1.  **CALL TO ORDER**

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2.  **ROLL CALL**

   PRESENT:   Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley  
   ABSENT:  County Board Member Amy Grant was also present.

3.  **CHAIRMAN'S REMARKS**

   There were no Chairman's Remarks.

4.  **PUBLIC COMMENT**

   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

   Tim Hawken, Felicia Garcia and Kevin Carrara were present and in favor of Petition Z18-024. They were prepared to answer questions.

   Roger Hakim was present and spoke in favor of Petition Z18-005.

   Petar Donev and Maya Dimitrova were present and spoke in favor of Petition Z18-015.

5.  **APPROVAL OF MINUTES**

   A. Development Committee - Regular Meeting - Jun 5, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. Permits - Special Events -- SE-04-18: Medinah Country Club: Wedding Fireworks Display: June 30, 2018: To approve the special event action item for Development Committee only. (Bloomingdale/District 1) (South of Irving Park Road, East of Medinah Road)

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. Permits - Special Events -- SE-05-18: Ruth Lake Country Club: Fourth of July Fireworks Display: July 4, 2018: To approve the special event action item for Development Committee only. (Downers Grove N/District 3) (East of Route 83, North of 63rd Street)

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

C. ORDINANCE -- Z18-015 – Donev: The Zoning Hearing Officer recommended to deny the following zoning relief: 1. A Variation to allow for an Accessory Structure on a Vacant Lot. (Bloomingdale/ District 4) (West of Glen Ellyn Road, North of Armitage Avenue on Pearl Avenue) The Zoning Hearing Officer recommended to deny Z18-015 Donev.

Staff gave a brief overview of the Petition. They answered all questions posed by the Committee. Discussion ensued regarding Variances versus Conditional Uses, Hardship or Practical Difficulties tied to the land and the fact that accessory buildings cannot be on property without a principle building.

On a roll call vote.
RESULT: DEFEATED [0 TO 6]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
NAYS: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

D. DC-O-0038-18 ORDINANCE -- Z18-016 – Martyka: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Variation to allow an accessory structure in the front of the front wall of the house. (Downers Grove N./District 3) (East of Lemont Road, South of 86th Street) The Zoning Hearing Officer recommended to approve Z18-016 Martyka.

On a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

E. DC-O-0039-18 ORDINANCE -- Z18-021 – Markose: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Conditional use to allow an existing patio to remain less than 3’ (approximately 3”) from the property line where the structure has existed for at least 5 years. (Addison/ District 1) (East of York Street, North of Diversey) The Zoning Hearing Officer recommended to approve Z18-021 Markose.

RESULT: APPROVED [UNANIMOUS]
MOVER: Grant Eckhoff, District 4
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

F. DC-O-0040-18 ORDINANCE -- Z18-023 – Ostrowski: The Zoning Hearing Officer recommended to deny the following zoning relief: 1. A Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to 1,582 sq. ft. approximately. (Lisle/ District 2) (West of Belmont Road, South of Maple Avenue on Chase Avenue) The Zoning Hearing Officer recommended to deny Z18-023 Ostrowski.

The Petitioner requested to pull Petition Z18-023 and have it remanded back to the Zoning Board of Appeals.
G. DC-O-0041-18 ORDINANCE -- Z18-025 – Cantigny-Reiling: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing. (Winfield/District 6) (East of Winfield Road, North of Swan Lake Drive) The Zoning Hearing Officer recommended to approve Z18-025 Cantigny-Reiling.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

H. DC-O-0042-18 ORDINANCE -- Z18-005 – Hakim: The Zoning Board of Appeals recommended to deny the following zoning relief: 1. Conditional Use to reduce the corner side yard setback from 30 feet to approximately 10 feet to allow parking. 2. Conditional Use to reduce the interior yard setback from 20 feet to approximately 15 feet to allow parking. (Bloomingdale/District 1) (Southeast corner of Lake Street and Garden Avenue) ZBA Vote to Deny: 7 Ayes, 0 Nays, 0 Absent

Discussion ensued regarding corner side yard setback, interior yard setback, congestion issues and parking on the right-of-way.

On a roll call vote.

RESULT: DEFEATED [0 TO 6]
MOVER: Greg Hart, District 3
SECONDER: Kevin Wiley, District 6
NAYS: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

I. DC-O-0043-18 ORDINANCE -- Z18-024 – Hawken: The Zoning Board of Appeals recommended to approve the following zoning relief: 1. Variation from the following yard requirements: a. North Yard (Side) from 40 feet to approximately 3 feet b. West Yard (Rear) from 20 feet to approximately 3 feet c. East Yard (Front) from 40 feet to approximately 23 feet and 1 inch 2. Variation for gravel pathway to remain 3. Conditional Use for a private garage (Downers Grove S./District 3) (Approx. 1,500 feet east of Route 83, on Jeans Road/Madison Street) ZBA Vote to Approve: 7 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
7. OLD BUSINESS
There was no Old Business.

8. NEW BUSINESS
Member Eckhoff inquired about a concern brought to his attention regarding a storefront near the corner of Gary Avenue and Geneva Road. Staff updated the Committee on the Property Maintenance Code Violations issued and the adjudication process has been started.

9. ADJOURNMENT
Without objection the meeting adjourned at 11:39 AM.
1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

PRESENT: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
ABSENT: County Board Member Gino Gavanes was also in attendance.

3. CHAIRMAN'S REMARKS

There were no Chairman's Remarks.

4. PUBLIC COMMENT

A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

Phil Luetkehans, representing Meadows Park Assoc., and John Berley, representing the Village of Addison, were present and spoke in opposition of Petition Z17-036A - Pontarelli.

Joe Abel and Tracy Kasson were present and spoke in favor of Petition Z17-036A - Pontarelli.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - May 15, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

6. SCHEDULE OF CLAIMS

A. Payment of Claims -- Schedule of Claims - FY18Q2

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. Consent Item -- TPI Building Code Consultants Inc, #2270-0001 SERV, Decrease & Close

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. Permits - Special Events -- SE-02-18: Naperville Country Club: Fireworks Display: June 24, 2018: To approve the special event action item for Development Committee only. (Lisle/District 5) (North of Chicago Avenue, west of Naper Boulevard)

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

C. Permits - Special Events -- SE-03-18: Medinah Country Club: Fourth of July Fireworks Display: July 4, 2018: To approve the special event action item for Development Committee only. (Bloomingdale/District 1) (South of Irving Park Road, East of Medinah Road)
RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

D. DC-O-0034-18 ORDINANCE -- Z17-036A–Pontarelli (Z18-010): The Zoning Board of Appeals recommended to deny the following zoning relief: 1. A Conditional Use to allow open storage of commercial vehicles and equipment and use gravel parking spaces, drives and circulation aisles pursuant to Section 37-1001.1 (other uses similar in nature and intensity to the permitted uses listed in Section 37-1001.1). (Bloomingdale/District 1) (Lake Street and Swift Road, Approx. 550 feet south of Lake Street on the East side of Swift Road) ZBA Vote to Deny: 4 Ayes, 0 Nays, 2 Absent, 1 Abstain

Staff gave a summary of Petition Z17-036A - Pontarelli. Discussion ensued regarding Conditional Uses, landscaping, Red Tag Violations and gravel parking lot versus asphalt, concrete and/or paver parking lot. Staff answered all questions posed by the Committee. On a roll call vote 5 members voted nay, 1 member voted aye. Motion defeated.

RESULT: DEFEATED [1 TO 5]
MOVER: Janice Anderson, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Eckhoff
NAYS: Anderson, Chaplin, Hart, Tornatore, Wiley

E. Informational -- SolSmart Initiative

Staff gave a brief update on the SolSmart Initiative.

8. OLD BUSINESS
There was no Old Business.

9. NEW BUSINESS
There was no New Business.

10. ADJOURNMENT
Without objection the meeting was adjourned at 11:42 AM.
MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: June 8, 2018

RE: SE-04-18 Medinah C.C. Wedding Fireworks (02-12-300-002) (Bloomingdale Township/District 1)

Action: To approve SE-04-18 Medinah Country Club Wedding Fireworks display, to be held on June 30, 2018.

The Medinah Country Club has requested to conduct a Fireworks Display at their facility on June 30, 2018 beginning at approximately 9:15 p.m. The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<table>
<thead>
<tr>
<th>Date</th>
<th>Saturday, June 30, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours</td>
<td>Beginning at approximately 9:15 p.m.</td>
</tr>
<tr>
<td>Activities</td>
<td>Fireworks Display by Melrose Pyrotechnics, Inc/ See attached State Fire Marshal Permit and Insurance $1,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Medinah Country Club, 6N001 Medinah Rd. Medinah, IL 60157 (over 400 Acres)</td>
</tr>
<tr>
<td>Traffic/Parking</td>
<td>All parking will occur in existing Medinah Country Club Parking Lot.</td>
</tr>
<tr>
<td>Insurance</td>
<td>Britton-Gallagher and Associates, Ins. In the amount of $1,000,000</td>
</tr>
</tbody>
</table>
June 1, 2018

Paul Hess  
Building and Zoning Department  
Jack T. Kuepfer Administration Building  
421 North County Farm Road  
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: June 30, 2018

Sponsor: Cara Leonardo  
201 W. Russell St.  
Barrington, IL 60010

Display Location: Medinah Country Club  
6N001 Medinah Rd.  
Medinah, IL 60157

Display Time: approximately 9:15 pm

This display is for a wedding.

Please find attached the insurance certificate, site diagram and the permit fee.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

[Signature]

Wendie Schoof  
Melrose Pyrotechnics, Inc.

Melrose Pyrotechnics

1 Kingsbury Industrial Park  
P.O. Box 302  
Kingsbury, IN 46345

T 219-332-5522  F 219-332-5710  
900-771-2378  B 900-775-7976

www.melrosepyro.com
**Certificate of Liability Insurance**

**Date (Month/Day/Year):** 5/2/2019

**Producer:**
- Britton Callaghan
- One Cleveland Center, Floor 30
- 1370 East 9th Street
- Cleveland, OH 44114

**Insured:**
- Meesre Pyrotechnics, Inc.
- Kingsbury Industrial Parkway
- Harvest Cosplay
- Kingsbury, IN 46546

**Certificate Number:** 187759-711

**Description:**

**Coverage:**
- General Liability
- Fire Extinguisher
- Personal Injury
- Occupational Disease
- Property Damage

<table>
<thead>
<tr>
<th>Type of Insurance</th>
<th>Description</th>
<th>Policy Number</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Liability</td>
<td>Commercial General Liability</td>
<td>SHML-0045-18-1</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Personal Injury</td>
<td>Bodily Injury</td>
<td>ECH01726-18-1</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Property Damage</td>
<td>Property Damage</td>
<td>ECH0017575</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Occupational Disease</td>
<td>Occupational Disease</td>
<td>ECH01726-18-1</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

**Description of Operations/Activities/Vehicles:**

- Occupied Business
- Personal Injury
- Property Damage
- Occupational Disease
- Fire Extinguisher

**Certificate of Holder:**
- Carla Leopardo
  - 201 W. Paradise Dr.
  - Batavia, IL 60510

**Cancellation:**

- Should any of the above described policies be cancelled before the expiration date, notice will be delivered in accordance with the policy provisions.

**Authorized Representative:**

- Carla Leopardo

**Company:**

- ACORD 28 (2016/05)

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MEMORANDUM

TO: DuPage County Development Committee
FROM: Staff
DATE: June 8, 2018
RE: SE-05-18 Ruth Lake C.C. Fourth of July Fireworks (09-14-400-002) (Downers Grove N/District 3)

Action: To approve SE-05-18 Ruth Lake Country Club Fourth of July Fireworks display, to be held on July 4, 2018.

The Ruth Lake Country Club has requested to conduct a Fireworks Display at their facility on July 4, 2018 beginning at approximately 9:15 p.m. The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<table>
<thead>
<tr>
<th>Date</th>
<th>Wednesday, July 4, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours</td>
<td>Beginning at approximately 9:15 p.m.</td>
</tr>
<tr>
<td>Activities</td>
<td>Fireworks Display by Melrose Pyrotechnics, Inc/ See attached State Fire Marshal Permit and Insurance $1,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Ruth Lake Country Club, 6200 South Madison Street, Hinsdale, IL 60521 (approximately 140 acres)</td>
</tr>
<tr>
<td>Traffic/Parking</td>
<td>All parking will occur in existing Ruth Lake Country Club Parking Lot.</td>
</tr>
<tr>
<td>Insurance</td>
<td>Britton-Gallagher and Associates, Ins. In the amount of $1,000,000</td>
</tr>
</tbody>
</table>
June 1, 2018

Paul Hess
Building and Zoning Department
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: July 4, 2018

Sponsor: Ruth Lake Country Club
6290 South Madison St.
Hinsdale, IL 60521

Display Location: Ruth Lake Country Club

Display Time: approximately 9:15 pm

This display is for celebrating the 4th of July.

Please find attached the insurance certificate, site diagram and the permit fee.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof
Wanda Schoof
Melrose Pyrotechnics, Inc.
**Certificate of Liability Insurance**

**Date:** 01/26/18

<table>
<thead>
<tr>
<th>COVERAGE</th>
<th>TYPE OF INSURANCE</th>
<th>OCCURRED</th>
<th>OCCUR</th>
<th>AGGREGATE</th>
<th>LIMIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Commercial General Liability</td>
<td>CLAIM MADE</td>
<td>X Occur</td>
<td>Occur Claim Made</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>B</td>
<td>Auto Liability</td>
<td>X 1 AM Use</td>
<td>SCHULTE AUTO</td>
<td>SCHULTE AUTO</td>
<td>$5,000,000</td>
</tr>
<tr>
<td></td>
<td>Excess Liability</td>
<td>X Occur</td>
<td>Occur Claim Made</td>
<td>$1,000,000</td>
<td></td>
</tr>
</tbody>
</table>

**Description of Operation (Location):**

Ruth Lake Country Club, 620 South Madison Street, Hinsdale, IL 60521

**Certificate Holder:**

Ruth Lake Country Club

**Cancellation:** Should any of the above described policies be cancelled before the expiration date, notice will be delivered in accordance with the policy provisions.

**ACORD 25 (2010/16)**

The ACORD name and logo are registered marks of ACORD.
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: May 21, 2018
RE: Z18-015 Donev (Bloomingdale/District 4)

Development Committee: June 19, 2018:

Zoning Hearing Officer: May 21, 2018: The Zoning Hearing Officer recommended to deny the following zoning relief:

A Variation to allow for an Accessory Structure on a Vacant Lot.

FINDINGS OF THE FACT:

A. The Hearing Officer finds that petitioner has not demonstrated the need to erect a detached accessory building on the property without a house where that need cannot otherwise be satisfied by some other practical means, including lawn service, or transporting mowing equipment to the property to maintain the property.

B. The Hearing Officer finds that the petitioner has not demonstrated practical difficulties or particular hardships in the way of carrying out a Variation to allow for an accessory structure on a vacant lot.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-015 Donev</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST (As indicated in the Petitioners application)</td>
<td>A Variation for an Accessory Structure on Vacant Lot</td>
</tr>
<tr>
<td>OWNER</td>
<td>Petar Donev 1401 S. 4th Avenue, Maywood, IL 60153</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>2N564 Pearl Avenue, Glen Ellyn, IL 60137</td>
</tr>
<tr>
<td>PIN</td>
<td>02-34-212-016</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>Bloomingdale</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES</td>
</tr>
<tr>
<td>AREA</td>
<td>.43 ac (18,738 sq. ft.)</td>
</tr>
</tbody>
</table>
**UTILITIES**

<table>
<thead>
<tr>
<th>VACANT LOT</th>
</tr>
</thead>
</table>

**PUBLICATION DATE**

Daily Herald: May 2, 2018

**PUBLIC HEARING**

May 21, 2018

**ADDITIONAL INFORMATION:** No Objections.

*Building:* No Objections.

*DUDOT:* The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

*Health:* No Objections.

*Stormwater:* No Objections.

*Public Works:* No Objections. We do not provide the sewer or water to that area.

**EXTERNAL:**

*Forest Preserve:* No Objections.

*Township:* No Comment.

*Bloomingdale Township Highway:* No Objections/Concerns with the concept of the petition. Additional information may be required at time of permit application. See attached documentation.

*Fire Dist.:* No Comment.

*Sch. Dist.:* No Comment.

**GENERAL BULK REQUIREMENTS:**

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>Principal Building</td>
<td>Vacant</td>
<td>Approx. 172 feet</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>Principal Building</td>
<td>Vacant</td>
<td>Approx. 3 feet</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>Principal Building</td>
<td>Vacant</td>
<td>Approx. 89 feet</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>Principal Building</td>
<td>Vacant</td>
<td>Approx. 3 feet</td>
</tr>
</tbody>
</table>

**LAND USE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject</td>
<td>R-3 SF RES</td>
<td>Vacant</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-3 SF RES</td>
<td>House with detached garage</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-3 SF RES</td>
<td>House with detached garage</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Pearl Avenue and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House with detached garage</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>

**ZONING PETITION Z18-015 DONEV**

The DuPage County Zoning Board of Appeals will conduct the following public hearing:
PUBLIC HEARING: 2:30 PM, May 21, 2018, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: PETAR DONEV, 1401 S. 4TH AVENUE, MAYWOOD, IL 60153

REQUEST: VARIATION FOR ACCESSORY STRUCTURE ON VACANT LOT

ADDRESS OR GENERAL LOCATION: 2N564 PEARL AVENUE, GLEN ELLYN, IL 60137

LEGAL DESCRIPTION: LOT 523 IN ROBERT BARTLETT’S GLEN ELLYN COUNTRYSIDE UNIT NUMBER 4, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1951 AS DOCUMENT 634784, 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.
ATTACHMENT: Z18-015 Donev Development Commission (6-19-18)

Please review the information herein and return with your comments to:
Jessica Incelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Incelise@dupageco.org or via facsimile at 630-407-6702 by May 17, 2018.

COMMENT SECTION:

☐: NO OBJECTION/CONCERNS WITH THE PETITION.
☒: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
☐: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
☐: I OBJECT/HAVE CONCERNS WITH THE PETITION.

COMMENTS:

Type of Structure?
Will Road Access be Installed?
Any Grade Change?

SIGNATURE: [Signature]
DATE: 5-10-18

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z18-0015 Donev
ZONING REQUEST: Accessory Structure on Vacant Lot
OWNER: Peter Donev 1401 S. 4th Avenue, Maywood, IL 60153
ADDRESS/LOCATION: 2N564 Pearl Avenue, Glen Ellyn, IL 60137
PIN: 02-34-212-016
TWSP./CTV. RD. DIST.: Bloomingdale Dist. 4
ZONING/LUP: R-3 SF RES 0-5 DU AC
AREA: 4.3 ac (18,738 sq. ft.)
UTILITIES: VACANT LOT
PUBLICATION DATE: Daily Herald: May 2, 2018
PUBLIC HEARING: May 21, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? Shed

2. How long have you owned the property? I own the property since May 9, 2017

3. Was the building or structure on the property when you bought the property? No

4. Did you build the building or structure? No

5. How long has the building or structure been on the property? N/A

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: ____________________________
   b. Side: ____________________________
   c. Corner Side: ____________________________
   d. Rear: 3.44

7. Why do you need the building or structure? I need it in order to store a riding lawn mower and some gardening tools.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g. to move would be to destroy; location of septic failed; existing vegetation would be destroyed, grade of property): N/A

9. What do you estimate is the remaining life span of the building or structure? N/A

10. Do you have any letters of support from neighbors (attach)? Yes

Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-015 Donev

I, Peter Donev, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 18th day of May 2018.

Petitioner's Name: Peter Donev
Petitioner's Address: 1401 S. 4th Ave., Maywood, IL 60153
Property Address: 2N584 Pearl Ave., Glen Ellyn, IL 60137

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:
18th DAY OF May 2018

NOTARY PUBLIC SIGNATURE

Jack T. Kneupfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

Letter in Support of Zoning Application

Date: 5/16/18

Zoning Application No. Z18-015 Donev

I, Jozef O’Leary, 2N565 Pearl Ave, residing at , am writing this letter in support of Zoning Application No. Z18-015 Donev, filed by PETAR DONEV for 2N564 PEARL AVENUE, GLEN ELlyn, IL 60137.

Please be advised that the shed structure which Mr. Donev wishes to build is a small and simple quick assembly shed and it does not require any electrical, water or gas supply. It will take only a few square feet of space and if you allow the above stated shed structure to be built and grant this variation, this WILL NOT:

1. Impair an adequate supply of light and air to the adjacent property;
2. Increase the hazard from fire or other dangers to said property;
3. Diminish the value of land and buildings throughout the County;
4. Unduly increase traffic congestion in the public streets and highways;
5. Increase the potential for flood damages to adjacent property;
6. Incur additional public expense for flood protection, rescue or relief; or
7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

Additionally, before Mr. Donev became the owner of the 2N564 PEARL AVENUE, GLEN ELLYN, IL 60137, the place was poorly cared for. It was really weedy, and all the trees, bushes and shrubs were unmaintained. After, Mr. Donev became the owner, him and his family took a good care for the trees, shrubs and bushes and regularly were mowing the lawn. The place became presentable and you could see that it was well taken care of. However, every time that Mr. Donev has to come to mow the lawn or care for the trees, bushes and shrubs, he has to bring tools and his riding lawn mower with him, which lawn mower is heavy and he has to unload it from his pickup truck and load it back again once he is done. Therefore, I completely understand and fully support Mr. Donev’s need and request to build a shed at his property in order to store this riding lawnmower and some gardening tools to maintain properly the trees and bushes.

Taking in consideration the above stated, I hope that you can allow Mr. Donev to build the shed structure and grant him the petition for variation.

Name: Jozef O’Leary
Signature: Jozef O’Leary

[Signature] (Notary Public, State of Illinois)
Letter in Support of Zoning Application

Date: 5-16-18

Zoning Application No. Z18-015 Donev

I, [Name], residing at [Address], am writing this letter in support of Zoning Application No. Z18-015 Donev, filed by PETAR DONEV for 2N564 PEARL AVENUE, GLEN ELLYN, IL 60137.

Please, be advised that the shed structure which Mr. Donev wishes to build is a small and simple quick assembly shed and it does not require any electrical, water or gas supply. It will take only a few square feet of space and if you allow the above stated shed structure to be build and grant this variation, this WILL NOT:

1. Impair an adequate supply of light and air to the adjacent property;
2. Increase the hazard from fire or other dangers to said property;
3. Diminish the value of land and buildings throughout the County;
4. Unduly increase traffic congestion in the public streets and highways;
5. Increase the potential for flood damages to adjacent property;
6. Incur additional public expense for flood protection, rescue or relief; or
7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

Additionally, before Mr. Donev became the owner of the 2N564 PEARL AVENUE, GLEN ELLYN, IL 60137, the place was poorly cared for. It was really weedy, and all the trees, bushes and shrubs were unmanaged. After, Mr. Donev became the owner, him and his family took a good care for the trees, shrubs and bushes and regularly were mowing the lawn. The place became presentable and you could see that it was well taken care of. However, every time that Mr. Donev has to come to move the lawn or care for the trees, bushes and shrubs, he has to bring tools and his riding lawn mower with him, which lawn mower is heavy and he has to unload it from his pickup truck and load it back again once he is done. Therefore, I completely understand and fully support Mr. Donev’s need and request to build a shed at his property in order to store this riding lawn mower and some gardening tools to maintain properly the trees and bushes.

Taking in consideration the above stated, I hope that you can allow Mr. Donev to build the shed structure and grant him the petition for variation.

Name: [Name]

Signature: [Signature]

Signatures were signed at my presence

Petar Donev

[Notary Public Stamp]
Letter in Support of Zoning Application

Date: 5-16-18

Zoning Application No. Z18-015 Donev

Jack M. Hayward, residing at 2N551 Bear Creek, Glen Ellyn, IL 60137, am writing this letter in support of Zoning Application No. Z18-015 Donev, filed by PETAR DONEV for 2N564 PEARL AVENUE, GLEN ELYNN, IL 60137.

Please, be advised that the shed structure which Mr. Donev, wishes to build is a small and simple quick assembly shed and it does not require any electrical, water or gas supply. It will take only a few square feet of space and if you allow the above stated shed structure to be built and grant this variation, this WILL NOT:

1. Impair an adequate supply of light and air to the adjacent property;
2. Increase the hazard from fire or other dangers to said property;
3. Diminish the value of land and buildings throughout the County;
4. Unduly increase traffic congestion in the public streets and highways;
5. Increase the potential for flood damages to adjacent property;
6. Incur additional public expense for flood protection, rescue or relief; or
7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

Additionally, before Mr. Donev became the owner of the 2N564 PEARL AVENUE, GLEN ELYNN, IL 60137, the place was poorly cared for. It was really weedy, and all the trees, bushes and shrubs were unmanaged. After, Mr. Donev became the owner, him and his family took a good care for the trees, shrubs and bushes and regularly were mowing the lawn. The place became presentable and you could see that it was well taken care of. However, every time that Mr. Donev has to come to mow the lawn or care for the trees, bushes and shrubs, he has to bring tools and his riding lawn mower with him, which lawn mower is heavy and he has to unload it from his pickup truck and load it back again once he is done. Therefore, I completely understand and fully support Mr. Donev’s need and request to build a shed at his property in order to store this riding lawn mower and some gardening tools to maintain properly the trees and bushes.

Taking in consideration the above stated, I hope that you can allow Mr. Donev to build the shed structure and grant him the petition for variation.

Name: Jack M. Hayward

Signature:

Signatures were signed at my presence.

Petar Donev

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: May 21, 2018
RE: Z18-016 Martyka (Downers Grove N./ District 3)

Development Committee: June 19, 2018:

Zoning Hearing Officer: May 21, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation to allow an accessory structure in the front of the front wall of the house.

Subject to the following conditions:
1. The Variation zoning relief is for a proposed garage as depicted on the petitioner’s site plan made part of Zoning Petition Z18-016 Martyka on May 21, 2018.

2. That the Variation zoning relief shall expire after 2 years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That the proposed garage is for the petitioner’s personal use.

4. That the petitioner is not permitted to operate a business out of the proposed detached garage.

5. That the petitioner shall not illuminate the proposed detached garage.
6. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the proposed detached garage on the property.

7. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

8. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

FINDINGS OF FACT:

A. The Hearing Officer finds that the petitioner has demonstrated the need for a Variation to allow for an accessory structure in the front of the front wall of the house.

B. The Hearing Officer finds that the petitioner has demonstrated that due to the location of sewer lines and the location of vegetation/trees on the subject property, the only location to place a detached garage on the subject property is in front of the front wall of the house.

C. The Hearing Officer finds that petitioner has demonstrated that the subject property is located in a unique manner relative to the adjacent properties to the east and west in that those properties rear yards back up to the front yard of the subject property.

- As such, the proposed detached garage addition, while located in front of the front wall of the subject property, will be located well behind the front wall of all adjacent homes and actually will be behind the rear yards of the adjacent property.

- As such, the proposed development will maintain the spirit of the code but not having detached accessory buildings further forward of the homes adjacent to the subject property.
### GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-016 Martyka</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Variation to allow an accessory structure in the front wall of the house.</td>
</tr>
<tr>
<td>OWNER</td>
<td>Scott Martyka 571 86th Street Downers Grove, IL 60516</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>571 86th Street, Downers Grove, IL 60516</td>
</tr>
<tr>
<td>PIN</td>
<td>09-32-403-009</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>Downers Grove / N Dist. 3</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES 0-5 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>3.02 AC. (131,552 SQ. FT.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: May 6, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>May 21, 2018</td>
</tr>
</tbody>
</table>

### ADDITIONAL INFORMATION:
- **No Objection.**
- **Building:** No Objections.
- **DUDOT:** The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.
- **Health:** No Objections.
- **Stormwater:** No Objections.
- **Public Works:** No Objections. We are the sewer provider, but not water to that property or area.
- **EXTERNAL:**
  - Forest Preserve: No Objections.
  - Township: No Comment.
  - Township Highway: No Comment.
  - Fire Dist.: No Comment.
  - Sch. Dist.: No Comment.

### GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>Behind front wall</td>
<td>N/A</td>
<td>Approx. 81.89 feet</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>Behind front wall and at least 10 feet</td>
<td>N/A</td>
<td>Approx. 107 feet</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>Behind front wall and at least 10 feet</td>
<td>N/A</td>
<td>Approx. 136 feet</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>3 feet</td>
<td>N/A</td>
<td>Approx. 336 feet</td>
</tr>
</tbody>
</table>
The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. May 21, 2018 Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: SCOTT MARTYKA, 571 86TH STREET, DOWNERS GROVE, IL 60516

REQUEST: Variation to allow an accessory structure in the front wall of the house.

ADDRESS OR GENERAL LOCATION: 571 86TH STREET, DOWNERS GROVE, IL 60516


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.
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief: GARAGE

2. How long have you owned the property:
   3 YEARS

3. Was the building or structure on the property when you bought the property: NO

4. Did you build the building or structure: NO

5. How long has the building or structure been on the property: N/A

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 81.89'
   b. Side: 164' (60') 125' (60')
   c. Corner Side: 90'
   d. Rear: 90'

7. Why do you need the building or structure:
   STORAGE OF CARS, Mowers, TOOLS, BIKES, ETC.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.; move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property):
   OUR WELL AND A 50 YEAR OLD TREE WOULD BE DESTROYED

9. What do you estimate is the remaining life span of the building or structure: 75 YEARS

10. Do you have any letters of support from neighbors (attach): YES - 2
AFFIDAVIT:

CASE NAME AND NUMBER: Z18-016 MARTYKA

L. MARTYKA, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 12th day of May 2018.

Petitioner's Name: L. MARTYKA

Petitioner's Address: 5700 S. Prairie Ave. Elk Grove IL 60007

NOTARY SEAL:

SUBSCRIBED AND SWORN TO BEFORE ME THIS: 21st DAY OF May, 2018

AMANDA O'LEAY
NOTARY PUBLIC SIGNATURE

Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Dear Mike Menner,

My name is Scott Martyka and I live at 571 86th St., Downers Grove, IL 60516. I am requesting a zoning variance from DuPage County to allow construction of a garage in front of our house line.

I am requesting this variance because I am unable to build the garage adjacent to the house because of the existence of the well and a 50+ year old tree.

The attached plat of survey (Exhibit A) provides the placement of the proposed garage and measurements.

If you do not object to the zoning variance please sign below.

__________________________, residing at 645 86th Place

(Print Name)

Downers Grove, IL 60516

immediately adjacent to the subject property herein do not object to a zoning variance.

__________________________

(Signature)

__________________________

(Phone Number)

Owner seeking zoning variance (name): ____________

Owner seeking zoning variance (address): 571 86th St, Downers Grove, IL 60516

Subscribed and sworn to before me this:

__________________________

(day of ____________)

Notary Public

__________________________

May 21, 2018

[Signature]

[Notary Public]
Dear Dan Krughoft,

My name is Scott Martyka and I live at 5717 86th St., Downers Grove, IL 60515. I am requesting a zoning variance from DuPage County to allow construction of a garage in front of our house line.

I am requesting this variance because I am unable to build the garage adjacent to the house because of the existence of the wall and a 50+ year old tree.

The attached plat of survey (Exhibit A) provides the placement of the proposed garage and measurements.

If you do not object to the zoning variance please sign below.

[Signature]

Owner seeking zoning variance (name): [Signature]

Owner seeking zoning variance (address): 5718 86th St., Downers Grove, IL 60516

Subscribed and sworn to before me this: [Signature]

Notary Public

May 21, 2018
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: May 21, 2018
RE: Z18-021 Markose (Addison/ District 1)

Development Committee: June 19, 2018:

Zoning Hearing Officer: May 21, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Conditional use to allow an existing patio to remain less than 3’ (approximately 3”) from the property line where the structure has existed for at least 5 years.

Subject to the following conditions:
1. The Conditional Use zoning relief is for the existing patio only as depicted on the petitioner’s site plan made part of Zoning Petition Z18-021 Markose on May 21, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That the petitioner maintains the existing landscaping and fencing around the perimeter of the subject property.

4. That the petitioner shall not light/illuminate the existing patio.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the existing patio on the property.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**FINDINGS OF FACT:**

A. The Hearing Officer finds that the petitioner has demonstrated evidence for a Conditional Use to allow an existing patio to remain less than 3 feet (approximately 3 inches) from the property line where the structure has existed for at least 5 years.

B. The petitioner has demonstrated that the existing patio has been in existence prior to when the petitioner purchased the subject property. The petitioner has owned the subject property for approximately 18 years.

C. The Hearing Officer finds that petitioner has demonstrated that the existing patio does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the property or adjacent properties.

**PETITIONER’S DEVELOPMENT FACT SHEET**

<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
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<tbody>
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<tr>
<td><strong>AREA</strong></td>
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<tr>
<td><strong>PUBLICATION DATE</strong></td>
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<tr>
<td><strong>PUBLIC HEARING</strong></td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION:** No Objection.

Building: No Objections.

DUDOT: The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway Jurisdictional authority.

Health: No Objections.

Stormwater: No Objections.
Public Works: No Objections. We do not provide sewer or water to that area.

EXTERNAL:
City of Elmhurst: No Objections.
Addison Township: No Comment.
Addison Township Highway: No Comment.
Fire Dist.: No Comment.
Sch. Dist.: No Comment.
Forest Preserve: No Objections.

GENERAL BULK REQUIREMENTS:

<table>
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<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>Behind the front wall</td>
<td>Approx. 78 feet</td>
<td>Approx. 78 feet</td>
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<tr>
<td>Int. Side Yard:</td>
<td>3 feet</td>
<td>Approx. 3 inches</td>
<td>Approx. 3 inches</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>3 feet</td>
<td>Approx. 62 feet</td>
<td>Approx. 62 feet</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>3 feet</td>
<td>Approx. 14 feet</td>
<td>Approx. 14 feet</td>
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</table>

LAND USE

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<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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</thead>
<tbody>
<tr>
<td>Subject</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Diversey Avenue and beyond City of Elmhurst</td>
<td>Recreation/Park</td>
<td>City of Elmhurst</td>
</tr>
<tr>
<td>East</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>

Zoning Petition Z18-021 Markose

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

PUBLIC HEARING: 2:30 p.m. May 21, 2018, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: KUNJITHOMMAN MARKOSE 15W608 DIVERSEY AVENUE, ELMHURST, IL 60126

REQUEST: Conditional use to allow an existing patio to remain less than 3’ (approximately 3”) from the property line where the structure has existed for at least 5 years.

ADDRESS OR GENERAL LOCATION: 15W608 DIVERSEY AVENUE, ELMHURST, IL 60126
LEGAL DESCRIPTION: LOT 42 IN CROWN ESTATES, BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.
PLAT OF SURVEY
BY
L.E.C.I. INC.
12 EAST WILLOW ST. LOMBARD ILL. 60148 (708) 620-7580
OF

N

20 FEET

DIVERSEY AVE

920

180.56

1080

9135

160

50

080.56

250

1080

0

50

1080

50

1080

1080

STATE OF ILLINOIS
COUNTY OF DUPage

T IMOTH Y J. KR EICH, A REGISTERED LAND SURVEYOR DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIPTED PROPERTY AND THAT
THIS PLAT IS A CORRECT REPRESENTATION OF said SURVEY. ALL
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECTED
FOR EASEMENTS.

Address: 1217 East N. County Farm Road, Wheaton, IL 60187

Surveyed for: Markose Dev. Com.

ORDER NO. 81-1993

DEED, TITLE, POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS
NO MEASUREMENTS ARE TO BE ASSUMED.

REMARKS:

1. PARCEL: 1.32 ACRES
2. ZONE: R-200
3. LOT NUMBER: 3
4. BLOCK: 1
5. TRACT: 2

MARKOSO

SIGNATURE:

T IMOTH Y J. KR EICH, A REGISTERED LAND SURVEYOR

DATE: 6/29/93

2006 Aerial View:
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? \(\text{Patio} \)

2. How long have you owned the property? \(\text{10 years}\)

3. Was the building or structure on the property when you bought the property? \(\text{Yes}\)

4. Did you build the building or structure? \(\text{No}\)

5. How long has the building or structure been on the property? \(\text{Longer than I've been here}\)

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: \(92.5'\)
   b. Side: \(5'\)
   c. Corner Side: \(16'\)
   d. Rear: \(92.5'\)

7. Why do you need the building or structure:
   It has been part of the house for as long as we've lived here, we have used this space to store our garbage and recycling cans.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.: in move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property):
   The patio is concrete and still, it cannot be relocated.

9. What do you estimate is the remaining life span of the building or structure: \(\text{It's over 18 yrs at the moment}\)

10. Do you have any letters of support from neighbors (attach): 
    \(\text{None available}\)
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-021 MARKOSE

I, Kunjit Lomman Markose, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this day of May 20, 2018.

Petitioner’s Name: Kunjit Lomman Markose
Petitioner’s Address: 15w60s Diversey Ave
Elmhurst IL 60126

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:

[Signature]

J. T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: May 21, 2018
RE: Z18-023 Ostrowski (Lisle/ District 2)

Development Committee: June 19, 2018:
Zoning Hearing Officer: May 21, 2018: The Zoning Hearing Officer recommended to deny the following zoning relief:

A Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to approximately 1,582 sq. ft.

FINDINGS OF FACT:

A. The Hearing Officer finds that the petitioner has not demonstrated nor exhausted the other remedies for a Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to approximately 1,582 sq. ft.

B. The petitioner testified that he seeks to add onto his existing detached garage to allow for the storage of antique vehicles and household equipment.

C. The petitioner was previously granted zoning relief for ZP Z15-008 Ostrowski, a Conditional Use to allow two (2) existing structures (a shed and garage) which have been on the property for a period greater than five (5) years to remain at the present cumulative area of 910 sq. ft. instead of the required 850 sq. ft.

D. The Hearing Officer finds that petitioner has not demonstrated that he has extraordinary need to increase the size of the detached garage other than for a self-imposed hardship and where petitioner can not otherwise accommodate those needs with his current attached and detached garages and shed.
**PETITIONER’S DEVELOPMENT FACT SHEET**

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-023 Ostrowski</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to 1,582 sq. ft. approximately.</td>
</tr>
<tr>
<td>OWNER</td>
<td>MAYNARD OSTROWSKI, 5620 CHASE AVENUE, DOWNERS GROVE, IL 60516</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>5620 CHASE AVENUE, DOWNERS GROVE, IL 60516</td>
</tr>
<tr>
<td>PIN</td>
<td>08-13-205-007</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>Lisle District 2</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES 0-5 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>0.92 (40,075 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: May 6, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>May 21, 2018</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION:</td>
<td>No Objection.</td>
</tr>
<tr>
<td>Building:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>DUDOT:</td>
<td>The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.</td>
</tr>
<tr>
<td>Health:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Stormwater:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Public Works:</td>
<td>No Objections. We do not provide sewer or water to that area.</td>
</tr>
<tr>
<td>EXTERNAL:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Forest Preserve:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Lisle Township:</td>
<td>No Comments.</td>
</tr>
<tr>
<td>Lisle Township Highway:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Fire Dist.:</td>
<td>No Comments.</td>
</tr>
<tr>
<td>Sch. Dist. 58:</td>
<td>No Objections.</td>
</tr>
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</table>

**GENERAL BULK REQUIREMENTS:**

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>Behind front wall</td>
<td>N/A</td>
<td>Approx. 122 feet</td>
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<tr>
<td>Int. Side Yard:</td>
<td>10 feet</td>
<td>N/A</td>
<td>Approx. 10 feet 3 inches</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>10 feet</td>
<td>N/A</td>
<td>Approx. 88 feet 4 inches</td>
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<tr>
<td>Rear Yard:</td>
<td>3 feet</td>
<td>N/A</td>
<td>Approx. 147 feet 7 inches</td>
</tr>
<tr>
<td>Height:</td>
<td>15 feet</td>
<td>N/A</td>
<td>Approx. 15 feet</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>910 sq. ft. (Total detached accessory buildings)</td>
<td>N/A</td>
<td>Approx. 1,582 sq. ft. (Total detached accessory buildings)</td>
</tr>
</tbody>
</table>
The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. May 21, 2018, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MAYNARD OSTROWSKI, 5620 CHASE AVENUE, DOWNERS GROVE, IL 60516

REQUEST: Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to 1,582 sq. ft. approximately.

ADDRESS OR GENERAL LOCATION: 5620 CHASE AVENUE, DOWNERS GROVE, IL 60516

LEGAL DESCRIPTION: LOT 24 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.

RespectfullySubmitted,
ROBERT J. KARTHOLL
DUPAGE COUNTY ZONING HEARING OFFICER

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.
Ostrowski
5620 Chase Avenue, Downers Grove, Illinois
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? Additional garage space for the detached garage to increase the sq. ft. to approximately 1582 sq. ft.

2. How long have you owned the property? _______________ 3 1/2 years

3. Was the building or structure on the property when you bought the property? ______ No. I propose to build the addition to the detached garage

4. Did you build the building or structure? ______ No

5. How long has the building or structure been on the property? _______________

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: ______ 124.5 feet
   b. Side: ______ 10.3 feet
   c. Corner Side: ______ 10.3 feet
   d. Rear: ______ 147.2 feet

7. Why do you need the building or structure? The garage addition would be used for storage of my vintage cars

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.: to move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property):_____

9. What do you estimate is the remaining life span of the building or structure? ______ 40 years

10. Do you have any letters of support from neighbors (attach)? ______ Yes
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-023 OSTROWSKI

I, Meyward OSTROWSKI, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 26 day of April 1, 2018.

Petitioner’s Name: Meyward OSTROWSKI

Petitioner’s Address: [Address]

[Signature]

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:
26th Day of April, 2018

[Notary Public Signature]

Jack T. Kneepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
My name is Maynard Ostrowski. I live at 5620 Chase Ave, Downers Grove IL 60516

I am asking the DuPage County Zoning Board for a conditional use and variation to allow me to build additional garage space for the detached garage on my property. The conditional use would allow the square footage of the existing space to increase from 910 square feet to approximately 1582 square feet.

The purpose of this petition is to have my immediate neighbors not to object the conditional use zoning request. If you do NOT object, please sign below.

<table>
<thead>
<tr>
<th>PRINT NAME</th>
<th>ADDRESS</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Schwartz</td>
<td>5217 Chase</td>
<td></td>
</tr>
<tr>
<td>Don Sirata</td>
<td>5617 Chase</td>
<td></td>
</tr>
<tr>
<td>Jeff Kowarski</td>
<td>5621 Chase</td>
<td></td>
</tr>
<tr>
<td>Don Sh маршрут</td>
<td>5608 Chase</td>
<td></td>
</tr>
<tr>
<td>Eric Hansen</td>
<td>5626 Chase</td>
<td></td>
</tr>
<tr>
<td>William Holton</td>
<td>5606 Chase</td>
<td></td>
</tr>
<tr>
<td>Jr. Huang</td>
<td>2206 Courtyard</td>
<td></td>
</tr>
<tr>
<td>Cynthia Prokhorov</td>
<td>5623 Durand</td>
<td></td>
</tr>
<tr>
<td>Bob Ovchik</td>
<td>5621 Durand</td>
<td></td>
</tr>
<tr>
<td>Tony Utzina</td>
<td>5625 Durand</td>
<td></td>
</tr>
</tbody>
</table>

The signatures on this petition were signed in my presence within the last thirty days of this signed Notary.

Maynard Ostrowski
Printed Signature of Owner
5620 Chase Ave
Downers Grove IL 60516
847-502-7911
847-502-7911

Subscribed and sworn to before me this:
10 Day of May, 2018

Secretary Public

OFFICIAL SEAL
Jennifer Harvey

Notary Public in and for the State of Illinois
My Commission Expires 07/15/21
May 1, 2018

Dupage County Board of Appeals:

I am requesting a Conditional Use to allow me to build an additional garage space for the detached garage on my property. The conditional use would allow the square footage of the existing space to increase from 910 square feet (I received zoning relief on July 15, 201 petition Z15-008 to increase the required 850 sq. ft. to 910 sq. ft.) to approximately 1582 square feet. The garage addition would be built on the back of the existing garage and would be screened from our street by the existing garage, house and vegetation. Our lot size is 39,607 square feet, almost one acre and it would not change the beauty of our yard.

The garage addition would be used for space of my vintage cars. I do not buy and sell my cars or operate any business from our residence. This is a hobby that I have enjoyed since a young age. I am 65 years old and work part time as a Plastic Sales Engineer.

The proposed garage addition will be built 10 feet from the property line, in line with the existing detached garage. No trees would be removed and would not impair any supply of light to our neighbors. No neighborhood traffic would be affected because we will be using the existing driveway. The structure would not interrupt any drainage or cause any flood issue to our neighbor’s property. No first responder’s cost would be incurred. The garage addition would not create a nuisance because it would be used as storage for my hobby.

Maynard Ostrowski

5620 Chase Ave.

Downers Grove, IL 60516
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: May 21, 2018
RE: Z18-025 Cantigny-Reiling (Winfield/District 6)

Development Committee: June 19, 2018:

Zoning Hearing Officer: May 21, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing.

Subject to the following conditions:
1. The Variation zoning relief is for the proposed gravel driveway only as depicted on the petitioner’s site plan made part of Zoning Petition Z18-025 Cantigny-Reiling on May 21, 2018.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the proposed gravel driveway on the property.

3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

FINDINGS OF FACT:

A. The Hearing Officer finds that the petitioner has demonstrated evidence for a Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing.

B. The petitioner testified that, Zoning Petition Z18-023 Cantigny-Reiling, is a joint-application filed by The Cantigny Foundation and the petitioner.

C. The petitioner testified that the gravel driveway is an ingress-egress easement located on the Cantigny Foundation property and utilized by the petitioner to access his landlocked property.
a. The gravel driveway is also utilized by the Cantigny Foundation to access adjacent properties to the east. The Hearing Officer finds that the petitioner has demonstrated practical difficulties or particular hardships in the way of carrying out a Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing.

PETITIONER’S DEVELOPMENT FACT SHEET

<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASE #/PETITIONER</td>
</tr>
<tr>
<td>ZONING REQUEST</td>
</tr>
<tr>
<td>OWNER</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
</tr>
<tr>
<td>PIN</td>
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<tr>
<td>TWP./ COUNTY BOARD DIST.</td>
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<tr>
<td>ZONING/LUP</td>
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<tr>
<td>AREA</td>
</tr>
<tr>
<td>UTILITIES</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION:
- No Objection.
- Building: No Objections.
- DUDOT: I can not comment at this time. Additional information required. See attached documentation.
- Health: No Objections.
- Stormwater: No Objections/concerns with the concept of the petition. Additional information may be required at time of permit application.
- Public Works: No Comments.
- EXTERNAL:
  - Forest Preserve: No Objections.
  - Township: No Comments.
  - Township Highway: No Comments.
  - Fire Dist.: No Comments.
  - Sch. Dist.: No Comments.

GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>Improved surfaces</td>
<td>Gravel driveway</td>
<td>Gravel driveway</td>
</tr>
<tr>
<td>Int. Side Yard</td>
<td>Improved surfaces</td>
<td>Gravel driveway</td>
<td>Gravel driveway</td>
</tr>
<tr>
<td>Int. Side Yard</td>
<td>Improved surfaces</td>
<td>Gravel driveway</td>
<td>Gravel driveway</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>Improved surfaces</td>
<td>Gravel driveway</td>
<td>Gravel driveway</td>
</tr>
<tr>
<td>Location</td>
<td>Zoning</td>
<td>Existing Use</td>
<td>LUP</td>
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<tr>
<td>----------</td>
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<td>-----------------------</td>
<td>--------------</td>
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<tr>
<td>Subject</td>
<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-2 SF RES</td>
<td>Cantigny Foundation</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<td>East</td>
<td>R-2 SF RES</td>
<td>Cantigny Foundation</td>
<td>0-5 DU AC</td>
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<tr>
<td>West</td>
<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>

**Zoning Petition Z18-025 Cantigny-Reiling**

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

**PUBLIC HEARING**: 2:30 p.m. **May 21, 2018**, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER**: VINCENT G. REILING, 27W636 SWAN LAKE DRIVE, WHEATON, IL 60189 AND CANTIGNY FOUNDATION, 1S151 WINFIELD ROAD, WHEATON, IL 60189.

**REQUEST**: A Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing.

**ADDRESS OR GENERAL LOCATION**: 27W636 SWAN LAKE DRIVE, WHEATON, IL 60189

**LEGAL DESCRIPTION**: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 IN SWAN LAKE, BEING A SUBDIVISION RECORDED NOVEMBER 19, 1984, AS DOCUMENT R84-93602; THENCE NORTH 00 DEGREES 28 MINUTES 00 MINUTES WEST, 250.00 FEET, ALONG THE EAST LINE OF SAID LOT 8, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 82 MINUTES 00 SECONDS WEST 260.00 FEET ALONG THE NORTH LINE OF SAID LOT 8, TO THE SOUTHEAST CORNER OF LOT 7 IN SAID SWAN LAKE; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS WEST 449.34 FEET ALONG THE EAST LINE OF SAID LOT 7 AND LOT 6; THENCE SOUTH 88 DEGREES 31 MINUTES 38 SECONDS EAST 222.00 FEET; THENCE SOUTH 11 DEGREES 26 MINUTES 25 SECONDS EAST 374.00 FEET; THENCE NORTH 80 DEGREES 45 MINUTES 34 SECONDS EAST 225.00 FEET; THENCE SOUTH 17 DEGREES 37 MINUTES 28 SECONDS EAST 201.40 FEET; THENCE SOUTH 09 DEGREES 46 MINUTES 05 SECONDS WEST 43.44 FEET; THENCE SOUTH 60 DEGREES 04 MINUTES 40 SECONDS WEST 45.29 FEET; THENCE SOUTH 21 DEGREES 44 MINUTES 20 SECONDS WEST 113.77 FEET TO THE NORTH LINE OF LOT 7 IN HEIRLOOM ACRES, UNIT NO. 1, BEING A SUBDIVISION RECORDED APRIL 29, 1955 AS DOCUMENT NUMBER 755027 WITH A CERTIFICATE OF CORRECTION RECORDED MAY 27, 1955 AS DOCUMENT NUMBER 758746; THENCE SOUTH 89 DEGREES 31 MINUTES 55 SECONDS WEST 249.41 FEET, ALONG THE NORTH LINE OF SAID LOT 7 AND LOT 6, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
Respectfully Submitted,
ROBERT J. KARTHOLL
DUPAGE COUNTY ZONING HEARING OFFICER

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.
# DuPage County Zoning Hearing Officer Program

Zoning Petition Z18-025 Cantigny-Reiling

Please review the information herein and return your comments to Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Jessica.Infelise@dupagecounty.org, or via facsimile at 630-407-6702 by May 17, 2018.

<table>
<thead>
<tr>
<th>COMMENT SECTION:</th>
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<tbody>
<tr>
<td>: NO OBJECTION/CONCERNS WITH THE PETITION.</td>
</tr>
<tr>
<td>__: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.</td>
</tr>
<tr>
<td>X: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.</td>
</tr>
<tr>
<td>: I OBJECT/HAVE CONCERNS WITH THE PETITION.</td>
</tr>
</tbody>
</table>

**COMMENTS:** What does the driveway serve? Public access may be limited due to short SB left turn storage at Winfield Rd.

---

**SIGNATURE:** David Fuey

**DATE:** 3/24/18

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:** DuPage County Building and Zoning Department

---

### General Zoning Case Information

<table>
<thead>
<tr>
<th>CASE # / PETITIONER</th>
<th>Z18-025 Cantigny-Reiling</th>
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</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing.</td>
</tr>
<tr>
<td>OWNER</td>
<td>VINCENT G. REILING, 27W636 SWAN LAKE DRIVE, WHEATON, IL 60189</td>
</tr>
<tr>
<td>ADDRESS / LOCATION</td>
<td>27W636 SWAN LAKE DRIVE, WHEATON, IL 60189</td>
</tr>
<tr>
<td>PIN</td>
<td>Wheaton: 04-24-300-012, Reiling: 04-24-300-013</td>
</tr>
<tr>
<td>TWSP / COUNTY BOARD DIST.</td>
<td>Winfield District 6</td>
</tr>
<tr>
<td>ZONING / LOT</td>
<td>R-2 SF RES 0-5 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>5.5 ac and 2.41 ac</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: May 6, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>May 21, 2018</td>
</tr>
</tbody>
</table>

**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief:  
   DRIVEWAY RELOCATION ONLY - NO CHANGE TO STRUCTURES OR BUILDINGS

2. How long have you owned the property: 13 YEARS (2005 to PRESENT)

3. Was the building or structure on the property when you bought the property: NOT APPLICABLE

4. Did you build the building or structure: NOT APPLICABLE

5. How long has the building or structure been on the property: NOT APPLICABLE

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: N/A
   b. Side: N/A
   c. Corner Side: N/A
   d. Rear: N/A

7. Why do you need the building or structure: NOT APPLICABLE

8. Explain reasons why you cannot relocate building or structure to an area on the property that would meet the code (e.g.: to move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property): NOT APPLICABLE

9. What do you estimate is the remaining life span of the building or structure: NOT APPLICABLE

10. Do you have any letters of support from neighbors (attach): APPROVED AND AGREED WITH LOT 7 (CANTIGNY FOUNDATION)
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-025 Cantigny-Reiling

1. Vincent G. Reiling, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 14th day of May, 2018.

Petitioner's Name: Vincent G. Reiling

Petitioner's Address: 27W636 Swan Lake Drive
Wheaton, IL 60189

NOTARY SEAL
SUBSCRIBED AND SWORN TO BEFORE ME THIS:
14 DAY OF MAY, 2018

[Notary Public Signature]

Jack G. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: June 8, 2018

RE: Z18-005 Hakim (K Plaza Auto Deals)
(Bloomingdale/District 1)

Development Committee: June 19, 2018:

Zoning Board of Appeals Meeting: June 7, 2018: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to reduce the corner side yard setback from 30 feet to approximately 10 feet to allow parking.
2. Conditional Use to reduce the interior yard setback from 20 feet to approximately 15 feet to allow parking.

ZBA VOTE (to Deny): 7 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:
1. That petitioner testified that he seeks the subject zoning relief to allow for the additional parking of for-sale vehicles for his business, K Plaza Auto Deals.

2. That petitioner testified that the subject property is owned and managed by Tim Walter from K Plaza Holdings, LLC.
   a. The petitioner testified that he has received permission to apply for zoning relief from the subject property’s owner and has submitted documentation of said permission.

3. That petitioner testified that the subject property has no other area for parking the vehicles sold at K Plaza Auto Deals.

4. That petitioner testified that the current parking area for the K Plaza tenants is located in front of the building and north of the building. That petitioner testified that there is insufficient parking in the K Plaza parking lot to accommodate all of his vehicles for sale.
a. As such, petitioner testified that he seeks to park his for-sale vehicle in the required corner side yard setback on the east side of the property.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development as the petitioner has indicated that while there is allotted parking spaces for the tenants of K-Plaza, there is not sufficient parking in the buildable area to accommodate the intensity of his use, which included the need to park more vehicle on the property than the parking lot can accommodate.

2. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance; and specifically, that the granting of the Conditional Use will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that there will be more greenspace or landscaping added to the subject property.
   b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated adequate safety measures for parking the for-sale vehicles at the proposed setbacks including that the location of the parking lot will not have an impact on the adjacent ROW and line-of-sight impacts at the intersection of Garden Ave. and Lake Street.
   c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the proposed setbacks will improve the value of land and buildings in the subject property’s surrounding area.
   d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the proposed parking configuration is appropriate for an auto-sales lot.
      • Furthermore, that information and testimony was provided by the Township Highway Commissioner and adjacent property owners indicating that the location of the paring in the required corner side yard creates traffic issues including congestion in the ROW and dangerous line-of-sight issues at the intersection of Garden and Lake Street.
e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the proposed parking configuration will not affect adjacent properties.

f. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or supplied documents providing access control, signage control, and lighting for the proposed parking configuration.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-005 Hakim (K Plaza Auto Deals)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST:</td>
<td>1. Conditional Use to reduce the corner side yard setback from 30 feet to approximately 10 feet to allow parking. 2. Conditional Use to reduce the interior yard setback from 20 feet to approximately 15 feet to allow parking.</td>
</tr>
<tr>
<td>OWNER:</td>
<td>TIM WALTER, 1173 MC CABE AVE, ELK GROVE VILLAGE, IL 60007</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>24W445 LAKE STREET, ROSELL, IL 60172</td>
</tr>
<tr>
<td>PIN</td>
<td>02-09-303-001</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>Bloomingdale/Dist. 1</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>B-2 GENERAL BUSINESS</td>
</tr>
<tr>
<td>AREA</td>
<td>.55 (23,958 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: May 10, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>May 31, 2018</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION:</td>
<td>No Objection.</td>
</tr>
</tbody>
</table>

Building: No Objections.

DUDOT: The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

Health: No Objections.

Stormwater: No Objections/concerns with the concept of the petition. Additional information may be required at time of permit application.

Public Works: No Objections. We do not provide sewer or water to that area.

EXTERNAL:

Village of Roselle Objects. See attached documentation.

Bloomingdale Township: No Comment.
Bloomingdale Township Highway: I object/have concerns with the petition. See attached documentation.

Bloomingdale Fire Dist.: No Objections/concerns with the concept of the petition. Additional information may be required at time of permit application.

Sch. Dist.: No Comment.

**GENERAL BULK REQUIREMENTS:**

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Front Yard (Parking):</td>
<td>40 FEET</td>
<td>Approx. 4 FEET (Legal Non-Conforming)</td>
<td>Approx. 6 FEET (Legal Non-Conforming)</td>
</tr>
<tr>
<td>North Front Yard (Building):</td>
<td>50 FEET</td>
<td>Approx. 66 FEET</td>
<td>Approx. 66 FEET</td>
</tr>
<tr>
<td>East Int. Side Yard:</td>
<td>20 FEET</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>West Corner Side Yard:</td>
<td>30 FEET</td>
<td>Approx. 39 FEET</td>
<td>Approx. 10 FEET</td>
</tr>
<tr>
<td>South Rear Yard:</td>
<td>20 FEET</td>
<td>Approx. 4 FEET</td>
<td>Approx. 15 FEET</td>
</tr>
</tbody>
</table>

**LAND USE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject</td>
<td>B-2 General Business</td>
<td>Commercial</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>North</td>
<td>Lake Street and beyond I-1 Light Industrial</td>
<td>Commercial</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>South</td>
<td>B-2 General Business</td>
<td>Vacant</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>East</td>
<td>B-2 General Business</td>
<td>Commercial</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>West</td>
<td>B-2 General Business</td>
<td>Commercial</td>
<td>Community Commercial</td>
</tr>
</tbody>
</table>
May 17, 2018

ROGER HAKIM  
24S445 LAKE STREET  
ROSELLE, IL 60172

Re: Z18-005 Hakim (K Plaza Auto Deals)

Dear Petitioner:

We are in receipt of your zoning application for the matter herein. Please be advised that we have set the matter for public hearing on the following date and time:

<table>
<thead>
<tr>
<th>CASE:</th>
<th>Z18-005 Hakim (K Plaza Auto Deals): ROGER HAKIM 24W445 LAKE STREET, ROSELLE, IL 60172</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE:</td>
<td>Thursday May 31, 2018</td>
</tr>
<tr>
<td>TIME:</td>
<td>6:00pm</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Room 3500B, 421 N. County Farm Road, Wheaton, IL 60187</td>
</tr>
</tbody>
</table>

While you have submitted this information already you will be required to submit the following information at the hearing as part of the public record:

- Submit one (1) copy of the plat of survey;
- Submit one (1) copy of the site plan;
- Any other supporting material as official petitioner’s exhibits. If you plan to submit petitions from neighboring homeowners, the petition must be notarized.

**In addition, you will need to address the following criteria at the public hearing:**

**CONDITIONAL USE: Section: 37-1413**

A. That the granting of any Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically that the granting of the Conditional Use will not:

1. Impair an adequate supply of light and air to the adjacent property;
2. Increase the hazard from fire or other dangers to said property;
3. Diminish the value of land and buildings in the vicinity of the proposed Conditional Use;
4. Unduly increase traffic congestion in the public streets and highways;
5. Increase the potential for flood damages to adjacent property;
6. Incur additional public expense for fire protection, rescue or relief; or
7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance.
If you need anything in addition, please contact either myself or Paul Hoss at 630-407-6700 or by email at: paul.hoss@dupageco.org/

Thank you.

Sincerely,

[Signature]

Paul J. Hoss
Planning and Zoning Administration Coordinator
The DuPage County Zoning Board of Appeals will conduct the following public hearing:

**PUBLIC HEARING:** 6:00 p.m. **May 31, 2018**, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** ROGER HAKIM 24W445 LAKE STREET, ROSELLE, IL 60172

**REQUEST:**
1. Conditional Use to reduce the corner side yard setback from 30 feet to 10 feet to allow parking
2. Conditional Use to reduce the interior yard setback from 20 feet to 15 feet to allow parking

**ADDRESS OR GENERAL LOCATION:** 24W445 LAKE STREET, ROSELLE, IL 60172

**LEGAL DESCRIPTION:** OF LOT 27, 28, AND ALSO OF THE NORTH 140 FEET OF LOTS 29 AND 30 AS MEASURED ALONG THE WEST LINE OF LOT 30 IN PLEASANT HILLS GARDENS, A SUBDIVISION IN THE WEST HALF OF SECTIONS 9 AND 16, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED JULY 15, 1940 AS DOCUMENT NO. 412900, IN DU PAGE 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 review the information herein and return your comments to: Jessica Inselise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or Jessica.Inselise@dupageco.org via email or via facsimile at 630-407-6702 by May 30, 2018.

**COMMENT SECTION:**
- : NO OBJECTION/CONCERNS WITH THE PETITION.
- : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
- ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
- : I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- : I OBJECT/ HAVE CONCERNS WITH THE PETITION.

**COMMENTS:** Historically, he has been parking cars in my right of way, interfering with snow plowing operations. He has been told many times to park cars elsewhere without success.

**SIGNATURE:**

**DATE:** 5-15-18

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:** Bloomingdale Township Highway

**GENERAL ZONING CASE INFORMATION**

**CASE #:PETITIONER:** Z18-005 Hakim (K Plaza Auto Deals)

**ZONING REQUEST:** 1. Conditional Use to reduce the corner side yard setback from 30 feet to 10 feet to allow parking.
2. Conditional Use to reduce the interior yard setback from 20 feet to 15 feet to allow parking.

**OWNER:** TIM WALTER 1173 MC CABE AVE ELK GROVE VILLAGE, IL 60007

**ADDRESS/LOCATION:** 24W445 LAKE STREET, ROSELLA, IL 60072

**PIN:** 02093030001

**TWSP./CTY., BD., DIST.:** Bloomingdale/Dist. 1

**ZONING/LUP:** B-2 GENERAL BUSINESS

**AREA:** 23,958 sq. ft.

**UTILITIES:** Water and Sewer

**PUBLICATION DATE:** Daily Herald: May 10, 2018

**PUBLIC HEARING:** May 31, 2018

**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A NORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
May 24, 2018

DuPage County Zoning Board of Appeals
C/O Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, Illinois 60187
Jessica.Infelise@dupageco.org

Re.: Zoning Petition ZB18-005 Hakim (K Plaza Auto Deals)

Dear Chairman Kartholi and Zoning Board of Appeals Members,

The Village of Roselle has reviewed Zoning Petition ZB18-005 and believe that the performance standards related to the parking setbacks should be maintained. We object to the request for setback reductions on both the corner and interior side yards. Following are the Village of Roselle’s comments:

1. The applicant has requested that the corner side yard setback be reduced by more than 50%. This is a greater reduction than can be requested under the conditional use procedure outlined in DuPage County Code Section 37-802.4 (D)(1)(a).

2. Setbacks should include little more than greenspace and landscaping. Reducing the setbacks essentially reduces this greenspace and allows an increase in lot coverage. In this case, lot coverage would be over 80%. In our opinion, this is excessive for the corridor.

3. The lot was laid out with a multi-tenant retail building set back as far as possible on the lot with a double row of parking in front. The parking configuration is appropriate for traditional retail users but does not work well for auto sales. (Typically auto sales lots have a much lower ratio of building to parking and are designed with additional drive aisles and parking spaces to access and house inventory.) We do not believe that setback reductions are necessary in this situation as the issue stems from sub-optimal site selection as opposed to actual hardship on the retail lot.

4. DuPage County Code Section 37-802.4 (D) requires that the applicant file a site plan for review of access control, signage control, and lighting. If these plans have been submitted, the Village of Roselle would like the opportunity to review a copy and provide comments.

5. In 2014, DuPage County, along with the Chicago Metropolitan Area for Planning and several Lake Street Corridor communities, collaborated on the Lake Street Corridor Plan. This parcel lies in Sub-Planning Area 5, an area with a history of deeded DuPage County zoning actions related to business uses. We do not believe that the desired long term future use of the Sub-Area 5 is reinforced by the approval of a variation for this type of use.

Andrew J. Maglio Mayor
Patty Burum Village Clerk

31 South Prospect Street • Roselle, Illinois 60172-2025 • www.roselle.il.us
Telephone: (630) 980-2000 • Administrative Fax: (630) 980-8558 • General Village Fax: (630) 980-0824

Packet Pg. 85
The Village is partnering with DuPage County, Bloomingdale Township, the Village of Bloomingdale, and the Village of Hanover Park in efforts to enhance the Lake Street Corridor in order to realize the vision presented in the adopted Lake Street Corridor Plan. Maintaining the zoning standards helps with the aesthetics of the corridor making it a more attractive thoroughfare for economic development and ultimately realizing the long term development desires of Roselle and DuPage County.

Roselle’s Village Board is meeting on Monday, June 11, 2018. At that meeting, the Board will be voting on a resolution for a formal objection to this petition pursuant to the Illinois State Statutes.

Thank you for the opportunity to share our concerns.

Sincerely,
Village of Roselle

Andrew Maglio
Mayor
M E M O R A N D U M

TO:   DuPage County Development Committee
FROM:  DuPage County Zoning Board of Appeals
DATE:   June 8, 2018
RE:   Z18-024 Hawken (Downers Grove S./District 3)

Development Committee: June 19, 2018:

Zoning Board of Appeals Meeting: June 7, 2018: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation from the following yard requirements:
   a. North Yard (Side) from 40 feet to approximately 3 feet
   b. West Yard (Rear) from 20 feet to approximately 3 feet
   c. East Yard (Front) from 40 feet to approximately 23 feet and 1 inch

2. Variation for gravel parkway to remain

3. Conditional Use for a private garage

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition #Z18-024 Hawken dated May 17, 2018.

2. That the private garage be used solely for the owners, (TIMOTHY N. HAWKEN) vehicles and equipment.

3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

4. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
FINDINGS OF FACT:

1. That petitioner testified that he seeks zoning relief to build a private garage for the storage of trucks, tractors, and equipment. Petitioner testified that the proposed private garage will be for personal use and will not be rented or leased out to the public.
   a. That petitioner testified that he will not run a business on the subject property.
   b. That petitioner testified that he had security problems on the subject property in previous years and has requested the proposed zoning relief to protect his personal property.

2. That petitioner testified that he has owned the subject property for approximately 30 years. Petitioner testified that he currently stores his trucks, trailers, and equipment on the subject property.

3. That petitioner testified that the subject property is located on a “pie-shaped” lot. Due to the “pie-shaped” lot size, the front yard is obtuse, compared to the rear yard and side yard, which is acute.
   a. That petitioner testified that under the current DuPage County Zoning code, the subject property is “unbuildable,” due to the required setbacks.

4. That petitioner testified that the property owner to the north requested the petitioner push the subject property’s north side yard setback from 1 foot to 3 feet. The petitioner has redesigned the layout and accepted the adjacent property owners request to move the north side yard setback to 3 feet.

STANDARDS FOR VARIATIONS AND CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variations and Conditional Uses is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variations and Conditional Use will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that he has adjusted the proposed setbacks to accommodate the
adjacent property (to the north) owner’s request for a three feet north yard (side) setback.

b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed private garage and will be built pursuant to the current building codes.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the general area surrounding the subject property is aging, and that the addition of new building will positively impact land values in the area.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the subject property will be for personal use only and will not be open for public use, therefore, there will be no increase in traffic.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the subject property and surrounding properties maintain gravel parking lots and drives, maintaining adequate surface drainage. Additionally, the petitioner has demonstrated that due to the topography of the subject property, there is natural drainage to the south to the canal/river.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections to the proposed setback variations, gravel parkway variation, or conditional use for a private garage.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the neighbors do not object to the subject development and that the proposed private garage will be an added benefit to the neighborhood.
**PETITIONER’S DEVELOPMENT FACT SHEET**

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE#/PETITIONER</th>
<th>Z18-024 Hawken</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING REQUEST</strong>&lt;br&gt;(As indicated in the Petitioners application)</td>
<td>1. Variation from the following yard requirements:</td>
</tr>
<tr>
<td></td>
<td>a. North Yard (Side) from 40 feet to approximately 3 feet</td>
</tr>
<tr>
<td></td>
<td>b. West Yard (Rear) from 20 feet to approximately 3 feet</td>
</tr>
<tr>
<td></td>
<td>c. East Yard (Front) from 40 feet to approximately 23 feet and 1 inch</td>
</tr>
<tr>
<td></td>
<td>2. Variation for gravel parkway to remain</td>
</tr>
<tr>
<td></td>
<td>3. Conditional Use for a private garage</td>
</tr>
</tbody>
</table>

**OWNER**
TIMOTHY N. HAWKEN, 11W370 JEANS ROAD, BURR RIDGE, IL 60527 (11S435 MADISON STREET, BURR RIDGE, IL 60527)

**ADDRESS/LOCATION**
11W370 JEANS ROAD, BURR RIDGE, IL 60527 (11S435 MADISON STREET, BURR RIDGE, IL 60527)

**PIN**
10-11-401-005

**TWSP./CTY. BD. DIST.**
Downers Grove S District 3

**ZONING/LUP**
I-1 Light Industrial Industrial

**AREA**
0.33 (14,374 sq. ft.)

**UTILITIES**
Water/Sewer

**PUBLICATION DATE**
Daily Herald: May 2, 2018 and May 23, 2018

**PUBLIC HEARING**
May 17, 2018

**ADDITIONAL INFORMATION:**
No Objection.

Building: No Objection/Concerns with the concept of the petition. Additional information may be required at time of permit application. See attached documentation.

DUDOT: The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority. See attached documentation.

Health: No Objections.

Stormwater: No Objections.

Public Works: No Objections. We have sewer and water in the area, the applicant has not applied for a permit at this time.

EXTERNAL:

Forest Preserve District: No Objections.

Downers Grove Township: No Objection/Concerns with the concept of the petition. Additional information may be required at time of permit application. See attached documentation.
May 1, 2018

Timothy N. Hawken
11S435 Madison Street
Burr Ridge, IL 60527

Re: Z18-024 Hawken

Dear Petitioner:

We are in receipt of your zoning application for the matter herein. Please be advised that we have set the matter for public hearing on the following date and time:

| CASE: | Z18-024 Hawken: TIMOTHY N. HAWKEN, 11W370 JEANS ROAD, BURR RIDGE, IL 60527 (11S435 MADISON STREET, BURR RIDGE, IL 60527) |
| DATE: | May 17, 2018 |
| TIME: | 6:00pm |
| LOCATION: | Room 3500B, 421 N. County Farm Road, Wheaton, IL 60187 |
While you have submitted this information already you will be required to submit the following information at the hearing as part of the public record:

- Submit one (1) copy of the plat of survey;
- Submit one (1) copy of the site plan;
- Any other supporting material as official petitioner’s exhibits. If you plan to submit petitions from neighboring homeowners, the petition must be notarized.

In addition, you will need to address the following criteria at the public hearing:

**VARIATION: Section: 37-1411.3 Standards for Variations.**

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

C. That the granting of the Variation will not:
   1. Impair an adequate supply of light and air to the adjacent property;
   2. Increase the hazard from fire or other dangers to said property;
   3. Diminish the value of land and buildings throughout the County;
   4. Unduly increase traffic congestion in the public streets and highways;
   5. Increase the potential for flood damages to adjacent property;
   6. Incur additional public expense for flood protection, rescue or relief; or
   7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

**CONDITIONAL USE: Section: 37-1413**

A. That the granting of any Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
   1. Impair an adequate supply of light and air to the adjacent property;
   2. Increase the hazard from fire or other dangers to said property;
   3. Diminish the value of land and buildings in the vicinity of the proposed Conditional Use;
   4. Unduly increase traffic congestion in the public streets and highways;
   5. Increase the potential for flood damages to adjacent property;
   6. Incur additional public expense for fire protection, rescue or relief; or
7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance.

If you need anything in addition, please contact Paul Hoss at 630-407-6700 or by email at: paul.hoss@dupageco.org

Thank you.

Sincerely,

[Signature]

[Image of a logo and some text about DuPage County, Building & Zoning Department, and contact information.]
Zoning Petition Z18-024 Hawken

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

**PUBLIC HEARING:** 5:30 p.m. **June 7, 2018**, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** Timothy N. Hawken, 11 S 435 Madison Street, Burr Ridge Illinois 60527 (11W370 JEANS ROAD, BURR RIDGE, IL 60527)

**REQUEST:**
4. Variation from the following yard requirements:
   a. North Yard (Side) from 40 feet to approximately 3 feet
   b. West Yard (Rear) from 20 feet to approximately 3 feet
   c. East Yard (Front) from 40 feet to approximately 23 feet and 1 inches
5. Variation for gravel parkway to remain
6. Conditional Use for a private garage

**ADDRESS OR GENERAL LOCATION:**
11S435 MADISON STREET, BURR RIDGE, IL 60527 (11W370 JEANS ROAD, BURR RIDGE, IL 60527)

**LEGAL DESCRIPTION:** LOT 9 IN JACON J. JEANS’ PLAT OF SURVEY OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO RECORD OF SAID PLAT ON OCTOBER 7, 1950 AS DOCUMENT 606585, 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.
A NEW PRIVATE GARAGE W/ OFFICE FOR
TIM HAWKEN
11 SOUTH 435 MADISON ST.
Burr Ridge, Illinois

PROPOSED SITE PLAN

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<td>NORTH</td>
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Zoning Petition Z18-024 Hawken

Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via

COMMENT SECTION

☐ NO OBJECTION/CONCERNS WITH THE PETITION.
X ☐ NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
☐ ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT
APPLICATION.
☐ I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
☐ I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS: Additional information will be required at the time of the building permit
application regarding separation from other structures on adjacent properties, type of construction,
fire suppression, etc.

SIGNATURE: Jim Stras DATE: May 2, 2018
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT Building & Zoning Manager

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER Z18-024 Hawken
ZONING REQUEST
1. Variation from the following yard requirements:
   a. North Yard (Side) from 40 feet to approximately 1 foot
   b. West Yard (Rear) from 20 feet to approximately 3 feet
   c. East Yard (Front) from 40 feet to approximately 24 feet
   and 5 inches
2. Variation for gravel driveway to remain
3. Conditional Use for a private garage

OWNER TIMOTHY N. HAWKEN, 115435 MADISON STREET, BURR RIDGE, IL 60527
(115435 MADISON STREET, BURR RIDGE, IL 60527)
ADDRESS/LOCATION 11W370 JEANS ROAD, BURR RIDGE, IL 60527
FIN 10-11-401-005
TWP./CTY./BD. DIST. Downers Grove S District 3
ZONING/LUP 1-1 Light Industrial Industrial
AREA 0.33 (14,374 sq. ft.)
UTILITIES Water Sewer
PUBLICATION DATE Daily Herald: May 2, 2018
PUBLIC HEARING May 17, 2018
Zoning Petition Z18-024 Hawken

Please review the information herein and return your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at jessica.infelise@dupageco.org or via facsimile at 630-407-6702 by May 15, 2018.

COMMENT SECTION:

1: NO OBJECTION CONCERNS WITH THE PETITION.

2: NO OBJECTION CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.

3: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.

4: I OBJECT / HAVE CONCERNS WITH THE PETITION.

COMMENTS:
The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

SIGNATURE: David Fury DATE: 05/02/2018
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DuPage

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z18-024 Hawken

ZONING REQUEST: 1. Variation from the following yard requirements:

   a. North Yard (Side) from 40 feet to approximately 1 foot
   b. West Yard (Rear) from 20 feet to approximately 2 feet
   c. East Yard (Front) from 40 feet to approximately 24 feet and 3 inches

   2. Variation for gravel pathway to remain

   3. Conditional Use for a private garage

OWNER: TIMOTHY N. HAWKEN, 115435 MADISON STREET, BURLINGTON, IL 60527

ADDRESS/LOCATION: 11W370 JEANS ROAD, BURLINGTON, IL 60527

PIN: 10-11-401-005

TWP./CITY/BD. DIST.: Downers Grove S District 3

ZONING/LUP: L-1 Light Industrial Industrial

AREA: 0.33 (14,374 sq. ft.)

UTILITIES: Water/Sewer

PUBLIC HEARING: Dated: May 2, 2018

PUBLIC HEARING: May 17, 2018

Jack T. Kneupfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Zoning Petition Z18-024 Hawken

Please review the information herein and return with your comments to: Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at jessica.infelise@dupageco.org or via facsimile at 630-407-6702 by May 16, 2018.

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 COMMENTS: Currently, truck parking in industrial area

| SIGNATURE: | Mark Silveman |
| DATE: | 5/4/2018 |

**GENERAL ZONING CASE INFORMATION**

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Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton,