



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

AGENDA

**Thursday, September 26, 2024
ZONING BOARD OF APPEALS 6:00 P.M.
RM: 3-500 B**

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-24-000059 Construction Solutions, LLC.	Downers Grove	

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



**DU PAGE COUNTY ZONING BOARD OF APPEALS
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Zoning Petition ZONING-24-000059 Construction Solutions, LLC.

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

PUBLIC HEARING: 6:00 p.m. **CONTINUED TO THURSDAY, SEPTEMBER 26, 2024**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: CONSTRUCTION SOLUTIONS, LLC., 9066 WILLOW RIDGE DR., WILLOW SPRINGS, IL 60480 / CONSTRUCTION SOLUTIONS, LLC., 15W770 90TH ST., BURR RIDGE, IL 60527 / AGENT: PATRICK SMITH, 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515

REQUEST:

1. Variation to reduce the lot size for two new lots from required 100,000 sq. ft. to approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2.
2. Variation to reduce the lot width for two new lots from required 165 feet to approximately 140 feet for Lot 1 and 150 feet for Lot 2.
3. Variation to reduce the interior side setback for an existing house on proposed Lot 2 from required 20 feet to approximately 10.25 feet.

ADDRESS OR GENERAL LOCATION: 15W770 90TH ST., BURR RIDGE, IL 60527

LEGAL DESCRIPTION: LOT 16 IN URBAN'S OAKDALE MANOR, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1931, AS DOCUMENT 316521, 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.

