



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, August 20, 2025

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

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
ZONING-25-000011 Kennedy	Lisle	Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.
ZONING-25-000032 Kamra	Milton	Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.
ZONING-25-000047 Mahmutovich	Addison	Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.
ZONING-25-000055 Kilinski	Milton	Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet.
ZONING-25-000056 Gegenheimer	Lisle	Variation to reduce the required lot size for two new lots serviced with well and septic from 40,000 sq.ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

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-25-000011 Kennedy

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, AUGUST 20, 2025**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: MEGHAN M. KENNEDY, 2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515/ AGENT: CINDA K. LESTER, 12/12 ARCHITECTS, 644 67TH STREET, DOWNERS GROVE, IL 60516

REQUEST: Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.

ADDRESS OR GENERAL LOCATION: 2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515

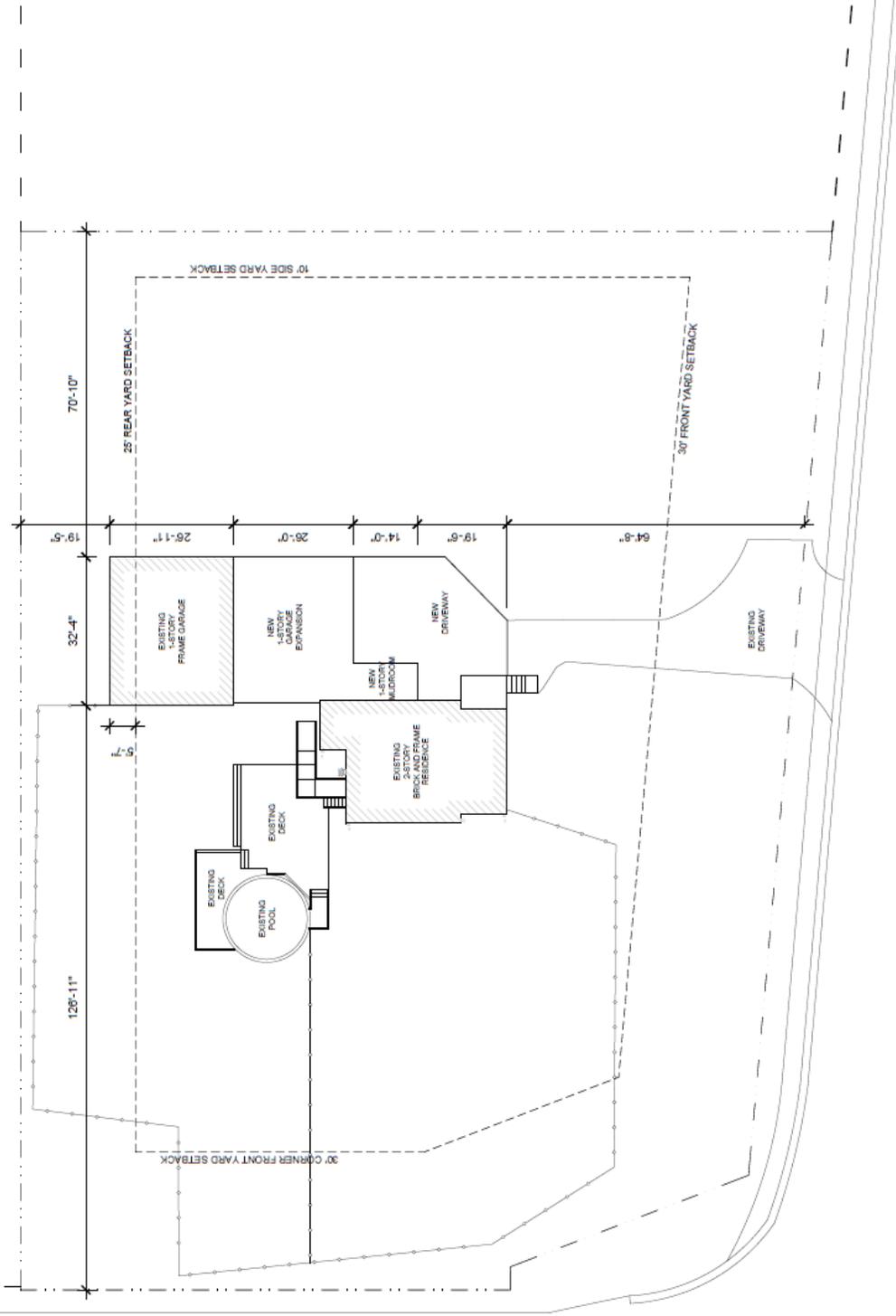
LEGAL DESCRIPTION: LOT 77 (EXCEPT THE EAST 100 FEET THEREOF, MEASURED ON THE NORTH LINE) IN SECOND ADDITION TO BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1923 AS DOCUMENT 168381, EXCEPT FOR THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 77; THENCE EASTERLY 25.00 FEET ALONG THE SOUTH LINE OF SAID LOT 77.25 FEET; THENCE NORTHWESTERLY TO A POINT 5 FEET EASTERLY OF THE WEST LINE OF SAID LOT 77 MEASURED PARALLEL TO THE SOUTH LINE OF SAID LOT 77; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 77.50 FEET NORTHERLY OF THE SOUTH LINE THEREOF MEASURED ALONG THE WEST LINE THEREOF; THENCE SOUTHERLY 50 FEET ALONG THE WEST LINE OF LOT 77 TO THE POINT OF BEGINNING, ALL 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.

LAMOND AVENUE



MAPLE AVENUE

MALLOY KENNEDY GARAGE
17 JULY 2025

SITE PLAN - PROPOSED
1" = 30'-0"

12/12
↑ architects
& planners

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JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000032 Kamra

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

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PETITIONER: MELISSA AND HITESH KAMRA, 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137

REQUEST: Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.

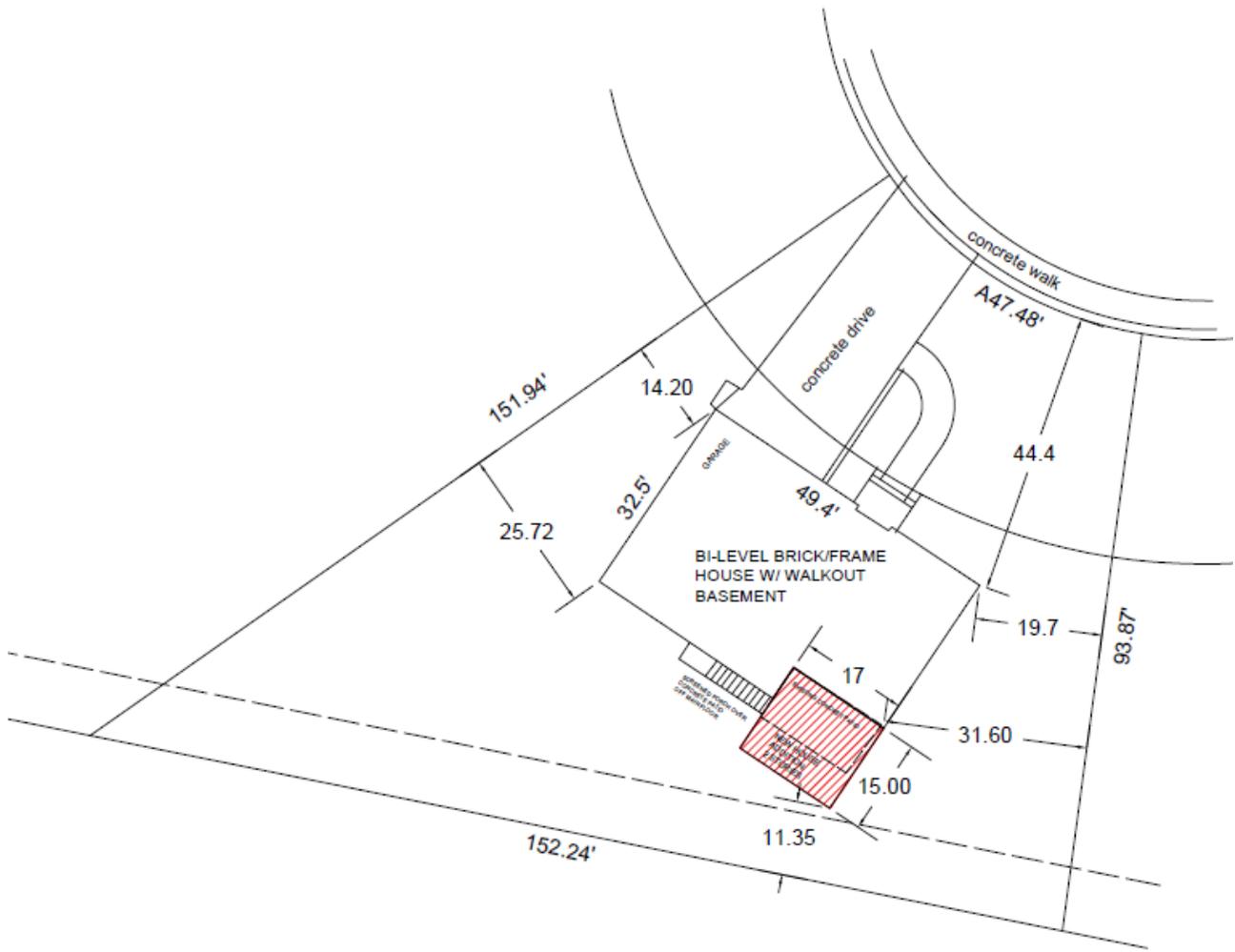
ADDRESS OR GENERAL LOCATION: 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137

LEGAL DESCRIPTION: LOT 102 IN BUTTERFIELD WEST UNIT NO. 2 BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966 AS DOCUMENT R66-19939, IN DUPAGE COUNTY, ILLINOIS.

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

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NEW HOUSE ADDITION
 2 STORIES (17'x15')

BASEMENT TO BE EXTENDED
 15' LIVING SPACE
 MAIN FLOOR EXTENDING 6'
 LIVING SPACE + 9' WOODEN
 DECK

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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000047 Mahmutovich

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PETITIONER: KEVIN MAHMUTOVICH, 20W184 BELMONT PLACE, ADDISON, IL 60101 / KEVIN MAHMUTOVICH, 717 N. 5TH AVENUE, UNIT 302, ADDISON, IL 60101

REQUEST: Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.

ADDRESS OR GENERAL LOCATION: 20W184 BELMONT PLACE, ADDISON, IL 60101

LEGAL DESCRIPTION: LOT 27 IN ARMY TRAIL UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 19 AND THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1956 AS DOCUMENT 827285 AND CERTIFICATE OF CORRECTION RECORDED MARCH 20, 1958 AS DOCUMENT 873996, 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-25-000055 Kilinski

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PETITIONER: JEFF AND MARIA KILINSKI, 3S641 DELLES ROAD, NAPERVILLE, IL 60563-1470

REQUEST: Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet.

ADDRESS OR GENERAL LOCATION: 3S641 DELLES ROAD, NAPERVILLE, IL 60563-1470

LEGAL DESCRIPTION: LOT 12 IN FAIRMEADOW, BEING A SUBDIVISION OF LOTS 15 AND 16 OF MILTON AND LISLE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBERS 7 AND 1 RESPECTIVELY, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FAIRMEADOW RECORDED MAY 16, 1956 AS DOCUMENT 800545, IN DUPAGE COUNTY, ILLINOIS.

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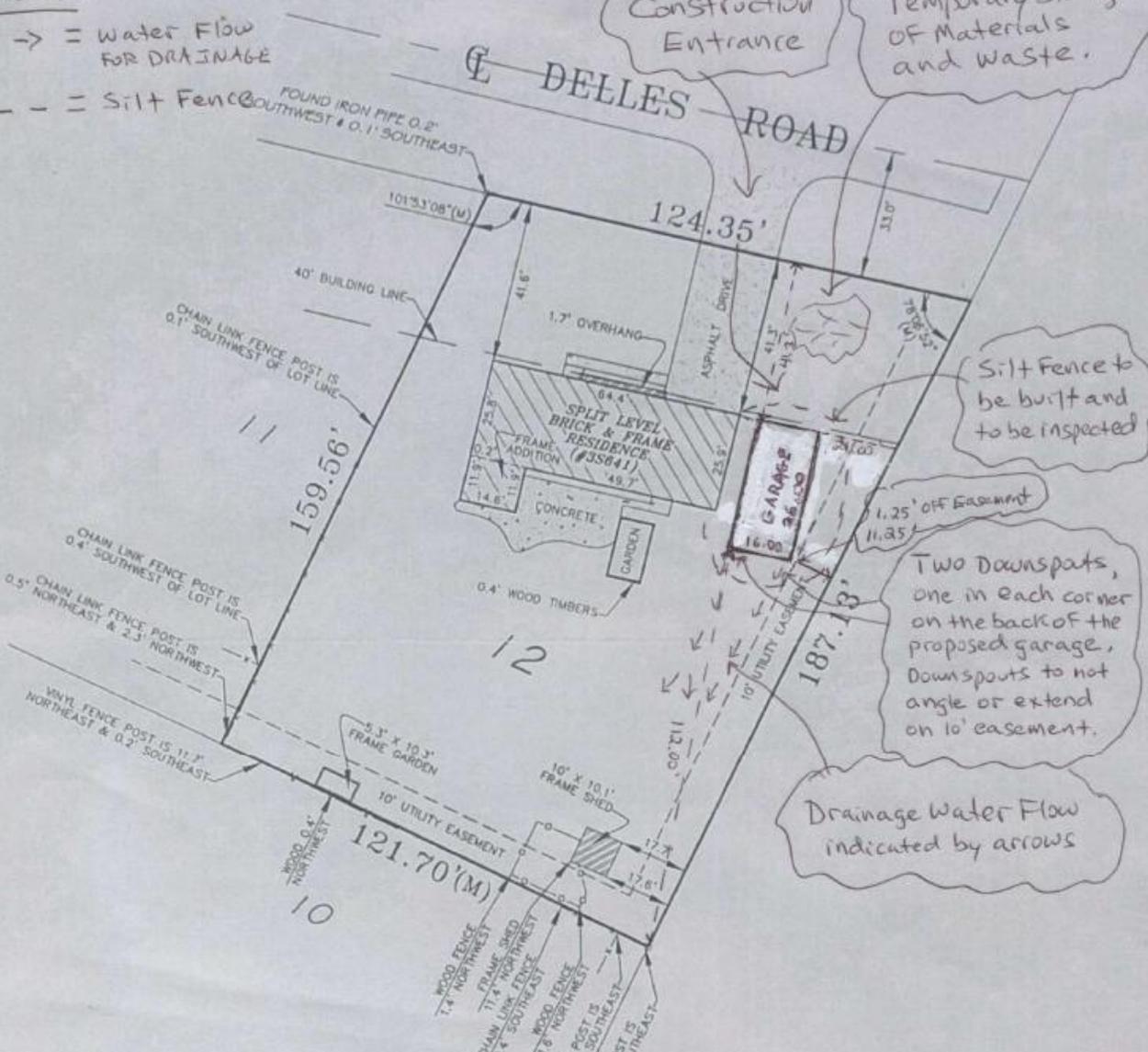
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SITE PLAN

Index:

→ → = Water Flow FOR DRAINAGE

--- = Silt Fence



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Zoning Petition ZONING-25-000056 Gegenheimer

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PETITIONER: EDWARD AND NANCY GEGENHEIMER, 2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516

REQUEST: Variation to reduce the required lot size for two new lots serviced with well and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

ADDRESS OR GENERAL LOCATION: 2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516

LEGAL DESCRIPTION: OF THE NORTH HALF OF LOT 27 IN BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1922, AS DOCUMENT 155367, IN DUPAGE COUNTY, ILLINOIS.

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