

**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 9, 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:**

<b><u>CASE</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>STATUS</u></b>
ZONING-25-000064 Axiom Home Investments, LLC.	Downers Grove	

- 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-25-000064 Axiom Home Investments, LLC.**

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

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, APRIL 9, 2026**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** AXIOM HOME INVESTMENTS, LLC., 12S240 LEMONT ROAD, LEMONT, IL 60439 / AGENT: MICHAEL ROTH,  
ROTH LEGAL, LLC., 256 E. ADELIA STREET,, ELMHURST, IL 60126

**REQUEST:**

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.
3. Variation from Subsection 37-417.2(F) to increase the maximum number of permitted occupants on the property—from five (5) occupants to eight (8) occupants total—allocated as six (6) occupants in the existing principal single-family dwelling unit and two (2) occupants in the accessory dwelling unit.

**ADDRESS OR GENERAL LOCATION:** 12S240 LEMONT ROAD, LEMONT, IL 60439

**LEGAL DESCRIPTION:** LOTS 14 AND 15 (EXCEPTING THEREFROM THE EAST HALF OF SAID LOTS 14 AND 15 AND NORTH TWO-FIFTHS (2/5<sup>TH</sup>) OF THE WEST HALF OF SAID LOT 15) IN SAUBER'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 23, 1888 AS DOCUMENT 39600, 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](mailto:JESSICA.INFELISE@DUPAGECOUNTY.GOV) FOR A COPY OF THE SITE PLAN.**