

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

**AGENDA
THURSDAY, APRIL 30, 2026
ZONING BOARD OF APPEALS
6:00 P.M.
RM: 3-500 B**

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. PUBLIC COMMENT**
 - 4. APPROVAL OF MINUTES**
 - 5. PUBLIC HEARING**

CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
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ZONING-26-000007 NGHC, Inc.	Lisle	
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- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

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

Zoning Petition ZONING-26-000007 NGHC, Inc.

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. **THURSDAY, APRIL 30, 2026**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: NGHC, INC., 25W351 PLANK ROAD, NAPERVILLE, IL 60563 / **AGENT:** DAVID J. NELSON, 25W351 PLANK ROAD, NAPERVILLE, IL 60563

REQUEST:

1. Conditional Use for a Planned Development for three (3) uses on the subject property: a Group Home, a greenhouse with accessory retail/wholesale crop sales on the subject property, and an Accessory Dwelling Unit.
2. Variation to increase the total area of permitted detached accessory buildings from 1,241 sq. ft to approximately 6,989 sq. ft. (3,850 sq. ft. ADU, 2,880 sq. ft. greenhouse, and 259 sq. ft. existing shed).
3. Variation to exceed the maximum permissible area for detached accessory buildings in the R-3 Single Family Residential District from 2,600 sq. ft. to approximately 6,989 sq. ft.
4. Variation to allow the total area of detached accessory buildings (proposed accessory dwelling unit, proposed greenhouse, and existing shed) to be larger than the principal building (existing house is 4,745 sq. ft.).
5. Variation to allow an Accessory Dwelling Unit to be more than 1,000 sq. ft. in size (approximately 3,850 sq. ft.).
6. Variation to allow an Accessory Dwelling Unit to be located in a new detached accessory building.
7. Variation to increase the maximum number of permitted occupants on the property—from five (5) occupants to 12 occupants total—allocated as eight (8) occupants in the existing principal single-family /proposed group home and 4 occupants in the accessory dwelling unit.
8. Variation to allow neither the legal or beneficial owner to be an occupant on the property with an ADU.
9. Variation to allow the exterior of the converted dwelling to not retain the appearance of an existing accessory building containing the accessory dwelling unit.
10. Variation to increase the height of a detached accessory building from permitted 24 feet to approximately 28 for the proposed greenhouse and 36 for the proposed accessory dwelling unit.

ADDRESS OR GENERAL LOCATION: 25W351 PLANK ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: LOT 3 AND 4, EXCEPT THE SOUTHWESTERLY 76.00 FEET OF LOT 3 (MEASURED ON THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 3) IN BLOCK 4 IN A. T. MCINTOSH AND COMPANY'S EDGEWOOD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTIONS 8 AND 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1929 AS DOCUMENT 279197 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
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.

PLEASE CONTACT STAFF AT JESSICA.INFELISE@DUPAGECOUNTY.GOV FOR A COPY OF THE SITE PLAN.