

**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, MAY 14, 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:

CASE	TOWNSHIP	STATUS
ZONING-26-000009 MATS PROPERTY GROUP, LLC.	ADDISON	

- 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-26-000009 MATS PROPERTY GROUP, LLC.

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, MAY 14, 2026**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MATS PROPERTY GROUP, LLC., 17W420 LAKE STREET, ADDISON, IL 60101/ AGENT: MARSHALL
SUBACH, 1035 S YORK ROAD, BENSENVILLE, IL 60106

REQUEST:

1. Conditional Use for a Pet Funeral Home with accessory pet crematorium.
2. Variation to reduce the minimum lot size for a Conditional Use from required 0.5 acres to approximately 0.46 acres.
3. Variation to reduce the front yard setback from required 40 feet to approximately 17 feet, for parking.
4. Variation to reduce the corner side yard setback from required 30 feet to approximately 21 feet, for parking.

ADDRESS OR GENERAL LOCATION: 17W420 LAKE STREET, ADDISON, IL 60101

LEGAL DESCRIPTION: LOTS 36, 37, 38, 39, 40 AND 41 IN PFUND NURSERY COMPANY'S ELMHURST LAKE DIVERSY
SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 03, 1926, AS DOCUMENT NUMBER
208831, 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.