



## DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

### AGENDA

Wednesday, July 10, 2024

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](mailto: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-24-000024 Rektorski	Lisle	<b><i>Continued from June 5, 2024</i></b> 1. Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback. 2. Variation to allow a 6'/100% closed (privacy) fence within the 30' front yard setback.
ZONING-24-000029 Molex Real Estate Holding	Lisle	<b><i>Continued from June 5, 2024</i></b> Conditional Use to allow a principal recreational use for walking paths.
ZONING-24-000031 Krug	Milton	<b><i>Continued from June 5, 2024</i></b> 1. Variation to reduce the corner side setback from required 30' to approximately 18' for an existing carport to remain on the property. 2. Variation to reduce the corner side setback from required 30' to approximately 22' for an existing shed to remain on the property. 3. Variation to reduce the corner side setback from required 30' to approximately 6' for an existing parking space.
ZONING-24-000037 Frias	Winfield	<b><i>Republished for August 8, 2024</i></b>
ZONING-24-000039 Tucker	Milton	Variation to reduce the setback for a fence from 3" to 0".

ZONING-24-000043 Clark

Bloomingtondale

1. Conditional Use to increase the total area of detached accessory buildings from permitted 1,200 sq. ft. to approximately 1,440 sq. ft. for a new 48'x30' detached garage.
2. Variation to increase the total height 15' to approximately 25' for a new detached garage.
3. Variation to reduce the interior side setback from required 10' to approximately 5' for a new detached garage.

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**7. ADJOURNMENT**



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## BUILDING & ZONING DEPARTMENT

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**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-24-000024 Rektorski**

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

**PUBLIC HEARING:** 2:30 p.m. **CONTINUED TO WEDNESDAY, JULY 10, 2024**,  
Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421  
NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**If you would like to attend the hearing via Zoom, please contact Jessica Infelise at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or 630-514-0624 to receive the Zoom call-in/ video conferencing information.**

**PETITIONER:** RYAN AND KELSEY REKTORSKI, 940 SOUTH ROAD, LISLE, IL 60532

**REQUEST:**

1. Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback.
2. Variation to allow a 6'/100% closed (privacy) fence within the 30' front yard setback.

**ADDRESS OR GENERAL LOCATION:** 940 SOUTH ROAD, LISLE, IL 60532

**LEGAL DESCRIPTION:** LOT 7, EXCEPT THE EAST 100 FEET THEREOF AS MEASURED ON THE SOUTHERLY LINE THEREOF AND NORMAL TO SAID SOUTHERLY LINE, BLOCK 11 IN ARTHUR T. MCINTOSH AND COMPANY'S LISLE FARMS, BEING A SUBDIVISION OF LOTS 2 TO 12 (EXCEPT PARTS OF 10 AND 11) OF ASSESSMENT PLAT OF PARTS OF SECTION 10, 11, 14 AND 15, TOWNSHIP 38 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND COMPANY'S LISLE FARMS, RECORDED DECEMBER 31, 1924 AS DOCUMENT 186704, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,**

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

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**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.**



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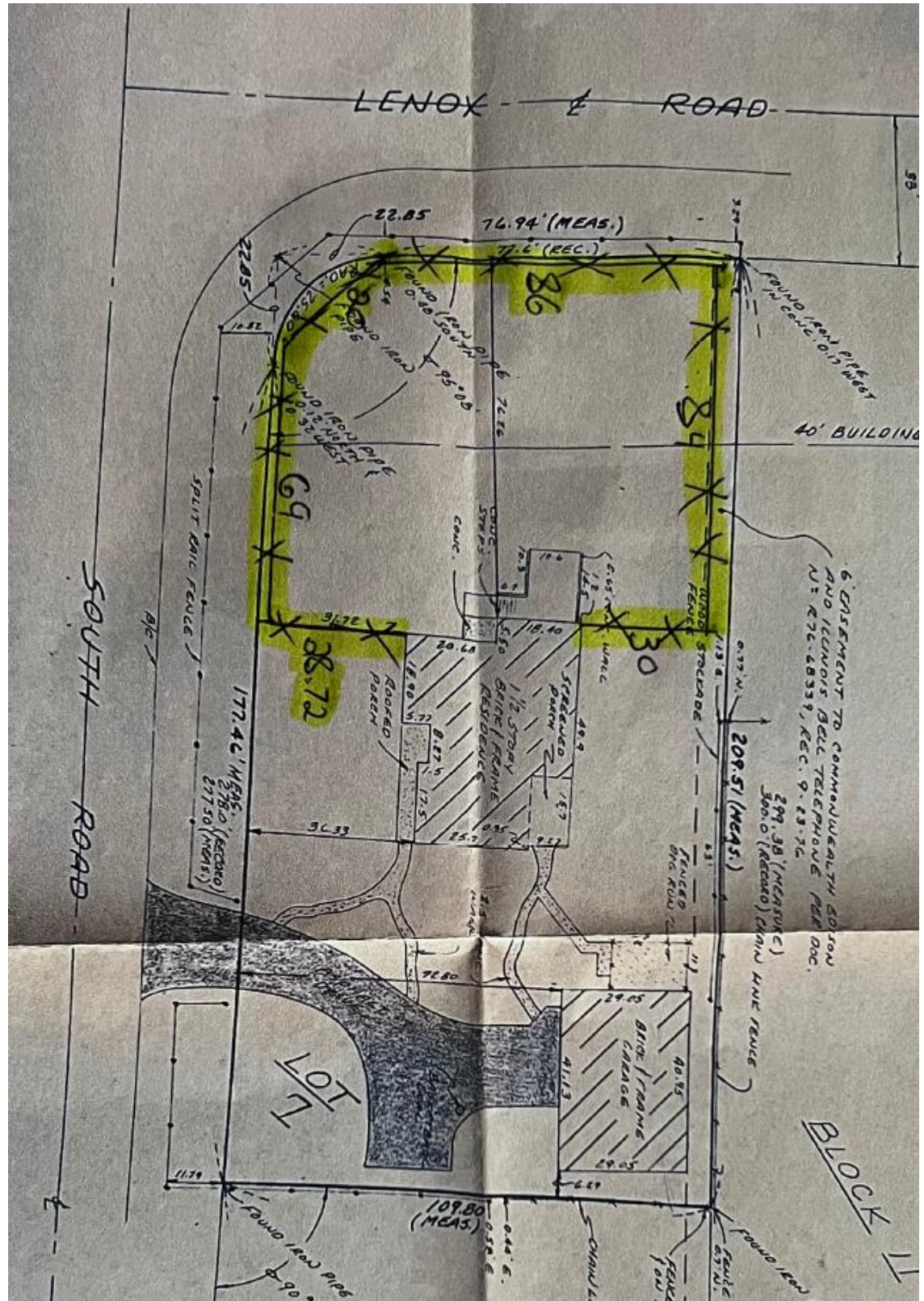
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JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

## **Zoning Petition ZONING-24-000029 Molex Real Estate Holding**

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

**PUBLIC HEARING:** 2:30 p.m. **CONTINUED TO WEDNESDAY, JULY 10, 2024**,  
Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421  
NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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**PETITIONER:** MOLEX REAL ESTATE HOLDING, 24W440 BURLINGTON AVENUE,  
NAPERVILLE, IL 60563 / MOLEX REAL ESTATE HOLDING, P.O. BOX 2900, WICHITA, KS  
67201-2900

**REQUEST:** Conditional Use to allow a principal recreational use for walking paths.

### **ADDRESS OR GENERAL LOCATION:**

5S301 BEAU BIEN BLVD, NAPERVILLE, IL 60563-1661 / 5S323 BEAU BIEN BLVD,  
NAPERVILLE, IL 60563-1661 / 24W454 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 /  
24W446 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 / 24W424 BURLINGTON  
AVENUE, NAPERVILLE, IL 60563-1600 / 24W414 BURLINGTON AVENUE, NAPERVILLE, IL  
60563-1600 / 24W475 BURLINGTON AVENUE, NAPERVILLE, IL 60540

### **LEGAL DESCRIPTION:**

LOT 1 IN GOOCH'S DIVISION OF THE WEST ½ OF LOT 6, BLOCK 4, IN A.T. MCINTOSH AND  
COMPANY'S OGDEN FARMS, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE  
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION  
RECORDED JANUARY 22, 1957, AS DOCUMENT 830422 IN DUPAGE COUNTY, ILLINOIS  
LOT 2 IN GOOCH'S DIVISION OF THE WEST ½ OF LOT 6, BLOCK 4, IN A.T. MCINTOSH AND  
COMPANY'S OGDEN FARMS, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE  
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION  
RECORDED JANUARY 22, 1957, AS DOCUMENT 830422 IN DUPAGE COUNTY, ILLINOIS.  
THE EAST ½ OF LOT 6 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S OGDEN FARMS,  
BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1926,  
AS DOCUMENT 226938, IN DUPAGE COUNTY, ILLINOIS.  
LOT 4 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND  
COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.  
LOT 3 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND  
COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.  
IN LISLE TOWNSHIP LOT 002 IN WEHRSTEIN RESUB/ EX N 75 FT E 75 FT IN THE NORTHWEST ¼  
SECTION 09 TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN  
DUPAGE COUNTY, ILLINOIS.



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THE SOUTH 200 FEET OF LOT 1 (AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT 1) IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS. THAT PART OF LOT 1 LYING NORTH OF AND ADJOINING THE SOUTH 200 FEET THEREOF IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS. THE EAST 75 FEET OF LOT 2 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS. LOTS 1, 2, AND 3 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S OGDEN FARMS, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 226938, IN DUPAGE COUNTY, ILLINOIS.

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

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**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.**



# DUPAGE COUNTY

Building Division

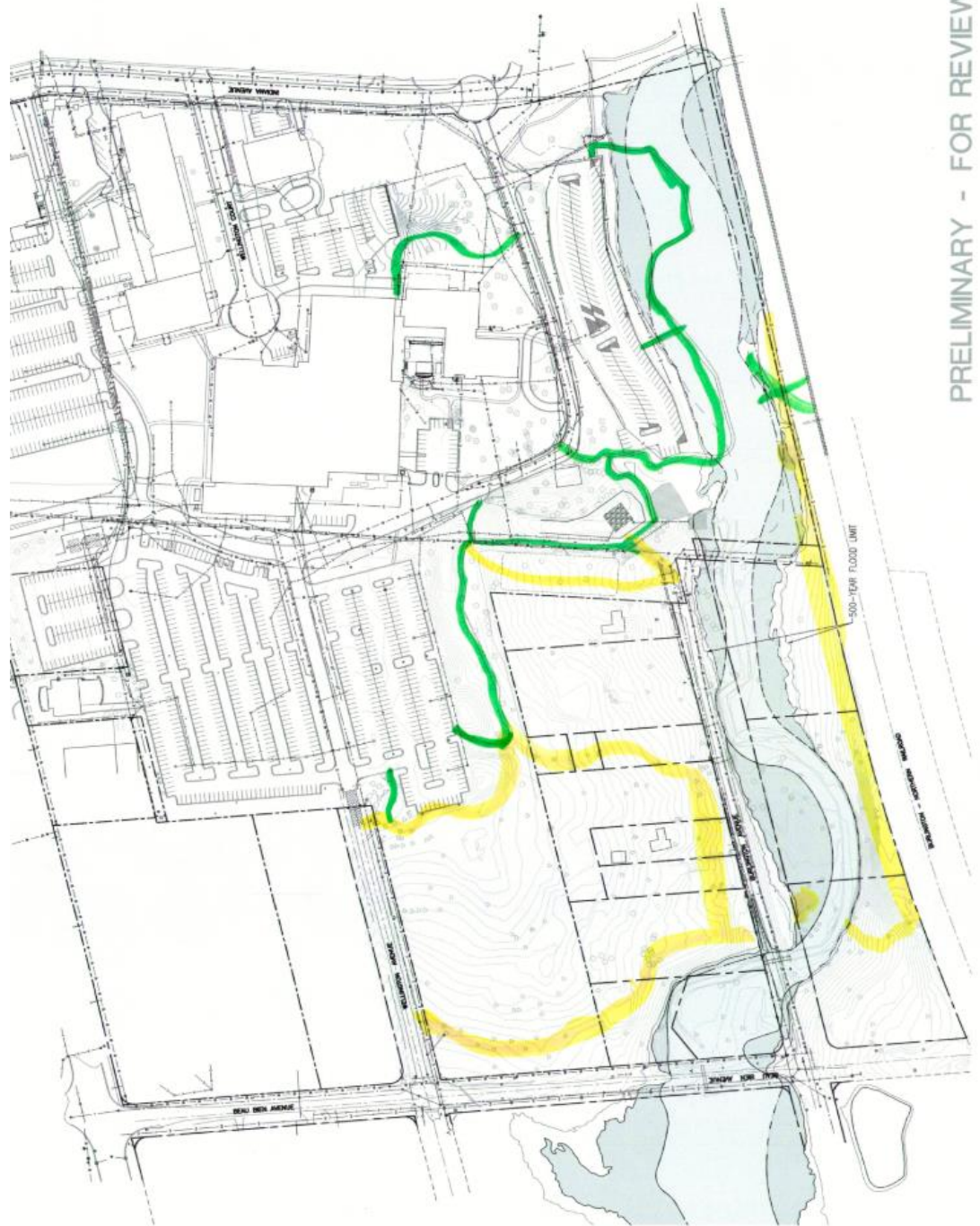
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PRELIMINARY - FOR REVIEW ONLY





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

### **Zoning Petition ZONING-24-000031 Krug**

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

**PUBLIC HEARING:** 2:30 p.m. **WEDNESDAY, JUNE 5, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**If you would like to attend the hearing via Zoom, please contact Jessica Infelise at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or 630-514-0624 to receive the Zoom call-in/ video conferencing information.**

**PETITIONER:** JOHN AND PAULINE KRUG, 1N010 MORSE STREET, CAROL STREAM, IL 60188

**REQUEST:**

1. Variation to reduce the corner side setback from required 30' to approximately 18' for an existing carport to remain on the property.
2. Variation to reduce the corner side setback from required 30' to approximately 22' for an existing shed to remain on the property.
3. Variation to reduce the corner side setback from required 30' to approximately 6' for an existing parking space.

**ADDRESS OR GENERAL LOCATION:** 1N010 MORSE STREET, CAROL STREAM, IL 60188

**LEGAL DESCRIPTION:** LOT 6 OF MORSE POINT, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 2011 AS DOCUMENT R2011-104651, IN DUPAGE COUNTY, ILLINOIS.

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

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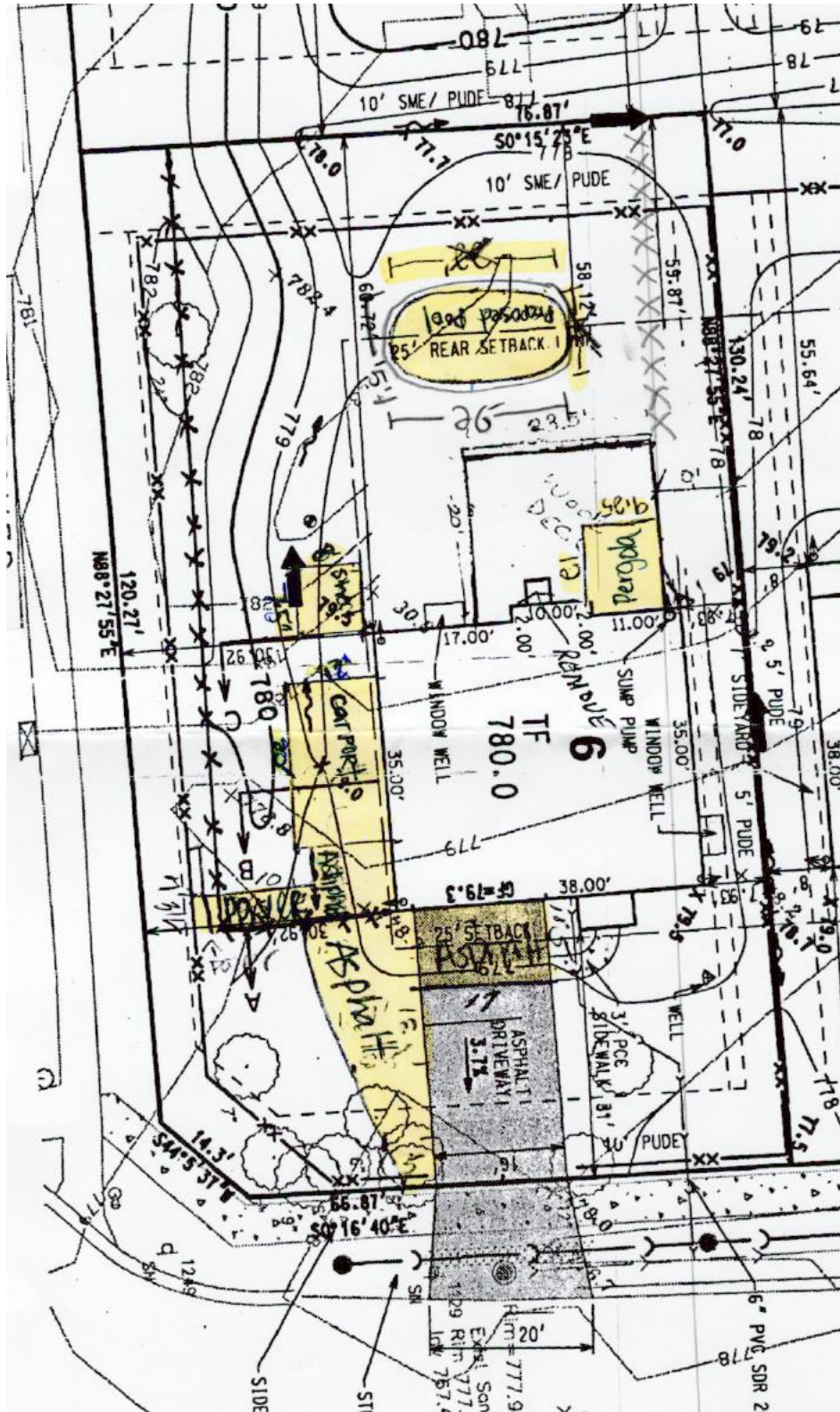
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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

### **Zoning Petition ZONING-24-000039 TUCKER**

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

**PUBLIC HEARING:** 2:30 p.m. **WEDNESDAY, JULY 10, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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**PETITIONER:** MARK AND KATHLEEN TUCKER, 26W070 PHEASANT COURT, WHEATON, IL 60188

**REQUEST:** Variation to reduce the required setback for a new fence from required 3” to approximately 0”.

**ADDRESS OR GENERAL LOCATION:** 26W070 PHEASANT COURT, WHEATON, IL 60188

**LEGAL DESCRIPTION:** LOT 76 IN WHEATON RIDGE UNIT ONE, BEING A SUBDIVISION OF THE WEST 30 ACRES OF ALL THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GENEVA ROAD, ACCORDING TO THE PLAT THEREOF RECORDED SETPEMBER 8, 1987 AS DOCUMENT R87-13312 AND CERTIFICATES OF CORRECTION RECORDED OCTOBER 27, 1987 AS DOCUMENT R87-155321, FEBRUARY 24, 1988 AS DOCUMENT R88-18373 AND JUNE 12, 1988 AS DOCUMENT R88-060113, IN DUPAGE COUNTY, ILLINIOIS.

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

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DUPAGE COUNTY

Building Division

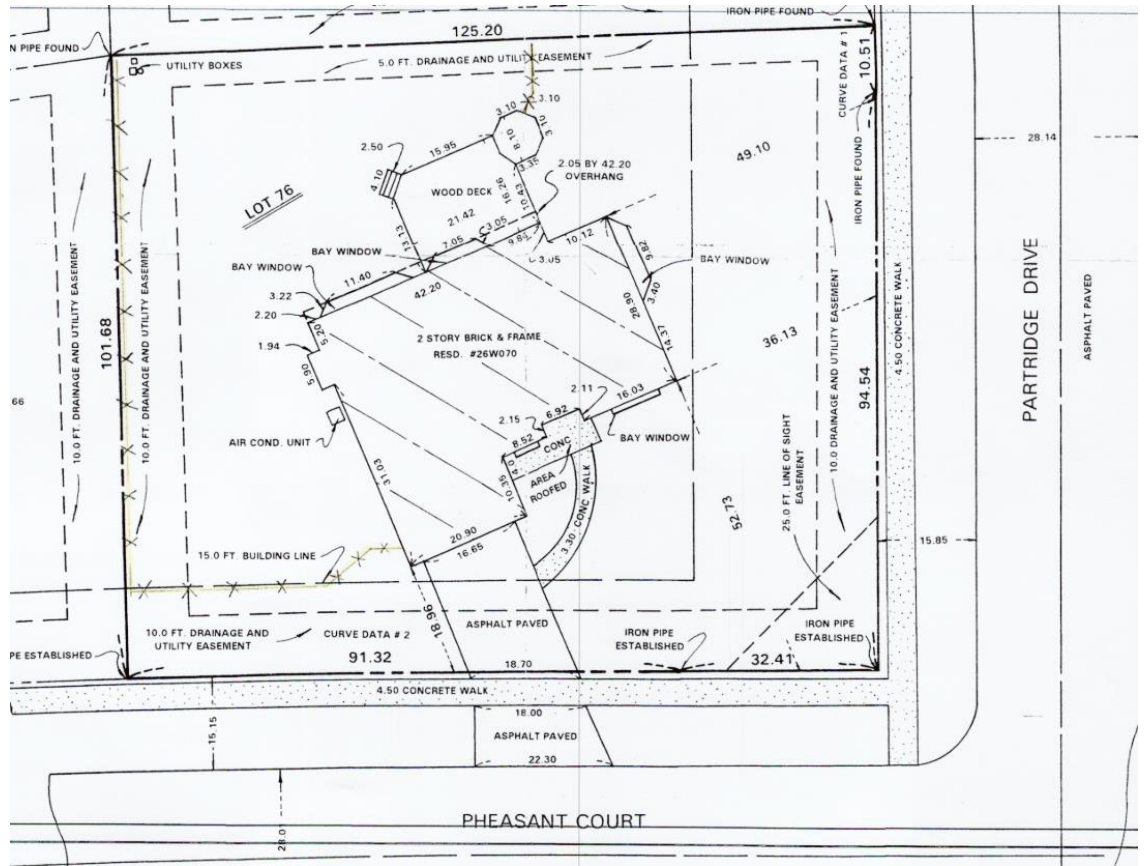
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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

### **Zoning Petition ZONING-24-000043 Clark**

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

**PUBLIC HEARING:** 2:30 p.m. **WEDNESDAY, JULY 10, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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**PETITIONER:** JAMES S. CLARK, 2N055 SWIFT ROAD, LOMBARD, IL 60148/ AGENT: CARL HOKENSON, 960 ASTER LANE, WEST CHICAGO, IL 60185

**REQUEST:**

1. Conditional Use to increase the total area of detached accessory buildings from permitted 1,200 sq. ft. to approximately 1,440 sq. ft. for a new 48'x30' detached garage.
2. Variation to increase the total height 15' to approximately 25' for a new detached garage.
3. Variation to reduce the interior side setback from required 10' to approximately 5' for a new detached garage.

**ADDRESS OR GENERAL LOCATION:** 2N055 SWIFT ROAD, LOMBARD, IL 60148

**LEGAL DESCRIPTION:** LOT 13 IN BLOCK 3 IN H.M. CORNELL AND CO'S GLEN ELLYN ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1940 AS DOCUMENT 414897, IN DUPAGE COUNTY, ILLINOIS.

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