



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

AGENDA

**Tuesday, January 7, 2025
ZONING BOARD OF APPEALS 6:00 P.M.
RM: 2ND FLOOR CAFETERIA**

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. PUBLIC COMMENT**
 - 4. APPROVAL OF MINUTES**
 - 5. PUBLIC HEARING**

A. CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
1. ZONING-24-000077 Chinmaya Abhyudaya	Downers Grove	

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



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

Zoning Petition ZONING-24-000077 Chinmaya Abhyudaya

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

PUBLIC HEARING: 6:00 p.m. **TUESDAY, JANUARY 7, 2025**, 2ND FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: CHINMAYA MISSION CHICAGO, 27 W ONWENTSIA RD LAKE FOREST IL 60045-2822; CHINMAYA ABHYUDAYA LLC., 11S250 RT 83, HINSDALE IL 60521; CHINMAYA ABHYUDAYA LLC., 11S200 RT 83, HINSDALE IL 60521; CHINMAYA MISSION CHICAGO, 11S080 KINGERY HWY., WILLOWBROOK IL 60527; CHINMAYA MISSION CHICAGO 11S176 RT 83, HINSDALE IL 60521; CHINMAYA MISSION CHICAGO, 11S110 RT 83, WILLOWBROOK IL 60527 / AGENT: PHILLIP A. LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC., 2700 INTERNATIONAL DRIVE, STE. 305, WEST CHICAGO, IL 60185

REQUEST:

Conditional Use for a Planned Development in the R-4 Zoning District, seeking 10 detached and 61 attached dwelling units, 14,172 square foot divisible shopping center, and two place of assembly buildings that will total approximately 54,963 sq. ft. to be used for religious services, study, and education, with the following exception:

1. To increase the height from 36 feet to approximately 47 feet.

ADDRESS OR GENERAL LOCATION: CHINMAYA MISSION CHICAGO, 27 W ONWENTSIA RD, LAKE FOREST IL 60045-2822; CHINMAYA ABHYUDAYA LLC., 11S250 RT 83, HINSDALE IL 60521; CHINMAYA ABHYUDAYA LLC., 11S200 RT 83, HINSDALE IL 60521; CHINMAYA MISSION CHICAGO, 11S080 KINGERY HWY., WILLOWBROOK IL 60527; CHINMAYA MISSION CHICAGO 11S176 RT 83, HINSDALE IL 60521; CHINMAYA MISSION CHICAGO, 11S110 RT 83, WILLOWBROOK IL 60527 / AGENT: PHILLIP A. LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC., 2700 INTERNATIONAL DRIVE, STE. 305, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION:

PARCEL 1:

P.I.N. 10-11-100-023

THAT PART OF LOT 47 IN ASSESSMENT DIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 15.00 FEET WEST OF (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 47) AND PARALLEL WITH THE EAST LINE OF SAID LOT 47, SAID POINT BEING 60.00 FEET SOUTH OF (AS MEASURED ALONG SAID PARALLEL LINE) THE NORTH LINE OF SAID LOT 47; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST MENTIONED PARALLEL LINE 100.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 182.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT IN THE NORTH LINE OF LOT 47; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE LAST MENTIONED NORTH LINE 148.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, 33.72 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

P.I.N. 10-11-100-028

THE SOUTH 50 FEET OF THE EAST 175 FEET OF THAT PART OF LOT 43 LYING WEST OF THE WEST LINE OF ROUTE 83 (FORMERLY ROUTE 54 AS DEDICATED BY DOCUMENT NO. 320499 DATED DECEMBER 16, 1931) IN THE ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12 LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1895 AS DOCUMENT NO. 58945 (EXCEPTING FROM SAID PARCEL THE EAST 40.00 FEET THEREOF TAKEN FOR ROADWAY PURPOSES), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

P.I.N. 10-11-100-024

THE NORTH 1/2 OF LOT 47 IN THE ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12 LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1895 AS DOCUMENT NO. 58945 (EXCEPTING THEREFROM THAT PORTION FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 47 IN ASSESSMENT DIVISION, BEING A



SUBDIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 15.0 FEET WEST OF, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 47, AND PARALLEL WITH THE EAST LINE OF SAID LOT 47, SAID POINT BEING 60.00 FEET SOUTH OF, AS MEASURED ALONG SAID PARALLEL LINE, THE NORTH LINE OF SAID LOT 47; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST MENTIONED PARALLEL LINE 100.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 182.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT IN THE NORTH LINE OF LOT 47; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE LAST MENTIONED NORTH LINE 148.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, 33.72 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4

P.I.N. 10-11-100-029

LOT 6 (EXCEPT THAT PART OF SAID LOT FALLING IN STATE HIGHWAY 83, AS ESTABLISHED IN THE YEAR 1943, AND ALSO EXCEPT THAT PART OF THE NORTH 60.00 FEET OF SAID LOT 6 LYING WEST OF THE WEST LINE OF SAID STATE HIGHWAY 83, AND LYING EAST OF THE A LINE WHICH IS 40.00 FEET NORMALLY DISTANT WEST OF AND PARALLEL WITH THE SAID WEST LINE OF STATE HIGHWAY 83), IN SEIDEL'S ASSESSMENT PLAT OF LOTS 48 AND 49 OF THE ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO; ACCORDING TO SAID SEIDEL'S PLAT RECORDED MARCH 25, 1946, AS DOCUMENT NO. 494175, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR INGRESS AND EGRESS CREATED BY WARRANTY DEED DATED FEBRUARY 7, 1923 AND RECORDED FEBRUARY 20, 1923 AS DOCUMENT NO. 162949 FROM JOSEPH VACHATA AND PETRONELA VACHATA TO EMIL BRDA AND MARY BRDA FOR THE BENEFIT OF PARCEL 2 OVER THE WEST 12 FEET OF THE SOUTH 1/2 OF LOT 47 IN THE ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1895 AS DOCUMENT NO. 58945, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6

P.I.N. 10-11-100-027

LOT 2 (EXCEPT THAT PORTION TAKEN FOR ILLINOIS ROUTE 83, IF ANY) IN VACHATA ASSESSMENT PLAT OF PART OF LOT 43 IN THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL OF SECTIONS 11 AND 12, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

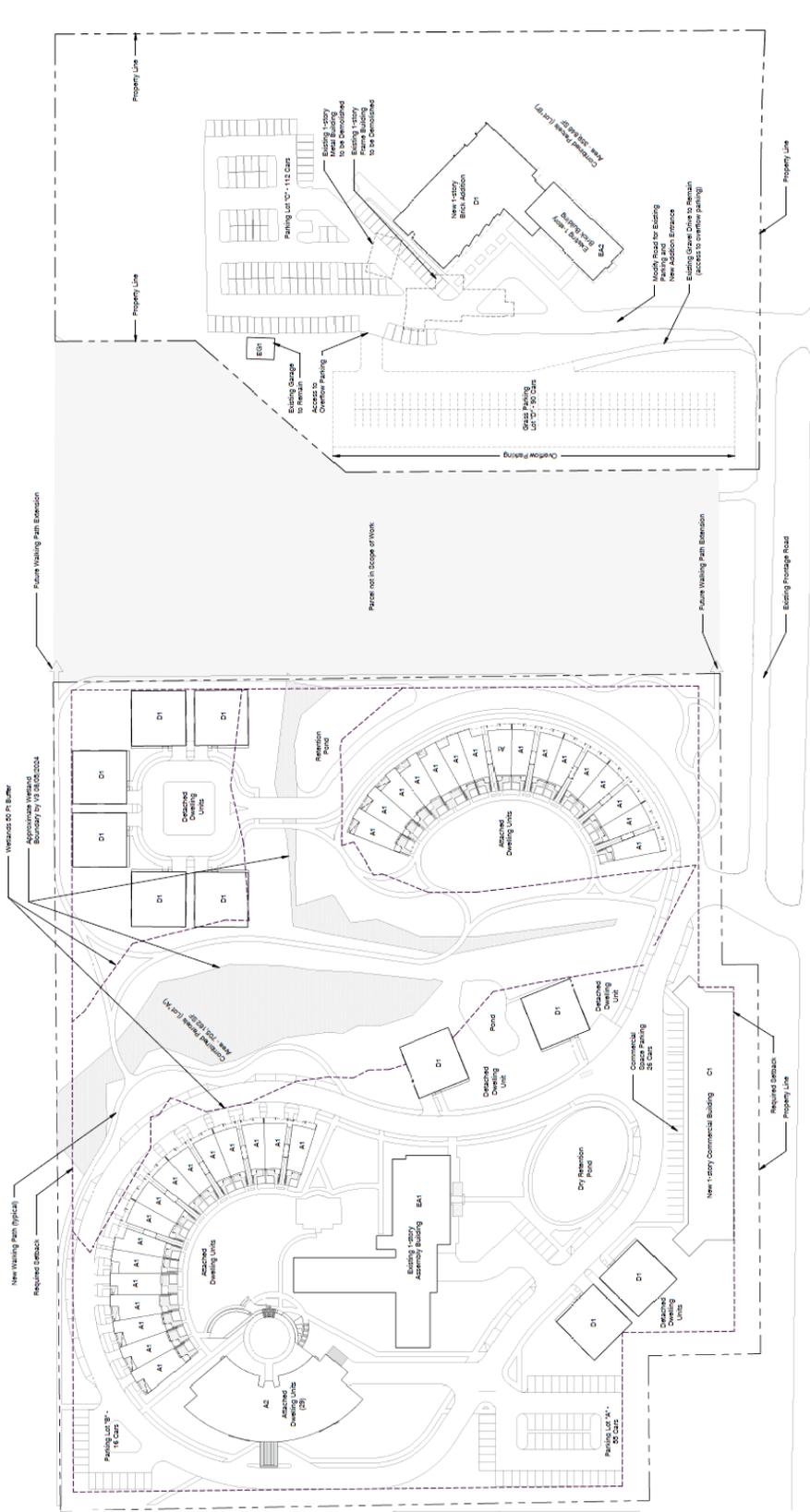
PARCEL 7

P.I.N. 10-11-100-035 & 10-11-100-036 LOTS 4 AND 5 IN JEANS' ASSESSMENT PLAT OF PART OF LOT 43 IN THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL OF SECTIONS 11 AND 12, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ACCORDING TO THE PLAT SAID JEANS' ASSESSMENT PLAT RECORDED JUNE 14, 1947 AS DOCUMENT 522937, IN DUPAGE COUNTY, ILLINOIS.

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

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

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



Route 83 Robert Kinney Highway