



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, June 4, 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

CASE	TOWNSHIP	STATUS
ZONING-25-000022 Perez	Addison	Rezoning from B-1 Local Business to R-4 Single Family Residential.
ZONING-25-000024 Holcomb	Milton	<ol style="list-style-type: none">1. Conditional Use to allow an accessory dwelling unit (ADU) on the subject property.2. Variation to allow an accessory dwelling unit (ADU) to be constructed as part of a new detached accessory building and not in an existing detached accessory building.3. Variation to increase the height of a detached accessory building (detached garage with an accessory dwelling unit) from permitted 15 feet to approximately 25.4 feet.4. Conditional Use to increase the total permitted area for detached accessory buildings from 1,000 sq. ft. to approximately 2,676 sq. ft. for a new detached garage with accessory dwelling unit.
ZONING-25-000025 Fawell	Winfield	<ol style="list-style-type: none">1. Variation to allow a detached accessory building (proposed shed) in front of the front wall of the existing home.2. Variation to reduce the interior side yard for a new shed from required 10 feet to approximately 3 feet.
ZONING-25-000031 Blachuciak	Downers Grove	Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'.

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-25-000022 Perez

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JUNE 4, 2025**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: NEWFLOW LLC., 4N481 9TH AVENUE, ADDISON, IL 60101 / NEWFLOW LLC., 1980 GARDNER CIRCLE E, AURORA, IL 60503 / AGENT: ADALBERTO PEREZ, 1980 GARDNER CIRCLE E, AURORA, IL 60503

REQUEST: Rezoning from B-1 Local Business to R-4 Single Family Residential.

ADDRESS OR GENERAL LOCATION: 4N481 9TH AVENUE, ADDISON, IL 60101

LEGAL DESCRIPTION: LOT 7 AND THAT PART OF LOT 6 LYING SOUTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF SAID LOT 6 THAT IS 32.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6; ALL IN BLOCK 2 IN GRAUE'S LAKE TERRACE, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1925 AS DOCUMENT NO. 192604, 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.



PLAT OF SURVEY

DESCRIBED AS :

LOT 7 AND THAT PART OF LOT 6 LYING SOUTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF SAID LOT 6 THAT IS 32.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6; ALL IN BLOCK 2 IN GRAUE'S LAKE TERRACE, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1925 AS DOCUMENT NO. 192604, IN DUPAGE COUNTY, ILLINOIS.



Leaving building as is.

**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-25-000024 Holcomb

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

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PETITIONER: TRISH M. HOLCOMB, 25W182 FAIRMEADOW LANE, NAPERVILLE, IL 60563/AGENT: TRISH M. HOLCOMB, 2S027 COUNTRY CLUB LANE, WHEATON, IL 60189

REQUEST:

1. Conditional Use to allow an accessory dwelling unit (ADU) on the subject property.
2. Variation to allow an accessory dwelling unit (ADU) to be constructed as part of a new detached accessory building and not in an existing detached accessory building.
3. Variation to increase the height of a detached accessory building (detached garage with an accessory dwelling unit) from permitted 15 feet to approximately 25.4 feet.
4. Conditional Use to increase the total permitted area for detached accessory buildings from 1,000 sq. ft. to approximately 2,676 sq. ft. for a new detached garage with accessory dwelling unit.

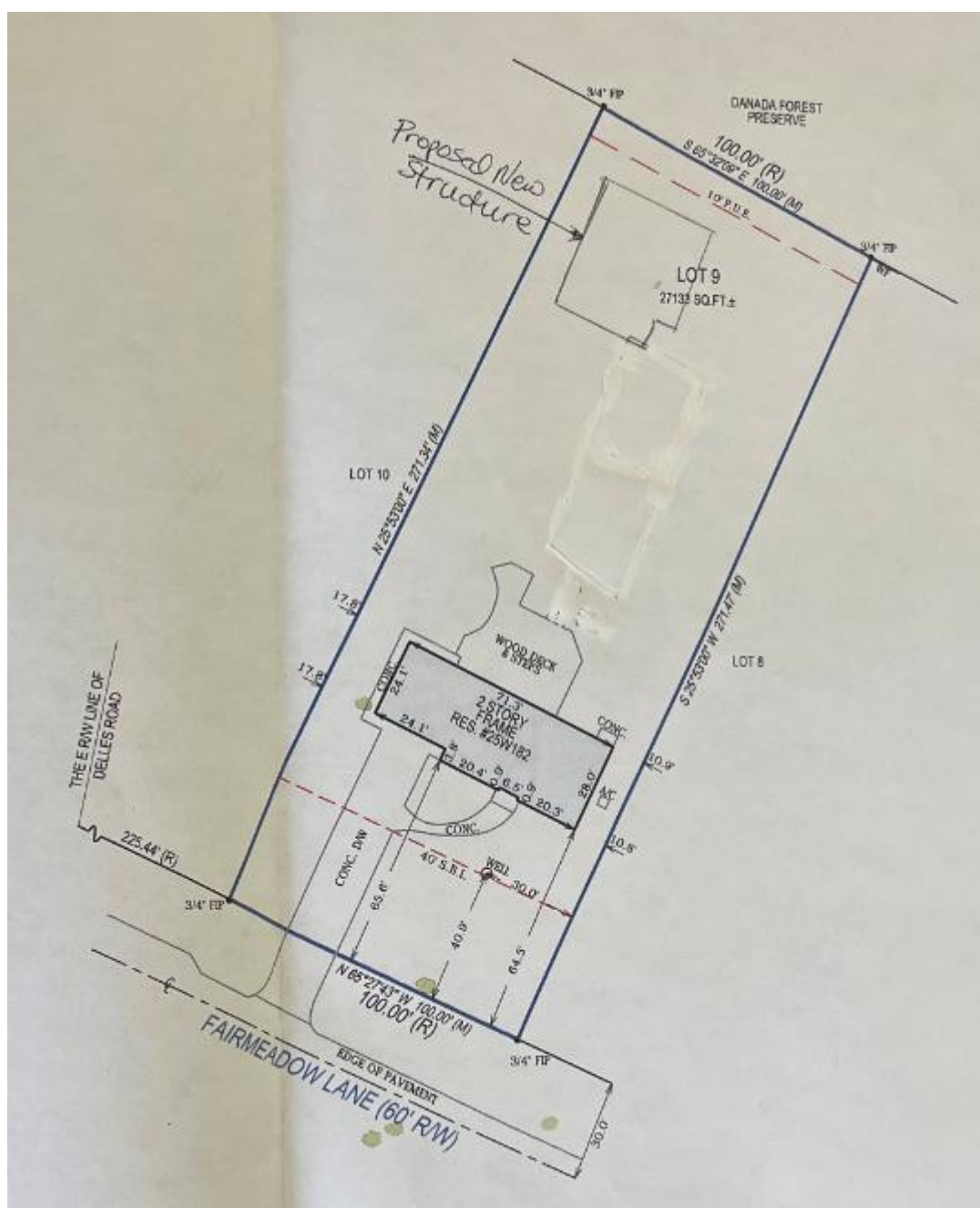
ADDRESS OR GENERAL LOCATION: 25W182 FAIRMEADOW LANE, NAPERVILLE, IL 60563/

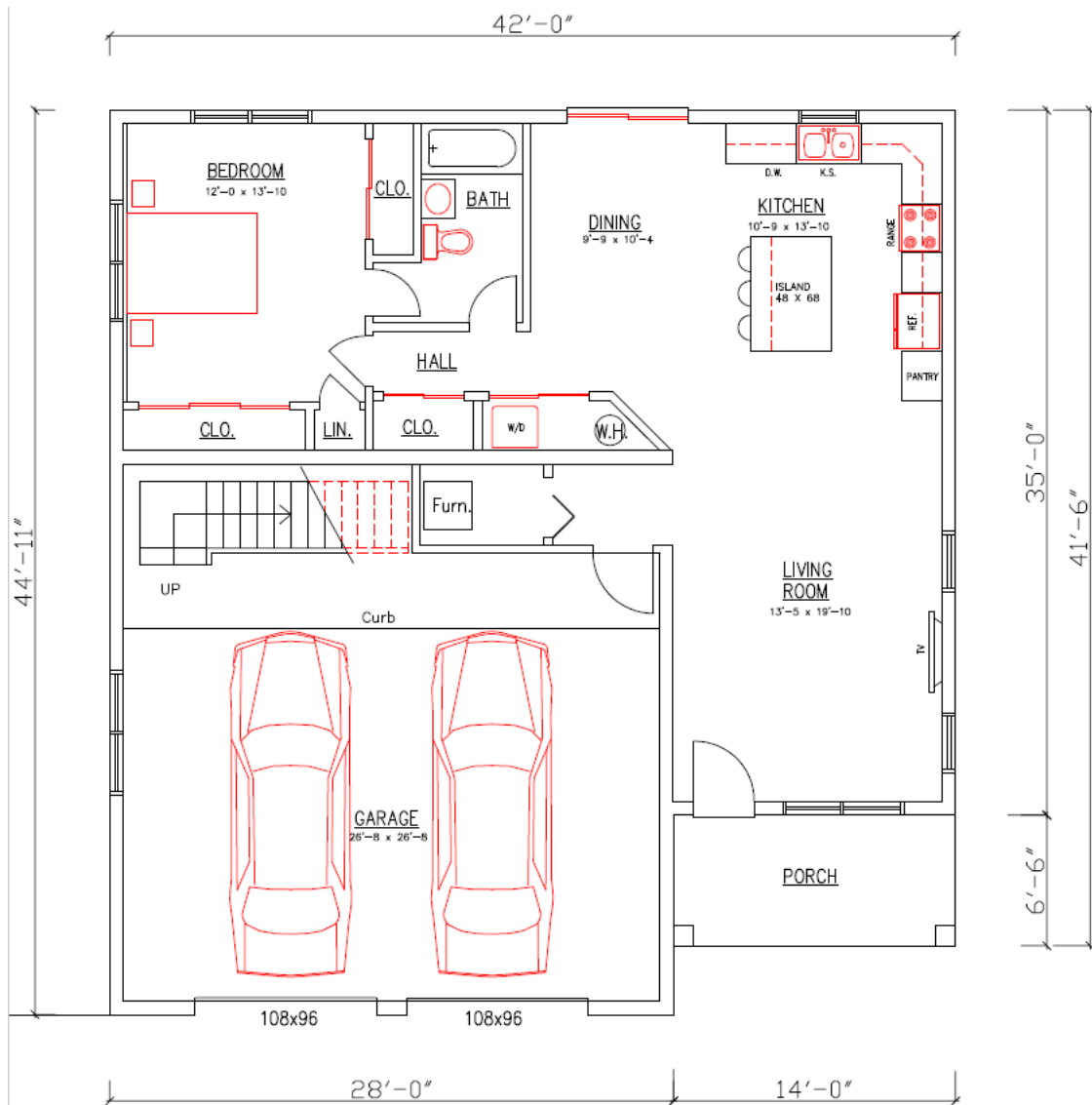
LEGAL DESCRIPTION: LOT 9 IN FAIRMEADOW, BEING A SUBDIVISION OF LOTS 15 AND 16 OF MILTON AND LISLE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBERS 7 AND 1 RESPECTIVELY, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 32 TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID FAIRMEADOW RECORDED MAY 16, 1956 AS DOCUMENT 80045, IN DUPAGE COUNTY, ILLINOIS.

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

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FLOOR PLAN

SCALE: 1/4"=1'-0"

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

Zoning Petition ZONING-25-000026 Fawell

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JUNE 4, 2025**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: ALEX AND RACHAEL FAWELL, 29W110 MORRIS COURT, WARRENVILLE, IL 60555-2216

REQUEST:

1. Variation to allow a detached accessory building (proposed shed) in front of the front wall of the existing home.
2. Variation to reduce the interior side yard for a new shed from required 10 feet to approximately 3 feet.

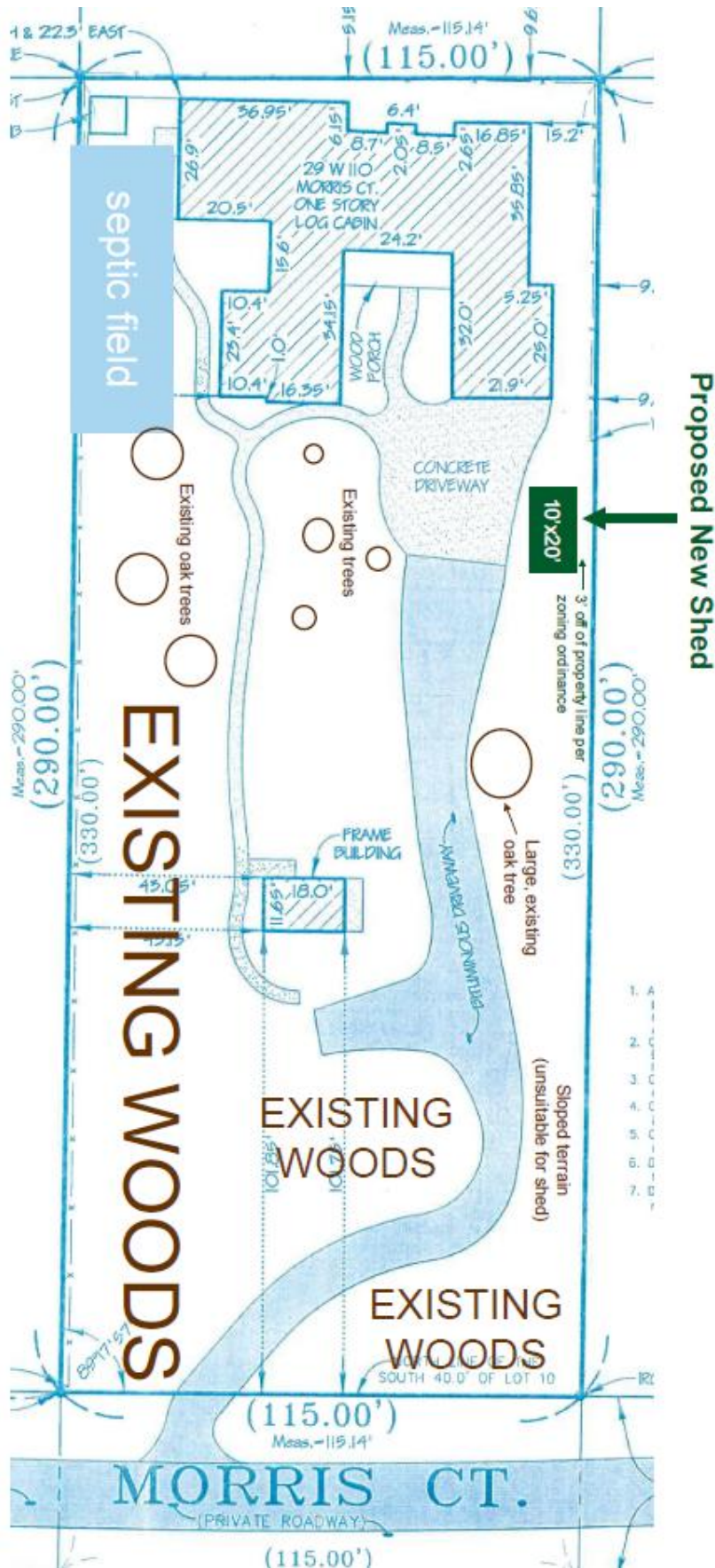
ADDRESS OR GENERAL LOCATION: 29W110 MORRIS COURT, WARRENVILLE, IL 60555-2216

LEGAL DESCRIPTION: THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND 350 FEET EAST OF THE EAST LINE OF LOT 1 OF MORRIS ASSESSMENT PLAT RECORDED FEBRUARY 15, 1934 AS DOCUMENT 343127, SAID POINT BEING ON THE NORTH SIDE OF A 40 FOOT PRIVATE ROAD; THENCE NORTH 290 FEET OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE EAST 115 ½ FEET; THENCE SOUTH 290 FEET TO THE NORTH LINE OF SAID PRIVATE ROAD, BEING 40 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 278; THENCE WEST ALONG THE NORTH LINE OF SAID PRIVATE ROAD, 115 ½ FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINIOS. ALSO KNOW AS: LOT 10 IN WINFIELD TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2, BEING AN ASSESSMENT PLAT OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 (EXCEPT THE SOUTH 330 FEET OF THE WEST 264 FEET THEREOF) IN TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCRODING TO THE PLAT THEREOF RECORDED JUNE 19, 1947, AS DOCUMENT NO. 523333, IN DUPAGE COUNTY, ILLINOIS.

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

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

Zoning Petition ZONING-25-000031 Blachuciak

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

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PETITIONER: KIMBERLY BLACHUCIAK, 8S087 GRANT STREET, DARIEN, IL 60561-3625

REQUEST: Variation to increase the height of a new fence in the rear yard from permitted 6ft to approximately 8ft

ADDRESS OR GENERAL LOCATION: 8S087 GRANT STREET, DARIEN, IL 60561-3625

LEGAL DESCRIPTION: LOT 11 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR UNIT NUMBER 1, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1957 AS DOCUMENT NUMBER R67-46437 AND R68-6858, IN DUPAGE COUNTY, ILLINOIS.

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

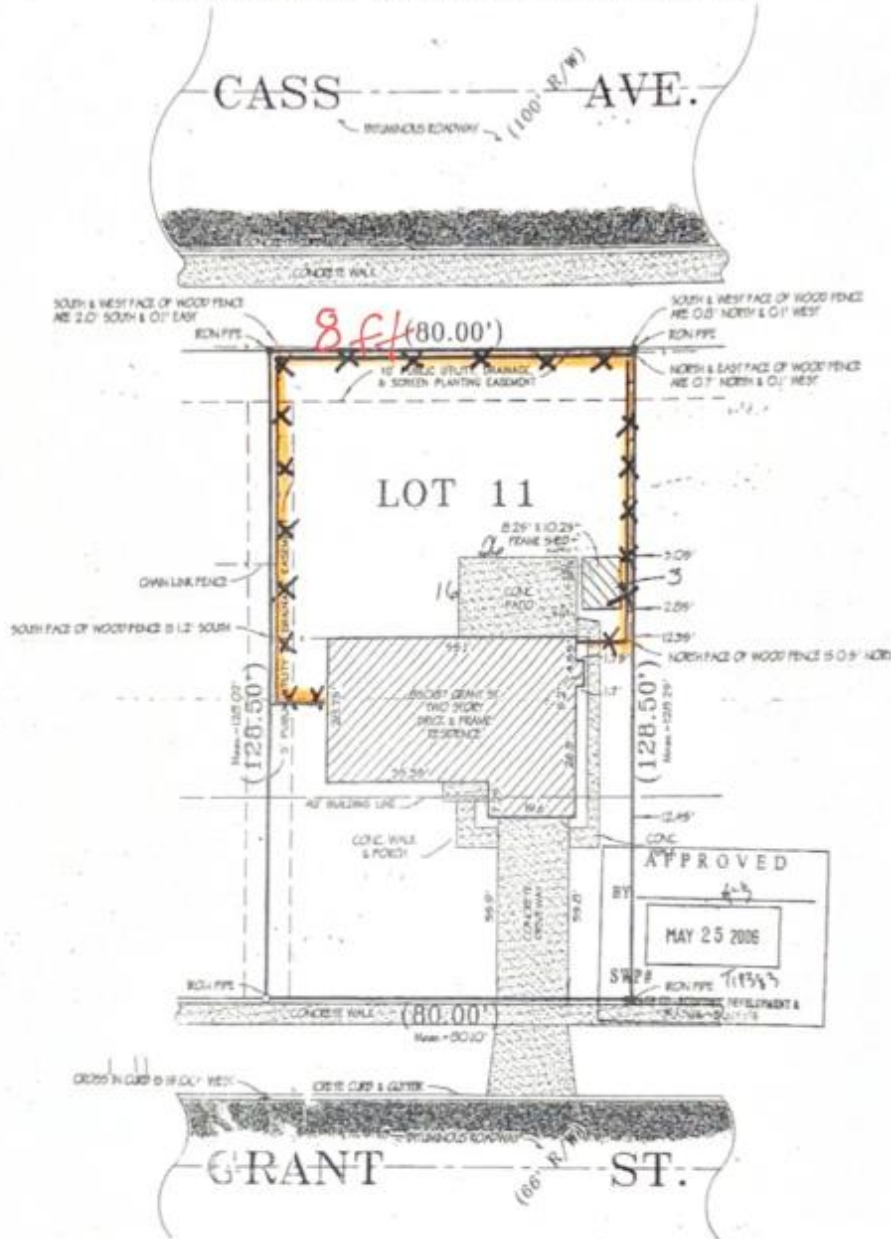
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LEGEND
 1. Documentation Page
 2. Measurement Unit
 (N) North Arrow
 --- Fence Line

PLAT OF SURVEY

LOT 11 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR UNIT NUMBER 1, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1997 AS DOCUMENT NUMBER R57-46437 AND R58-6868, IN DU PAGE COUNTY, ILLINOIS.



- NOTES
1. All distances shown herein are in feet and decimal parts thereof corrected.
 2. Distances shown being correct from the old measurements unless otherwise stated.
 3. Compare the Legal Description, Building Lines, and Easements to which this plat is subject.
 4. Compare all survey points and report any discrepancies immediately.
 5. Compare all utility companies and municipalities prior to the start of any construction.
 6. Distances to and along buildings are exterior measurements.
 7. Do not measure distances from actual measurements made herein.

STATE OF ILLINOIS) ss
 COUNTY OF DU PAGE)
 I, ALLEN D. CARRADUS, a PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.
 SIGNED AND SEALED AT WINFIELD, ILLINOIS THIS 28th DAY OF April, A.D. 2006.
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 011-18

ALLEN D. CARRADUS
 Land Surveying, Land Planning, & Engineering, Inc.
 105 W. Liberty Drive, Wheaton, Illinois 60187
 (630) 588-2416 Fax: 630-588-7681
 ROLEWICK & RUTZKE, P.C.
 MAY 25 2006