

**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, December 12, 2024  
ZONING BOARD OF APPEALS 6:00 P.M.**

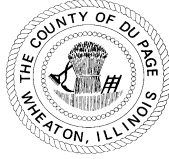
**RM: ORIGINALLY SCHEDULED FOR 3-500 B, THE MEETING/HEARING WILL BE HEARD IN  
THE 2<sup>ND</sup> FLOOR CAFETERIA**

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

**A. CASES:**

<b>CASE</b>	<b>TOWNSHIP</b>	<b>STATUS</b>
1. ZONING-24-000067 Dr. Smoke	York	<i>Request to Continue to December 19, 2024</i>
2. ZONING-24-000075 Moksh Dham Cremation	Addison	

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



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**Zoning Petition ZONING-24-000067 Dr. Smoke**

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

**PUBLIC HEARING:** 6:00 p.m. **REQUEST TO CONTINUE TO THURSDAY, DECEMBER 19, 2024**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** TOP PROPERTY, LLC., 18W511 ROOSEVELT ROAD, LOMBARD, IL 60148/ TOP PROPERTY, LLC., 6510 LINCOLN AVENUE, LINCOLNWOOD, IL 60712/ AGENT: PRADEEP PATEL, 17241 BROWNING DRIVE, ORLAND PARK, IL 60467

**REQUEST:**

1. Conditional Use to allow a video gaming terminal establishment, accessory to the primary use, in a B-1 Local Business District.
2. Variation to reduce the required amount of parking spaces from 15 to 11, as existing.

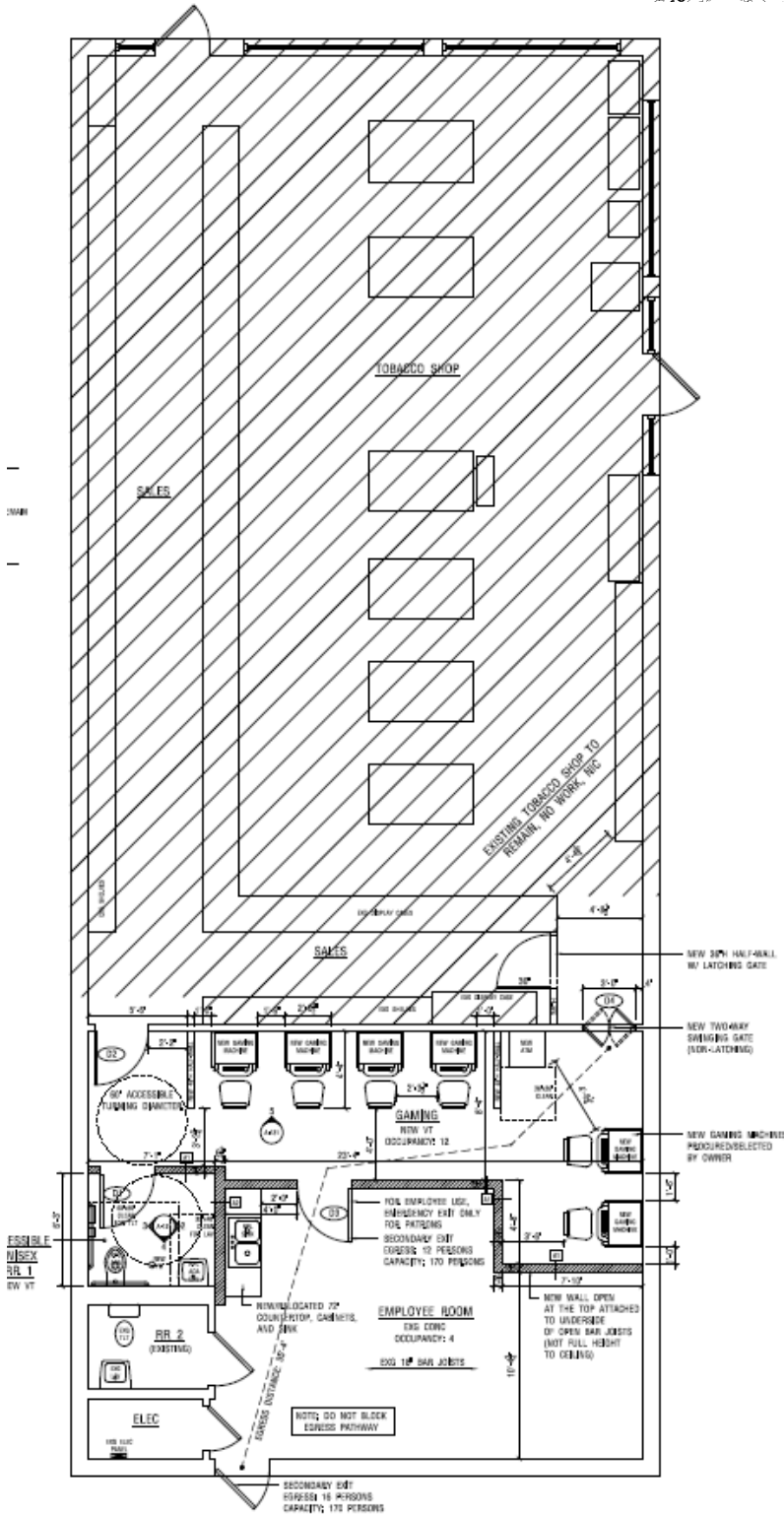
**ADDRESS OR GENERAL LOCATION:** 18W511 ROOSEVELT ROAD, LOMBARD, IL 60148

**LEGAL DESCRIPTION:** LOT 1 AND THE EAST 5 FEET OF LOT 2 IN BLOCK 5 IN LASALLE REALTY CO'S VILLA ROOSEVELT, BEING A SUBDIVISION OF THE WEST HALF OF WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1929, AS DOCUMENT 276750, IN DUPAGE COUNTY, ILLINOIS.

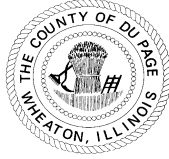
**Respectfully Submitted,  
ROBERT J. KARTHOLL, CHAIRMAN,  
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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.**



1 GROUND FLOOR NEW WORK PLAN  
1/4" = 1'-0"



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**Zoning Petition ZONING-24-000075 Moksh Dham Cremation**

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

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, DECEMBER 12, 2024.** **ORIGINALLY SCHEDULED FOR 3-500 B, THE MEETING/HEARING WILL BE HEARD IN THE 2<sup>ND</sup> FLOOR CAFETERIA,** JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** 4<sup>TH</sup> AVENUE GOSPEL CHURCH, 5N047 ROUTE 83, BENSENVILLE, IL 60106 / 4<sup>TH</sup> AVENUE GOSPEL CHURCH, 530 ALBION AVENUE, SCHAUMBURG, IL 60193/ AGENT: RASHMI PATEL, MOKSH DHAM CREMATION, INC., 380 E. NORTHWEST HIGHWAY, DES PLAINES, IL 60016/ JAMES WHITE, LAW OFFICE OF JAMES F. WHITE, P.C., 160 S. MUNICIPAL DRIVE, SUGAR GROVE, IL 60554

**REQUEST:** Conditional Use for a funeral home with cremation services in the R-4 Single Family Residence District.

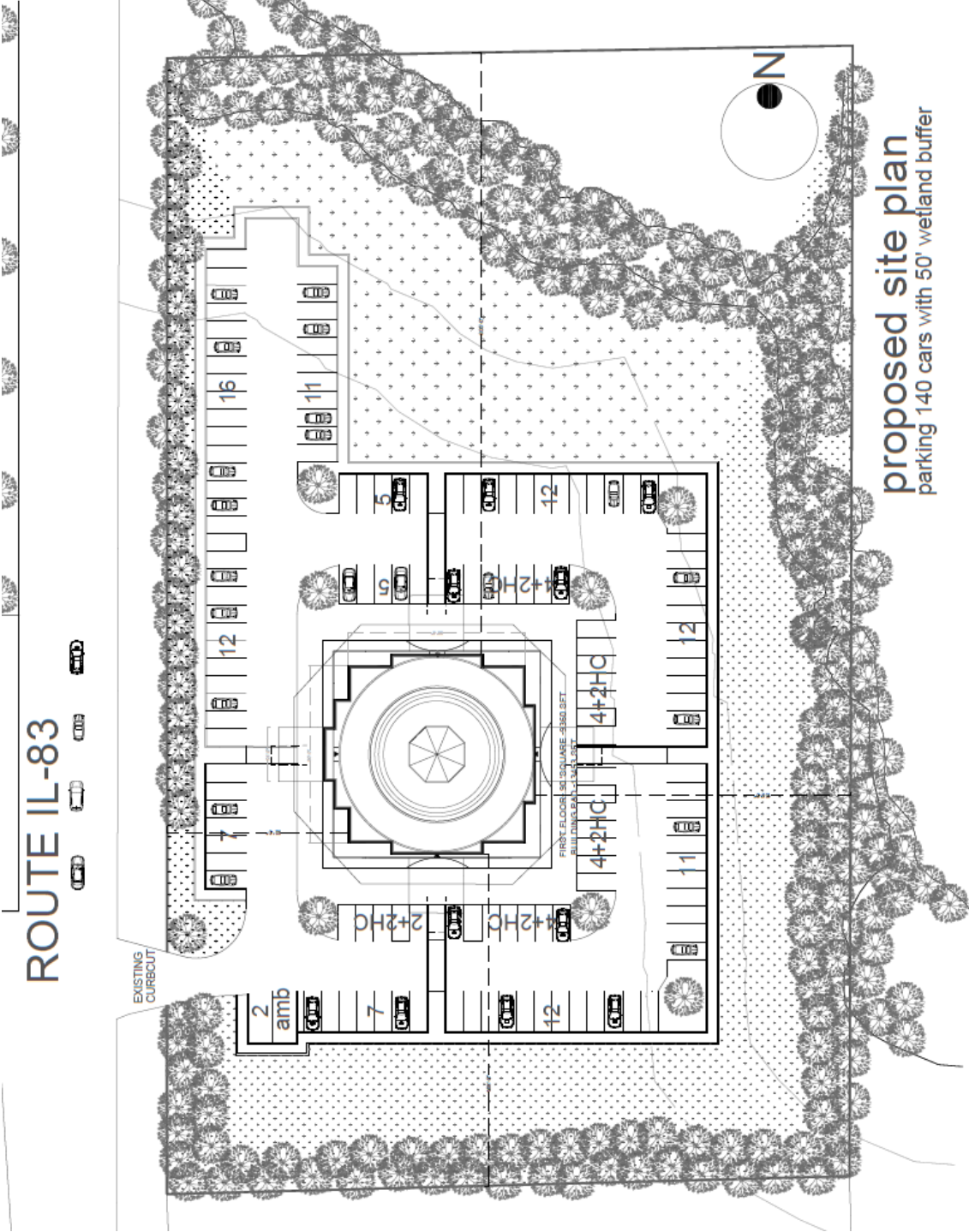
**ADDRESS OR GENERAL LOCATION:** 5N047 ROUTE 83, BENSENVILLE, IL 60106

**LEGAL DESCRIPTION:** LOT 1 IN ST. BEDE'S EPISCOPAL CHURCH ASSESSMENT PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, AS DOCUMENT R64-40991, IN DUPAGE COUNTY, ILLINOIS.

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

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proposed site plan  
parking 140 cars with 50' wetland buffer