



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Thursday, November 7, 2024

2:30 P.M.

Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

1. CALL TO ORDER
2. PUBLIC COMMENT
3. MINUTES APPROVAL
4. PUBLIC HEARING

CASE	TOWNSHIP	STATUS
ZONING-24-000070 Hajek	Milton	Variation to reduce the corner side yard for a new attached garage addition from required 30 feet to approximately 22 feet.
ZONING-24-000071 INVEST A LITTLE, LLC.	Wayne	Variation to reduce the front yard setback from 30 feet to approximately 22.7 feet for a new house on existing foundation.
ZONING-24-000072 Goin	Winfield	1. Conditional Use to increase the number of hens permitted on the subject property from 5 to 23. 2. Variation to reduce the interior side setback for an existing chicken coop and chicken run from required 25 feet to approximately 6 feet.
ZONING-24-000073 Pinhas, Inc.	Wayne	Variation to reduce the lot size for two new lots in the R-1 Zoning District from required 100,000 sq. ft./per lot to approximately 62,858 sq. ft. for proposed Lot 1 and 62,495 sq. ft. for proposed Lot 2.
ZONING-24-000076 Bloomberg	Bloomingtondale	Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet.

5. OLD BUSINESS
6. NEW BUSINESS
7. ADJOURNMENT

**DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-24-000070 Hajek

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. **THURSDAY, NOVEMBER 7, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: DANIEL AND APRIL HAJEK, 3S732 DELLES ROAD, NAPERVILLE, IL 60563

REQUEST: Variation to reduce the corner side yard setback for a new attached garage addition from required 30 feet to approximately 22 feet.

ADDRESS OR GENERAL LOCATION: DANIEL AND APRIL HAJEK, 3S732 DELLES ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: LOT 31 IN FAIRMEADOW UNIT NO. 2, A SUBDIVISION OF LOT 26 IN FAIRMEADOW AND PART OF LOT 17 IN MILTON AND LISLE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 7 AND 1 RESPECTIVELY, ALL IN SECTIONS 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

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Zoning Petition ZONING-24-000071 INVEST A LITTLE, LLC.

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

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PETITIONER: INVEST A LITTLE, LLC., 30W571 SHADY LANE, WEST CHICAGO, IL 60185/ INVEST A LITTLE, LLC., 353 HEMLOCK LANE, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the front yard setback from 30 feet to approximately 22.7 feet for a new house on existing foundation.

ADDRESS OR GENERAL LOCATION: 30W571 SHADY LANE, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 422 IN ROBERT BARTLETT'S OAK MEADOWS SUBDIVISION UNIT 3, A SUBDIVISION OF LOT 1, EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD, ALL OF LOTS 2 THROUGH 15, BOTH INCLUSIVE AND PART OF LOTS 16 AND 17 OF WIANT AND WHITNEY'S SURVEY AND PART OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN SECTIONS 21 AND 28, TOWNSHIP 40 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ROBERT BARTLETT'S OAK MEADOWS SUBDIVISION UNIT 3, AFORESAID, RECORDED ON SEPTEMBER 22, 1953 AS DOCUMENT 695749, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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Zoning Petition ZONING-24-000072 Goin

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PETITIONER: MICHAEL E. GOIN, 27W140 COVE LANE, WARRENVILLE, IL 60555/ AGENT: KRISTEN GOIN, 27W140 COVE LANE, WARRENVILLE, IL 60555

REQUEST:

1. Conditional Use to increase the number of hens permitted on the subject property from 5 to 23.
2. Variation to reduce the interior side setback for an existing chicken coop and chicken run from required 25 feet to approximately 6 feet.

ADDRESS OR GENERAL LOCATION: 27W140 COVE LANE, WARRENVILLE, IL 60555

LEGAL DESCRIPTION: LOT 3 IN HAZDRA'S HERRICK WOODS ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1979 AS DOCUMENT R79-76932, IN THE TOWNSHIP OF WINFIELD, DU PAGE COUNTY ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-24-000073 Pinhas, Inc.

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

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PETITIONER: PINHAS, INC., 2N720 FAIR OAKS ROAD, WEST CHICAGO, IL 60185/ AGENT: JOHN RAMZAN, 2N720 FAIR OAKS ROAD, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the lot size for two new lots in the R-1 Zoning District from required 100,000 sq. ft./per lot to approximately 62,858 sq. ft. for proposed Lot 1 and 62,495 sq. ft. for proposed Lot 2.

ADDRESS OR GENERAL LOCATION: 2N720 FAIR OAKS ROAD, WEST CHICAGO, IL 60185

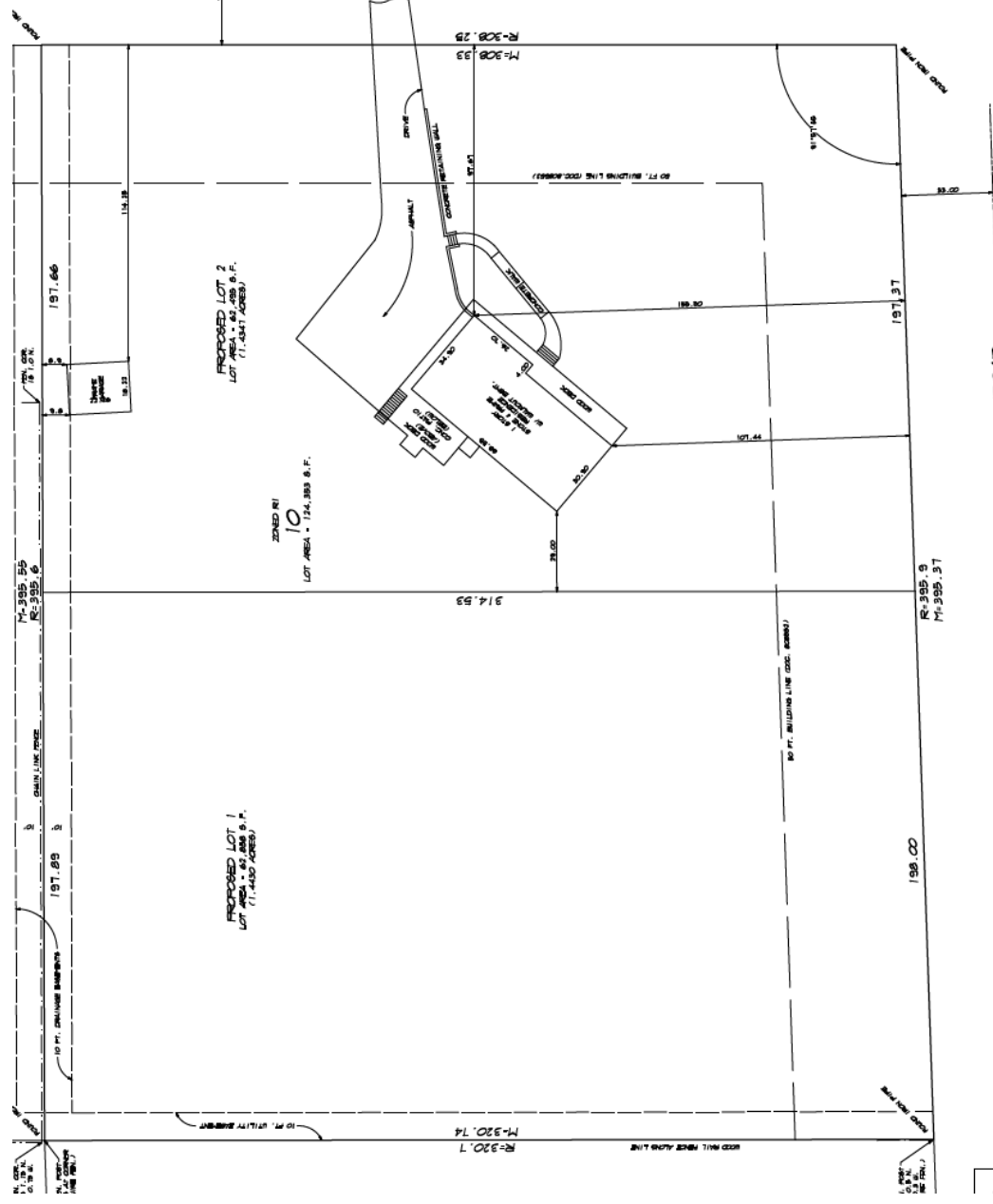
LEGAL DESCRIPTION: LOT 10 IN SECOND UNIT OF LITTLEWOOD, BEING A SUBDIVISION OF PARTS OF SECTION 26 AND 35, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1956 AS DOCUMENT 808552, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-24-000076 Bloomberg

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PETITIONER: RONALD BLOOMBERG, 40W466 ATCHISON DRIVE, HAMPSHIRE, IL 60140/ AGENT: MIKE BURCKER, SIGNARAMA, 399 WALL STREET, SUITE J, GLENDALE HEIGHTS, IL 60139/ GARY MATSUMOTO, SIGNARAMA – BLOOMINGDALE, 399 WALL STREET, SUITE J, GLENDALE HEIGHTS, IL 60139 / AARON GROCHOWSKI, 399 WALL STREET, SUITE J, GLENDALE HEIGHTS, IL 60139

REQUEST: Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet.

ADDRESS OR GENERAL LOCATION: 25W229 LAKE STREET, ROSELLE, IL 60172

LEGAL DESCRIPTION: LOT 61 IN KEENEY'S LAKE STREET FARMS BEING A SUBDIVISION IN PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1932 AS DOCUMENT NUMBER 328341 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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