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

2. ROLL CALL

3. 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.

5. APPROVAL OF MINUTES
   A. Development Committee - Re-Scheduled - Tuesday July 10th, 2018

6. REGULATORY SERVICES
   A. DC-O-0048-18 ORDINANCE -- Z18-009 -- Webb: The Zoning Board of Appeals recommended to deny the following zoning relief: 1. A Variation to allow an accessory structure in front of the front wall of the house. (Downers Grove N./ District 3) (Northwest of 87th Street and Lorraine Drive, approximately 280 feet north of 87th Street) ZBA VOTE to Deny: 6 Ayes, 0 Nays, 1 Absent

   B. DC-O-0049-18 ORDINANCE -- Z18-017 -- Patel: The Zoning Hearing Officer recommended to deny the following zoning relief: 1. Conditional Use of parking in rear of property when not leading to a valid parking spot. (Downers Grove N/ District 3) (Southwest of Route 83 and 55th Street, at the southwest corner of 56th Street and Holmes Avenue) The Zoning Hearing Officer recommended to deny Z18-017 Patel.
C. **DC-O-0050-18 ORDINANCE -- Z18-022 -- RJ Concrete, LLC.:** The Zoning Hearing Officer recommended to deny the following zoning relief: 1. Variation to allow driveway and parking spaces to be gravel. (York/ District 2) (Southwest of North Avenue and Villa Avenue, approximately 530 feet west of Villa Avenue on Manor Lane) The Zoning Hearing Officer recommended to deny Z18-022 Patel.

D. **DC-O-0051-18 ORDINANCE -- Z18-026 -- Calvary United Pentecostal Church:** 1. A Variation to extend parking lot to match existing parking lot setbacks from 20 feet to approximately 6 feet. (Addison/ District 1) (South of Army Trail Road, approximately 1,850 feet east of Lombard Road) on Army Trail) The Zoning Hearing Officer recommended to approve Z18-026 Calvary United Pentecostal Church.

E. **DC-O-0052-18 ORDINANCE -- Z18-034 -- Casey:** The Zoning Hearing Officer recommended to approve the following zoning relief: 1. Variation to reduce lot size; Lot 1 to approximately 70,585 sq. ft. and Lot 2 to approximately 76,145 sq. ft. (Winfield/ District 6) (North of Roosevelt Road and Gary Mills Road on the west side of Morningside Avenue) The Zoning Hearing Officer recommended to approve Z18-034 Casey.

F. **DC-O-0053-18 ORDINANCE -- Z18-035 -- Schweinberg:** The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Conditional use to allow an existing shed on property where the shed has existed more than 5 years, to be less than 10 feet from side property line (approx. 7 feet 5 inches). (Downers Grove S./ District 3) (West of Clarendon Hills Road and south of 87st Street, on the north side of Scheel Drive) The Zoning Hearing Officer recommended to approve Z18-035 Schweinberg

G. **DC-O-0054-18 ORDINANCE -- Z18-036 -- Foster:** The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Conditional Use to have an Accessory Building (existing shed) to remain approximately 2 feet and 6 inches from the property line. (Bloomingdale/ District 1)(South of I-390, northeast of Plum Grove Road and Crest Avenue, on the east side of Hawthorne Lane) The Zoning Hearing Officer recommended to approve Z18-036 Foster.

H. **DC-O-0055-18 ORDINANCE -- Z18-037 -- Miller:** The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Variation requesting to increase (existing) detached garage size, which currently exceeds the allowable 850 sq. ft. by approximately 302 sq. (Wayne/ District 6) (Approximately 1,800 feet north of Bartlett Road and Stearns Road, on the east side of Bartlett Road) The Zoning Hearing Officer recommended to approve Z18-037 Miller.

I. **DC-O-0056-18 ORDINANCE -- Z18-044 -- Hartung:** The Zoning Hearing Officer recommended to approve the following zoning relief: 1. Conditional Use to allow an existing detached garage on property where the garage has existed more than 5 years, to be less than 7.5 feet from interior side property line (approx. 5.45 feet). (Lisle/ District 2) (West of I-355, approximately 300 feet south of Warrenville Road on Ivanhoe Avenue). The Zoning Hearing Officer recommended to approve Z18-044 Hartung.

7. **OLD BUSINESS**
8. NEW BUSINESS

9. ADJOURNMENT
1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:04 AM.

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

2. ROLL CALL

PRESENT: Anderson (11:15 AM), Chaplin, Eckhoff (11:13 AM), Hart, Tornatore, Wiley (11:14 AM), Gavanes

ABSENT:

The Development Committee Meeting moved into Room 3500 A due to extended Committee Meetings resulting from Budget discussions.

Motion by Member Chaplin, seconded by Member Hart to make Member Gavanes a member of the Development Committee for quorum purposes. All members present voted aye. Motion carried.

County Board Member Elliott was present.

Committee Members Eckhoff (11:13 AM) Wiley (11:14 AM) and Anderson (11:15 AM) were late due to the Animal Services Meeting.

3. CHAIRMAN'S REMARKS

A. FY2019 Budget Discussion

Chair Tornatore turned the floor over to Director Kottmeyer, who gave a through explanation of the FY2019 Regulatory Services Budget. Discussion ensued regarding the need for a new Permitting System and a new initiative of moving the Stormwater Drainage Inspectors into Building & Zoning. Director Kottmeyer answered all questions posed by the Committee.

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.

There was no Public Comment.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Jun 19, 2018 11:00 AM

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<thead>
<tr>
<th>RESULT:</th>
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<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
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<tr>
<td>SECONDER:</td>
<td>Greg Hart, District 3</td>
</tr>
<tr>
<td>AYES:</td>
<td>Chaplin, Hart, Tornatore, Gavanes</td>
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<tr>
<td>ABSENT:</td>
<td>Anderson, Eckhoff, Wiley</td>
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</tbody>
</table>

6. BUDGET TRANSFERS

A. Budget Transfers -- Transfer of Funds - $21,000.00 from 1100-2810-53828 (Contingencies) to 1100-2810-53110 (Workers Compensation Insurance) to cover invoice for WC Claim Settlement.

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<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
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</thead>
<tbody>
<tr>
<td>MOVER:</td>
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<td>SECONDER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
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<tr>
<td>AYES:</td>
<td>Chaplin, Hart, Tornatore, Gavanes</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>Anderson, Eckhoff, Wiley</td>
</tr>
</tbody>
</table>

7. OLD BUSINESS

There was no Old Business.

8. NEW BUSINESS

There was no New Business.

9. ADJOURNMENT

Without objection the meeting adjourned at 11:16 AM.
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: July 12, 2018
RE: Z18-009 Webb (Downers Grove N./ District 3)

Development Committee: August 7, 2018:

Zoning Board of Appeals Meeting: July 12, 2018: The Zoning Board of Appeals recommended to deny the following zoning relief:

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

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 1 Absent

FINDINGS OF FACT:
1. That petitioner testified that he seeks subject zoning relief to allow for an accessory structure in front of the front wall of the house to cover an existing pond.

2. That petitioner testified the subject lot size is approximately three-quarters of an acre (.75 acres). Petitioner testified that the subject lot is smaller compared to other lots in the immediate neighborhood.

3. That petitioner testified that the subject pond and subject accessory structure are set back approximately 120-125 feet from Lorraine Drive.

4. That petitioner testified that the subject pond was in existence prior to when petitioner purchased the subject property in 1989. Petitioner testified that to the best of his information, the prior owners constructed and installed the subject pond in 1960 or 1961 when the house was built.
   - That petitioner testified that the subject pond is a koi pond with rubber lining and rocks to hide the rubber matting.

5. That petitioner testified that the subject accessory structure is a structure that holds a tarp up above the pond water and above an existing decorative bridge.
That petitioner testified that the subject accessory structure is approximately 19 feet wide by 22 feet long, consisting of 2 by 4’s inch and-a-quarter stainless steel piping, and a translucent plastic cover.

That petitioner testified that the subject accessory structure is approximately five-and-a-half feet (5.5 feet) tall.

STANDARDS FOR VARIATIONS:
1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the 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, as the loss of usefulness in an investment is not a practical difficulty or particular hardship to support a Variation for an accessory structure in front of the front wall of the house.

2. That the Zoning Board of Appeals finds that petitioner has not demonstrated the granting of the Variation will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that there will be greenspace or landscaping added to the subject property to screen around the perimeter of the accessory structure.
   b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated that an accessory structure in front of the front wall will not increase fire or other dangers to said property.
   c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the accessory structure in front of the front wall of the house 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 an accessory structure in front of the front wall will not increase traffic on public streets.
e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that an accessory structure in front of the front wall of the house will not affect the potential for flood damages to adjacent properties.

- Furthermore, testimony presented by a property owner in the neighborhood indicated that there are currently existing flooding issues throughout the subject neighborhood.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that an accessory structure in front of the front wall of the house will not incur additional expenses for flood protection.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that an accessory structure in front of the front wall of the house will not obstruct public safety access to the subject and adjacent properties.

### GENERAL ZONING CASE INFORMATION

<table>
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<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-009 Webb</th>
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<tbody>
<tr>
<td>ZONING REQUEST:</td>
<td>“Variation to allow an accessory structure (permitted pond cover) in front of front wall of house.”</td>
</tr>
<tr>
<td>(As indicated in the Petitioners application)</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>ROBERT D. WEBB 9S740 LORRAINE DRIVE, HINSDALE, IL 60527</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>9S740 LORRAINE DRIVE, HINSDALE, IL 60527</td>
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<td>PIN</td>
<td>09-34-406-017</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Downers Grove N District 3</td>
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<td>ZONING/LUP</td>
<td>R-2 SF RES 0-5 DU AC</td>
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<td>AREA</td>
<td>.70 (30,492 sq. ft.)</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: March 23, 2018</td>
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<td>PUBLIC HEARING</td>
<td>April 26, 2018</td>
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<td>ADDITIONAL INFORMATION:</td>
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<td>Building:</td>
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<td>DUDOT:</td>
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<td>EXTERNAL:</td>
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<td>Forest Preserve District:</td>
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<td>Downers Grove N Township:</td>
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<td>Downers Grove N Township Highway:</td>
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<td>Village of Willowbrook:</td>
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# GENERAL BULK REQUIREMENTS

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<th>PROPOSED</th>
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<td>110 FEET</td>
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<tr>
<td>North Int. Side Yard:</td>
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<td>5 FEET</td>
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<tr>
<td>South Int. Side Yard:</td>
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## LAND USE

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<tr>
<td>South</td>
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<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td>West</td>
<td>R-2 SF</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
July 7, 2018

Mr. Paul Hoss
Zoning Administration Coordinator
Department of Economic Development
and Planning
421 N. County Farm Road
Wheaton, IL 60187

RE: Zoning Application for Property at 95740 Lorraine Dr., Hinsdale, IL

Dear Mr. Hoss:

At the Zoning Board of Appeals hearing in this matter on April 26, 2018, additional information and documentation was requested of the petitioner by board members. This is in response. Enclosed please find the following:

1. A current, original 18” x 24” plat of survey dated May 25, 2018 depicting the location of the existing ornamental pond, and twelve 11” x 17” copies.

2. In lieu of a site plan (per board direction), a current, original 18” x 24” plat of survey dated May 25, 2018 depicting the location of the existing ornamental pond and the location and positioning of the pond cover, and twelve 11” x 17” copies.

3. An original and twelve copies of the Webb's invoice dated June 25, 2005 for the pond repairs discussed at the April 26, 2018 ZBA hearing.

The pond is now a legal, non-conforming use because, although it is set back approximately 110' from Lorraine Drive (required front yard setback is 10'), it is located within the side yard setback. The ZBA discussion centered around the nature of the pond repairs, and whether those repairs expanded upon or changed the location of legal, non-conforming pond.

The GEM Ponds, Inc. invoice shows no work done to expand or relocate the pond, and therefore no activity that would require that the pond be brought into conformity. MORE IMPORTANTLY, as Mr. Hoss stated at the hearing, ornamental ponds were not regulated by DuPage County prior to the adoption of the ordinance establishing permitted conditions for ornamental ponds. The invoice substantiates the fact that the work was completed months before then — before the pond became a legal, non-conforming use. Therefore, there was not, and could not have been, any change to a legal, non-conforming use when the
work was done. The pond work, regardless of its extent, was perfectly legal and is irrelevant in this matter.

4. The attorney for Mr. Tommasone, the single objector, has asserted that the character of the area (that he incorrectly describes as the neighborhood) will be negatively affected. In response, ZBA board members inquired about the position of the owners association as to the Webb’s pond cover.

Attached is an email from the Association President, Linda Painter, expressing no objection to the Webb’s zoning request. Also attached are the signed, sworn, and notarized petitions of 55 of the residents residing in the immediate neighborhood of the Webb property, declaring their familiarity with the Webb’s pond cover, and stating their support for the Webb’s variance request. Also attached are the signed, sworn, and notarized petitions of another 24 of the residents residing in the immediate neighborhood of the Webb property, declaring their familiarity with the Webb’s pond cover, and stating that they have no objection to the use of the pond cover or the Webb’s variance request. These are in addition to the petitions and letters of support previously submitted to the ZBA.

Also enclosed are 9 photos taken since the April 26, 2018 ZBA hearing in this matter that demonstrate the rural character of this neighborhood, with large lots and accessory structures commonplace. All of the accessory structures depicted in these photos are clearly visible from the street frontage, and the accessory structures shown in the first 6 photos are actually located within the front yards. This is not to say that the Webb’s pond cover is acceptable because other accessory structures are also located in neighborhood front yards, but rather to demonstrate the true character of the neighborhood.

5. Finally, we take this opportunity to respond to inaccurate assertions by Mr. Tommasone’s attorney, and questions by board members.

a. Mr. Daniel states that there is no single parcel within the block face extending from the Interstate 55 frontage road south to 87th Street, that has an accessory building or a prohibited accessory structure in its Lorraine Drive front yard. This statement is false and is provable by the pictures attached. Indeed, the first photo shows a structure in the front yard of the property 3 parcels south of the Tommasone’s. This structure has been there for more than 20 years and is taller than the Webb’s proposed pond cover. In addition, there are pictures of accessory buildings along Lorraine Dr. south of 87th Street that are much closer to the street and more visible than the Webb’s pond cover.

b. View of the Pond Cover

(i) The topography of the Webb property is relatively flat, and the Webb’s pond serves as a detention pond that detains runoff and actually benefits the Tommasone property. Mr. Daniel’s statement that runoff from the pond cover would drain to the Tommasone property is false. The north end of the cover is directly attached to the Webb’s gravel bridge, and acts as a stormwater barrier in favor of the Tommasone property.
(ii) There is no view of the pond cover from the north. The fence erected by the Tommasones has blocked the view from the north, unless Tommasone is at an upper level of his house, and even then the view would be an obstructed view due to the trees and fence he installed, and the ornamental grasses on the Webb property.

(iii) The Webb’s house is set back 142’ from the street. There is only one house in the neighborhood set back farther from the street - the Tommasone’s. The distance from the street has a direct bearing on what neighbors can see of the Webbs’ pond cover. Many of the neighbors who drive by the Webb’s property were unaware that the Webb’s even had a pond cover during the winter until they saw the pictures.

(iv) The eastern edge of our property is completely covered by bushes (honeysuckle and lilacs) that extend from the north property line to the south property line. This prevents any clear sight of the pond cover, located more than 100’ away.

c. Mr. Daniel’s letter (and Mr. Kartholl’s questions) seems to ask for information about the nature of the pond cover. The materials used are 2 X 4s around the pond as a base. Attached are 7 stainless steel curved pipes (1 1/4 inch diameter) going in a north to south direction. These are attached to the base using U bolts. Then 3 purlins are attached to the curved pipes in an east to west direction to give additional support to the cover. Over this is placed a clear plastic membrane that is secured to the base.

d. The notion that the Webb’s put their koi in a kiddy pool in the basement is not feasible, is detrimental to the koi, and may result in koi loss. The Webbs belong to the Midwest Pond and Koi Society which educates that the best and most successful wintering of fish is to leave them in the pond. This is far less disruptive than regularly feeding them, trying to filter out a kiddy pool from their waste products, and aerating the pool properly.

Please have this letter and enclosures added to the record. My client will be at the hearing to answer any additional questions. Thank you.

Very truly yours,

Michael M. Roth

Enclosure
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<th>Price</th>
<th>Qty</th>
<th>Total</th>
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<td>$300</td>
<td>x</td>
<td>300.00</td>
</tr>
<tr>
<td>Valve Assembly</td>
<td>$150</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

1. PARTIES
   Customer agrees to pay GEM PONDS INC for total CONSTRUCTION FEE. 50% down payment and remaining balance in 11 equal payments.
   GEM PONDS INC, Residential X
   Customer's Signature X

2. JOB DETAILS
   Water Control equipment design installed at customer's expense. Customer will receive a 1 year warranty on parts and labor.

3. This job is to start approximately...
   to be completed approximately...

4. Customer's liability/obligations: Customer agrees to pay for any damages due to weather, vandalism, or neglect during the warranty period. Customer agrees to pay any damages due to weather, vandalism, or neglect during the warranty period. Customer agrees to pay any damages due to weather, vandalism, or neglect during the warranty period. Customer agrees to pay any damages due to weather, vandalism, or neglect during the warranty period.

5. This agreement is subject to the terms and conditions of the warranty period.

---

Packet Pg. 18
To the Zoning Board of Appeals:

I was called by both Mr. Webb and Mr. Tommison to let me know their thoughts on the lid pond cover. I offered to help them resolve their dispute between the two of them. They each conveyed to me their concern and what they were willing to compromise on. I thought they were making progress. On May 3, I received a call from Mr. Tommison stating, "I spoke with our attorney. He has instructed me to let the court handle it. Thank you for trying to help." After that date, I had no more communications between the two gentlemen.

I was disheartened to hear about the dispute between two next door neighbors who were apparently once friends. I was only briefly involved when the gentlemen called me. They both seemed like they would like to try to work it out. I hope there can be an amicable settlement of the dispute.

Linda Palmar
109021 Hampshire Ln
Willowbrook, IL 60527

---

From: paul.hoss <paul.hoss@dupageco.org>
To: paul.hoss <paul.hoss@dupageco.org>
Subject: Webb vs Tommison - lid pond cover
Date: Fri, Jul 6, 2018 11:32 am

Members of the Zoning Board of Appeals

I personally don’t have a problem with the lid pond cover, but I don’t live on that block. From what I’m hearing, a compromise might be to lessen the number of months it is being used. For example, Dec., Jan and Feb when the weather is the coldest and the daylight hours are the shortest. That’s just my thought.

Thank you.

Linda Palmar
Daniel Law Office, P.C.

July 12, 2018

Hon. Robert Kartholl and Members
of the Zoning Board of Appeals
County of DuPage

c/o Jim Stran/Paul Hess
421 North County Farm Road
Wheaton, Illinois 60187

Re: Zoning Petition Z18-009 Webb (Variation)
95740 Lorraine Drive, Hinsdale, DuPage County, Illinois
Permanent Index No. 09-34-406-017

Deliberation Date: July 12, 2018

Dear Chairman Kartholl and Members of the Zoning Board of Appeals:

I continue to represent Gino Tommasone, as trustee of the Tommasone Real Estate Trust. The Trust opposes the application of Robert D. Webb to allow an accessory structure identified as a permitted pond cover in front of the front wall of the home on the Subject Property. Prior correspondence provides the basis for the opposition. This correspondence responds to correspondence from the applicant dated Saturday, July 7, 2018 (received by the Trust on July 10, 2018). The July 7, 2018 correspondence should not affect the proper outcome of deliberations and the Trust respectfully asks the Zoning Board of Appeals (a) to deny a recommendation to approve the requested variation and (b) to enter appropriate findings.

This letter progresses in the topical order of the Webb’s supplement for convenience.

The Survey

As anticipated by the Trust, the new survey (which remains unsigned) reflects that the pond improvement is substantially larger than previously reflected in the survey. The survey identifies a continuing trespass despite efforts by the Trust to respond to the Webbs’ activities along the shared lot line. Nevertheless, deliberation should remain focused on the pond cover which constitutes a building by definition of that term in the County ordinances.

The survey does not call out any retention or detention facility on the Webb Property, thus wholly contradicting the free-wheeling and unfounded comments about the subject of drainage in the July 7, 2018 “supplement” to the application. (See Item 5(b)) The suggestion that the pond acts as a barrier is not supported in any fashion and the Trust has faced continued landscape maintenance responding to excessive and redirected run-off from the pond area.
The Location of the Pond Cover

The marked up survey, which (with the Trust's agreement) depicts the location of the pond cover and operates as a site plan, continues to show the membrane building at a location only three feet from the north side lot line and in front of the Webbs' house. The subject of this hearing ties to a request to allow a building in the front yard. The site plan does not differ from testimony as to the proposed location of the cover. However, the site plan fails to depict the dimensions of the cover or its height or the nature of its construction. The March 2018 Google Earth aerial photograph depicts the illegal pond cover as roughly 430 square feet in area and having a clear and highly reflective membrane. The site plan does not indicate whether this is the same style of membrane intended for use in the future. Since the Trust believes the Zoning Board of Appeals should decline to provide a recommendation in favor of the variations, the absence of these dimensions should not prolong these proceedings any further inasmuch as the Zoning Board of Appeals should not need dimensions and other information to support its action.

Status of the Pond as an Illegal or Nonconforming Use

The Webbs submit that the pond is a nonconforming use, but they provide no information concerning the dates of construction, concerning the legality of the pond at the time of construction and during expansion, or concerning the specific efforts taken to modify the pond over the past decade or two. The statement that the pond is a legal, non-conforming use is a mere conclusion. There has been no County determination to this effect and the Webbs have not pursued processes available to them in order to obtain this determination. Section 37-502 assigns the burden to establish a non-conforming building, structure or use on the Webbs and the testimony and July 7, 2018 submittal fall far short of meeting this burden.

Accepting only for the sake of argument that the pond is a legal, non-conforming use, the treatment of the use and the treatment of non-conforming structures are different under Article V of the DuPage County Zoning Ordinance. In particular, Section 37-502.2(A) prohibits expansion of pond. Section 37-502.2(B) prohibits the addition to or enlargement of the pond facility by adding a framed-membrane building above it.

About Neighborhood and the Subject Property

The Subject Property lies in a rural area, but this does not mean that the County turns a blind eye to enforcing its cedes. In fact, the nonconformity of the framed-membrane structure with the area and with the ordinances is what landed the Webbs in adjudication to begin with. Moreover, the Trust has not had the opportunity to review the petitions, but it notes that the comment concerning “letting the court” decide is a laypersons’ response to an attempt to respond to Linda Painter when she inquired whether it appeared that the parties were at impasse—which they are. The “court” referenced is the Zoning Board of Appeals at this point, and the Trust hopes not to find itself in a position from which it must decide whether to litigate an approval of
the cover. Ms. Painter’s input does not bear on the issue because she, as President, apparently lacks the ability to enforce any particular covenant concerning the pre-existing illegal building. Her indication that she does not live on the block clearly indicates a softer position even if she had the covenanted authority to chime in on this.

The Zoning Board of Appeals has only one description of the neighborhood before it—that which the Trust provided earlier. The Webbs’ criticism of that description does not offer any alternative. Nevertheless, the Zoning Board of Appeals certainly understands that the few blocks in the area that the Trust addressed in April comprise the neighborhood and Webbs essentially admit as much by submitting various photos they feel bear on the issue at hand.

**The Webbs’ Photographs**

The photo of the decorative hose enclosure next to a putting green at the northwest corner of Lorraine and 87th Street (9S772 Lorraine) reflects a structure that has been in place since at least 1993 and possibly five years prior to that according to aerial imagery. Whether this structure was a building depends on the state of zoning and building codes in the 1990’s, but there seems to have been no County problem with this structure over more than two decades. The photo fails to depict that this is a corner lot and, further, fails to support any theory that the County should deviate from its ordinances to allow a new membrane building in front of a home when the zoning ordinance clearly prohibits this.

Relying on the photo of part of another corner lot directly east of the aforementioned property and situated at the northeast corner of Lorraine and 87th Street (9S775 Lorraine), the Webbs incorrectly suggest that the existence of a plank walkway over a culvert constitutes a building in the front yard that is relevant to the matter at hand. This should require little discussion given the long experience of members of the Zoning Board of Appeals. The same is true of photographs of a statue as well as of a basketball standard and lightpost along Hillside (south southwest of the Webb Property). A photo of a recreational vehicle parked in advance of a trip at a location 5-6 houses north of the Webb Property is irrelevant to the issue of whether a building connected to the ground should be allowed in front of the Webb home. Similarly, driveway entry monuments with lights are not buildings situated at 9S611 Lorraine which bear on this issue. The photograph of an area across a side and a rear yard at 17W055 Fern Street reflecting installations behind the front face of a home at the property also do not bear on the issue (of course, the photo also fails to disclose the forward-positioned home to the right of the above-ground pool).

The photograph across gardens in the rear yard of 10S020 Lorraine Drive to the shed is equally misleading to those noted above. 10S020 is a corner lot. The home is not shown in the photographs. The above-grade gardens are behind the face of the home along Lorraine and the shed is in the furthest corner from any abutting right of way. The building depicted on the left of the photograph is actually the principal building at 10S040 Lorraine. The white picket fence
Hon. Robert Kartholl and Members
of the Zoning Board of Appeals
County of DuPage

July 12, 2018
Page 4

Photograph of the northwest corner of Lorraine and Hillside (apparently 17W128 Hillside) is no
less forthcoming and no more relevant to the issue at hand because all of the improvements at
17W128 Hillside are at or behind the building face closest to the street.

Views to the Membrane Building

The discussion of the views to the membrane is insulting to the Trust and should be a real
problem with the Zoning Board of Appeals. The highly reflective membrane in the attached
photo is highly reflective and stands out like a sore thumb. It created such a visual obstruction
that the Trust spent money not only to remedy a trespass, but also to deal with the plain view of a
reflective building that the County prohibits at the location at issue. The Zoning Board of
Appeals certainly should not condone the effort to use the Trust’s self-help in order to justify a
zoning violation or to support a discordant variation to allow a building in front of the Webbs’
home.

Conclusion

Thank you for your attention to this matter. The Zoning Board of Appeals should not
provide a favorable recommendation to the effect that that the County Board should approve the
variation to allow any pond cover in front of the home or in the side yard. Respectfully, the Trust
asks the Zoning Board of Appeals to enter findings consistent with this determination.

Yours very truly,

[signature]
Mark W. Daniels

[mark]

Excl.
MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 18, 2018

RE: Z18-017 Patel (Downers Grove N. / District 3)

Development Committee: August 7, 2018:

Zoning Hearing Officer: July 18, 2018: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use of parking in rear of property when not leading to a valid parking spot.

FINDINGS OF THE FACT:

A. That petitioner testified that he seeks the subject zoning relief to allow for a Conditional Use of parking in rear of property when not leading to a valid parking spot at his multi-family tenant building.

B. The Hearing Officer finds that petitioner has not demonstrated sufficient evidence and factual underpinnings to support a Conditional Use of parking in rear of property when not leading to a valid parking spot.

GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-017 Patel</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Conditional Use of parking in rear of property when not leading to a valid parking spot</td>
</tr>
<tr>
<td>OWNER</td>
<td>RAJESHBAI N. PATEL 16W611 56TH STREET, CLARENDON HILLS, IL 60514</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>16W611 56TH STREET, CLARENDON HILLS, IL 60514</td>
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<tr>
<td>PIN</td>
<td>09-14-101-040</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>Downers Grove N Dist. 3</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-6 Multiple Family Multi-Family 5-15 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>.23 (10,018 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: June 13, 2018</td>
</tr>
</tbody>
</table>
PUBLIC HEARING | June 27, 2018, continued to July 18, 2018  
ADDITIONAL INFORMATION:  
No Objection.

**Building:**  
No Objections. 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.

**Health:**  
No Objections.

**Stormwater:**  
No Objections.

**Public Works:**  
No Objections. PW is not the provided for sewer and water to that area.

**EXTERNAL:**

Forest Preserve:  
No Objections.

Downers Grove Township:  
No Objections. Additional information may be required at time of permit application. (See attached documentation)

Downers Grove Township Highway:  
No Objections. Additional information may be required at time of permit application.

Tri-State Fire Dist.:  
Can not comment at this time, additional information required. (See attached documentation)

Sch. Dist.:  
No Comment.

**GENERAL BULK REQUIREMENTS:**

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<td>North Front Yard:</td>
<td>Multiple-Family Dwelling: 20 FEET</td>
<td>PARKING N/A</td>
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<td></td>
<td>Driveway: 1 FOOT</td>
<td></td>
<td></td>
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<td>West Int. Side Yard:</td>
<td>Multiple-Family Dwelling: 15 FEET</td>
<td>PARKING N/A</td>
<td>PARKING: APPROX. 45 FEET</td>
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<td></td>
<td>Driveway: 1 FOOT</td>
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<td></td>
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<td>East Corner Side Yard:</td>
<td>Multiple-Family Dwelling: 20 FEET</td>
<td>PARKING N/A</td>
<td>PARKING APPROX. 6 FEET</td>
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<td>Driveway: 1 FOOT</td>
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<td>South Rear Yard:</td>
<td>Multiple-Family Dwelling: 20 FEET</td>
<td>PARKING N/A</td>
<td>PARKING APPROX. 32 FEET</td>
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<td>Driveway: 1 FOOT</td>
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<td>Location</td>
<td>Zoning</td>
<td>Existing Use</td>
<td>LUP</td>
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<tr>
<td>Subject</td>
<td>R-6 Multiple Family</td>
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<td>Multi-Family 5-15 DU AC</td>
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<tr>
<td>North</td>
<td>56th Street and beyond the Village of Clarendon Hills</td>
<td>Commercial</td>
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<td>South</td>
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<td>Multiple Family</td>
<td>Multi-Family 5-15 DU AC</td>
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<tr>
<td>East</td>
<td>Holmes Avenue and beyond the Village of Clarendon Hills</td>
<td>Townhomes</td>
<td>Village of Clarendon Hills</td>
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<tr>
<td>West</td>
<td>R-6 Multiple Family</td>
<td>Multiple Family</td>
<td>Multi-Family 5-15 DU AC</td>
</tr>
</tbody>
</table>
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? 
   (Proximity - Demolish)

2. How long have you owned the property? Since 02/2017

3. Was the building or structure on the property when you bought the property? Building - Not applicable

4. Did you build the building or structure? No

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: Approx. 6 feet
   b. Side: Approx. 50 feet
   c. Corner Side: Not applicable
   d. Rear: Approx. 25 feet

7. Why do you need the building or structure: To increase the value of the property directly. The property is zoned "vacant" and to grow on vacant, you have reduced the need to expand development to accommodate the house & structures.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g. if more would be destroyed; location of septic failed, existing vegetation would be destroyed, grade of property): This is the most convenient for overall & aesthetic

9. What is your estimate of the remaining life span of the building or structure: More than 50 years (not applicable)

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

CASE NAME AND NUMBER: Z-18-017 Patel

I, Rajeshbhai N. Patel, 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 June 2018.

Petitioner's Name: Rajeshbhai N. Patel

Petitioner's Address: 16W611, S614 S. 161st St,
Clarendon Hills, IL 60514


NOTARY SEAL

SUBSCRIBED AND SIGNED TO BEFORE ME THIS:

18th DAY OF JUNE, 2018

Sabrina Villalvazo
NOTARY PUBLIC SIGNATURE

"OFFICIAL SEAL"

Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Zoning Petition Z18-017 Patel

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 630-407-5702 by June 26, 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:** This creates additional non-permeable area.
What stormwater run-off mitigation is included in this project? What landscaping is proposed?

**SIGNATURE:**

**DATE:** 6/14/2018

**GENERAL ZONING CASE INFORMATION**

- **CASE/PETITIONER:** Z18-017 Patel
- **ZONING REQUEST:** Conditional Use of parking in rear of property when not leading to a valid parking spot
- **OWNER:** RAJESH PATEL 16W611 56TH STREET, CLARENDO HILLS, IL 60514
- **ADDRESS/LLOCATION:** 16W611 56TH STREET, CLARENDO HILLS, IL 60514
- **PIN:** 09141010040
- **TWP/CITY, BD. DIST:** Downers Grove N Dist. 3
- **ZONING/LUP:** R-6 Multiple Family Multi-Family 5-15 DU AC
- **AREA:** 23 (10,018 sq. ft.)
- **UTILITIES:** Water and Sewer
- **PUBLICATION DATE:** Daily Herald June 13, 2018
- **PUBLIC HEARING:** June 22, 2018

**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
Please review the information herein and return with your comments to:
Jessica Inelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Inelise@dupageco.org or via facsimile at 630-407-6762 by June 20, 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 CANNOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- I OBJECT. HAVE CONCERNS WITH THE PETITION.

**COMMENTS:**
- REAR OF PROPERTY IS A FENCED IN BACKYARD
- ACCESS WOULD HAVE TO COME IN OFF HOUSES AND TO AN UPAVED BACKYARD?

**SIGNATURE:** [Signature]
**DATE:** 06/18/18

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:**
[Department Name]

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
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</tr>
</thead>
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<tr>
<td>ADDRESS/LOCATION</td>
<td>16W611 56TH STREET, CLARENDON HILLS, IL 60514</td>
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<td>PIN</td>
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<td>TWP./CTY. BD. DIST.</td>
<td>Downers Grove N  Dist. 3</td>
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<td>ZONING/LUP</td>
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<td>AREA</td>
<td>2.3 (10,018 sq. ft.)</td>
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<td>UTILITIES</td>
<td>Water and Sewer</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald; June 13, 2018</td>
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<tr>
<td>PUBLIC HEARING</td>
<td>June 27, 2018</td>
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PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition Z18-017 Patel

Please review the information herein and return with your comments to: Jessica Infante, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infante@dupagecounty.org or via facsimile at 630-407-4762 by June 21, 2018.

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

COMMENTS: I am concerned with the new impervious area associated with the petition and would require additional information at the time of permitting.

<table>
<thead>
<tr>
<th>SIGNATURE:</th>
<th>Jim Straw</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE:</td>
<td>June 21, 2018</td>
</tr>
</tbody>
</table>

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager

<table>
<thead>
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<tr>
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<tr>
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<td>TWP./CTY., BD. DIST.</td>
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<tr>
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<tr>
<td>PUBLICATION DATE</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
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</table>

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
M E M O R A N D U M

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: July 18, 2018
RE: Z18-022 RJ Concrete, LLC. (York/ District 2)

Development Committee: August 7, 2018:

Zoning Hearing Officer: July 18, 2018: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to allow driveway and parking spaces to be gravel.

FINDINGS OF THE FACT:

A. The Hearing Officer finds that petitioner has not demonstrated sufficient evidence and factual underpinnings to support a Variation to allow driveway and parking spaces to be gravel.

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 driveway and parking spaces to be gravel.

GENERAL ZONING CASE INFORMATION

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<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-021 RJ Concrete, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Variation to allow driveway and parking spaces to be gravel</td>
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<tr>
<td>OWNER</td>
<td>RJ CONCRETE, INC. 100 E. COMSTOCK AVENUE, ADDISON, IL 60101</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>17W479 MANOR LANE, VILLA PARK, IL 60181</td>
</tr>
<tr>
<td>PIN</td>
<td>06-03-107-006</td>
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<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>York</td>
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<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES</td>
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<td>AREA</td>
<td>0.55 (23,958 sq. ft.)</td>
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<td>UTILITIES</td>
<td>Well and Septic</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: July 3, 2018</td>
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<tr>
<td>PUBLIC HEARING</td>
<td>July 18, 2018</td>
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</table>
**ADDITIONAL INFORMATION:**

**Building:** Objects. (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.

**Health:** No Objections.

**Stormwater:** No Objections.

**Public Works:** No Objections. We have no concerns – we are not the provider for sewer or water to that area.

**EXTERNAL:**

**Forest Preserve:** No Comment.

**Villa Park:** Objects. (See attached documentation)

**York Township:** No Comment.

**York 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>North Front Yard:</td>
<td>Improved surface for driveway and parkway</td>
<td>Gravel driveway and parkway</td>
<td>Gravel driveway and parkway</td>
</tr>
<tr>
<td>West Int. Side Yard:</td>
<td>Improved surface for driveway and parkway</td>
<td>Gravel driveway and parkway</td>
<td>Gravel driveway and parkway</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-4 SF RES</td>
<td>R.J. Concrete Inc.</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Manor Lane and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Village of Villa Park</td>
<td>R.J. Concrete Inc.</td>
<td>Village of Villa Park</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>
Packet Pg. 44

Attachment: Z18-022 RJ CONCRETE Dev. Com. (8-7-18) (DC-O-0050-18 : Z18-022 RJ Concrete, LLC)
Zoning Petition Z18-022 RJ Concrete, Inc.

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 Jessica.Infelise@dupageco.org via email at or via facsimile at 630-407-6702 by July 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:

SIGNATURE: Jim Steen, DATE: July 5, 2018
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER Z18-022 RJ Concrete, Inc.
ZONING REQUEST Variation to allow driveway and parking spaces to be gravel
OWNER RJ CONCRETE, INC. 100 E. COMSTOCK AVENUE, ADDISON, IL 60101
ADDRESS/LOCATION 17W479 MANOR LANE, VILLA PARK, IL 60181
PIN 06-03-107-006
TWP/CTY. BD. DIST. York Dist. 2
ZONING/LUP R-4 SF RES 0.5 DU AC
AREA 0.55 (23,958 sq. ft.)
UTILITIES Well and Septic
PUBLICATION DATE Daily Herald: July 2, 2018
PUBLIC HEARING July 18, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
Packet Pg. 48

BUILDING & ZONING DEPARTMENT

630-407-670
Fax: 630-407-6702
www.dupageco.org/buildin

559x765

6.C.a

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition Z18-022 RJ Concrete, Inc.

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 Jessica.Infelise@dupageco.org via email or via facsimile at 630-407-6702 by July 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: As this property owner is seeking annexation into Villa Park, we believe this request should be denied. Villa Park does not allow gravel as an approved driveway or parking surface.

SIGNATURE: ____________________________ DATE: July 5, 2018

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER Z18-022 RJ Concrete, Inc.

ZONING REQUEST Variation to allow driveway and parking spaces to be gravel

OWNER RJ CONCRETE, INC. 100 E. COMSTOCK AVENUE, ADDISON, IL 60101

ADDRESS/LOCATION 17W479 MANOR LANE, VILLA PARK, IL 60181

PIN 06-03-107-006

TWP./CTY. BD. DIST. York Dist. 2

ZONING/LUP R-4 SF RES 0-5 DU AC

AREA 0.55 (23,958 sq. ft.)

UTILITIES Well and Septic

PUBLICATION DATE Daily Herald: July 3, 2018

PUBLIC HEARING July 18, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: August 1, 2018

RE: Z18-026 Calvary United Pentecostal Church

Development Committee: August 7, 2018:

Zoning Hearing Officer: August 1, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation to extend parking lot to match existing parking lot setbacks from 20 feet to approximately 6 feet.

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 #Z18-026 Calvary United Pentecostal Church dated August 1, 2018.

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

3. 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.

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

FINDINGS OF FACT:

A. That petitioner testified that he seeks subject zoning relief to allow for a proposed parking lot extension to match the existing parking lot setbacks (approximately 6 feet from the east interior side property line).

B. That petitioner testified that attendance has increased for Sunday services at the subject property and that the existing 78 stall parking lot is no longer adequate.
That petitioner testified that a proposed parking lot extension would provide additional parking and matching aisle egress and flow, while maintaining emergency access to the subject property.

That petitioner testified that the proposed parking lot extension would accommodate 30 more vehicles, as depicted on the petitioner’s revised site plan made part of Zoning Petition Z18-026 Calvary United Pentecostal Church on August 1, 2018.

C. That petitioner testified that if the 20-foot setback was applied to the subject property, dentition capability for the proposed parking lot extension would be lost and would offset the location for proposed Stormwater Best Management Practices (BMP’s) and drainage. By further shifting the proposed parking lot extension to the west, the proposed Stormwater BMP’s and drainage would encroach upon the subject property’s septic field.

D. That petitioner testified that he has distributed a petition to neighbors adjacent to the proposed parking lot extension and that they do not have any objections to the subject zoning relief. Furthermore, that petitioner has incorporated a section of arborvitae landscaping to screen the subject parking lot extension from residential properties to the east.

E. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to extend parking lot to match existing parking lot setbacks (from 20 feet to approximately 6 feet).

F. The Hearing Officer finds that petitioner has demonstrated that a practical difficulty exists in that the extension of the existing parking lot requires the variation to allow for extended parking in a manner that facilitates positive traffic flow on site.

   Furthermore, the Hearing Officer finds that if petitioner were required to maintain the required setback they would require more impervious area contributing to uneven pavement and diminished on-site circulation.

G. The Hearing Officer finds that petitioner has demonstrated that the proposed parking lot extension does not have any impact on adjacent properties and roadways, does not impact drainage, and does not impede ventilation and light to the subject property or adjacent properties.
<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
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<tr>
<td>ADDRESS/LOCATION</td>
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<tr>
<td>PIN</td>
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<td>TWSP./CTY. BD. DIST.</td>
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<td>ZONING/LUP</td>
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<tr>
<td>UTILITIES</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
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</table>

**ADDITIONAL INFORMATION:**

- **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 Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)
- **Public Works:** No Objections. We have no concerns – we are not the sewer or water provider for that area

**EXTERNAL:**

- **Village of Addison:** No Objections. (See attached documentation)
- **Addison Township:** No Comment.
- **Addison Township Highway:** No Comment.
- **Fire Dist.:** No Comment.
- **Sch. Dist.:** No Comment.
- **Forest Preserve:** No Comment.

**GENERAL BULK REQUIREMENTS:**

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<th>PROPOSED</th>
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<tbody>
<tr>
<td>North Front Yard:</td>
<td>30 FEET</td>
<td>N/A</td>
<td>APPROX. 687 FEET</td>
</tr>
<tr>
<td>East Int. Side Yard:</td>
<td>20 FEET</td>
<td>N/A</td>
<td>APPROX. 6 FEET</td>
</tr>
<tr>
<td>West Int. Side Yard:</td>
<td>20 FEET</td>
<td>N/A</td>
<td>APPROX. 203.7 FEET</td>
</tr>
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<td>South Rear Yard:</td>
<td>20 FEET</td>
<td>N/A</td>
<td>APPROX. 97.5 FEET</td>
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<tr>
<td>Location</td>
<td>Zoning</td>
<td>Existing Use</td>
<td>LUP</td>
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<tr>
<td>Subject</td>
<td>R-4 SF</td>
<td>Place of Assembly</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Army Trail and beyond R-4 SF</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Village of Addison</td>
<td>Industrial/ Warehouse</td>
<td>Village of Addison</td>
</tr>
<tr>
<td>East</td>
<td>Village of Addison</td>
<td>Houses</td>
<td>Village of Addison</td>
</tr>
<tr>
<td>West</td>
<td>Village of Addison</td>
<td>Place of Assembly and Industrial/ Warehouse</td>
<td>Village of Addison</td>
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**Zoning Petition Z18-026 Calvary United Pentecostal Church**

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 July 17, 2018.

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

**COMMENTS:** Additional information will be needed at the time of permit application on how the proposed development will meet the requirements of the DuPage County Countywide Stormwater and Flood Plain Ordinance.

| SIGNATURE: Clayton Heftier, DATE: 7/6/18 |
| MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DuPage County Stormwater Management |

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
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<tr>
<td>ZONING REQUEST:</td>
<td>A Variation to extend parking lot to match existing parking lot setbacks.</td>
</tr>
<tr>
<td>(As indicated in the Petitioner's application)</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>CALVARY UNITED PENTECOSTAL CHURCH, 19W701 ARMY TRAIL ROAD, ADDISON, IL 60101</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>19W701 ARMY TRAIL ROAD, ADDISON, IL 60101</td>
</tr>
<tr>
<td>PIN</td>
<td>03-29-110-015</td>
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<tr>
<td>TWP./CTY. BD. DIST.</td>
<td>Addison</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES</td>
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<tr>
<td>AREA</td>
<td>4.95 (215,622 sq. ft.)</td>
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<tr>
<td>UTILITIES</td>
<td>Wall and Septic</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: July 3, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>July 18, 2018</td>
</tr>
</tbody>
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**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Kuepper Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
July 5, 2018

Jessica Infelen
DuPage County Building and Zoning Department
421 N. County Farm Road
Wheaton, IL 60187

Re: Zoning Petition Z18-026 Calvary United Pentecostal Church
19W701 Army Trail Road, Addison, IL

Dear Jessica,

We are attaching a comment section for the above referenced case with no objection/concerns regarding the petition referenced above.

Our only comment is that we request specific attention be paid to drainage and stormwater management related to the parking lot expansion, as drainage is a very sensitive issue in the surrounding Village of Addison neighborhoods.

Thank you for your assistance with this matter.

Sincerely,

[Signature]

John Berley, Assistant Village Manager/
Director, Community Development

CC: Mayor and Village Board
    Joe Block
    Mike Crandall
    Arlene Kaatz
Zoning Petition Z18-026 Calvary United Pentecostal Church

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 July 17, 2018.

COMMENT SECTION:

☑ ☐: NO OBJECTION/CONCERNS WITH THE PETITION.
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☐: 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:

☐

SIGNATURE: ____________________________  DATE: ____________________________

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z18-026 Calvary United Pentecostal Church

ZONING REQUEST: A Variation to extend parking lot to match existing parking lot setbacks.

OWNER: CALVARY UNITED PENTECOSTAL CHURCH, 19W701 ARMY TRAIL ROAD, ADDISON, IL 60101

ADDRESS/LOCATION: 19W701 ARMY TRAIL ROAD, ADDISON, IL 60101

PIN: 03-29-110-015

TWSP./CTVY. BD. DIST.: Addison  Dist. 1

ZONING/LUF: R-4 SF RES  0-5 DU AC

AREA: 4.95 (215,622 sq. ft.)

UTILITIES: Well and Septic

PUBLICATION DATE: Daily Herald: July 3, 2018

PUBLIC HEARING: July 18, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATUTE.
Z18-026 CALVARY UNITED PENTECOSTAL CHURCH
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief: Parking lot extension at grade

2. How long have you owned the property: 1982

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

4. Did you build the building or structure: yes

5. How long has the building or structure been on the property: 1983

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 687 ft
   b. Side: 6 ft
   c. Corner Side: 203.7 ft
   d. Rear: 97.5 ft

7. Why do you need the building or structure: The expanded parking would allow for overflow during Sunday services

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): Continuity of vehicular flow would be severely impacted if the required setback was enforced upon the construction of the parking lot extension.

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

10. Do you have any letters of support from neighbors (attach): yes

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
AFFIDAVIT:

CASE NAME AND NUMBER: ___Z18-026__________________________

I. Calvary United Pentecostal Church

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
_______16th_______ day of ___July_________ 2018__________.

Petitioner’s Name: ___James T. March – Secretary/Treasurer

Calvary United Pentecostal Church

Petitioner’s Address:

___19 W. 701 Army Trail Rd. Addison, IL 60101________

__________________________

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:

16th DAY OF July, 2018

__________________________

NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
NANCY MCCOMAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-16-18

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

Attachment: Z18-026 Calvary United Dev. Com (DC-O-0051-18 : Z18-026 Calvary United Pentecostal Church)
Information submitted by petitioner on July 16, 2018:

07/16/18

The following is the general response to DuPage County towards the comments presented
RE: Zoning Petition Z18-026

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.
The site is already substantially developed, prior to current setback requirements, with a
building and parking lot. Continuity of vehicular flow would be severely impacted if the
required setback was enforced upon the construction of the parking lot extension.
Currently parking lot traffic flow is optimized, such that it only allows for two small aisles
with one directional flow. Having the new parking lot extension set back from the existing
would create an entry only flow condition, without sufficient space for exiting.

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.

The variation granted will be an extension of current conditions, and is mindful of all the
above mentioned. Storm water plans have been submitted, managing all storm run off and
directing towards BMP’s.

C. That the granting of the Variation will not:
1. Impair an adequate supply of light and air to the adjacent property;
The parking lot and it’s features are to be installed is at grade, as such adjacent
properties will not be impacted with supply of light or air flow.

2. Increase the hazard from fire or other dangers to said property;
The parking lot proposed would be constructed of asphalt and concrete (non-
combustible). Granting the variation will allow proper turning radii for first
responders, and allow a better degree of response if needed towards neighboring
properties.

3. Diminish the value of land and buildings throughout the County;
The parking lot is an improvement, and as such should only slightly add to the value of
the land and buildings throughout the County.
4. Unduly increase traffic congestion in the public streets and highways; The parking lot expansion will add 32 vehicles to the overall site, which has currently has about 80 existing spots. Local streets will not be impacted. The existing parking lot and proposed expansion is connected to a regional collector, Army Trail Road. The parking expanded parking would allow for overflow during Sunday services, which is one day during the week. Sunday is not considered a peak flow day of the week for Army Trail Road.

5. Increase the potential for flood damages to adjacent property; Engineering plans have been designed adequately addressing the proposed site’s storm water flow, along with Best Management Practices (BMP’s) to mitigate neighboring properties from being impacted during the most extreme of rain fall events.

6. Incur additional public expense for flood protection, rescue or relief; or See items #2 and #5 responses.....

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County: No impairments towards the inhabitants of DuPage County anticipated.

Thank you for the opportunity to request a variance for the extension of the Church’s parking lot.

James March – Secretary Treasurer
Calvary United Pentecostal Church
On Behalf of the Petitioner
Dan Grecco, P.E.

OFFICIAL SEAL
NANCY MCCOMAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1-16-10
7/16/18

To Whom It May Concern,

RE: Zoning Petition Z18-026

I, James T. March – Secretary Treasurer of Calvary United Pentecostal Church, have personally contacted some of the residents from the Stone Hedge subdivision which is located to the east of our property at 19w701 Army Trail Rd. Addison, IL 60101. I have explained our proposed variation for a parking lot expansion to them and have attached letters that they have signed in my presence stating that they are the homeowner and that they “Do Not” object to the variation.

The Addresses I have been able to contact are as follows:
- 952 W. Stonehedge Dr. Addison, IL 60101
- 945 W. Stonehedge Dr. Addison, IL 60101
- 990 W. Stonehedge Dr. Addison, IL 60101
- 980 W. Stonehedge Dr. Addison, IL 60101
- 973 Stonehedge Dr. Addison, IL 60101
- 964 Stonehedge Dr. Addison, IL 60101
- 921 Stonehedge Dr. Addison, IL 60101
- 959 Stonehedge Dr. Addison, IL 60101

James T. March
Secretary Treasurer, Calvary United Pentecostal Church

[Signature]

OFFICIAL SEAL
NANCY MCCOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/31/19

[Seal]
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I: 

Residing at: 952 W. STONEHILL DR. ADDISON, IL

Date: 6/18/2018

[Signature]
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

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As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I:
Residing at: 
Date: 6/12/2018
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

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As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I:  
Residing at: 990 w stevens rd addison, il 60101
Date: 7/3/2018

Signature:

Attachment: Z18-026 Calvary United Dev. Com (DC-O-0051-18 : Z18-026 Calvary United Pentecostal Church)
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

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You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I: [Signature]

Residing at: [Address]

Date: [Date]

[Handwritten Signature]
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I:  
Residing at:  
Date:  

M. B.  
959 StoneHedge ADDISON IL 60001  
6/26/2018
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH
19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I:

Residing at:

Date:

1/25/2018
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I: GAUTAM PATEL

Residing at: 973 Stone Hill Dr. Addison, IL

Date: 6/28/2018
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curbed parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I:

Residing at:

Date: 6/26/2018
Additional Information Submitted by Petitioner on July 30, 2018:

July 18, 2018

HARDSHIP SETBACK NARRATIVE FOR
PROPOSED SOUTH PARKING LOT EXPANSION
Calvary United Pentecostal Church
19 W 701 Army Trail Road

Setbacks for DuPage County were recently changed within the past several years, increasing a 5 foot setback to a 20 foot setback for all non-residential properties adjacent to residential properties. The church is petitioning for a variance to allow a six foot setback for an construction of a parking lot extension.

Originally Opened in 1983, the church has seen positive growth in recent years. Increased attendance for Sunday services has grown so much, that the existing 78 stall parking lot is no longer adequate. Overflow parking is being temporarily tolerated with parking along the driveway, and throughout the existing parking lot. This limits the ability for egress, especially if an emergency situation was to occur.

A proposed parking lot expansion, with parking spacing for 30 more vehicles is desired. Ideally parking would be in alignment with existing parking, providing matching isle egress and flow.

If the 20 foot setback was enforced, the following hardships for constructing a parking lot extension would be noted:

- Detention capability would be lost. As insufficient room would exist for reverse lane flow, the parking lot extension would need to be moved further west. This is just south of the existing building complex, and would offset the proposed location that is desired for above grade storm water BMP’s and drainage. Further shifting this drainage proposed BMP location west would impact the building’s septic field that is located there.

- Inefficiencies in parking lot design would ensue. More asphalt area would be needed overall, to accomplish the same number of new and desired parking lot stalls. This is because more isle space would be required to accommodate turning movements. This would increase the size and subsequent cost of the parking lot. This would occur whether the new parking lot extension was shifted anywhere but in line with the existing alignment.
Revised Site Plan Submitted on July 30, 2018:

PROPOSED SOUTH PARKING LOT EXPANSION
Calvary United Pentecostal Church
19 W 701 Army Trail Road

PROPOSED GEOMETRIC PLAN

NOTE: "N" - PROPOSED FOOT PATH ALTERNATIVE LOCATION
WITHIN POOL BUILDING G2 TOTAL

Packet Pg. 75
Additional Information Submitted by Petitioner on August 1, 2018:

8/1/18 → Young exhibit
Z18-026 Calvary

7/30/18

To Whom It May Concern,

RE: Zoning Petition Z18-026

I, James T. March – Secretary Treasurer of Calvary United Pentecostal Church, have personally contacted, Mr. Allen Young, the resident from 954 Stonededge Dr. Addison, IL. I meet with him on Sunday 7/29/18 at 19w701 Army Trail Addison. I showed him the proposed parking lot expansion and survey of our common property line. I have explained our proposed variation for a parking lot expansion and included his request to plant arbor vitae trees along our side of the property as part of our project.

I have attached letter that he has signed in my presence stating that he is the homeowner and that he “DOES NOT” object to the variation.

The Address I have been able to contact are as follows:
- 954 Stonededge Dr. Addison, IL 60101

James T. March
Secretary Treasurer Calvary United Pentecostal Church

Nancy McConas

7/30/18
PETITION LETTER TO NEIGHBORS OF
CALVARY UNITED PENTECOSTAL CHURCH 19W701 ARMY TRAIL RD ADDISON, IL 60101

We are in the process of extending our parking to the south of our existing parking lot with a variation of property line setbacks.

Included in this extension project we have hired an engineer to design the extended parking in a way as include a curbs on the expansion to contain and divert all water run off to the west.

You may or may not receive an additional notification from DuPage County Zoning as they consider the curved parking lot a structure.

We are circulating this petition to our immediate neighbors of the proposed variation for a parking lot structure.

As such, if you do not object to the variation of this in ground parking lot structure please sign below:

I: _____________________________

Residing at: 954 Stonehedge Dr. Addison, IL 60101

Date: 7/29/2018

[Signature]

[Stamp]
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 27, 2018
RE: Z18-034 Casey (Winfield/District 6)

Development Committee: August 7, 2018:

Zoning Hearing Officer: June 27, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation to reduce lot size: Lot 1 to approximately 70,585 sq. ft. and Lot 2 to approximately 76,145 sq. ft.

Subject to the following conditions:
1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-034 Casey on June 27, 2018.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation.
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 petitioner has demonstrated the need for a Variation to reduce lot size: Lot 1 to approximately 70,585 sq. ft. and Lot 2 to approximately 76,145 sq. ft.

B. That petitioner testified that he plans to subdivide the current property into two new lots and offer them for sale.

C. That petitioner testified that he typical lot size in the subject neighborhood is approximately 1.25-1.50 acres.

As such, the proposed reduction in lot size is consistent with other lot sizes within the subject neighborhood.
D. That petitioner testified that the two subject lots are serviced by well and septic utilities.

E. The Hearing Officer finds that petitioner has demonstrated that the subject properties are located in a unique manner relative to the adjacent properties to the north and west.

- As such, Washington Avenue extends into the northwest corner of the subject property.
- As such, the proposed lot subdivision will be consistent with other lot sizes within the subject neighborhood.

<table>
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<tr>
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<td><strong>AREA</strong></td>
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<tr>
<td><strong>UTILITIES</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>
<tr>
<td><strong>ADDITIONAL INFORMATION:</strong></td>
</tr>
<tr>
<td>Building:</td>
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<tr>
<td>DUDOT:</td>
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<tr>
<td>Health:</td>
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<tr>
<td>Stormwater:</td>
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<tr>
<td>Public Works:</td>
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<tr>
<td>EXTERNAL:</td>
</tr>
<tr>
<td>Forest Preserve:</td>
</tr>
<tr>
<td>Winfield Township:</td>
</tr>
</tbody>
</table>
Winfield Township Highway: No Objections.
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>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>40 FEET</td>
<td>N/A</td>
<td>40 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>20 FEET</td>
<td>N/A</td>
<td>20 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>20 FEET</td>
<td>N/A</td>
<td>20 FEET</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>50 FEET</td>
<td>N/A</td>
<td>50 FEET</td>
</tr>
<tr>
<td>Height:</td>
<td>36 FEET</td>
<td>N/A</td>
<td>36 FEET</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>0.2</td>
<td>N/A</td>
<td>0.2 (Lot 1: 14,117) (Lot 2: 15,229)</td>
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### LAND USE

<table>
<thead>
<tr>
<th>Location</th>
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<th>Existing Use</th>
<th>LUP</th>
</tr>
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<tbody>
<tr>
<td>Subject</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Morningside Avenue and beyond R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>

Attachment: Z18-034 Casey Dev. Com (8-7-18) (DC-O-0052-18 : Z18-034 Casey)
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 27, 2018
RE: Z18-035 Schweinberg (Downers Grove S. / District 3)

Development Committee: August 7, 2018:

Zoning Hearing Officer: June 27, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional use to allow an existing shed on property where the shed has existed more than 5 years, to be less than 10 feet from side property line (approx. 7 feet 5 inches).

Subject to the following conditions:
1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-035 Schweinberg on June 27, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the existing shed 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 petitioner has demonstrated evidence for a Conditional use to allow an existing shed on property where the shed has existed more than 5 years, to be less than 10 feet from side property line (approx. 7 feet 5 inches).

B. The Hearing Officer finds that petitioner has demonstrated that the existing shed has been in existence prior to when the petitioner purchased the subject property. The petitioner has owned the subject property since approximately March 2018.

C. That petitioner testified that the existing shed has been on the property for approximately 30 years and has been well-maintained.

D. That petitioner testified that the existing shed is used to store lawn mowers and household equipment.

E. The Hearing Officer finds that petitioner has demonstrated that the existing shed 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.

<table>
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<tr>
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<tr>
<td>ZONING REQUEST: (As indicated in the Petitioner application)</td>
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<tr>
<td>OWNER</td>
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<td>ADDRESS/LOCATION</td>
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</tr>
<tr>
<td>PUBLIC HEARING</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION</td>
</tr>
<tr>
<td>Building: No Objections.</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td><strong>DUDOT:</strong> 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: No Objections.</td>
</tr>
<tr>
<td>Stormwater: No Objections.</td>
</tr>
<tr>
<td>Public Works: No Objections. We are the sewer and water provider and the proposed ZBA request does not impact our system.</td>
</tr>
<tr>
<td><strong>EXTERNAL:</strong></td>
</tr>
<tr>
<td>Forest Preserve: No Objections.</td>
</tr>
<tr>
<td>Village of Willowbrook: No Objections. The Village of Willowbrook has no objections to the proposed variation given the circumstances and considering our current side yard setback requirement for a rear yard setback is five feet (5’).</td>
</tr>
<tr>
<td>Downers Grove Township: No Objections. Additional information may be required at time of permit application.</td>
</tr>
<tr>
<td>Downers Grove Township Highway: No Objections.</td>
</tr>
<tr>
<td>Tri-State Fire Dist.: No Objections.</td>
</tr>
<tr>
<td>Sch. Dist.: No Comment.</td>
</tr>
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**GENERAL BULK REQUIREMENTS:**

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</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>BEHIND FRONT WALL</td>
<td>APPROX. 122 FEET</td>
<td>APPROX. 122 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>10 FEET</td>
<td>APPROX. 7.22 FEET</td>
<td>APPROX. 7.22 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>10 FEET</td>
<td>APPROX. 104 FEET</td>
<td>APPROX. 104 FEET</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>3 FEET</td>
<td>APPROX. 72 FEET</td>
<td>APPROX. 72 FEET</td>
</tr>
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</table>

**LAND USE**

<table>
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<tr>
<th>Location</th>
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<th>Existing Use</th>
<th>LUP</th>
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<tbody>
<tr>
<td>Subject</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Scheel Drive and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>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</td>
<td>0-5 DU AC</td>
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</table>
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. DESCRIPTIVE OF THE BUILDING/STRUCTURE FOR WHICH YOU SEEK ZONING RELIEF:
   A Shed

2. HOW LONG HAVE YOU OWNED THE PROPERTY:
   2.5 years

3. DID THE BUILDING/STRUCTURE EXIST WHEN YOU BOUGHT THE PROPERTY:
   Yes

4. DID YOU BUILD THE BUILDING/STRUCTURE:
   No

5. HOW LONG HAS THE BUILDING/STRUCTURE BEEN ON THE PROPERTY:
   Approx. 30 years

6. HOW CLOSE IS THE BUILDING/STRUCTURE FROM THE PROPERTY LINES:
   a. FRONT: 122.52
   b. SIDE: 22.92
   c. CORNER SIDE: 117.71
   d. REAR: 21.32

7. WHY DO YOU NEED THE BUILDING/STRUCTURE:
   Storage of lawn mowers, etc.
   It's an essential property.

8. EXPLAIN REASONS WHY YOU CAN NOT RELOCATE BUILDING/STRUCTURE TO AN AREA ON THE PROPERTY THAT WOULD MEET THE CODE (E.G.: TO MOVE WOULD BE TO DESTROY, LOCATION OF SEPTIC FIELD, EXISTING VEGETATION WOULD BE DESTROYED, GRADE OF PROPERTY, ETC.):
   To move would be to destroy

9. ESTIMATE THE REMAINING LIFE SPAN OF THE BUILDING/STRUCTURE:
   20 years

10. DO YOU HAVE ANY LETTERS OF SUPPORT FROM NEIGHBORS (ATTACH):
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 27, 2018
RE: Z18-036 Foster (Bloomingdale/ District 1)

Development Committee: August 7, 2018:

Zoning Hearing Officer: June 27, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for Accessory Building (Existing Shed) to remain approximately 2 feet and 6 inches from property line.

Subject to the following conditions:

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-036 Foster on June 27, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the existing shed 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 petitioner has demonstrated evidence for a Conditional Use to have an Accessory Building (existing shed) to remain approximately 2 feet and 6 inches from the property line.

B. The Hearing Officer finds that the petitioner has demonstrated that the existing shed has been in existence prior to when the petitioner purchased the subject property, approximately 11 years ago.

C. That petitioner testified that the existing shed has been on the property for approximately 30 years.

D. That petitioner testified that the existing shed is used to store a lawnmower, snow blower, shovels, and household equipment.

E. The Hearing Officer finds that petitioner has demonstrated that the existing shed 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.

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<td><strong>ADDITIONAL INFORMATION:</strong></td>
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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. PW does not provide sewer or water to that area.

EXTERNAL:
Forest Preserve: No Objections.
Township: No Comment.
Bloomingdale Township Highway: No Objections.
Fire Dist.: No Comment.
Sch. Dist.: No Comment.

GENERAL BULK REQUIREMENTS:

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<td>BEHIND FRONT WALL</td>
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<td>APPROX. 155 FEET</td>
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<td>North Int. Side Yard:</td>
<td>10 FEET</td>
<td>APPROX. 2 FEET AND 6 INCHES</td>
<td>APPROX. 2 FEET AND 6 INCHES</td>
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<tr>
<td>South Int. Side Yard:</td>
<td>10 FEET</td>
<td>APPROX. 88 FEET</td>
<td>APPROX. 88 FEET</td>
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<tr>
<td>East Rear Yard:</td>
<td>3 FEET</td>
<td>APPROX. 168 FEET</td>
<td>APPROX. 168 FEET</td>
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LAND USE

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<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td>North</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Hawthorne Lane and Beyond</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief: S.A.E.D.

2. How long have you owned the property: 11 years

3. Was the building or structure on the property when you bought the property: Yes

4. Did you build the building or structure: No

5. How long has the building or structure been on the property: 30 years

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 65 feet
   b. Side: 87 feet
   c. Corner Side: 15 feet
   d. Rear: 15 feet

7. Why do you need the building or structure: All Season Storage, Farming, Equine, Recreation, Snow Blowing, Fencing, Christmas Decor...

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: 1-5 years

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

CASE NAME AND NUMBER: 216-036 FOSTER

I, Kim Foster, 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 5th day of June 2018.

Petitioner's Name: Kim Foster

Petitioner's Address: 7N707 W. Ronne, Medinah, IL 60157

NOTARY SEAL:

SUBSCRIBED AND SWORN TO BEFORE ME THIS:

5 DAY OF JUNE 2018

[Signature]

NOTARY PUBLIC SIGNATURE

Jack 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: June 27, 2018
RE: Z18-037 Miller (Wayne / District 6)

Development Committee: August 7, 2018:
Zoning Hearing Officer: June 27, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation requesting to increase (existing) detached garage size, which currently exceeds the allowable 850 sq. ft. by approximately 302 sq.

Subject to the following conditions:
1. The Variation zoning relief is for the existing detached garage only, as depicted on the petitioner’s revised site plan made part of Zoning Petition Z18-037 Miller on July 10, 2018.
2. That petitioner maintains the existing landscaping and fencing around the perimeter of the subject property.
3. That petitioner is not permitted to operate a business out of the subject detached garage.
4. That petitioner shall not cause illumination in excess of one-half (1/2) foot-candle at property lines.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to the existing shed 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 petitioner has demonstrated evidence for a Variation requesting to increase (existing) detached garage size, which currently exceeds the allowable 850 sq. ft. by approximately 302 sq.

B. The Hearing Officer finds that petitioner has demonstrated that the subject detached garage has been in existence prior to when the petitioner purchased the subject property in November 2013.

C. That petitioner testified that the subject detached garage is used to store a vintage car, lawnmower, snow blower, shovels, children’s toys, and household equipment.

D. That petitioner testified that the subject detached garage is illuminated by three (3) flood lights.

E. That petitioner testified that the subject detached garage is currently powered by electricity.

F. The Hearing Officer finds that petitioner has demonstrated that the subject detached garage 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.

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<thead>
<tr>
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<td>ZONING REQUEST:</td>
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<td>(As indicated in the</td>
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<td>Petitioners application)</td>
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<td>PUBLIC HEARING</td>
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<td>ADDITIONAL INFORMATION:</td>
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<td>Building:</td>
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<tr>
<td>DUDOT:</td>
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<td>Health:</td>
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</table>
Stormwater: No Objections.
Public Works: No Objections. PW does not provide the sewer and water to that area.

EXTERNAL:
Village of Bartlett: Objects. (See attached documentation)
Forest Preserve: No Objections.
Township: No Comment.
Township Highway: No Comment.
Bartlett Fire Dist.: No Objections.
U-46 Sch. Dist.: No Objections.

GENERAL BULK REQUIREMENTS:

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<th>PROPOSED</th>
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LAND USE

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<td>Vacant and House</td>
<td>Village of Bartlett</td>
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<td>West</td>
<td>Bartlett Road and beyond Barlett Park District</td>
<td>Bartlett Park District</td>
<td>Village of Bartlett</td>
</tr>
</tbody>
</table>
**Narrative Submitted by Petitioner:**

**#6. STANDARDS FOR ZONING RELIEF:**

We are planning to build a 24'x24' attached garage and are requesting to keep our existing 1,152 square foot detached garage which exceeds the allowable 850 square feet by only 302 square feet. We have an acre of land and the current detached garage does not adversely affect the neighborhood, county or village in any way whatsoever. Please see our answers below in black.

**VARIATION:** Section: 37-1411.
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.

**WITHOUT THE DETACHED GARAGE WE WILL LOSE VERY MUCH NEEDED STORAGE SPACE:**

- We have a 24'x48' detached garage at the end of our long driveway. The total square footage is 1,152 which exceeds the allowable 850 square feet by only 302 square feet. To be compliant we would need to tear down the entire detached garage. It would be a shame to tear down a perfectly good garage that solves all of our storage needs, just because of an extra 302 square feet.
- Half of the garage is being used to store our 1954 Classic GMC truck (hubby’s baby) to keep it protected from the weather. The other half stores many items such as: riding lawn mower, manual lawn mower, snow blower, kids riding vehicles, kids’ pool, beach toys, various toys such as the Step2 Roller Coaster, bikes, bike buggy, table saw, lawn tools, garden tools, toolbox, sleds, winter storage of patio furniture, trampoline, grill, etc. It’s the perfect size. Everything has its place and is nicely organized. Without the detached garage all of our things would be left out in the open and exposed to the elements, not to mention an eyesore to the neighborhood. Where would we put the 1954 Classic GMC truck? The new proposed attached garage will only be 24'x24' which is not nearly enough storage for all these items plus our vehicles.
- If we are required to tear down the detached garage it would be quite some time before we could afford to build a new “allowable” replacement detached garage/storage building as the cost of the new garage addition is already quite a huge financial burden.

**WE HAVE AN ACRE OF LAND AND MOST IS UNUSED**

- We have about an acre of land and most of it is not being used. The detached garage takes up only a fraction of the yard. We have much more land than buildings on our property.

**THE BENEFITS OF BUILDING AN ATTACHED GARAGE:**

- Our driveway is about 50-60 feet from the house which is quite far to walk to and from our vehicles. It’s miserable during bad weather and we often need to run as fast as we can while trying to shield our two young children.
- Bring in groceries, cases of water or anything else to and from the house is very inconvenient and cumbersome.
- At night it would feel much safer to park inside an attached garage without walking that long distance outside.
- The attached garage will keep our vehicles warm and protected. No snow to clean off.
- We live on a busy street with much exposure and the new addition would greatly improve our house appearance and likewise make the neighborhood look more appealing. Our house currently looks like a small box.
- We have a large empty piece of land between our house and driveway which is the absolute perfect spot for an attached garage.
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.

Does not apply

C. That the granting of the Variation will not:
   1. Impair an adequate supply of light and air to the adjacent property;
      The existing single-story detached garage is far from the adjacent property and does not impair an adequate supply of light and air whatsoever. We have an acre of land and the adjacent property has 2 acres.
   2. Increase the hazard from fire or other dangers to said property;
      There is no increase of fire or any other dangers.
   3. Diminish the value of land and buildings throughout the County;
      Having both an attached garage and detached garage for storage will surely increase the land value.
   4. Unduly increase traffic congestion in the public streets and highways;
      Does not apply
   5. Increase the potential for flood damages to adjacent property;
      The existing detached garage does not increase the potential for flood to the adjacent property. It has been here for many years without any problems. We have a lot of land and there are no drainage issues.
   6. Incur additional public expense for flood protection, rescue or relief; or
   7. Otherwise impair public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
      Does not apply

In conclusion, we would greatly appreciate if our property could be re-zoned to allow us to keep the existing detached garage and also build a new attached garage. The exceeded amount is only 302 square feet which doesn’t seem to justify tearing down a perfectly good garage. The detached garage is ideal for all of our storage needs and we cannot afford to build a new storage. We need the extra storage for our classic car, lawn mowers, snow blower and many other things.

Likewise, we really need to have an attached garage for the safety of our family, convenience, comfort, better curb appeal and home value.

We have an acre of land and most of it is unused. If we’re able to keep the detached garage and build the 24’x24’ attached garage our ratio would still be much more land per structures than any of our neighbors (besides the neighbor to the right who has two acres).

The detached garage has been here for many years and has never affected the adjacent properties, community property or anyone else.

It would be beneficial to us in so many ways to keep the existing detached garage and be allowed to build a new attached garage. It will not be a burden or problem to anyone else. We really hope you will consider letting us keep it!

Thank you for your time!

Donald and Anne Miller
Tammy Ramirez
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. DESCRIBE THE BUILDING/STRUCTURE FOR WHICH YOU SEEK ZONING RELIEF:
   1,152 Detached garage

2. HOW LONG HAVE YOU OWNED THE PROPERTY:
   Since November 2013

3. DID THE BUILDING/STRUCTURE EXIST WHEN YOU BOUGHT THE PROPERTY:
   Yes

4. DID YOU BUILD THE BUILDING/STRUCTURE:
   No

5. HOW LONG HAS THE BUILDING/STRUCTURE BEEN ON THE PROPERTY:
   I do not know

6. HOW CLOSE IS THE BUILDING/STRUCTURE FROM THE PROPERTY LINES:
   
   a. FRONT: 120 Feet from garage to sidewalk
   b. SIDE: 28 Feet (right side), 107 feet (left side)
   c. CORNER SIDE: 34 Feet
   d. REAR: 78 Feet

7. WHY DO YOU NEED THE BUILDING/STRUCTURE:
   Half of it stores our 1954 GMC Classic Truck. The other half stores a multitude of items such as:
   Riding lawn mower, manual lawn mower, grass catcher, snow blower, kids motorized vehicles, kids pool, beach toys,
   Kids outdoor toys such as: Step2 roller coaster, bikes, bike buggy

8. EXPLAIN REASONS WHY YOU CANNOT RELOCATE BUILDING/STRUCTURE TO AN AREA ON THE PROPERTY THAT WOULD MEET THE CODE (E.G.: TO MOVE WOULD BE TO DESTROY; LOCATION OF SEPTIC FIELD, EXISTING VEGETATION, OTHER BUILDING/STRUCTURE, ETC.):
   Detached garage 151,152 sq. ft. which exceeds the allowable 850 sq. ft.

9. ESTIMATE THE REMAINING LIFE SPAN OF THE BUILDING/STRUCTURE:
   30 years

10. DO YOU HAVE ANY LETTERS OF SUPPORT FROM NEIGHBORS (ATTACH):
    No

Jack T. Kuenepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
AFFIDAVIT:
CASE NAME AND NUMBER: 218-037 MILLER

I, Donald Miller, 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 6th day of June 2018.

Petitioner's Name: Donald Miller
Petitioner's Address: 580 Foster Ave, Bartlett, IL 60103

Notary Public Signature: Donald Miller
To: Jessica Infelise
Date: 6/18/18
Subject: Zoning Petition Z18-037 Miller

From: Community Development Director
Village Planner
GIS Specialist
GIS Technician
Economic Development Coordinator
Zoning and Code Enforcement Officer
Zoning and Code Enforcement Officer
Community Development Secretary

Comments: Please see Village Objector


Fax No: 630-407-6702
# of Pages: 3
(Including Cover Page)
Please review the information herein and return with your comments to:
Jessica Inlisle, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Inlisle@dupageco.org or via facsimile at 630-407-6793 by June 26, 2018.

**COMMENTS:**
The Village of Bartlett believes that there is a business being run out of the house as demonstrated by the number of trucks and cars in the driveway.

**SIGNATURE:**

**MUNICIPALITY/DEPARTMENT:**
Village of Bartlett

**CASE # PETITION:**
Z18-037 Miller

**ZONING REQUEST:**
Variation requesting to increase allowable detached garage, which exceeds the allowable 850 sq. ft. by approximately 302 sq. ft.

**OWNER:**
Donald & Anne Miller

**ADDRESS/LOCATION:**
7N279 S. Bartlett Road, Bartlett, IL 60103

**FIN:**
01-02-301-005

**TWP./CTY./BD. DIST.:**
Wayne District: 6

**ZONING/LUP:**
R4 SF RES 0-3 DU AC

**AREA:**
85 (7,026 sq. ft.)

**UTILITIES:**
Well and Septic

**PUBLICATION DATE:**
Daily Herald: June 13, 2018

**PUBLIC HEARING:**
June 27, 2018

**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
LOCATION MAP
7N279 S. Bartlett Rd.
PIN 01-02-301-005

RECEIVED 06-13-18 11:58  FROM- 6305405435  TO- DuPage Brig / Zoning PDD03/0003
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: July 18, 2018
RE: Z18-044 Hartung (Lisle/ District 2)

Development Committee: August 7, 2018:

Zoning Hearing Officer: July 18, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing detached garage on property where the garage has existed more than 5 years, to be less than 7.5 feet from interior side property line (approx. 5.45 feet).

Subject to the following conditions:
1. The Conditional Use zoning relief is for the existing detached garage only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-044 Hartung on July 18, 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 structure is voluntarily removed.

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

4. That petitioner shall not cause illumination in excess of one-half (1/2) foot-candle at property lines.
5. That petitioner is not permitted to operate a business out of the subject 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 existing detached garage on the property.

7. 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 petitioner has demonstrated evidence for a Conditional Use to allow an existing detached garage on property where the garage has existed more than 5 years, to be less than 7.5 feet from interior side property line (approx. 5.45 feet).

B. The Hearing Officer finds that the petitioner has demonstrated that the existing detached garage has been in existence prior to when the petitioner purchased the subject property approximately 3 years ago.

C. That petitioner testified that the existing detached garage has been on the subject property for approximately 37 years and that the existing detached garage is in excellent condition.

D. That petitioner testified that the existing detached garage is used as storage for household equipment.

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

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<td>ZONING REQUEST:</td>
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</table>
TWSP./CTY. BD. DIST. | Lisle | District 2
---|---|---
ZONING/LUP | R-4 SF RES | 0-5 DU AC
AREA | .61 (26,571 sq. ft.) |
UTILITIES | Well and Septic |
PUBLICATION DATE | Daily Herald: July 3, 2018 |
PUBLIC HEARING | July 18, 2018 |

ADDITIONAL INFORMATION:
- 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 have no concerns – we are not the provider for sewer or water to that area.

EXTERNAL:
- City of Lisle: No Comment.
- Lisle Township: No Comment.
- Township Highway: No Comment.
- Fire Dist.: No Comment.
- Sch. Dist.: No Comment.

GENERAL BULK REQUIREMENTS:

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LAND USE

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<td>0-5 DU AC</td>
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QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? Garage (Detached)

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

3. Was the building or structure on the property when you bought the property? Yes

4. Did you build the building or structure? No

5. How long has the building or structure been on the property? 1998

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 114.67
   b. Side: 5.27
   c. Corner Side: 49 ft
   d. Rear: 190 ft

7. Why do you need the building or structure?

   Storage, Garage was on property when I purchased home 5 years ago

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; Cost to move garage, home is under contract

9. What do you estimate is the remaining life span of the building or structure? 50 years

10. Do you have any letters of support from neighbors (attach): No

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Affidavit:

Case Name and Number: 218-044 Hartung

I, Nick Hartung, 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 20th day of June, 2018, best only as related to the location of the garage.

Petitioner's Name: Nick Hartung

Petitioner's Address:

4315 Ivanhoe Ave.
Lisle IL 60532

Notary Seal:

Subscribed and sworn to before me this 30th Day of June, 2018.

Sabrina Villalvazo
Notary Public, State of Illinois

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