



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

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**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-23-000069 Medinah Road Residences

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, DECEMBER 7, 2023**, 2nd FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MEDINAH ROAD DEVELOPMENT CO., LLC., 804 ROBERTS ROAD, TOWER LAKES, IL 60010 & JOHN T. DABROWSKI, 5N061 MEDINAH ROAD, ADDISON, IL 60101/ AGENT: CORNICE & ROSE INTERNATIONAL, LLC., C/O JAMES GRAY, 804 ROBERTS ROAD, BARRINGTON, IL 60010

REQUEST:

Conditional Use for a Planned Development in the R-2 Zoning District (70 attached dwelling units on 44 building pads), with the following exceptions:

- a. To reduce the front yard setback from required 30' to approximately 18';
- b. To increase the maximum height from 36' to approximately 40';
- c. To increase the maximum FAR from 0.25 to approximately 0.64 .

ADDRESS OR GENERAL LOCATION: 5N141 MEDINAH ROAD, ADDISON, IL 6010; 5N109 MEDINAH ROAD, ADDISON, IL 60101; 5N085 MEDINAH ROAD, ADDISON, IL 60101; 5N061 MEDINAH ROAD, ADDISON, IL 60101; 1281 MEDINAH ROAD, ADDISON, IL 60101.

LEGAL DESCRIPTION:

THE SOUTH ½ OF LOT 7, IN MEDINAH LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 13, 14, 23 AND 24, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 11/12/1947 AS DOCUMENT NO. 533902, IN DUPAGE COUNTY, ILLINOIS.

LOT 8 (EXCEPT THE SOUTH 99 FEET THEREOF, IN MEDINAH-LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 13, 14, 23 AND 24, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT NO. 533902, IN DUPAGE COUNTY, ILLINOIS.

LOT 8, EXCEPT THE NORTH 111.0 FEET THEREOF, IN MEDINAH LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT NO. 533902, IN DUPAGE COUNTY, ILLINOIS.

THE NORTH HALF OF LOT 9 IN MEDINAH-LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 13, 14, 23 AND 24 IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 533902.

THE SOUTH HALF OF LOT 9 IN MEDINAH-LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 13, 14, 23 AND 24 IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 533902.

THE NORTH HALF OF LOT 10 IN MEDINAH LAKE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 40 NORHT, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BLOOMINGDALE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT NO. 533902, IN DUPAGE COUNTY, ILLINOIS.



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

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.



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Site plan for the proposed development at 100 Nicola Court. The plan shows the layout of the site, including building footprints, parking areas, and landscaping. The site is bounded by Nicola Court to the north and Medinah Road to the west. The plan includes dimensions for the site (387'-0" by 520'-0") and various setbacks and clearances. A scale bar indicates distances up to 200 feet. The plan also shows existing and proposed landscaping, including trees and shrubs, and a new fence line.

Key features and dimensions:

- Site dimensions: 387'-0" (width) x 520'-0" (depth).
- Building footprints: 101, 102, 103, 104, 105, 106, 107, 108, 109.
- Parking areas: 100' x 100' (existing), 100' x 100' (proposed).
- Setbacks: 20'-0" (north), 10'-0" (west), 10'-0" (east), 10'-0" (south).
- Clearances: 24'-0" (north), 24'-0" (west), 24'-0" (east), 24'-0" (south).
- Landscaping: Existing trees and shrubs, proposed trees and shrubs.
- New fence: Approx. 20'.

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