DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, April 18, 2023 | **10:30 AM** | **ROOM 3500B**

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:35 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT	Krajewski, and Ozog

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Dan Geary spoke on behalf of his Zoning Petition 23-000015.

5. MOTION TO PULL ITEMS 6.A. AND 6.B. FROM AGENDA

Chair Tornatore entertained a motion to amend the agenda to pull items 6.A and 6.B.

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT:	Krajewski, and Ozog

5. MINUTES APPROVAL

5.A. **23-1562**

Development Committee - Regular Meeting - Tuesday, March 21, 2023

Attachments: Summary 3-21-2023

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT:	Krajewski, and Ozog

6. REGULATORY SERVICES

6.A. **23-1563**

ZSE-23-000001 International Swaminarayan (I.S.S.O): To approve the special event action item:
Parade from U-Haul parking lot located off Irving Park Road to the Midwest Shree Swaminarayan Temple, to be held on Saturday, August 5, 2023, from 2-4 PM. (Bloomingdale/ District 1) (Generally located on Irving Park Road, between Medinah Road and N. Rohlwing Road)

Attachments: ZSE-23-000001 International Swaminarayan (ISSO) (04-18-2023)

RESULT: WITHDRAWN

6.B. **23-1564**

ZSE-23-000002 International Swaminarayan (I.S.S.O): To approve the special event action item:
Traditional and folk music concert, to be held on Friday, July 28, 2023, from 8-11:30 PM. (Bloomingdale/ District 1) (Generally located northeast of Medinah Road and Irving Park Road, on the north side of Irving Park Road)

Attachments: ZSE-23-000002 International Swaminarayan (ISSO) (04-18-2023)

RESULT: WITHDRAWN

6.C. **DC-O-0021-23**

ZONING-23-000015 – Geary: The Zoning Hearing Officer recommended to bifurcate the following zoning relief:
The Zoning Hearing Officer recommended to approve the following zoning relief:
1. Variation to reduce the corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage.
ZHO Recommendation to Approve
The Zoning Hearing Officer recommended to deny the following zoning relief:
2. Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio. (Winfield/District 6)(Located at the southwest corner of Cantigny Drive and Flanders Lane)
ZHO Recommendation to Deny

Chair Tornatore asked Paul Hoss for more information on the Zoning Hearing Officer's recommendation to deny the second request. Mr. Hoss explained when the house was built the corner side yard setback was 15 ft. This has since been changed to 30 ft. The septic field location is on the southwest side of the property. The ZHO found that the location for detached garage was acceptable. He recommended to deny the variation for the screened in lean to, because he felt there was no practical difficulty or hardship demonstrated.

Member Chaplin moved and Member Rutledge seconded 1. Variation to reduce the

corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage. All ayes, motion carried.

Member Chaplin moved and Member Rutledge seconded 2. Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio. All ayes, motion carried.

Attachments: Z-23-000015 Geary Dev. Com. (04-18-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge

6.D. **DC-O-0022-23**

ZONING-22-000065 – Aliyeva: The Zoning Hearing Officer recommended to deny the following zoning relief:
Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2. (Downers Grove/ District 3) (Generally located southwest of 91st Street and Garfield Avenue, on the west side of Garfield Avenue)
ZHO Recommendation to Deny

Paul Hoss gave some information on the recommendation to deny the petition. The proposed development would divide the subject property into two lots. This subject property is unique and irregularly shaped and has wetlands on it. The petitioner in dividing, wanted to keep all the wetlands on one property. The ZHO felt the petitioner didn't present a hardship or practical difficulty for the width variation of 165 ft. to 143 ft. for Lot 2.

Attachments: Z-22-000065 Aliyeva Dev. Com. (04-18-2023)_Redacted

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT:	Krajewski, and Ozog

6.E. **DC-O-0023-23**

ZONING-23-000011 – Oak Brook Lakes: The Zoning Hearing Officer recommended to approve the following zoning relief:
Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed:
1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375

sq. ft.
2. Proposed sign height from permitted 10 feet to approximately 30 feet. (York/District 2) (Located at the northeast corner of Butterfield Road and Oak Brook Lakes Boulevard)
ZHO Recommendation to Approve

Attachments: Z-23-000011 Oak Brook Lakes Dev. Com. (04-18-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT:	Krajewski, and Ozog

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 a.m.

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 23-1562 **Agenda Date:** 4/18/2023 **Agenda #:** 5.A.

DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, March 21, 2023 **10:30 AM** **ROOM 3500B**

1. CALL TO ORDER

10:00 AM meeting was called to order by Chair Sam Tornatore at 10:39 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

James Bleschke spoke in opposition of Zoning petition 23-000005 Clear Channel Outdoor, LLC. He represented the homeowners from the Hills of Itasca neighborhood. These homes are adjacent to the billboard in the petition. He stressed how this change in the lighting will negatively effect the residents who live so close.

Phil Luetkehans, attorney representing petitioner, Sonny Acres (Item Zoning-22-000030) asked the Committee to approve the ZBA unanimous recommendation.

Brian Armstrong, attorney representing Clear Channel Outdoor petition explained that the billboard in question has existed for approximately 30 years. They are looking to change the billboard from a static face to an electronic face. The brightness of the display will adjust to the current light conditions. He asked that the Zoning Hearing Officer's recommendation of 15 year condition be removed.

Brian Armstrong, also attorney for the Stults Essentially in Accord petition. This was a conditional use that was previously approved by the County Board. They are asking for a modification of the plan, to remove the driveway portion of the storage facility.The modification still complies with all the conditions that were approved. They are also asking for an extension of time from current expiration of June, 2023 and permission to contract out the operation of the facility.

Matt Goode, of Venture One Real Estate explained to the Committee that they are asking to continue to operate on the site as they have for the past 24 years, with a zero lot line. In addition they will be adding landscaping, renovating the building and bringing in a tenant to run the business.

Peter DeFilippio spoke on behalf of the owner of the Russo petition property. He said they want to make the highest and best use of the property and create affordable housing. One of the issues for the Zoning Hearing Officer recommendation to deny was the small size of the proposed property. He added there are five properties that are smaller than the proposed property and believes the size falls in line with the surrounding area. They asked that the Committee to overturn the ZHO recommendation.

Steve Berning, property owner for petition Zoning-22-000061 VK Acquisitions VI, LLC explained the property would continue as it has, but with less spaces. He asked that with the lengthy petition process, the Committee would recommend to approve.

David Barcus, an advocate for International Dark Sky Light Pollution, spoke regarding the Clear Channel petition. He explained that digital billboards are set up to be seen during daylight and need to be dimmed down at dusk 99% to not cause light trespass. He understands the controls are in the software, but most likely they will not be used in accordance to prevent negative effects to people in the surrounding area.

5. MOTION TO PULL ITEM 6.E. FROM AGENDA

Chair Tornatore asked for a motion to be made to pull item 6E. Zoning 22-000065 Aliyeva, the petitioner withdrew the petition.

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6. MOTION TO REMOVE TIME CONSTRAINT FROM ITEM 6.F.

There was discussion of rapidly changing technology, especially in marketing and advertising.Chair Tornatore asked Ms. Infelise what would happen at the end of the 15 years. She explained that petitioner would have to go through the zoning relief process again.
Chair Tornatore made a motion to amend Item 6.F. Clear Channel Outdoor, LLC time constraint of 15 years for the conditional use. He noted that Clear Channel has a 30 year lease on the billboard.

RESULT:	DEFEATED
MOVER:	Sam Tornatore
SECONDER:	Patty Gustin
AYES:	Tornatore
NAY:	Chaplin, Gustin, Ozog, and Rutledge
ABSENT:	Krajewski

7. MINUTES APPROVAL

7.A. **23-1211**
Development Committee - Regular Meeting - Tuesday, February 7, 2023

Attachments: Summary07-Feb-2023-01-10-26

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8. REGULATORY SERVICES

8.A. **DC-R-0001-23**
Intergovernmental agreement between the County of DuPage and the Village of Glen Ellyn for inspections and permitting services.
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Chair Tornatore explained that this is a subdivision in Glen Ellyn that 18 properties annexed into the Village. Some of the properties still have permits open and the Village has proposed that the County complete the inspection process to help the homeowners.

Attachments: 615 Ahlstrand Street Glen Ellyn Committee Memo Final
IGA VGE and DuPage County, Construction Permitting at 615 Ahlstrand Road, VGE-signed, March 2023_Redacted

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.B. **DC-O-0013-23**
ZONING-22-000030 – Sonny Acres: To approve the following zoning relief: Conditional Use for a banquet venue. (Wayne/District 6)
ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: Z-22-000030 Sonny Acres Cty. Bd. (03-28-23)_Redacted

RESULT:	APPROVED AT COMMITTEE

MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.C. **DC-O-0014-23**

ZONING-22-000052 – Russo: To approve the following zoning relief:
1. Variation to reduce the lot size for two lots with well and septic, from required 40,000 sq. ft./each lot to approximately 29,672 sq. ft. for Lot 1 and 14,233 sq. ft. for Lot 2.
2. Variation to reduce the required lot width from 125 feet to approximately 95.74 feet for Lot 2. (Bloomingdale/District 6) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)
ZHO Recommendation to Deny
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Jessica Infelise explained to the Committee that the petitioner has been working with the Health Department to operate a Bio-Barrier system on the property. The reason for the proposed lot being smaller is due to the old septic system and lines of the existing home and the distance that is required by the Health Department.

Attachments: Z-22-000052 Russo Cty. Bd. (04-11-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.D. **DC-O-0015-23**

ZONING-22-000061 – VK Acquisitions VI, LLC.: To approve the following zoning relief:
1. Conditional Use for open storage of trailers and materials;
2. Variation to reduce the interior side yard setbacks from 20 feet to 0 feet; and
3. Variation to reduce the rear setback from 20 feet to 0 feet. (Winfield/ District 6) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)
ZBA VOTE (to Deny): 7 Ayes, 0 Nays, 0 Absent
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Jessica Infelise explained that this property has been used for storage of recreational vehicles for the past 25 years. The proposed use is to store trailers and materials, with the same layout and with a zero set back line. The Zoning Board of Appeals did not find a hardship or practical difficulty.

Chair Tornatore noted the change of the number of spaces, why more room for less spaces? Ms. Infelise answered that the proposed parking of truck trailers are larger than the recreational vehicles currently parking there.

Attachments: Z-22-000061 VK Acquisitions VI, LLC. Cty. Bd. (04-11-2023)_Redacted

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.E. **DC-O-0016-23**

ZONING-22-000065 – Aliyeva: The Zoning Hearing Officer recommended to deny the following zoning relief:
Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2. (Downers Grove/ District 3) (Generally located southwest of 91st Street and Garfield Avenue, on the west side of Garfield Avenue)
ZHO Recommendation to Deny

Attachments: Z-22-000065 Aliyeva Dev. Com. (03-21-2023)_Redacted

RESULT:	WITHDRAWN

8.F. **DC-O-0017-23**

ZONING-23-000005 – Clear Channel Outdoor, LLC.: To approve the following zoning relief:
Conditional Use to allow an electronic message center sign on the south face of an existing billboard sign. (Bloomingdale/ District 1)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 3 Ayes, 2 Nays, 1 Absent

Member Rutledge spoke to the Committee about The Dark Skies resolution that has been passed by the County Board. She agreed that the technology exists for the signs to be dimmed, but that would not be required.

Attachments: Z-23-000005 Clear Channel Outdoor, LLC. Cty. Bd. (03-28-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, and Tornatore
NAY:	Ozog, and Rutledge

ABSENT:	Krajewski

8.G. **DC-O-0018-23**

ZONING-23-000007 – Mehmood: To approve the following zoning relief:
Variation to reduce the corner side setback from required 30' to approximately 12.55 feet, for interior and exterior remodeling of a house on the existing foundation. (Addison/ District 1)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: Z-23-000007 Mehmood Cty. Bd. (03-28-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.H. **DC-O-0019-23**

ZONING-23-000009 – Gorecki: To approve the following zoning relief:
1. Variation to reduce the required lot size for two lots serviced with well and sewer from required 20,000 sq. ft. to approximately 5,576 sq. ft./ each lot.
2. Variation to reduce required lot width for two lots serviced with well and sewer from required 100 feet to approximately 54 feet/ each lot. (York/ District 2)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: Z-23-000009 Gorecki Cty. Bd. (03-28-2023)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8.I. **DC-O-0020-23**

ZONING-23-000016 (Z21-085)– Stults Essentially in Accord: To revise the approve zoning relief Z21-085 Stults for the following:
1. Essentially in Accord to extend the Conditional Use and all other entitlements for an additional 18 months beyond the current expiration date of June 14, 2023, to allow sufficient time to obtain building permits and commence development (Z21-085 Stults).

2. Essentially in Accord to amend the site plan and design of Z21-085, including (1) removing the covered drive-through lane, reducing the north-south depth of the primary structure by 55 feet, (2) adding 1 detached one-story drive-up self-storage structure north of the primary structure, and (3) making the primary structure a three-story building. (None of these modifications will result in the building's exceeding the FAR as permitted by the ordinance or violating any setbacks and none require any variations.)
3. Essentially in Accord to amend Condition 2 of the Z21-085 Ordinance be amended to allow a self-storage facility operator/manager other than ExtraSpace storage be permitted to operate the self-storage facility once erected. Extra Space does not, and never was, to have any ownership interest in the Property; it was only a potential operator. However, the market for managing and operating self-storage facilities is competitive and dynamic, and the Applicant believes he can command the best operation, service, and maintenance of the facility by opening the operation and management of the facility to competitive proposals from multiple self-storage operator/managers. Mr. Stults, through a limited liability company he and his son control, will continue to own the Property. (Wayne and Bloomingdale/ District 6) (Located at the northeast corner of North Avenue and Ethel Street)

Attachments: Z-23-000016 Stults Essentially in Accord (03-21-2023)_Redacted

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

9. OLD BUSINESS

Member Chapman spoke about time constraint conditions that are placed on petitions, like that were heard on the Stults Essentially Accord. She inquired if there was a way to push those time conditions out longer, so the petitioner does not have to come back if there extenuating circumstances that delay their project. Chair Tornatore said that he was sure that Jim Stran and Paul Hoss could work with the Zoning Hearing Officer and the Zoning Board of Appeals to work this out.

10. NEW BUSINESS

No new business was discussed.

11. ADJOURNMENT

With no further business, the meeting was adjourned at 11:21 a.m.

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 23-1563 **Agenda Date:** 4/18/2023 **Agenda #:** 6.A.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

Building Division

Zoning & Planning Division

Environmental Division

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: Staff

DATE: April 18, 2023

RE: ZSE-23-000001 International Swaminarayan (I.S.S.O) (02-12-101-017) (Bloomingdale/ District 1)

Action: To approve ZSE-23-000001 International Swaminarayan (I.S.S.O) parade from U-Haul parking lot located on Irving Park Road to the Midwest Shree Swaminarayan Temple on Irving Park Road, to be held on Saturday, August 5, 2023, from 2-4 PM.

The International Swaminarayan (I.S.S.O) has requested to conduct a parade starting at the U-Haul parking lot located on Irving Park Road to the Midwest Shree Swaminarayan Temple, to be held on Saturday, August 5, 2023, from 2-4 PM to celebrate their 25th Anniversary. Approximately 1,000 members of the public are expected to participate in the parade, which will consist of 3-4 floats with traditional folk dancing and singing.

The Special Event will consist of the following and the applicant has provided the following information pursuant to the special event requirements of the Zoning Ordinance:

Date	Saturday, August 5, 2023
Hours	2-4 PM
Activities	Parade from U-Haul parking lot located on Irving Park Road to the Midwest Shree Swaminarayan Temple.
Location	Parade from U-Haul parking lot located on Irving Park Road to the Midwest Shree Swaminarayan Temple - 21W710 Irving Park Boulevard, Medinah, IL 60157
Traffic/Parking	Illinois Department of Transportation for Irving Park Road closure. DuPage County Sheriff for road closure on Irving Park and Medinah. Itasca Police Department for road closure on Route 53 and Irving Park Road.
Insurance	American Family Insurance Company, in the amount of $1,000,000.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

Building Division

Zoning & Planning Division

Environmental Division

Feb 28, 2023
DuPage County Development Department
Zoning Department
421 N. County farm Road
Wheaton, IL 60187

Subject: Permission for a special event

Dear Mr. Hoss,

25th Anniversary Events

The Midwest Shree Swaminarayan Temple, located at 21W 710 Irving Park Road, Itasca, (Chicago) IL 60143, is planning to celebrate their 25th anniversary from **July 28th through August 6th, 2023**. The temple is requesting the authorities to grant them permission to conduct two outdoor events during that time. The first event is within the premises of the temple. The second event is a parade which will require blocking a part of Irving Park Road for about 2 hours.

Event 1 – Folk Music & Traditional Dance Gathering

This event will be traditional & folk music with songs along with group dance gathering. The event will be open to the public. It will be held on **July 28th, from 8.00 PM to 11.30 PM**. The event will be organized in the existing parking lot of the Temple premises.

In this Concert the following activities are planned –

- Traditional folk music, group dance for all ages
- Folk singing with traditional dances and costumes
- Indian food prepared at the temple will be served

The expected turnout for the celebration is about 700 - 750 people. The special team of volunteers along with Police department will control traffic during this event.
A dedicated group of adults volunteers with the help of the Police Department will overlook the security during the concert.

Event 2 – Parade

A parade is planned from U-Haul rental parking lot, located off Irving Road to the Midwest Shree Swaminarayan Temple. The parade will start from U-Haul rental lot, moving west on Irving Park Road until it reaches the temple which will be the end of parade. The route is shown in the attached appendix.
The parade will be held on **Saturday, August 5th from 2 PM – 4 PM**. approximately 1000 people are expected to participate in the parade. The parade will consist of 3 – 4 floats. People will be walking in front and behind the floats. The parade will stop briefly along the path for traditional Indian folk dancing and singing. All the participants of the parade will be 'bused' to U-Haul rental parking lot.

630-407-6700
fax: 630-407-6702

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Volunteers and Law Enforcement Officers will assist control the swift movement of the parade along Irving Park Road. For the 2 hours the parade takes to reach the temple we request that both lanes of Irving Park Road should be closed to general traffic.
Irving Park Road can be immediately opened once the parade reaches the temple.

If you need additional information about the events, please call me at (847) 456 – 2601.

Sincerely,
Mitul Rao
mitulrao@gmail.com

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

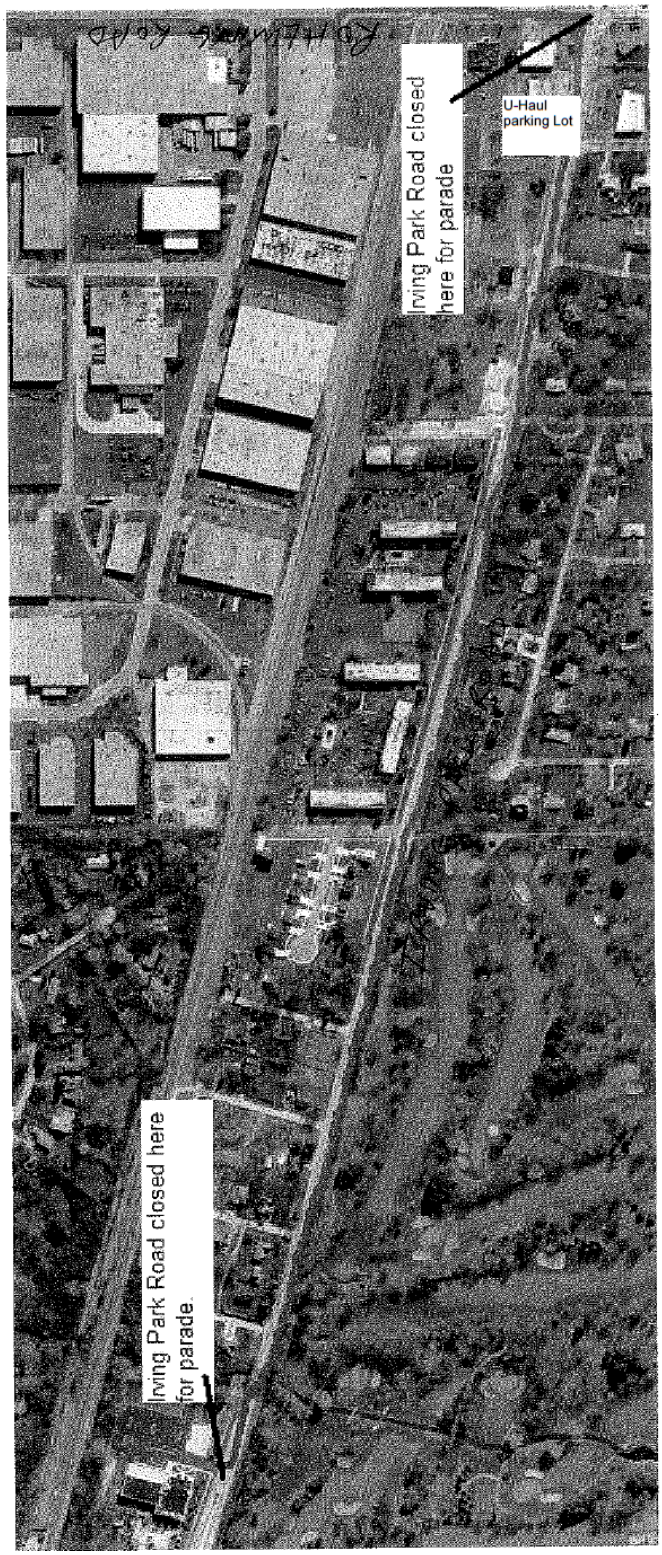
630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

Building Division

Zoning & Planning Division

Environmental Division



Appendix -

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

CERTIFICATE OF LIABILITY INSURANCE

American Family Insurance Company ☐
American Family Mutual Insurance Company, S.I. if selection box is not checked.
6000 American Pky Madison, Wisconsin 53783-0001

Insured's Name and Address	Agent's Name, Address and Phone Number (Agt./Dist.)
International Swaminarayan Satang Organization Corporation 1505 Bates Ln Schaumburg, IL 60193	Martin W Walsh 790 W BARTLETT RD BARTLETT, IL 60103 (630) 893-1461 (076/809)

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder.
This certificate does not amend, extend or alter the coverage afforded by the policies listed below.

COVERAGES

This is to certify that policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.

TYPE OF INSURANCE	POLICY NUMBER	POLICY DATE EFFECTIVE (Mo, Day, Yr)	POLICY DATE EXPIRATION (Mo, Day, Yr)	LIMITS OF LIABILITY		
Homeowners/ Mobilehomeowners Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Boatowners Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Personal Umbrella Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Farm/Ranch Liability				Farm Liability & Personal Liability Each Occurrence	$	,000
				Farm Employer's Liability Each Occurrence	$	,000
Workers Compensation and Employers Liability †				Statutory		
				Each Accident	$	,000
				Disease - Each Employee	$	,000
				Disease - Policy Limit	$	,000
General Liability ☐ Commercial General Liability (occurrence) ☐ ☐				General Aggregate	$	,000
				Products - Completed Operations Aggregate	$	,000
				Personal and Advertising Injury	$	,000
				Each Occurrence	$	,000
				Damage to Premises Rented to You	$	,000
				Medical Expense (Any One Person)	$	,000
Businessowners Liability	12-XN3850-01	10/10/2022	10/10/2023	Each Occurrence††	$	1,000,000
				Aggregate††	$	2,000,000
Liquor Liability				Common Cause Limit	$	,000
				Aggregate Limit	$	,000
Automobile Liability ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Auto ☐ Nonowned Autos ☐				Bodily Injury - Each Person	$	,000
				Bodily Injury - Each Accident	$	,000
				Property Damage	$	,000
				Bodily Injury and Property Damage Combined	$	,000
Excess Liability ☒ Commercial Blanket Excess ☐	12-XN3850-02	10/10/2022	10/10/2023	Each Occurrence/Aggregate	$	2,000,000

Other (Miscellaneous Coverages)
D&O 12-XN3850-03 limit $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / RESTRICTIONS / SPECIAL ITEMS

Additional Insured: the Village of Itasca, its officers, employees, agents, consultants, & volunteers provided there is a written contract. for a PARADE on 8/5/2023

†The individual or partners shown as insured elected to be covered under this policy. ☐ Have ☐ Have not

††Products-Completed Operations aggregate is equal to each occurrence limit and is included in policy aggregate.

CERTIFICATE HOLDER'S NAME AND ADDRESS	CANCELLATION
VILLAGE OF ITASCA 350 E IRVING PARK RD ITASCA, IL 60143	☒ Should any of the above described policies be cancelled before the expiration date thereof, the company will endeavor to mail *(30 days) written notice to the Certificate Holder named, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. *10 days unless different number of days shown. ☐ This certifies coverage on the date of issue only. The above described policies are subject to cancellation in conformity with their terms and by the laws of the state of issue. DATE ISSUED: 02/27/2023 AUTHORIZED REPRESENTATIVE: MARTIN WALSH

U-201 Ed. 5/00

Stock No. 06668 Rev. 7/02

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 23-1564 **Agenda Date:** 4/18/2023 **Agenda #:** 6.B.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

Building Division

Zoning & Planning Division

Environmental Division

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: Staff

DATE: April 18, 2023

RE: ZSE-23-000002 International Swaminarayan (I.S.S.O) (02-12-101-017) (Bloomingdale/ District 1)

Action: To approve ZSE-23-000002 International Swaminarayan (I.S.S.O) for a traditional and folk music concert, to be held on Friday, July 28, 2023, from 8-11:30 PM.

The International Swaminarayan (I.S.S.O) has requested to conduct a traditional and folk music concert, to be held on Friday, July 28, 2023, from 8-11:30 PM to celebrate their 25th Anniversary. The special event will be held in the parking lot at Midwest Shree Swaminarayan Temple - 21W710 Irving Park Boulevard, Medinah, IL 60157. Approximately 700-750 members of the public are expected to attend the concert.

The Special Event will consist of the following and the applicant has provided the following information pursuant to the special event requirements of the Zoning Ordinance:

Date	Friday, July 28, 2023
Hours	8-11:30 PM.
Activities	Traditional and folk music concert, Midwest Shree Swaminarayan Temple.
Location	Midwest Shree Swaminarayan Temple - 21W710 Irving Park Boulevard, Medinah, IL 60157
Traffic/Parking	DuPage County Sheriff to assist with parking at the Midwest Shree Swaminarayan Temple - 21W710 Irving Park Boulevard, Medinah, IL 60157
Insurance	American Family Insurance Company, in the amount of $1,000,000.

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Building Division

Zoning & Planning Division

Environmental Division

Feb 28, 2023
DuPage County Development Department
Zoning Department
421 N. County farm Road
Wheaton, IL 60187

Subject: Permission for a special event

Dear Mr. Hoss,

25th Anniversary Events

The Midwest Shree Swaminarayan Temple, located at 21W 710 Irving Park Road, Itasca, (Chicago) IL 60143, is planning to celebrate their 25th anniversary from **July 28th through August 6th, 2023**. The temple is requesting the authorities to grant them permission to conduct two outdoor events during that time. The first event is within the premises of the temple. The second event is a parade which will require blocking a part of Irving Park Road for about 2 hours.

Event 1 – Folk Music & Traditional Dance Gathering

This event will be traditional & folk music with songs along with group dance gathering. The event will be open to the public. It will be held on **July 28th, from 8.00 PM to 11.30 PM**. The event will be organized in the existing parking lot of the Temple premises.

In this Concert the following activities are planned –

- Traditional folk music, group dance for all ages
- Folk singing with traditional dances and costumes
- Indian food prepared at the temple will be served

The expected turnout for the celebration is about 700 - 750 people. The special team of volunteers along with Police department will control traffic during this event.
A dedicated group of adults volunteers with the help of the Police Department will overlook the security during the concert.

Event 2 – Parade

A parade is planned from U-Haul rental parking lot, located off Irving Road to the Midwest Shree Swaminarayan Temple. The parade will start from U-Haul rental lot, moving west on Irving Park Road until it reaches the temple which will be the end of parade. The route is shown in the attached appendix.
The parade will be held on **Saturday, August 5th from 2 PM – 4 PM**. approximately 1000 people are expected to participate in the parade. The parade will consist of 3 – 4 floats. People will be walking in front and behind the floats. The parade will stop briefly along the path for traditional Indian folk dancing and singing. All the participants of the parade will be 'bused' to U-Haul rental parking lot.

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Volunteers and Law Enforcement Officers will assist control the swift movement of the parade along Irving Park Road. For the 2 hours the parade takes to reach the temple we request that both lanes of Irving Park Road should be closed to general traffic.
Irving Park Road can be immediately opened once the parade reaches the temple.

If you need additional information about the events, please call me at (847) 456 – 2601.

Sincerely,
Mitul Rao
mitulrao@gmail.com

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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fax: 630-407-6702

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Building Division

Zoning & Planning Division

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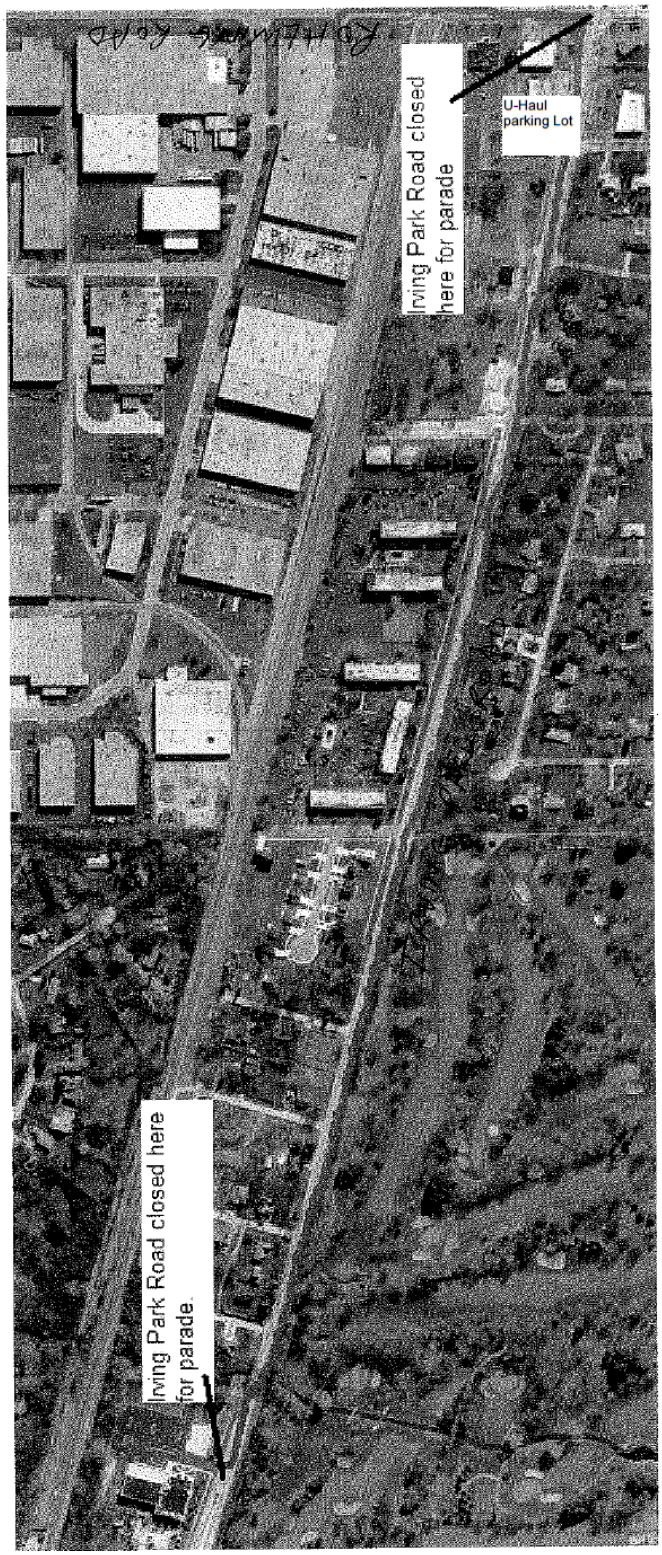


Appendix -

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

CERTIFICATE OF LIABILITY INSURANCE

American Family Insurance Company ☐
American Family Mutual Insurance Company, S.I. if selection box is not checked.
6000 American Pky Madison, Wisconsin 53783-0001

Insured's Name and Address	Agent's Name, Address and Phone Number (Agt./Dist.)
International Swaminarayan Satang Organization Corporation 1505 Bates Ln Schaumburg, IL 60193	Martin W Walsh 790 W BARTLETT RD BARTLETT, IL 60103 (630) 893-1461 (076/809)

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder.
This certificate does not amend, extend or alter the coverage afforded by the policies listed below.

COVERAGES

This is to certify that policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.

TYPE OF INSURANCE	POLICY NUMBER	POLICY DATE EFFECTIVE (Mo, Day, Yr)	POLICY DATE EXPIRATION (Mo, Day, Yr)	LIMITS OF LIABILITY		
Homeowners/ Mobilehomeowners Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Boatowners Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Personal Umbrella Liability				Bodily Injury and Property Damage Each Occurrence	$	,000
Farm/Ranch Liability				Farm Liability & Personal Liability Each Occurrence	$	,000
				Farm Employer's Liability Each Occurrence	$	,000
Workers Compensation and Employers Liability †				Statutory		
				Each Accident	$	,000
				Disease - Each Employee	$	,000
				Disease - Policy Limit	$	,000
General Liability ☐ Commercial General Liability (occurrence) ☐ ☐				General Aggregate	$	,000
				Products - Completed Operations Aggregate	$	,000
				Personal and Advertising Injury	$	,000
				Each Occurrence	$	,000
				Damage to Premises Rented to You	$	,000
				Medical Expense (Any One Person)	$	,000
Businessowners Liability	12-XN3850-01	10/10/2022	10/10/2023	Each Occurrence††	$	1,000,000
				Aggregate††	$	2,000,000
Liquor Liability				Common Cause Limit	$	,000
				Aggregate Limit	$	,000
Automobile Liability ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Auto ☐ Nonowned Autos ☐				Bodily Injury - Each Person	$	,000
				Bodily Injury - Each Accident	$	,000
				Property Damage	$	,000
				Bodily Injury and Property Damage Combined	$	,000
Excess Liability ☒ Commercial Blanket Excess ☐	12-XN3850-02	10/10/2022	10/10/2023	Each Occurrence/Aggregate	$	2,000,000

Other (Miscellaneous Coverages)
D&O 12-XN3850-03 limit $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / RESTRICTIONS / SPECIAL ITEMS

Additional Insured: the Village of Itasca, its officers, employees, agents, consultants, & volunteers provided there is a written contract. for a PARADE on 8/5/2023

†The individual or partners shown as insured elected to be covered under this policy. ☐ Have ☐ Have not

††Products-Completed Operations aggregate is equal to each occurrence limit and is included in policy aggregate.

CERTIFICATE HOLDER'S NAME AND ADDRESS	CANCELLATION
VILLAGE OF ITASCA 350 E IRVING PARK RD ITASCA, IL 60143	☒ Should any of the above described policies be cancelled before the expiration date thereof, the company will endeavor to mail *(30 days) written notice to the Certificate Holder named, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. *10 days unless different number of days shown. ☐ This certifies coverage on the date of issue only. The above described policies are subject to cancellation in conformity with their terms and by the laws of the state of issue. DATE ISSUED: 02/27/2023 AUTHORIZED REPRESENTATIVE: MARTIN WALSH

U-201 Ed. 5/00

Stock No. 06668 Rev. 7/02

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0021-23 **Agenda Date:** 4/18/2023 **Agenda #:** 6.C.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

Building Division

Zoning & Planning Division

Environmental Division

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: April 5, 2023

RE: **ZONING-23-000015 Geary (Winfield/ District 6)**

Development Committee: April 18, 2023:

Zoning Hearing Officer: April 5, 2023: The Zoning Hearing Officer recommended as follows:

Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio.
ZHO Recommendation to Deny

On April 5, 2023, the Hearing Officer **recommended to approve** the following request:
Variation to reduce the corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage.
Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **# ZONING-23-000015 Geary** dated April 5, 2023.

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

ZHO Recommendation to Approve

FINDINGS OF FACT:

A. That petitioner testified that he seeks the subject zoning relief to reduce the corner side yard setback for a new detached garage to approximately nine (9) feet and to reduce the corner side yard setback for a new, roofed patio to approximately fifteen (15) feet.

B. That petitioner testified that due to the existing in-ground pool, septic tank/leech field, underground utilities, and three (3) large pine trees, the only location to place the proposed detached garage and roofed patio is within the corner side setback along Flanders Lane.

C. That petitioner testified that he has a two (2) car attached garage and has three (3) vehicles that he would prefer to be fully enclosed, protected from the elements.

D. That petitioner testified that the proposed detached garage would only be serviced with electricity.

E. That the Hearing Officer finds that petitioner demonstrated evidence for a particular hardship and practical difficulty for the detached garage, as the only location to store all his permitted vehicles safely and securely is within the corner side yard setback.

   a. In addition, that the Hearing Officer finds that a detached garage to store vehicles and household accessory equipment is a dormant use, compared to a roofed patio that would frequently be used for recreational purposes.

F. Furthermore, that the Hearing Officer finds that petitioner did not demonstrate evidence for a particular hardship or practical difficulty to allow a new, roofed patio approximately fifteen (15) feet from the corner side property line.

STANDARDS FOR VARIATIONS (ROOFED PATIO):

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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.

2. That the Zoning Hearing Officer 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** or provided evidence that a proposed roofed patio within the corner side yard setback will not impair an adequate supply of light and air to the adjacent properties.

   b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not increase the hazard from fire or other dangers.

   c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not diminish the value of land and buildings throughout the County.

d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not unduly increase traffic congestion in the public streets and highways.

e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not increase the potential for flood damages to adjacent properties.

f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not incur additional public expense for flood protection, rescue, or relief.

g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** or provided evidence that a proposed roofed patio within the corner side yard setback will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

STANDARDS FOR VARIATIONS (DETACHED GARAGE):

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer finds that petitioner **has 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.

2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not impair an adequate supply of light and air to the adjacent properties.

   b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not increase the hazard from fire or other dangers.

   c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the location of the propose detached garage within the corner side yard setback will not unduly increase traffic congestion in the public streets and highways.

e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not increase the potential for flood damages to adjacent properties.

f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not incur additional public expense for flood protection, rescue, or relief.

g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the location of the proposed detached garage within the corner side yard setback will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

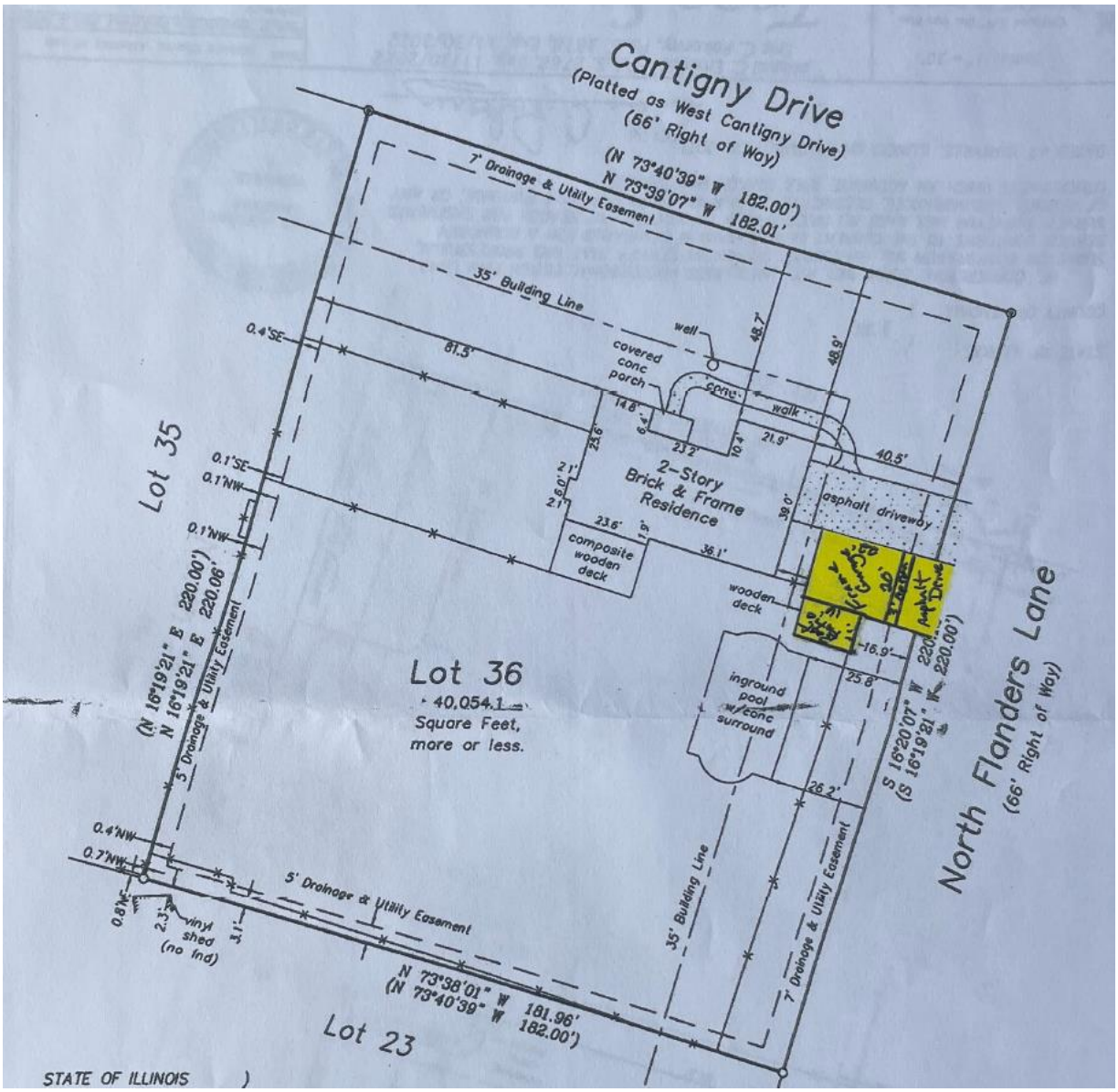
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	**ZONING-23-000015 Geary**	
ZONING REQUEST	1. Variation to reduce the corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage. 2. Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio.	
OWNER	DAN GEARY AND KATHRYN CAPITO, 28W171 CANTIGNY DRIVE, WINFIELD, IL 60190	
ADDRESS/LOCATION	28W171 CANTIGNY DRIVE, WINFIELD, IL 60190	
PIN	04-23-206-007	
TWSP./CTY. BD. DIST.	WINFIELD	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	0.92 ACRES (40,075 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: MARCH 21, 2023	
PUBLIC HEARING	WEDNESDAY, APRIL 5, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Winfield:	*No Comments Received.*	
City of West Chicago:	*No Comments Received.*	
Winfield Township:	*No Comments Received.*	
Township Highway:	Our office has no jurisdiction in this matter.	
Winfield Fire Dist.:	*No Comments Received.*	
Sch. Dist.:	*No Comments Received.*	
Forest Preserve:	"The Forest Preserve District of DuPage County has reviewed the information provided and due to the location of the subject property, we do not have any specific comments. Thank you."	

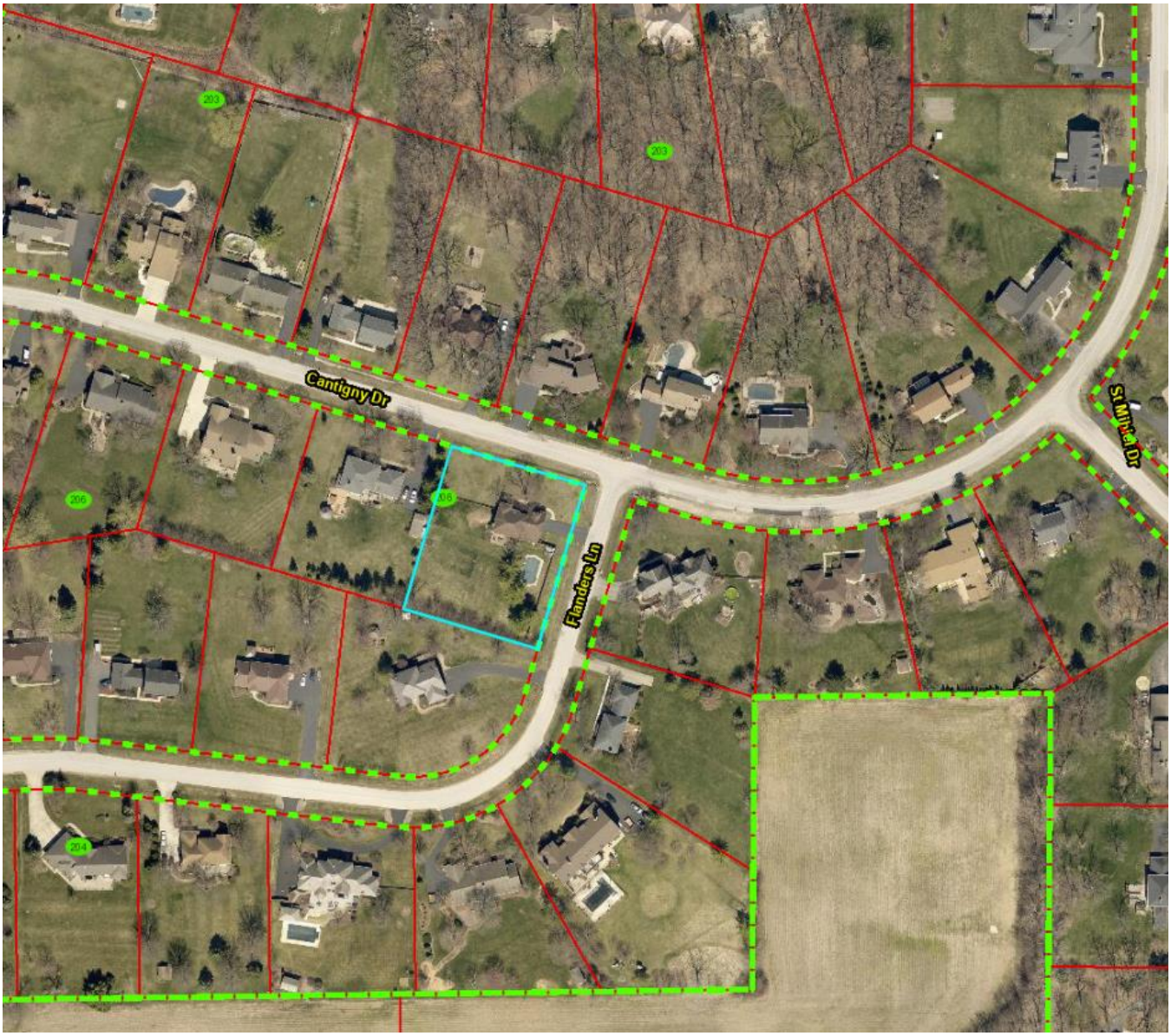
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Side Yard:	30 FT	17 FT	9 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	CANTIGNY DRIVE AND BEYOND R-2 SF RES	HOUSE	O-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	FLANDERS LANE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
West	R-2 SF RES	HOUSE	0-5 DU AC


Cantigny Drive
(Platted as West Cantigny Drive)
(66' Right of Way)
(N 73°40'39" W 182.00')
N 73°39'07" W 182.01'
7' Drainage & Utility Easement
35' Building Line
0.4'SE
81.5'
well
covered conc porch
conc walk
48.7'
48.9'
14.8'
6.4'
23.2'
10.4'
21.9'
40.5'
2-Story Brick & Frame Residence
23.6'
2.1'
5.0'
2.1'
39.0'
asphalt driveway
0.1'SE
0.1'NW
0.1'NW
Lot 35
composite wooden deck
23.6'
1.9'
36.1'
wooden deck
(N 16°19'21" E 220.00')
N 16°19'21" E 220.06'
5' Drainage & Utility Easement
Lot 36
40,054.1
Square Feet,
more or less.
inground pool w/conc surround
16.9'
25.8'
26.2'
S 16°20'07" W 220.
(S 16°19'21" W 220.00')
North Flanders Lane
(66' Right of Way)
0.4'NW
0.7'NW
0.8'
2.3'
vinyl shed (no fnd)
3.1'
5' Drainage & Utility Easement
35' Building Line
7' Drainage & Utility Easement
N 73°38'01" W 181.96'
(N 73°40'39" W 182.00')
Lot 23
STATE OF ILLINOIS)


Cantigny Dr
Flanders Ln
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206
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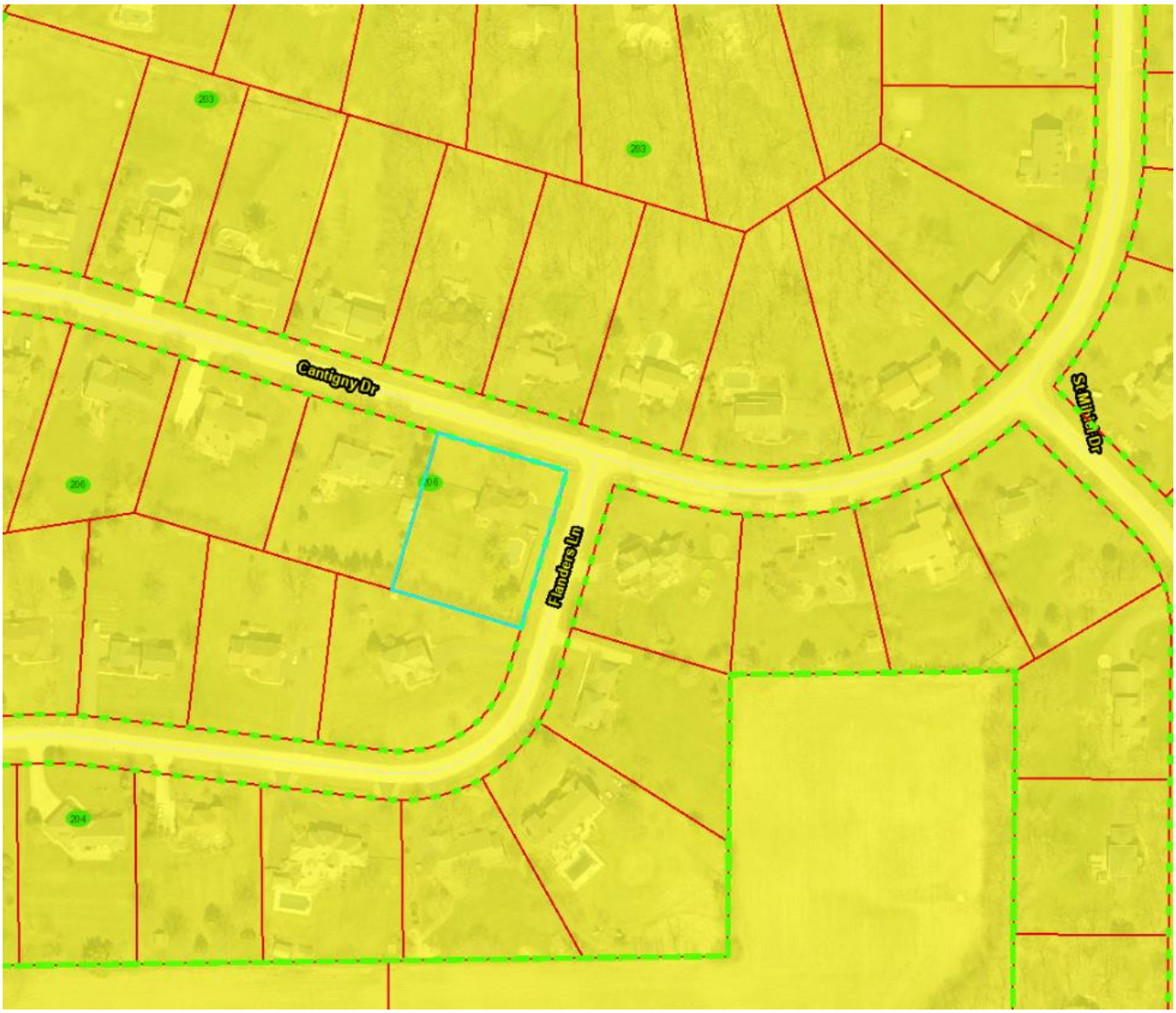
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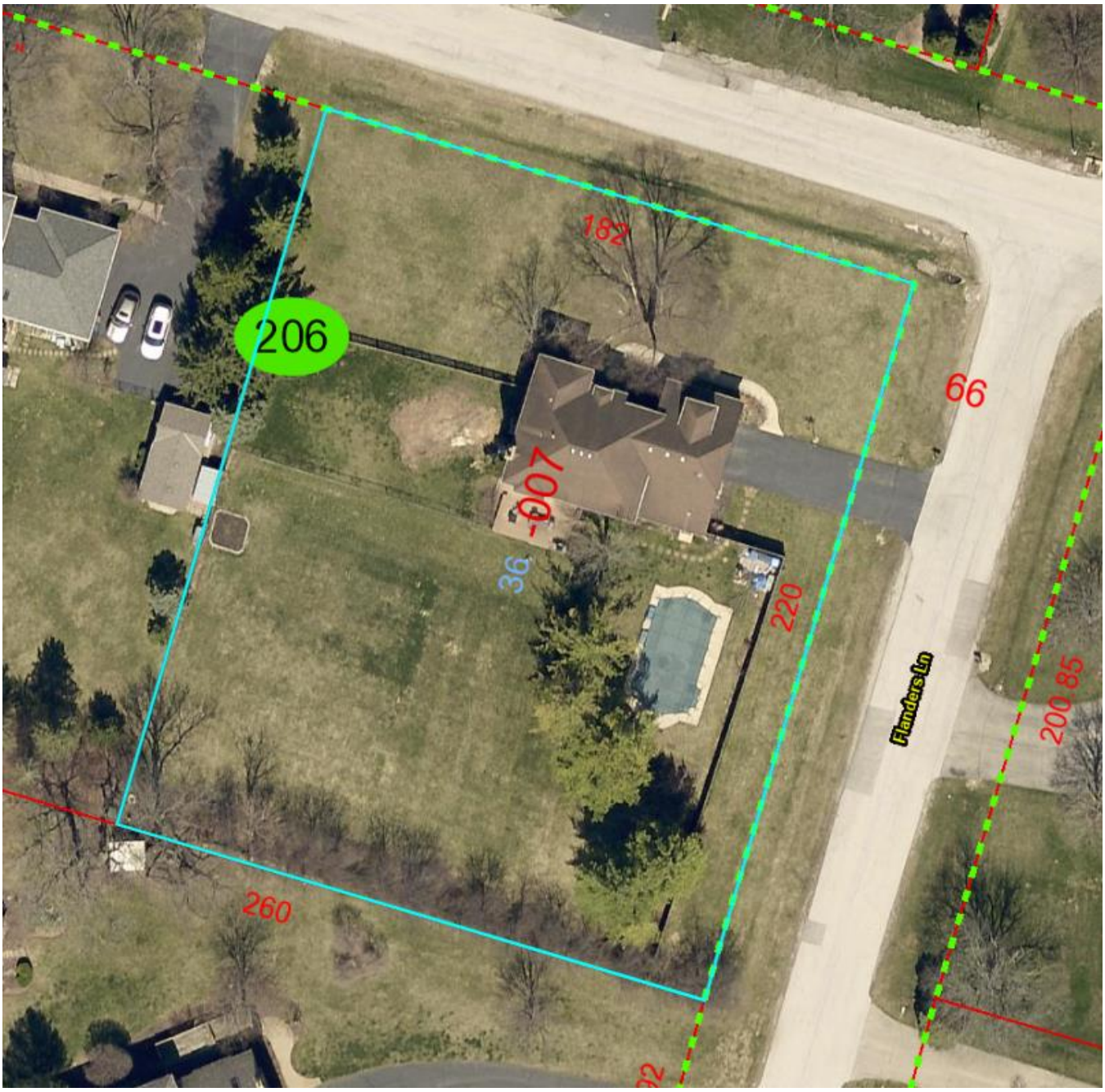
206
182
66
-007
36
220
Flanders Ln
200.85
260

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0022-23 **Agenda Date:** 4/18/2023 **Agenda #:** 6.D.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

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Building Division
Zoning & Planning Division
Environmental Division

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: February 8, 2023

RE: **ZONING-22-000065 Aliyeva (Downers Grove/ District 3)**

Development Committee: April 18, 2023:

Zoning Hearing Officer: February 8, 2023: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2.

ZHO Recommendation to Deny

FINDINGS OF FACT:

A. That petitioner testified that they own two (2) adjacent properties (10S630 and 10S631 Garfield Avenue) and would like to divide the property at 10S630 Garfield Avenue into two (2) lots.

- That petitioner testified that he seeks the subject zoning relief to divide the subject property into two (2) new lots, with Lot 2 approximately 143.55 feet wide.
- That petitioner testified that after the proposed lot division of the subject property, they would own a total of three (3) lots.
- That petitioner testified that all three lots would be at least 100,000 sq. ft. in size and only the proposed Lot 2 would not meet the required lot width of 165 feet.

B. That petitioner testified that the subject property contains a pond with areas of wetlands.

C. That petitioner testified that due to the existing lot configurations of surrounding properties in the subject area, they cannot meet the required lot width for all their proposed lots, requiring the subject zoning relief.

D. That petitioner testified that the proposed lots would access Garfield Avenue via an easement that has existed for over one hundred (100) years.

E. That the Hearing Officer finds that petitioner has not demonstrated evidence for a practical difficulty or particular hardship regarding the requested zoning relief for a Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2.

- Furthermore, that the configuration of existing lots in the surrounding area/neighborhood is not a rationale nor does it demonstrate evidence of a practical difficulty or particular hardship for the request zoning relief to reduce a proposed lot width from the required 165 feet to approximately 143.55 feet.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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.

2. That Hearing Officer finds that petitioner **has not demonstrated** evidence that there are practical difficulties or particular hardships in the way of carrying out the strict letter of regulations for a Variation request.

3. That Zoning Hearing Officer 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** evidence that the proposed lot width reduction will not impair the supply of light and air to the adjacent properties.

   b. Increase the hazard from fire or other dangers to said property, as petitioner **has not demonstrated** evidence that the proposed lot width reduction will not increase hazards from fire or other dangers.

   c. Diminish the value of land and buildings throughout the County, as petitioner **has not demonstrated** evidence that the proposed lot width reduction will not diminish the value of land throughout the County.

   d. Unduly increase traffic congestion in the public streets and highways, as petitioner **has not demonstrated** evidence that the proposed lot width reduction will not unduly increase traffic congestion.

e. Increase the potential for flood damages to adjacent property, as petitioner **has not demonstrated** evidence that the proposed lot width reduction will not increase the potential for flood damages.

f. Incur additional public expense for flood protection, rescue, or relief, as petitioner **has not demonstrated** evidence that the proposed lot width reduction will not incur additional public expense for flood protection, rescue, or relief.

g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County, as petitioner **has not demonstrated** evidence that the proposed l lot width reduction will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	**ZONING-22-000065 Aliyeva**	
ZONING REQUEST	Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2.	
OWNER	KAMALYA ALIYEVA, 299 COLUMBINE DRIVE, CLARENDON HILLS, IL 60514/ AGENT: V3 COMPANIES (C/O DWAYNE GILLIAN), 7325 JANES AVENUE #100, WOODRIDGE, IL 60517	
ADDRESS/LOCATION	10S630 GARFIELD AVENUE, BURR RIDGE, IL 60527	
PIN	10-01-303-012/ 10-01-303-009	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	4.99 ACRES (217,364 SQ. FT.)	
UTILITIES	WELL/ SEPTIC	
PUBLICATION DATE	Daily Herald: JANUARY 3, 2023	
PUBLIC HEARING	WEDNESDAY, JANUARY 18, 2023, CONTINUED TO FEBRUARY 8, 2023	

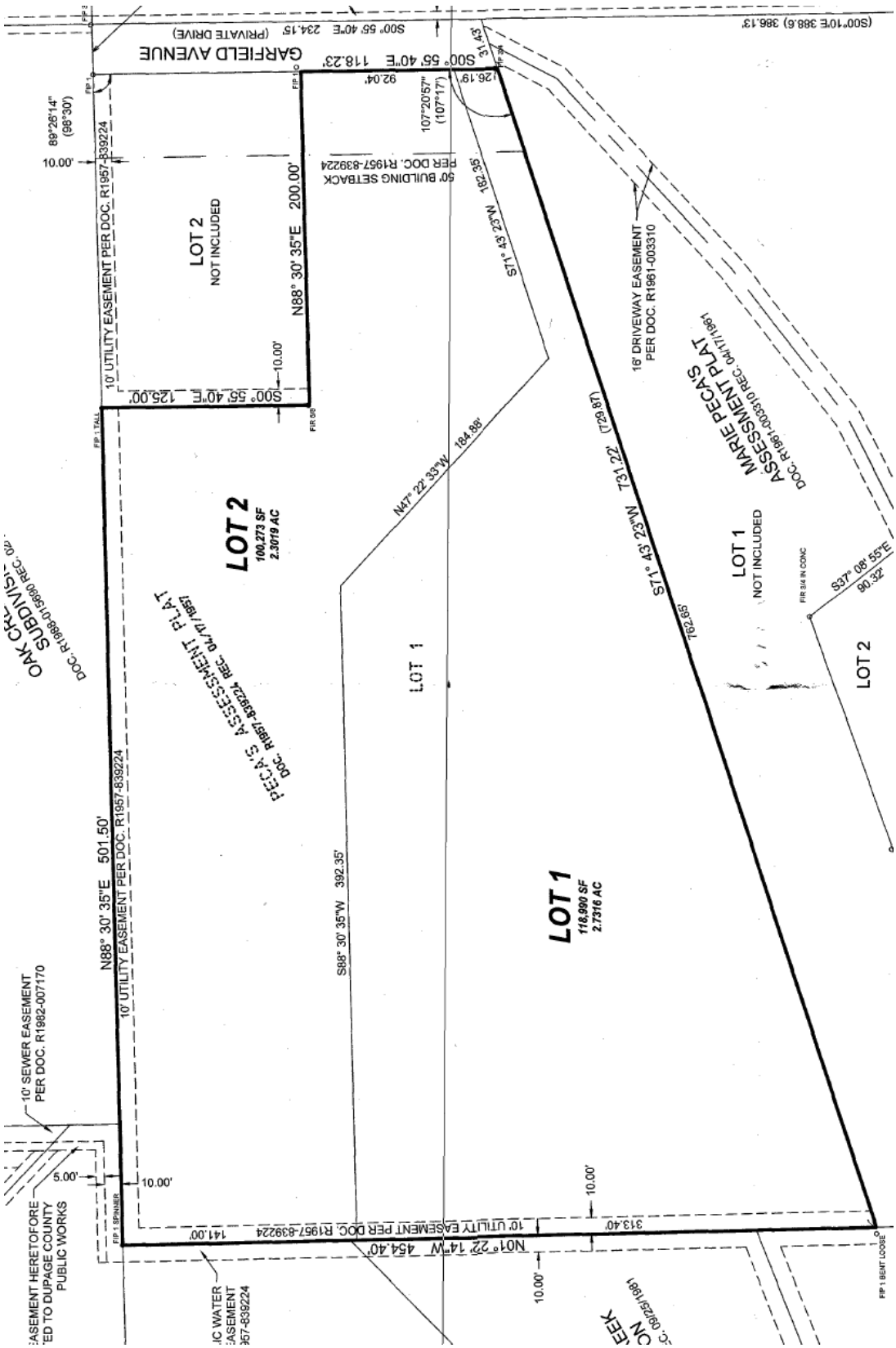
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Public Works:	Our office has no jurisdiction in this matter. "We have sanitary sewer in the area."
EXTERNAL:	
Village of Burr Ridge:	Objects. (See attached documentation)
Downers Grove Township:	*No Comments Received.*
Township Highway:	Our office has no jurisdiction in this matter.
Tri-State Fire Dist.:	No Objections.
Sch. Dist. 180:	No Objections.
Forest Preserve:	"The Forest Preserve District of DuPage County does not have any concerns."

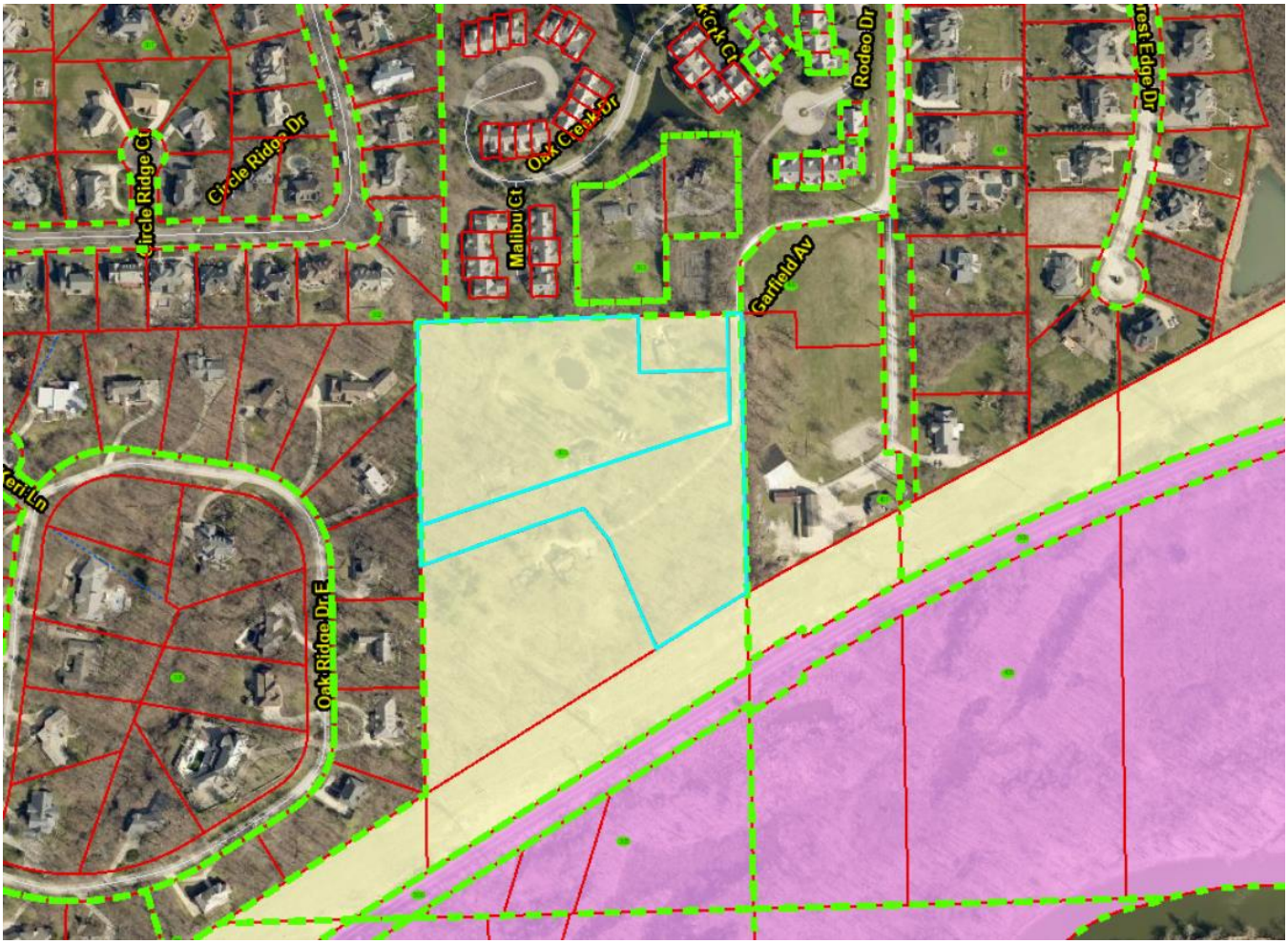
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Lot Width:	165 FT	NA	143.55 FT

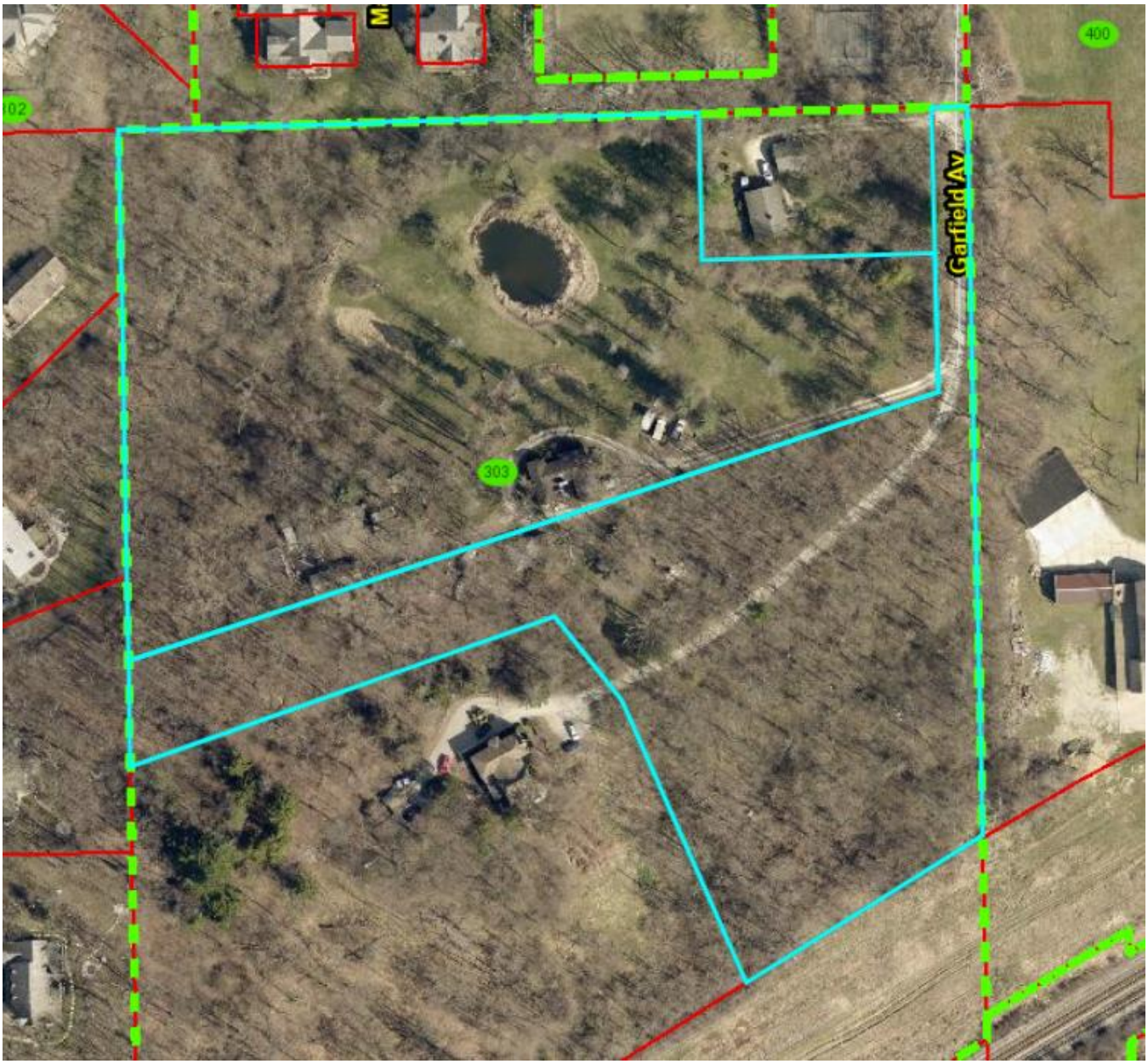
LAND USE

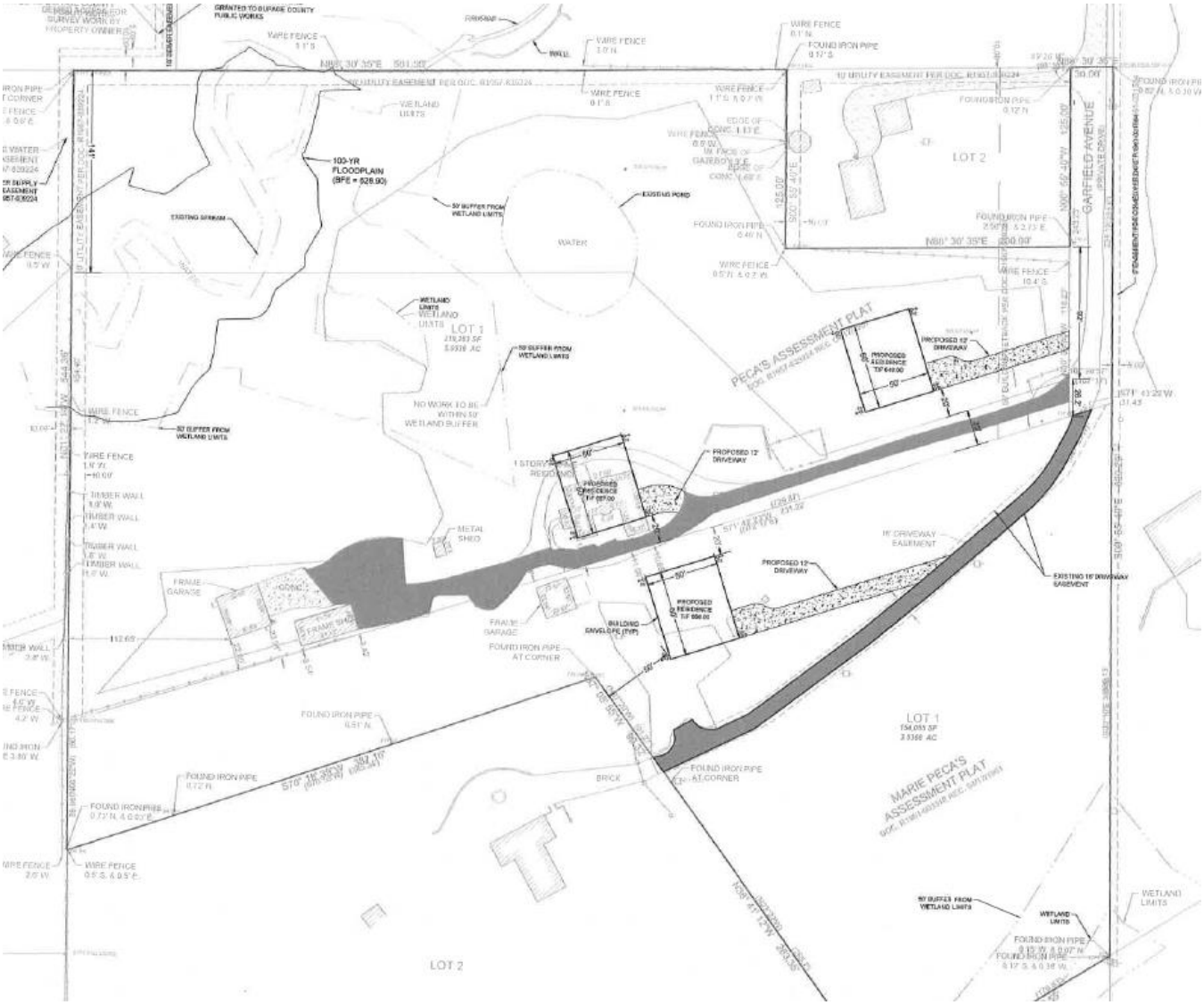
Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	House	0-5 DU AC
North	Village of Burr Ridge	House	Village of Burr Ridge
South	R-1 SF RES	House	0-5 DU AC
East	Village of Burr Ridge	Public Works	Village of Burr Ridge
West	Village of Burr Ridge	House	Village of Burr Ridge


GARFIELD AVENUE
S00° 55' 40"E 234.15' (PRIVATE DRIVE)
S00° 55' 40"E 118.23'
(S00°10'E 388.6) 386.13'
89°26'14" (89°30')
10.00'
10' UTILITY EASEMENT PER DOC. R1957-839224
LOT 2
NOT INCLUDED
N88° 30' 35"E 200.00'
50' BUILDING SETBACK PER DOC. R1957-839224
107°20'57" (107°17')
126.19'
92.04'
S71° 43' 23"W 182.35'
16' DRIVEWAY EASEMENT PER DOC. R1961-003310
MARIE PECA'S ASSESSMENT PLAT
DOC. R1961-003310 REC. 04/17/1961
S00° 55' 40"E 125.00'
10.00'
LOT 2
100,273 SF
2.3019 AC
N47° 22' 33"W 184.88'
S71° 43' 23"W 731.22' (729.87')
762.65'
LOT 1
NOT INCLUDED
S37° 08' 55"E 90.32'
LOT 2
OAK CRY SUBDIVIS
DOC. R1988-015690 REC. 0
PECA'S ASSESSMENT PLAT
DOC. R1957-839224 REC. 04/17/1957
LOT 1
N88° 30' 35"E 501.50'
10' UTILITY EASEMENT PER DOC. R1957-839224
S88° 30' 35"W 392.35'
LOT 1
118,990 SF
2.7316 AC
10' SEWER EASEMENT PER DOC. R1982-007170
5.00'
10.00'
10.00'
313.40'
10' UTILITY EASEMENT PER DOC. R1957-839224
141.00'
N01°22' 14"W 454.40'
10.00'
EASEMENT HERETOFORE ED TO DUPAGE COUNTY PUBLIC WORKS
IC WATER EASEMENT 957-839224
EEK ON
C. 09/25/1981


Circle Ridge Ct
Circle Ridge Dr
Oak Ridge Dr E
Malibu Ct
Oak Creek Dr
Garfield Av
Rodeo Dr
Frost Edge Dr

Circle Ridge Ct
Circle Ridge Dr
Oak Creek Dr
Malibu Ct
Rodeo Dr
Garfield Av
Oak Ridge Dr E
Edge Dr


400
Garfield Av
303


GRANTED TO BURKE COUNTY PUBLIC WORKS
WIRE FENCE
WALL
WIRE FENCE
FOUND IRON PIPE
10' UTILITY EASEMENT PER DOC. R1957-R2024
WETLAND LIMITS
100-YR FLOODPLAIN (BFE = 528.90)
EXISTING SPRINKLER
50' BUFFER FROM WETLAND LIMITS
EXISTING POND
WATER
LOT 2
GARFIELD AVENUE
LOT 1
PECA'S ASSESSMENT PLAT
PROPOSED 12' DRIVEWAY
NO WORK TO BE WITHIN 50' WETLAND BUFFER
1 STORY RESIDENCE
METAL SHED
TIMBER WALL
FRAME GARAGE
CONC.
BUILDING ENVELOPE (TYP)
FOUND IRON PIPE AT CORNER
FOUND IRON PIPE
BRICK
MARIE PECA'S ASSESSMENT PLAT
EXISTING 18' DRIVEWAY EASEMENT
18' DRIVEWAY EASEMENT

AGREEMENT:

THIS AGREEMENT, made and entered into this Twenty-forth day of May A. D. 1918 by and between John Moeny and Anna Moeny, his wife party of the first part, of the Town of Hinsdale Du Page County and the State of Illinois, and Louis Peca and Mary Peca, his wife, party of the second part, witnesseth:-

For and in consideration of the sum of Two Hundred Twenty Five ($225.00) dollars, the said party of the second part can have for themselves, their heirs or assigns forever,

the use of a parcel or piece of land for a road, to have free access to their farm;

Said road to be about sixteen (16) feet wide and to run from the North East corner of Lot Twenty Five (25), easterly to the private road of John and Anna Moeny, and thence northerly on said private road to the main road.

The said Lot Twenty Five (25) being now owned by the said Louis and Mary Peca, his wife and is more fully described as follows to wit:-

> Lot Twenty Five (25), of the plat of the assessment Division of the South half (S.½.) of Section One (1) and Two (2), and all of Sections Eleven (11) and Twelve (12), lying north of the Sanitary District of Chicago, Illinois, in Township Thirty Seven (37), North Range Eleven (11), East of the Third (3rd) Principal Meridian, said lot being situated upon a part of the South East quarter (S.E.¼.) of the South East quarter (S.E.¼.) of Section One (1), aforesaid in Du Page County, Illinois, excepting and reserving half (½) acres on which school house stands, the same being heretofore conveyed and also excepting the strip of land, Sixty Six (66) feet wide running diagonally, across said lot Twenty Five (25), the same being heretofore, conveyed to the Chicago St. Louis and Western, Railroad Company.

The above mentioned main road runs East and West on the North end of the land owned by said John and Anna Moeny, his wife.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals the day and year first above written.

WITNESS

John Moeny (SEAL)

Anna Moeny (SEAL)

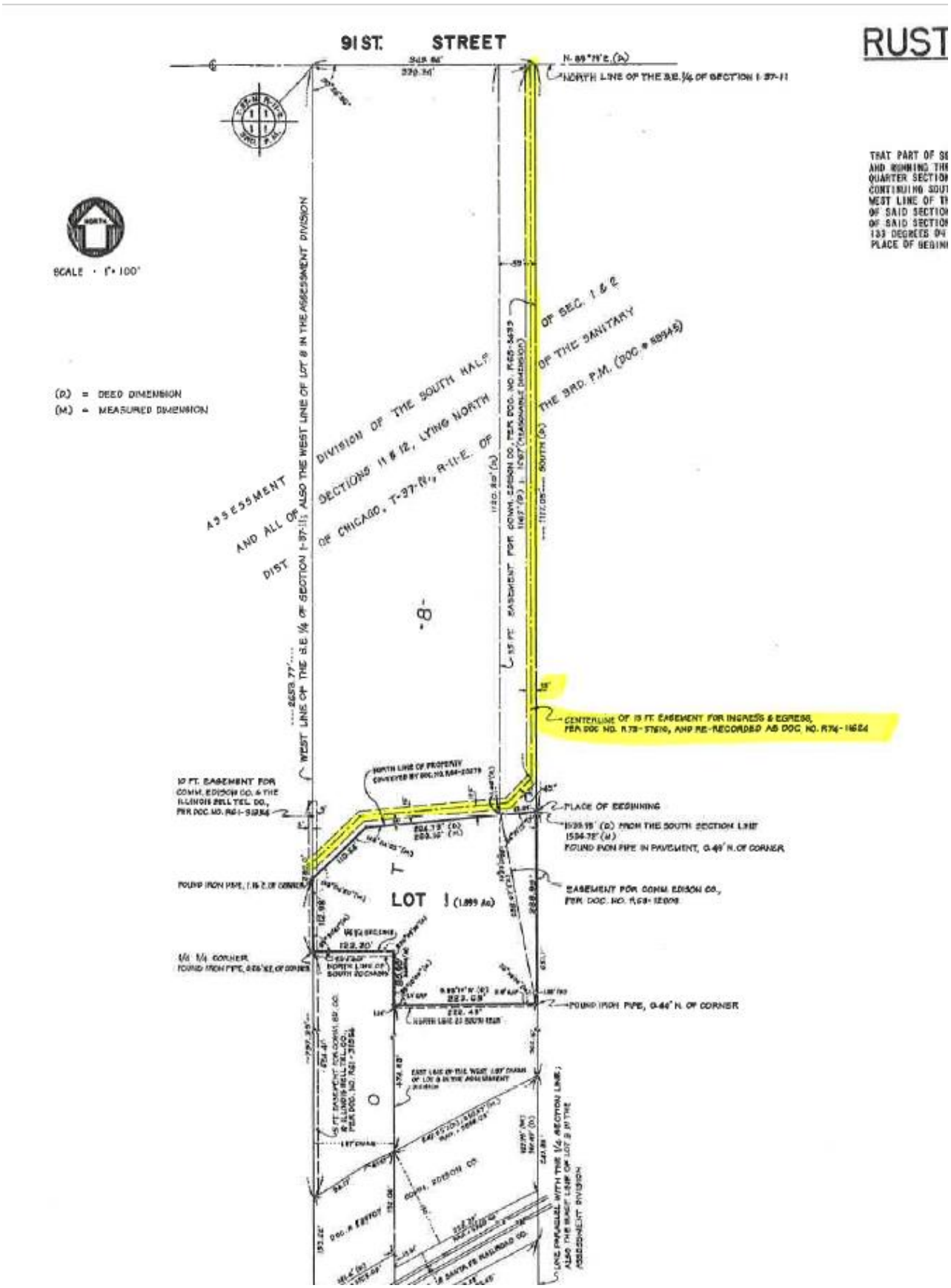
State of Illinois }
County of Cook } ss.

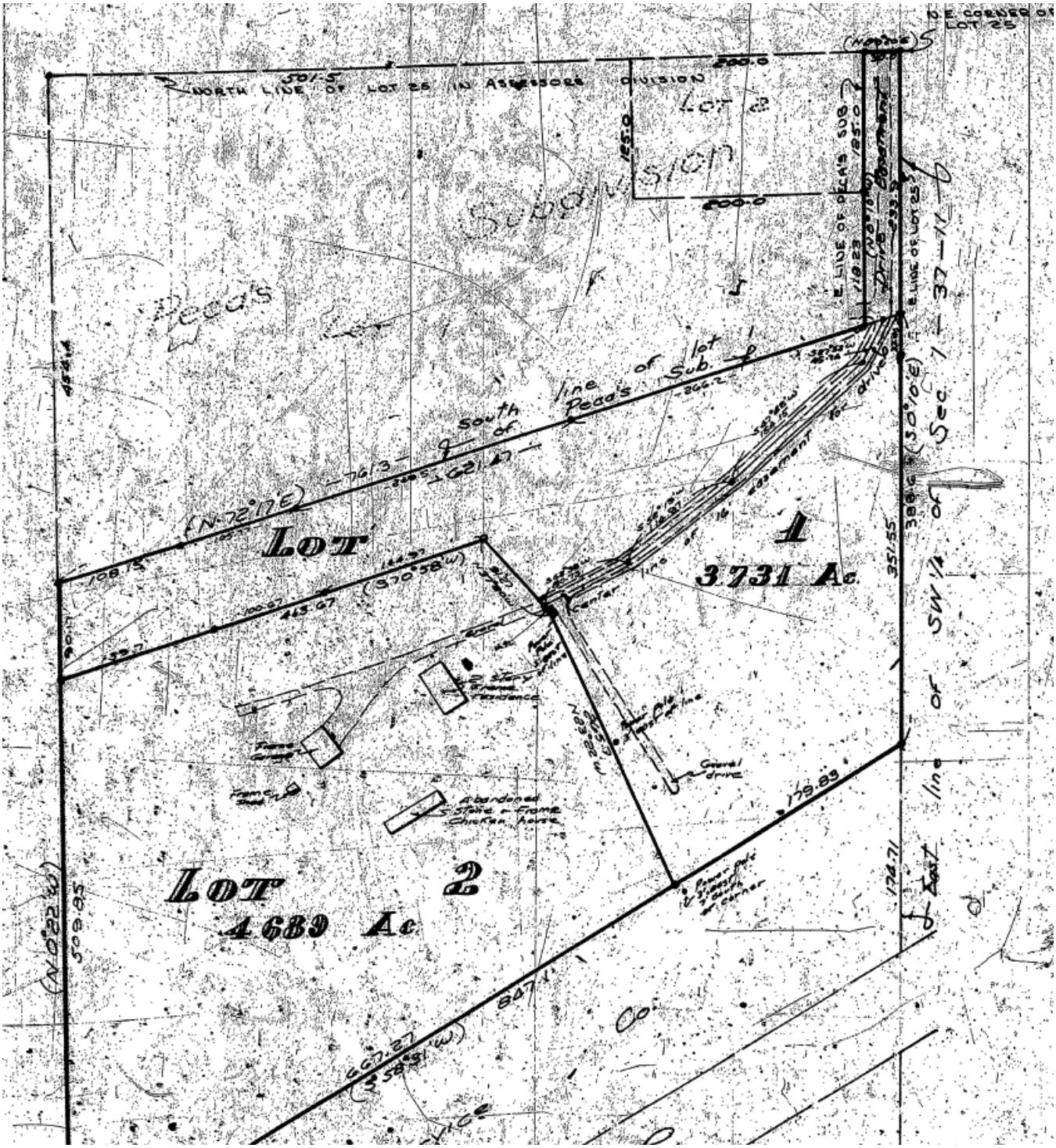
Subscribed and sworn to before me this 24th day of May A. D. 1918.

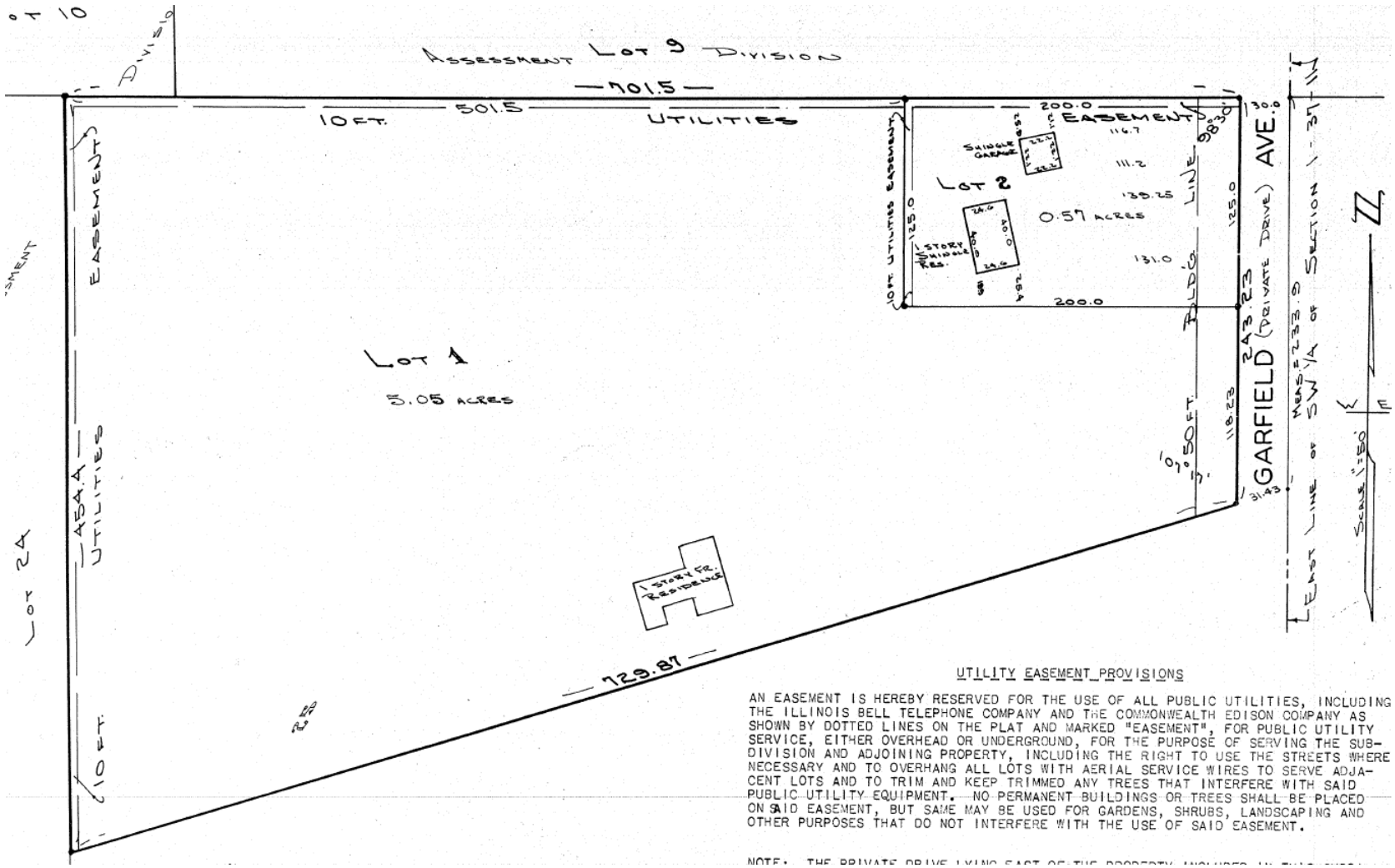
Henry B. Koller,
Notary Public.

Henry B. Koller,
Notary Public
Cook Co. Ills.

No. 133386 - Filed for Record June 5th, A. D. 1918 at 2 o'clock P. M. - Lewis Ellsworth, Recorder.


91 ST. STREET
RUST
SCALE · 1" = 100'
(D) = DEED DIMENSION
(M) = MEASURED DIMENSION
ASSESSMENT
DIVISION OF THE SOUTH HALF
SECTIONS 11 & 12, LYING NORTH
OF CHICAGO, T-37-N., R-11-E. OF
THE 3RD. P.M. (DOC. # 89945)
OF SEC. 1 & 2
OF THE SANITARY
LOT 1 (1.899 Ac)
PLACE OF BEGINNING
EASEMENT FOR COMM. EDISON CO.,
FOUND IRON PIPE, 0.44' N. OF CORNER

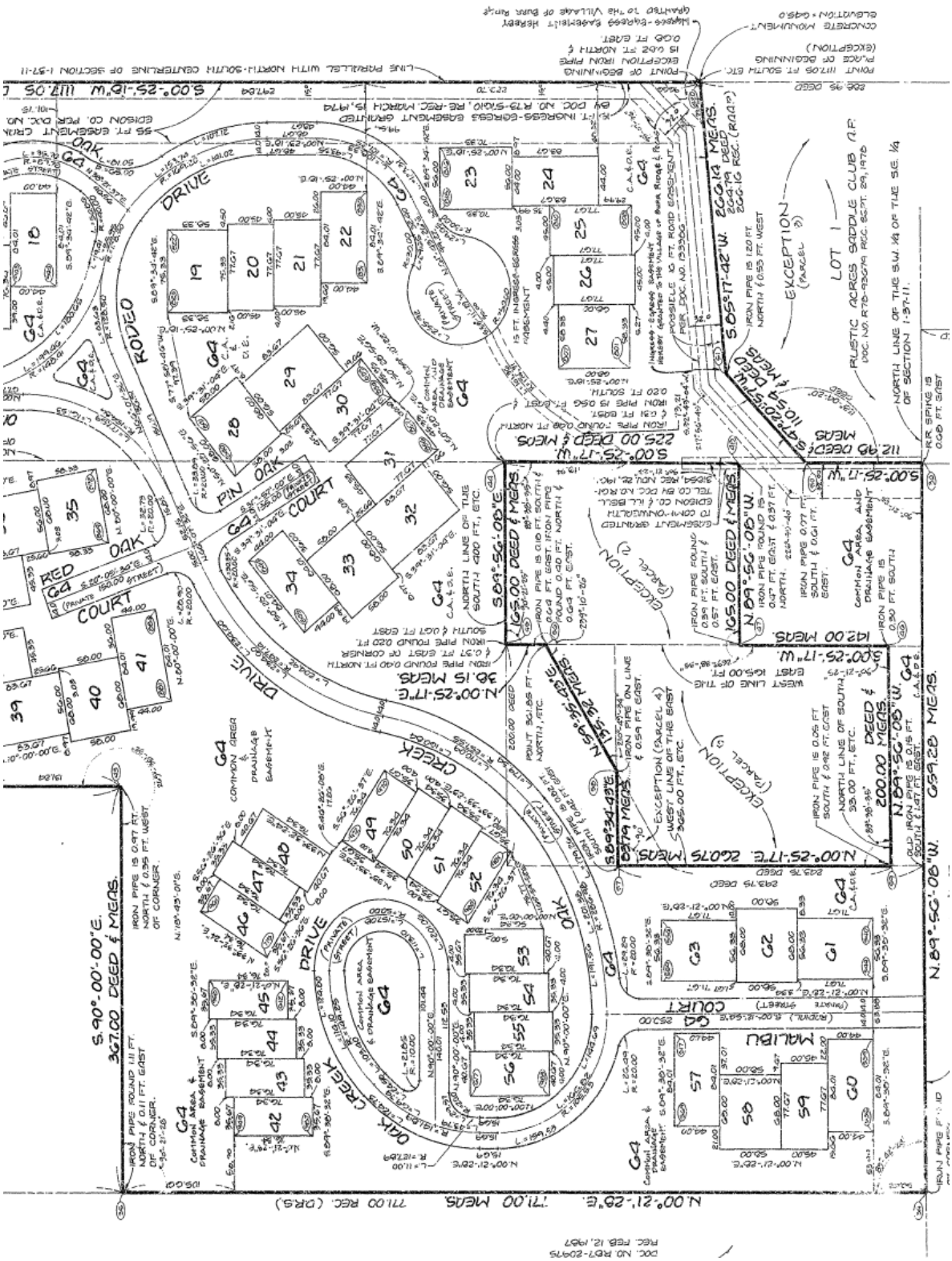

NORTH LINE OF LOT 25 IN ASSESSORS DIVISION
LOT 25
Reed's
South line of Reed's Sub. lot
LOT 1
3731 Ac.
LOT 2
4689 Ac.
Sec. 1 - 37 - 11
East line of SW 1/4 of
Gravel drive
Abandoned 2 Stalls - Frame Chicken house
Co.



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR THE USE OF ALL PUBLIC UTILITIES, INCLUDING THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AS SHOWN BY DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", FOR PUBLIC UTILITY SERVICE, EITHER OVERHEAD OR UNDERGROUND, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTY, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS AND TO TRIM AND KEEP TRIMMED ANY TREES THAT INTERFERE WITH SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT.

NOTE: THE PRIVATE DRIVE LYING EAST OF THE PROPERTY INCLUDED IN THIS SUBDI-


RODEO DRIVE
PIN OAK COURT
RED OAK COURT
OAK CREEK DRIVE
MALIBU COURT
LOT 1
EXCEPTION (PARCEL 2)
RUSTIC ACRES SADDLE CLUB A.P.
NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 1-37-11.
S.00°-25'-16"W. 1117.05
N.00°-21'-28"E. 1171.00 MEAS.
N.00°-21'-28"E. 1171.00 REC. (DRS.)
S.90°-00'-00"E. 367.00 DEED & MEAS.
N.89°-56'-08"W. 659.28 MEAS.
S.89°-56'-08"E. 165.00 DEED & MEAS.
N.89°-56'-08"W. 165.00 DEED & MEAS.
N.00°-25'-17"E. 36.15 MEAS.
N.00°-25'-17"E. 2607.75 MEAS.
S.00°-25'-17"W. 225.00 DEED & MEAS.
S.00°-25'-17"W. 112.95 DEED & MEAS.
S.89°-17'-42"W. 260.14 MEAS.
S.89°-56'-08"W. 200.00 MEAS.
N.89°-56'-08"W. 659.28 MEAS.
S.00°-25'-17"W. 142.00 MEAS.
S.00°-25'-17"W.
S.89°-34'-48"E. 157.92 MEAS.
S.89°-34'-48"E. 157.79 MEAS.
S.00°-21'-28"E. 110.54 DEED & MEAS.
S.00°-25'-16"W. 1117.05 (EDISON CO. PER DOC. NO. R79-5310, RE-REC. MARCH 15, 1974)
55 FT. INGRESS-EGRESS EASEMENT GRANTED BY DOC. NO. R79-5310, RE-REC. MARCH 15, 1974
POINT OF BEGINNING (EXCEPTION) IRON PIPE 15.0±0 FT. NORTH & 0.06 FT. EAST
POINT 1117.05 FT. SOUTH ETC. PLACE OF BEGINNING (EXCEPTION)
CONCRETE MONUMENT ELEVATION = 4450
IRON PIPE IS 1.20 FT. NORTH & 0.55 FT. WEST
IRON PIPE FOUND 0.59 FT. SOUTH & 0.57 FT. EAST
IRON PIPE FOUND 0.67 FT. SOUTH & 0.61 FT. EAST
IRON PIPE 0.77 FT. NORTH & 0.50 FT. EAST
IRON PIPE IS 0.50 FT. SOUTH
IRON PIPE IS 0.97 FT. NORTH & 0.35 FT. WEST OF CORNER.
IRON PIPE FOUND 1.11 FT. NORTH & 0.11 FT. EAST OF CORNER.
IRON PIPE IS 0.16 FT. SOUTH & 0.42 FT. EAST
IRON PIPE IS 0.15 FT. SOUTH & 1.47 FT. EAST.
OLD IRON PIPE IS 0.15 FT. SOUTH & 1.47 FT. EAST.
COMMON AREA & DRAINAGE EASEMENT
G1
G2
G3
G4
G5
G6
G7
G8
G9
G10
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G14
G15
G16
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G60

DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
Zoning Petition ZONING-22-000065 Aliyeva

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 **JANUARY 17, 2023.**

COMMENT SECTION:
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
: 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
X : I OBJECT/ HAVE CONCERNS WITH THE PETITION.
COMMENTS: Please see attached
SIGNATUR[redacted] DATE: 1/17/2023
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Burr Ridge

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-22-000065 Aliyeva	
ZONING REQUEST	Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2.	
OWNER	KAMALYA ALIYEVA, 299 COLUMBINE DRIVE, CLARENDON HILLS, IL 60514/ AGENT: V3 COMPANIES (C/O DWAYNE GILLIAN), 7325 JANES AVENUE #100, WOODRIDGE, IL 60517	
ADDRESS/LOCATION	10S630 GARFIELD AVENUE, BURR RIDGE, IL 60527	
PIN	10-01-303-012/ 10-01-303-009	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	4.99 ACRES (217,364 SQ. FT.)	
UTILITIES	WELL/ SEPTIC	
PUBLICATION DATE	Daily Herald: JANUARY 3, 2023	
PUBLIC HEARING	WEDNESDAY, JANUARY 18, 2023	

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

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

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO
VILLAGE CLERK
SUE SCHAUS
VILLAGE ADMINISTRATOR
EVAN WALTER

February 7, 2023

Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to Jessica.infelise@dupageco.org

Re: Zoning Petition ZONING-22-000065 Aliyeva Variation

Dear Ms. Infelise,

On January 16 and February 6, 2023, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the variation for lot width request to divide a lot located at 10S630 Garfield Ave. This property is surrounded to the north and west by the Village of Burr Ridge.

The proposed division and associated request for lot width variation would not be authorized under the Village of Burr Ridge Subdivision and Zoning Ordinances. The proposed lot width would not meet the minimum requirement of 200 ft. for an R-2 zoned parcel (minimum 2-acres). The Commission also determined that the petitioner did not meet the hardship standard since there is no condition of the land which necessitates the variation request. If the parcel remains undivided, then there is no variation required.

The Village has also received concerns from residents that they were not notified of the variation request and would like to confirm that notice was sent.

Should you have any questions, please do not hesitate to contact me directly at jfarrell@burr-ridge.gov or (630) 654-8181 x 6100.

Sincerely,

[redacted]

Janine Farrell, AICP
Community Development Director

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO
VILLAGE CLERK
SUE SCHAUS
VILLAGE ADMINISTRATOR
EVAN WALTER

January 17, 2023

Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to Jessica.infelise@dupageco.org

Re: Zoning Petition ZONING-22-000065 Aliyeva Variation

Dear Ms. Infelise,

On January 16, 2023, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the variation for lot width request to divide a lot located at 10S630 Garfield Ave. This property is surrounded to the north and west by the Village of Burr Ridge. After an initial review, it was determined that this proposed division and associated request for lot width variation would not be authorized under the Village of Burr Ridge Subdivision and Zoning Ordinances.

The Commission also expressed concern about the private road easement which is located on Oak Creek Club property. Since the proposed lot would utilize this easement, the Village requested a copy of the document (No. 1333386) from DuPage County staff but has not received it as of the date of this letter. The Village would like to verify that the easement permits an additional property/residence to have access. The Village also requests confirmation that the Oak Creek Club HOA has been notified of the zoning action and proposed division.

The Village respectfully requests that the matter be continued until such time that the Village has received the easement for review and confirmation that the Oak Creek Club has been notified of the request.

Should you have any questions, please do not hesitate to contact me directly at jfarrell@burr-ridge.gov or (630) 654-8181 x 6100.

Sincerely,

[redacted]

Janine Farrell, AICP
Community Development Director

To farrell@burr-ridge.org; Oakcrecl@ciramail.com; Infelise, Jessica
Cc Laura Clapper; Tammie Marie Svestka; Dr Chris Nikolovski Dentist

Thu 1/26/2023 11:57 AM

Follow up. Start by Thursday, January 26, 2023. Due by Thursday, January 26, 2023.
You forwarded this message on 1/26/2023 3:16 PM.

20230123062558.pdf
42 KB

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Zoning 22-00065

The cut out in the map below is my house. The Gravel road is to the east of my house. There is no access to that road from the lots asking for the zoning variance 22-00065.

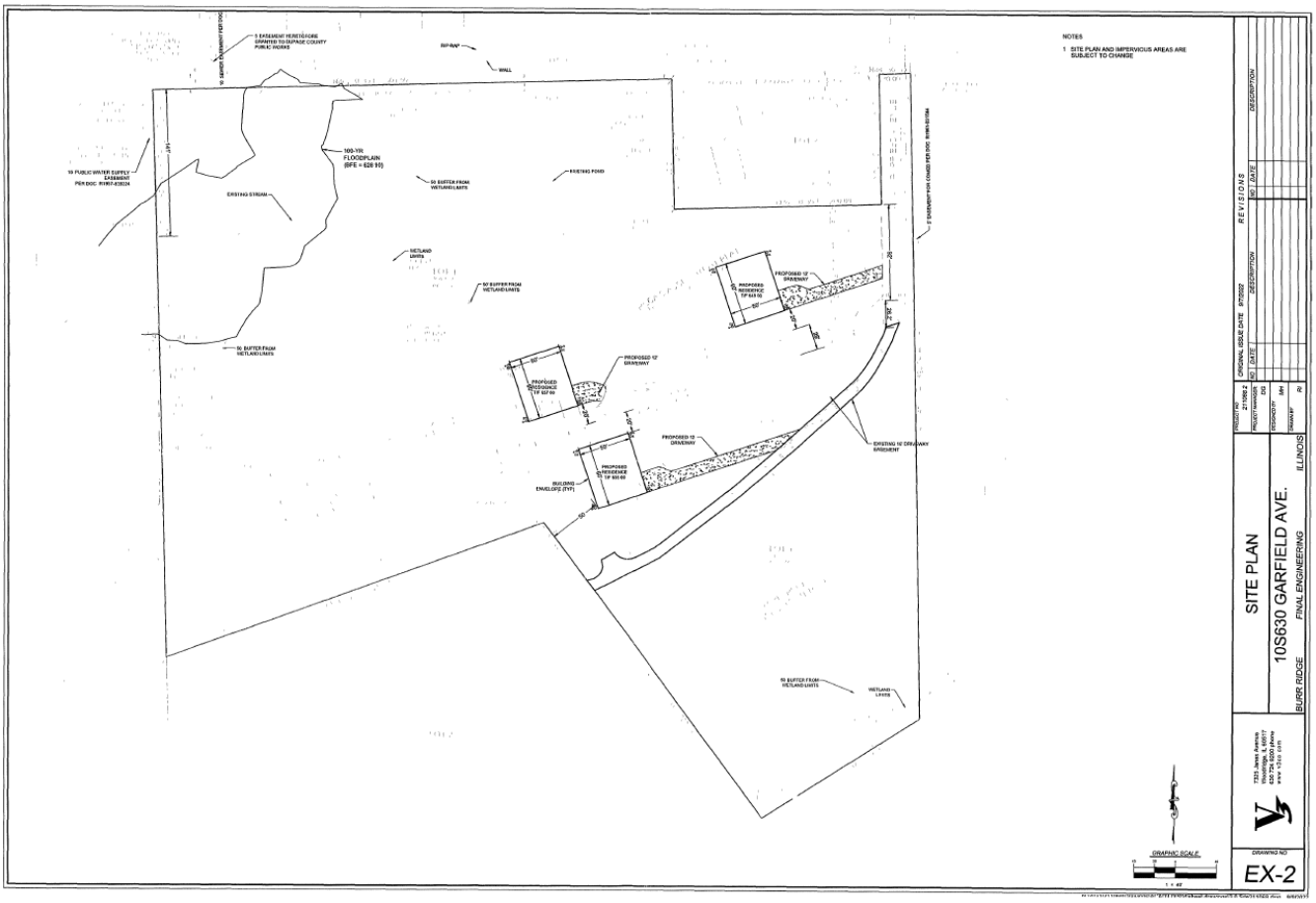
The lots asking for the variance are just to the west of my house. straight west of my house right behind me. There is no current access to this land that is being asked for the in this variance.

The land that is requesting is the variance has no right to that Utility easement it is part of Burr Ridge Oak Creek Club property.

Oak Creek club has agreed that they would not use this easement for anything except utility if needed.

As part of the Oak Creek Club they agreed not even to use this land as a walking path.

Please send me the full part of the Oak Creek club south end of the Plot of survey.


NOTES
1. SITE PLAN AND IMPERVIOUS AREAS ARE SUBJECT TO CHANGE
1 EASEMENT HERETOFORE GRANTED TO DUPAGE COUNTY PUBLIC WORKS
RIP-RAP
WALL
10 PUBLIC WATER SUPPLY EASEMENT PER DOC R1997-038024
100-YR FLOODPLAIN (BFE = 628 ft)
50 BUFFER FROM WETLAND LIMITS
EXISTING POND
EXISTING STREAM
WETLAND LIMITS
50 BUFFER FROM WETLAND LIMITS
50 BUFFER FROM WETLAND LIMITS
PROPOSED 12' DRIVEWAY
PROPOSED RESIDENCE TF 627.00
PROPOSED 12' DRIVEWAY
PROPOSED RESIDENCE TF 629.00
PROPOSED 12' DRIVEWAY
PROPOSED RESIDENCE TF 630.00
BUILDING ENVELOPE (TYP)
EXISTING 10' DRIVEWAY EASEMENT
50 BUFFER FROM WETLAND LIMITS
WETLAND LIMITS
GRAPHIC SCALE
1 in = 60'
REVISIONS
ORIGINAL ISSUE DATE 9/7/2022
NO. DATE DESCRIPTION
NO. DATE DESCRIPTION
PROJECT PR1092-2
PROJECT MANAGER DS
DRAWN BY MH
DESIGN BY RI
SITE PLAN
10S630 GARFIELD AVE.
FINAL ENGINEERING
BURR RIDGE ILLINOIS
7325 Janes Avenue
Woodridge, IL 60517
(630) 724-9200 Voice
www.V3co.com
DRAWING NO
EX-2

I firmly oppose the zoning variance 22-00065 because of the following reasons:

The land referred in this requested variance has been surveyed and the west lot was designated as wetland.

I am attaching proposed layout (Attachment #1) given to my daughter by the developer as proof.

I'm also questioning the three proposed home placements. One of the homes does not have existing access to the access road if they are to be well and septic. The layout is way too close together.

There is no access to any road easement from the lots. The developer has requested a zoning variance number 22-00065 which states that they be given the right to use the present 143.5' which is the existing width as opposed to the 165' required by DuPage County.

The developer that is requesting the variance has no right to that Utility easement on the north of these lots. This utility easement is not wide enough for a road. It is part of Burr Ridge Oak Creek Club property. Also, they are asking to build on wetlands which is noted in their own survey.

The current access to the property Garfield Ave has been used for hundreds of years for access to the property: 10-01-303-010/10S610 Garfield, 10-01-303-009/10S630 Garfield, 10-01-303-012/10S631 Garfield, 10-01-303-011/10S700 Garfield.

This access was granted back in 1918 and is not attached in any way to the proposed variance.

[redacted]

Suzanne Seigler 2/2/2023

630-308-0456

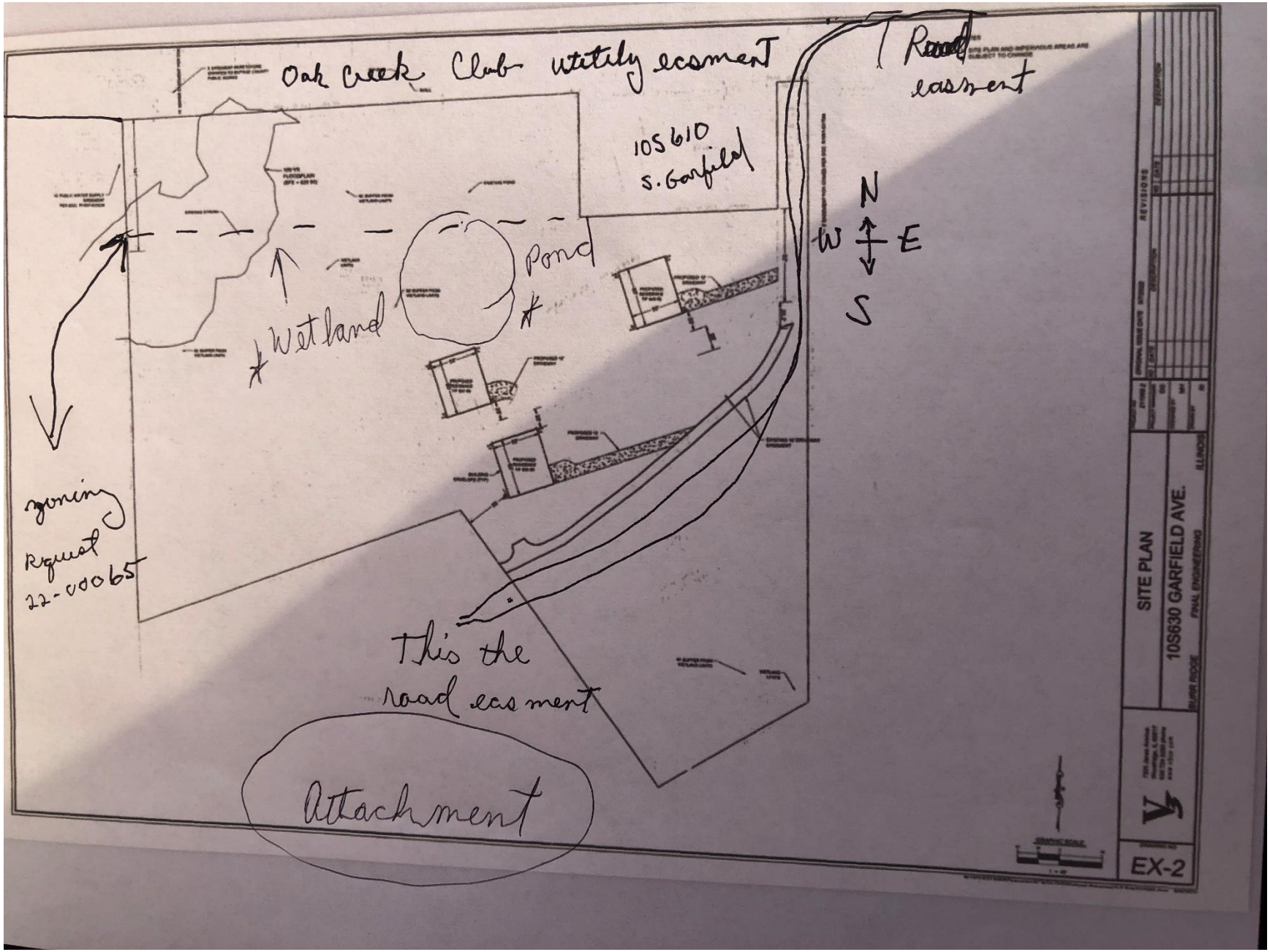
105610 S. Garfield Ave.

Burr Ridge, IL 60527

Notary [redacted]

NOTARY PUBLIC STATE OF FLORIDA

YOLANDA BARRETO-BOSQUES
Commission # HH 187486
Expires February 11, 2026
Bonded Thru Budget Notary Services

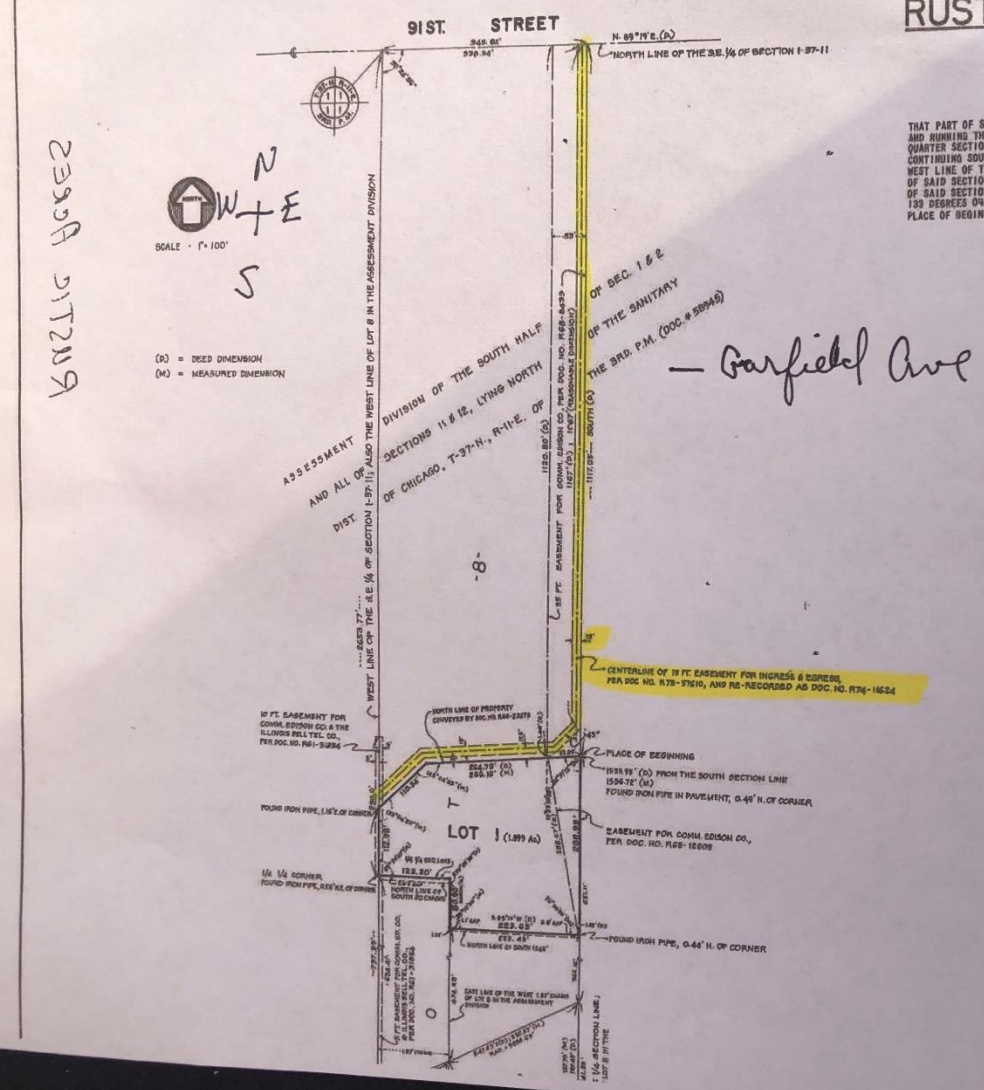

Oak Creek Club utility easment
Road easment
10S610 S. Garfield
N
W
E
S
Pond
Wetland
zoning Request 22-00065
This the road easment
Attachment
SITE PLAN
10S630 GARFIELD AVE.
FINAL ENGINEERING
EX-2

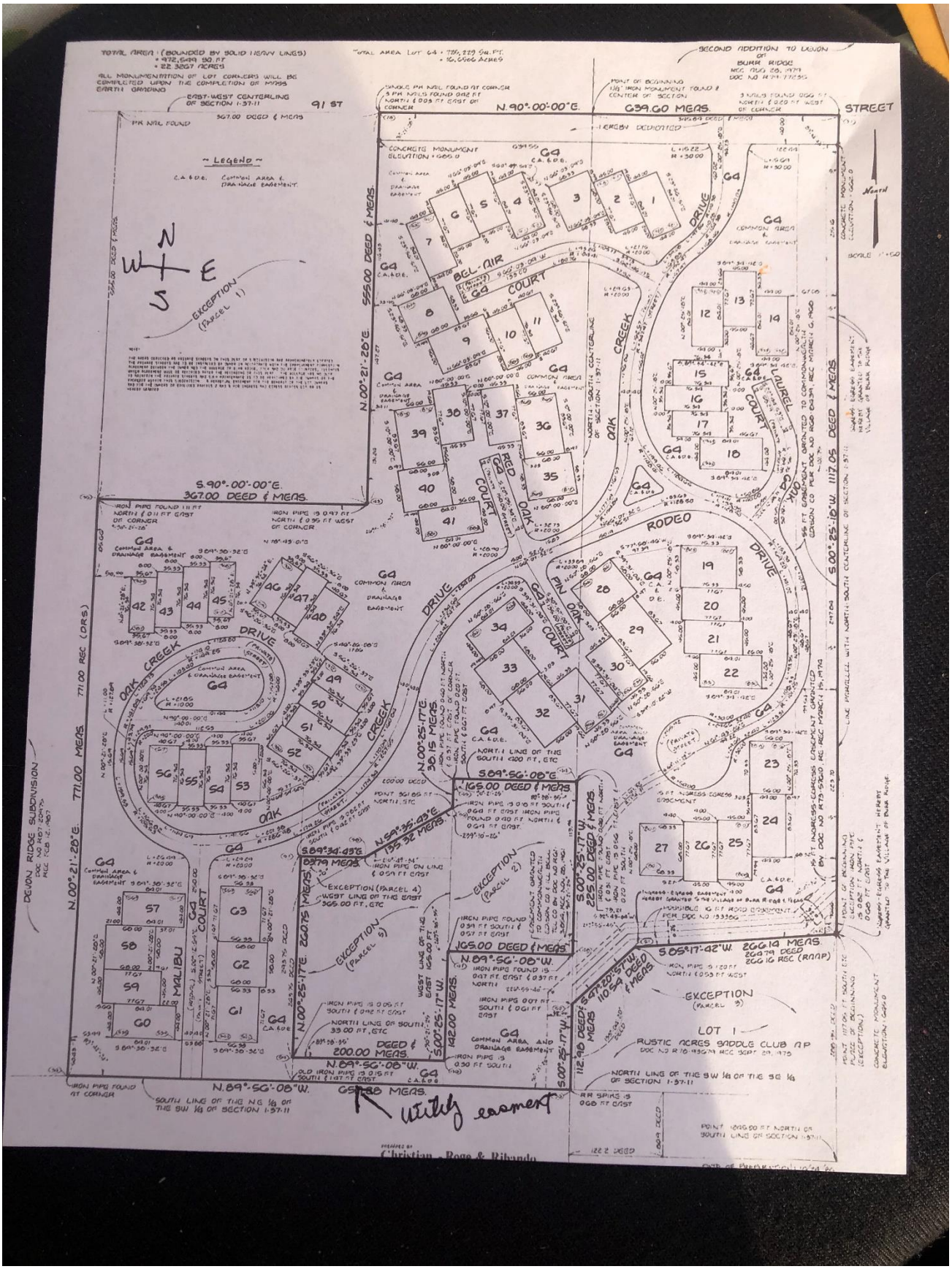
www.dupageco.org/bu
GARFIELD AVENUE
(PRIVATE DRIVE)
S00° 55' 40"E 125.00'
N88° 30' 35"E 200.00'
LOT 2
NOT INCLUDED
10' UTILITY EASEMENT PER DOC. R1987-439224
S00° 55' 40"E 118.23'
S00° 55' 40"E 234.15'
50' BUILDING SETBACK PER DOC. R1987-439224
S71° 43' 23"W 731.22'
18' DRIVEWAY EASEMENT PER DOC. R1991-033310
MARIE PECA'S ASSESSMENT PLAT
DOC. R1991-033310 REC. 04/17/1991
LOT 1
NOT INCLUDED
S37° 08' 55"E 90.32'
LOT 2
N47° 22' 33"W 184.88'
LOT 2
108,373 SF
2.3016 AC
PECA'S ASSESSMENT PLAT
DOC. R1987-439224 REC. 04/7/1987
OAK CREEK SUBDIVISION
DOC. R1989-015600 REC. 05/26/1989
LOT 1
S88° 30' 35"W 392.35'
LOT 1
116,000 SF
2.7316 AC
N88° 30' 35"E 601.50'
10' UTILITY EASEMENT PER DOC. R1987-439224
10' SEWER EASEMENT PER DOC. R1992-007170
10.00'
10' UTILITY EASEMENT PER DOC. R1987-439224
N01° 22' 14"W 454.40'
513.40'
141.00'
10.00'
10.00'
10.00'
6.00'
MENT HERETOFORE
D DUPAGE COUNTY
PUBLIC WORKS

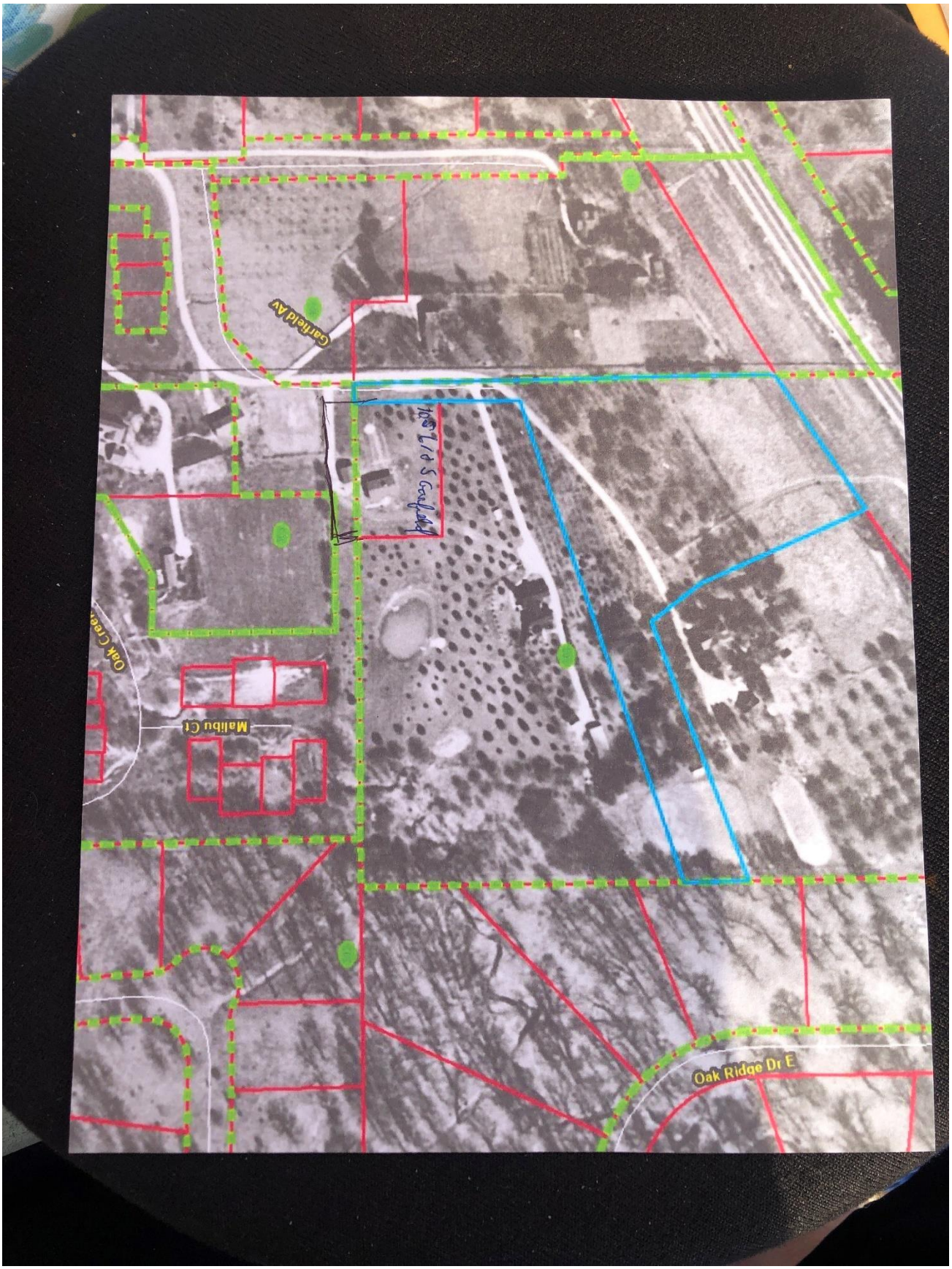
RUSTIC ACRES SADDLE CLU
ASSESSMENT F

OF

THAT PART OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE NORTH 89 DEGREES 10 MINUTES EAST ALONG THE QUARTER SECTION LINE 345.84 QUARTER SECTION LINE 1,117.05 FEET TO A PLACE OF BEGINNING, SAID POINT BEING 1,595.05 FEE CONTINUING SOUTH ON THE AFOREMENTIONED LINE 250.05 FEET TO A POINT; THENCE SOUTH 89 DEGRE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 80.9 FEET TO THE NORTH L OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF OF SAID SECTION; THENCE NORTH ON SAID EAST LINE 112.08 FEET TO A POINT; THENCE NORTHEASTE 139 DEGREES 04 MINUTES 20 SECONDS AS MEASURED FROM SOUTH TO NORTHEAST FROM THE LAST DESCR PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.




TOTAL AREA: (BOUNDED BY SOLID HEAVY LINES) = 972,549.90 SQ.FT. = 22.3207 ACRES
TOTAL AREA LOT G4 = 786,229 SQ.FT. = 18.0566 ACRES
ALL MONUMENTATION OF LOT CORNERS WILL BE COMPLETED UPON THE COMPLETION OF MASS EARTH GRADING
EAST-WEST CENTERLING OF SECTION 1-37-11
91 ST
STREET
SECOND ADDITION TO DEVON OF BURR RIDGE
N.90°-00'-00"E.
639.60 MEAS.
~ LEGEND ~
C.A. & D.E. COMMON AREA & DRAINAGE EASEMENT
EXCEPTION (PARCEL 1)
N.00°-21'-20"E. 555.00 DEED & MEAS.
S.90°-00'-00"E. 367.00 DEED & MEAS.
N.00°-21'-20"E. 771.00 MEAS. 771.00 REC (DRS)
S.00°-25'-10"W. 1117.05 DEED & MEAS.
DEVON RIDGE SUBDIVISION
BEL-AIR COURT
OAK CREEK DRIVE
RODEO DRIVE
PIN OAK COURT
MALIBU COURT
LAUREL COURT
OAK CREEK COURT
COMMON AREA & DRAINAGE EASEMENT
N.89°-56'-08"E. 165.00 DEED & MEAS.
N.89°-56'-08"W. 165.00 DEED & MEAS.
S.89°-34'-49"E. 135.32 MEAS.
N.00°-25'-17"E. 260.75 MEAS.
S.00°-25'-17"W. 142.00 MEAS.
N.89°-56'-08"W. 200.00 MEAS.
N.89°-56'-08"W. 656.88 MEAS.
S.00°-25'-17"W. 225.00 DEED & MEAS.
S.05°-17'-42"W. 266.14 MEAS.
266.79 DEED
266.16 REC (RMMP)
EXCEPTION (PARCEL 2)
EXCEPTION (PARCEL 3)
EXCEPTION (PARCEL 4)
EXCEPTION
LOT 1
RUSTIC ACRES SADDLE CLUB MP
NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1-37-11
SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1-37-11
utility easement
Christian, Rose & Rihanda


Garfield Av
Malibu Ct
Oak Ridge Dr E

Dr. Chris Nikolovski
29 Rodeo Drive
Burr Ridge, IL 60527
(708) 705-0578

February 7, 2023

Re: Zoning Variance 22-00065

To Whom it May Concern:

My Name is Dr. Chris Nikolovski and I am a resident of the Burr Ridge Oak Creek Club and the owner of 28 Rodeo Drive and 29 Rodeo Drive properties which connect to the proposed development. The south end of my property backs to a utility and watershed easement. I am vehemently opposed to Zoning Variance 22-00065 for the following reasons:

1. The land referred to in Zoning Variance 22-00065 is designated as a wetland.

2. There is no access from any easements on the proposed development. The developer requests that they be given the right to use the existing 143.5' (the existing width of the property) as opposed to the 165' as required by DuPage County.

3. The developer has no right to that utility easement that sits immediately north of the proposed development. The utility easement is not wide enough to construct a road and would sit at the south end of my properties. Additionally, the developer seeks to build on a designated wetland which is noted in their own survey.

4. The current access to the proposed development is Garfield Avenue and has been used for hundreds of years to access the property. *See* 10-01-303-010 (10S610 Garfield), 10-01-303-009 (10S650 Garfield), 10-01-303-012 (10S631 Garfield) and 10-01-303-011 (10S700 Garfield)

5. This access was granted back in 1918 and is not attached in any way whatsoever to the proposed variance.

Thank you for your anticipated cooperation in denying the request for Zoning Variance 22-00065.

Respectfully

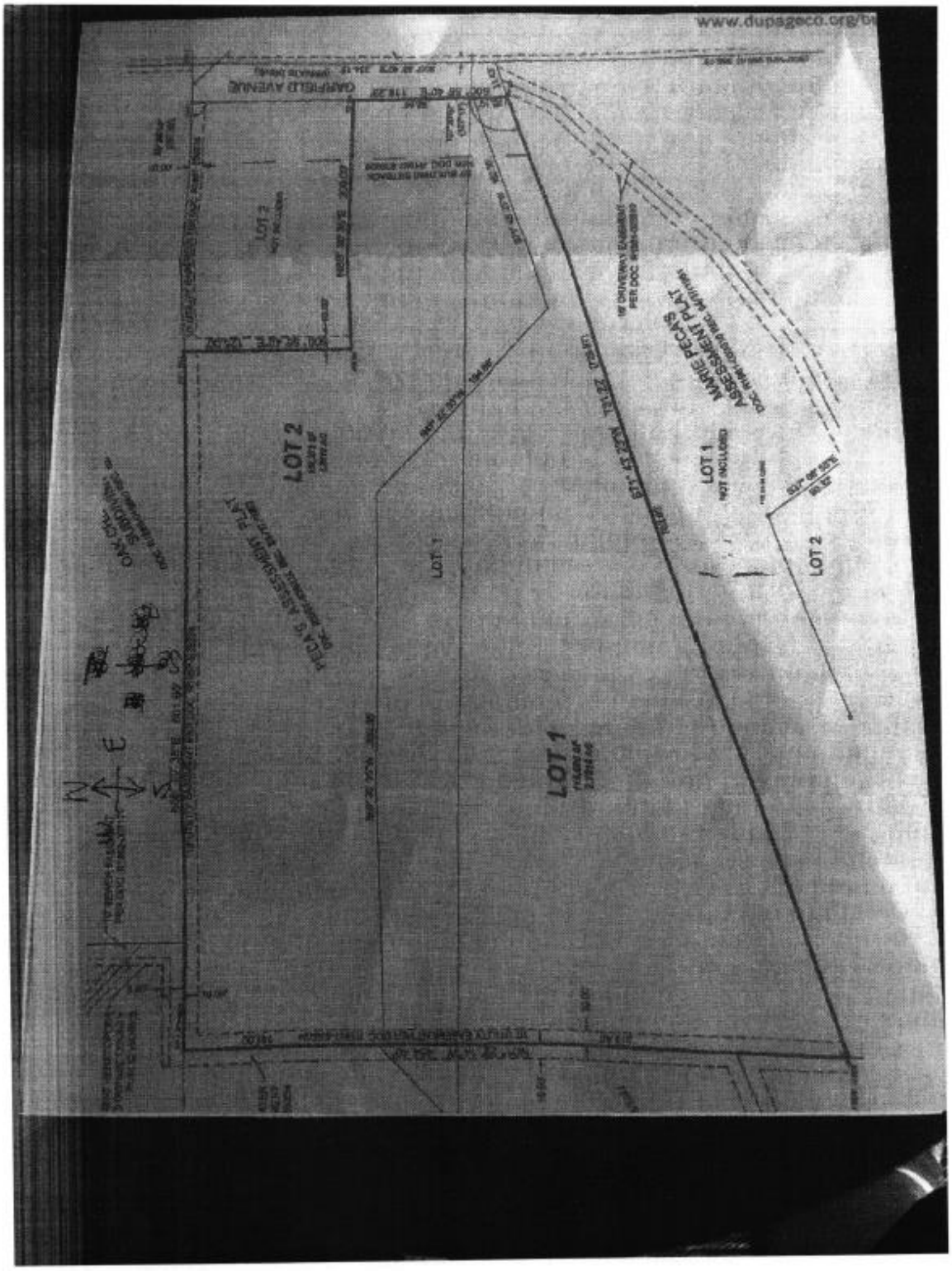
[redacted]

State of Illinois, County of DuPage

[redacted]

My Commission Expires 02/24/2025

JOHN MICKALOVSKI
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 24, 2025


www.dupageco.org/p
LOT 2
LOT 1
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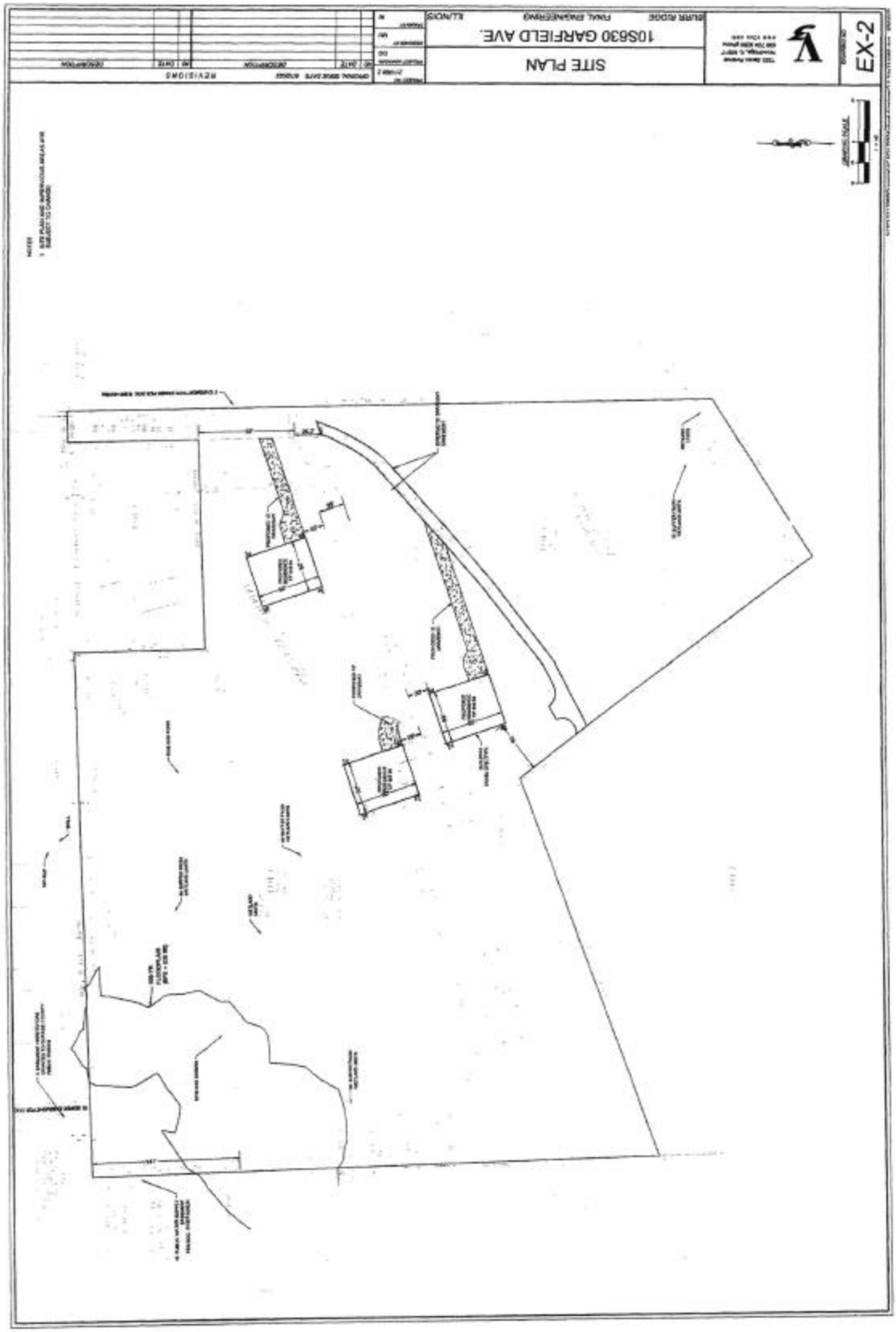
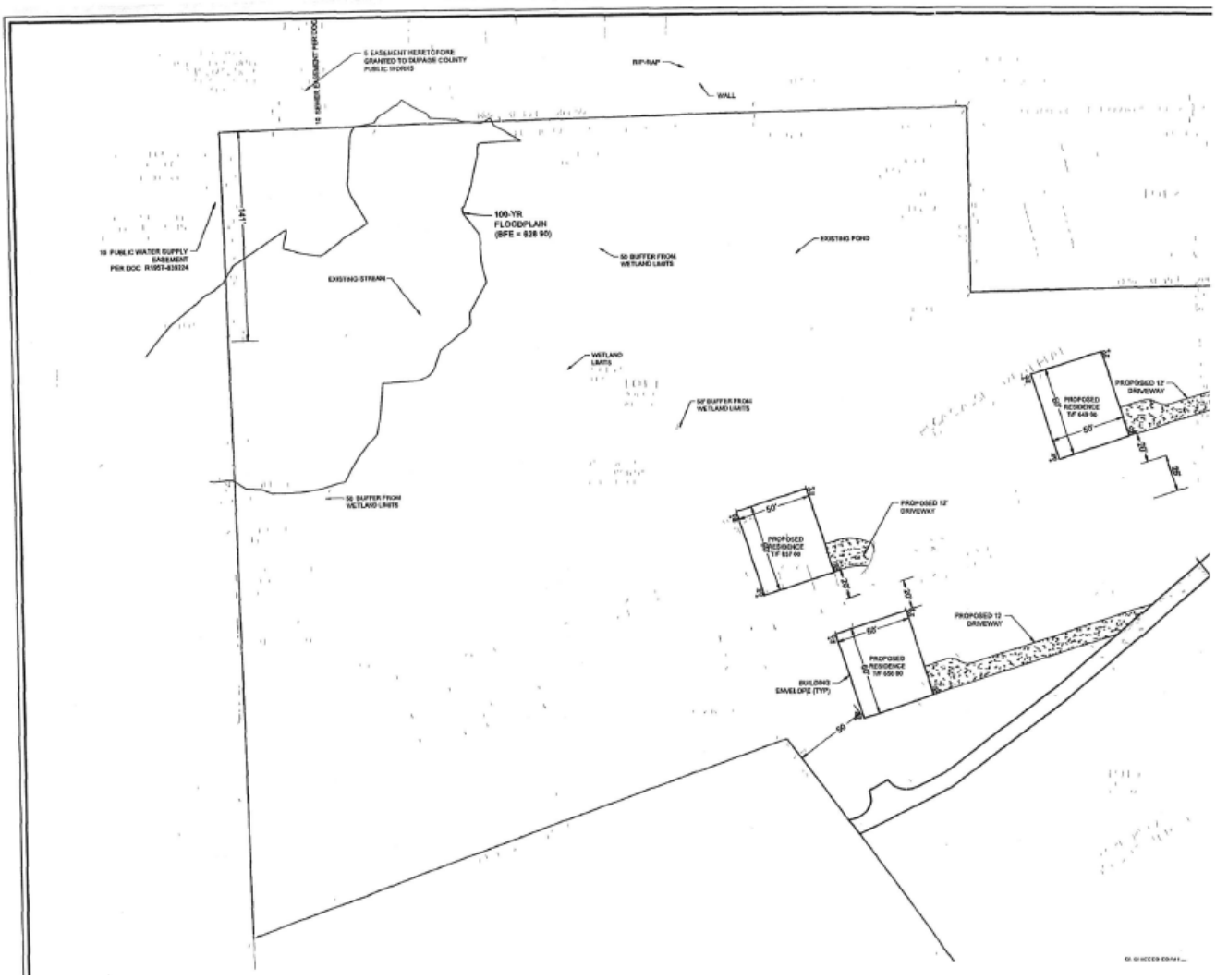
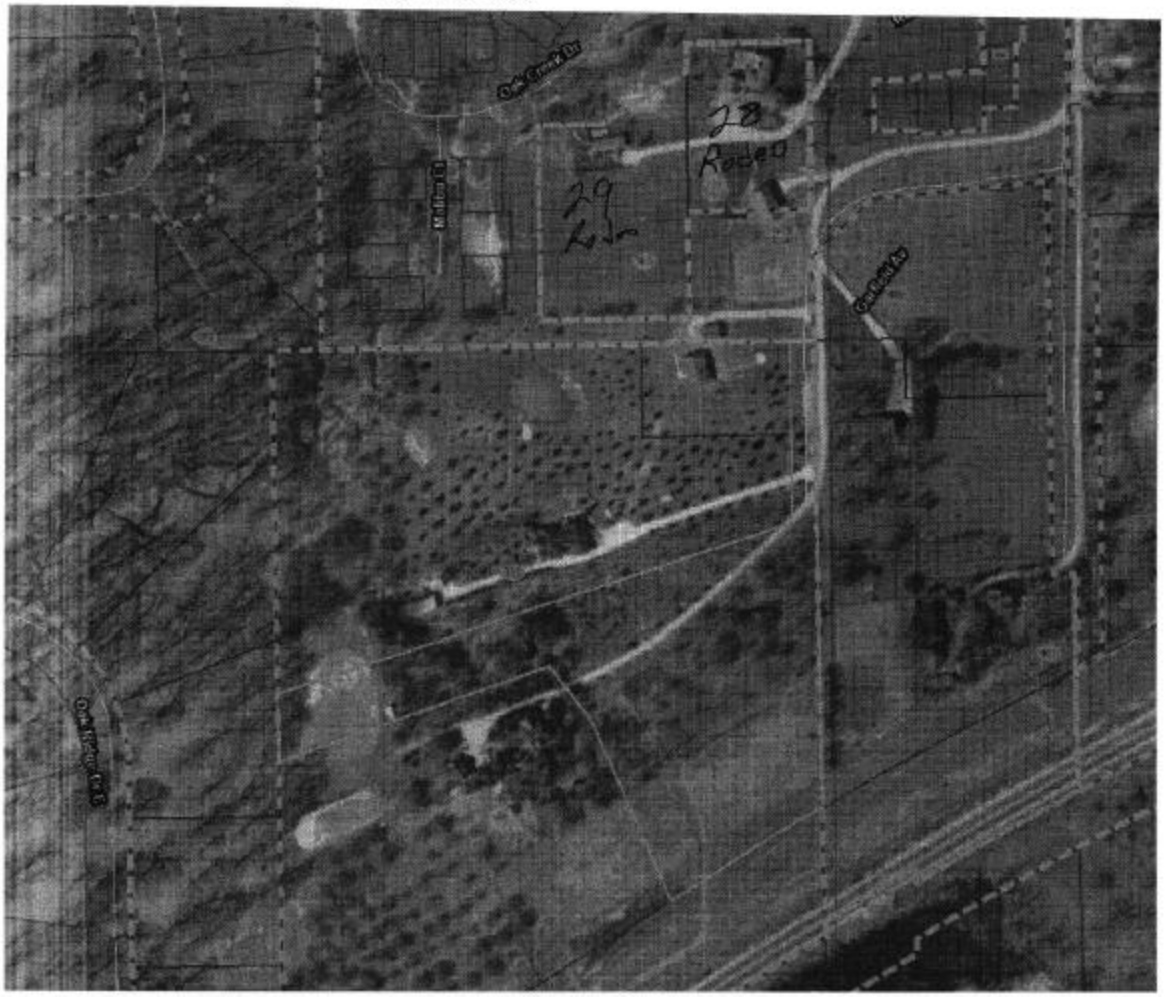

EX-2
SITE PLAN
10S630 GARFIELD AVE.
RIVER RIDGE
ILLINOIS
REVISIONS
NOTES

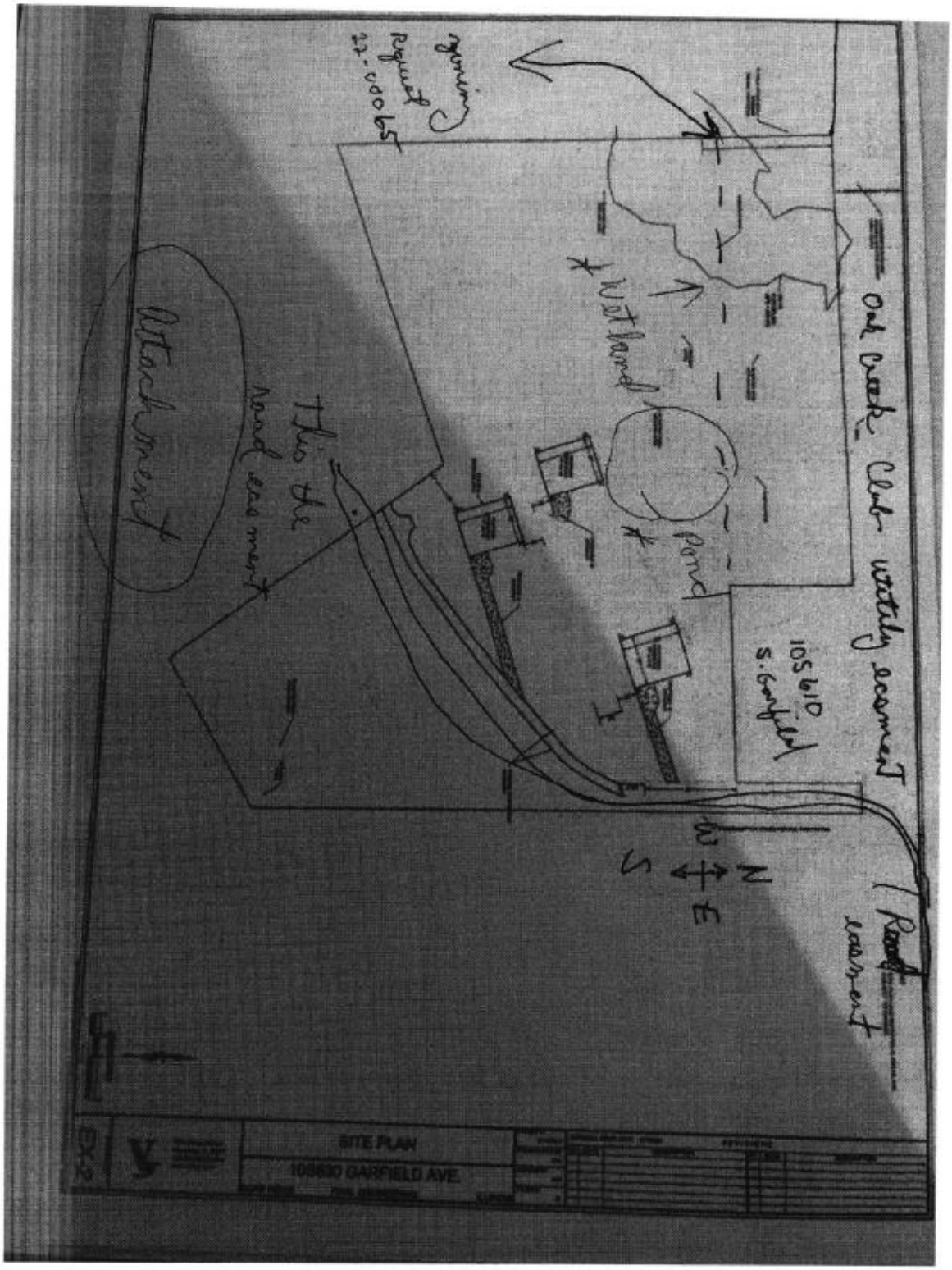

E EASEMENT HERETOFORE
GRANTED TO DAPAISE COUNTY
PUBLIC WORKS
RIP-RAP
WALL
100-YR
FLOODPLAIN
(BFE = 828.90)
EXISTING POND
50 BUFFER FROM
WETLAND LIMITS
10 PUBLIC WATER SUPPLY
EASEMENT
PER DOC R1057-828324
EXISTING STREAM
WETLAND
LIMITS
50' BUFFER FROM
WETLAND LIMITS
50 BUFFER FROM
WETLAND LIMITS
PROPOSED 12'
DRIVEWAY
PROPOSED
RESIDENCE
T/F 649.96
60'
PROPOSED 12'
DRIVEWAY
PROPOSED
RESIDENCE
T/F 657.00
PROPOSED 12
DRIVEWAY
PROPOSED
RESIDENCE
T/F 656.90
BUILDING
ENVELOPE (TYP)
60'

Since at least the 1950s (see below), this private street (Garfield) has had access to 91st Street and gives access to the houses at: 10S700 Garfield Avenue, 10S630 Garfield Avenue, and 10S610 Garfield Avenue. Official easement doc Marie Peca's Assessment Plat 1961-003310 confirms this.

See below of earliest County aerial image from 1956.



Jessica Infelise
Zoning Administration Coordinator
DuPage County Building & Zoning Dept.
421 N. County Farm Road
Wheaton, IL 60187
Office: (630) 407-6752
Cell: (630) 514-0624
Jessica.Infelise@dupageco.org


Oak Brook Club utility easement
Road easement
10560 S. Garfield
Pond
Wetland
Zoning Request 22-000065
This the road easement
Attachment
N
W
E
S
SITE PLAN
10560 GARFIELD AVE.

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0023-23 **Agenda Date:** 4/18/2023 **Agenda #:** 6.E.

DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

Building Division

Zoning & Planning Division

Environmental Division

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: April 5, 2023

RE: **ZONING-23-000011 Oak Brook Lakes (York/District 2)**

Development Committee: April 18, 2023:

Zoning Hearing Officer: April 5, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed:

1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375 sq. ft.
2. Proposed sign height from permitted 10 feet to approximately 30 feet.

Subject to the following conditions:

1. That the proposed sign on the subject property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000011 Oak Brook Lakes** dated April 5, 2023.

2. That only one (1) sign shall be permitted on the subject property for the Planned Development.

3. That the subject multi-tenant sign shall be internally lit.

4. That the subject multi-tenant sign shall be static/fixed with no digital display.

5. That the subject multi-tenant sign shall not display any off-premises advertising.

6. That the owner/developer shall apply for and receive a Building permit for all construction and/or excavation that occurs on the subject property.

7. That the subject property be developed in accordance with all other codes and ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

A. That petitioner testified that he seeks the subject zoning relief to construct a multi-tenant sign for Oak Brook Lakes Planned Development.

B. That petitioner testified that the Planned Development is approximately ninety (90) acres and is to include a grocer, hotel, restaurant, apartments, senior housing, and a fifteen (15) story condominium building.

C. That petitioner testified that in lieu of having several smaller signs, petitioner would like to install one (1) multi-tenant sign at the entrance of the Planned Development.

D. That petitioner offered to build only one (1) multi-tenant sign that is approximately 375 sq. ft. in size and approximately thirty (30) feet tall, rather than multiple smaller single tenant signs throughout the Planned Development.

STANDARDS FOR CONDITIONAL USES:

(Per Section 37-1413.5)

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

2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Conditional Use will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed multi-tenant sign will not impair the adequate supply of light and air to the adjacent properties, as it will be located at the northeast corner of Butterfield Road and Oak Brook Lakes Boulevard.

   b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed multi-tenant sign will be built pursuant to all current building codes.

   c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed multi-tenant sign will be an added improvement to the surrounding area.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed multi-tenant sign will be built pursuant to all current building codes and IDOT regulations and will not increase traffic congestion.

e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed multi-tenant sign.

f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed multi-tenant sign.

g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that they are constructing only one (1) multi-tenant sign compared to several smaller signs on ninety (90) acres, that the proposed sign face will conform to all Building Codes and IDOT regulations, and therefore, the proposed sign will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	**ZONING-23-000011 Oak Brook Lakes**	
ZONING REQUEST	Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed: 1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375 sq. ft. 2. Proposed sign height from permitted 10 feet to approximately 30 feet.	
OWNER	OAK BROOK LAKES SERIES, 1000 ROYCE BLVD, OAKBROOK TERRACE, ILL 60181 / AGENT: DANIEL GALLAGHER (OLYMPIK SIGNS, INC.), 1130 N. GARFIELD, LOMBARD, IL 60148	
ADDRESS/LOCATION	1S625 OAKBROOK LAKES BLVD, OAK BROOK, IL 60181 (NE CORNER OF BUTTERFIELD ROAD AND OAK BROOK LAKES BOULEVARD)	
PIN	06-21-409-001	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	UNCLASSIFIED
AREA	5.86 ACRES (255,262 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: MARCH 21, 2023	
PUBLIC HEARING	WEDNESDAY, APRIL 5, 2023	

ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objections.
Public Works:	No Objections. "We are the water provider for the area."
EXTERNAL:	
City of Oakbrook Terrace:	Objects. See attached documentation
Village of Lombard:	"This is out of our planning boundary, therefore, we have no comments."
Village of Villa Park:	*No Comments Received.*
City of Elmhurst:	*No Comments Received.*
Village of Oak Brook:	*No Comments Received.*
York Township:	*No Comments Received.*
Township Highway:	No Objections.
York Center Fire Dist.:	No Objections.
Sch. Dist. 45:	*No Comments Received.*

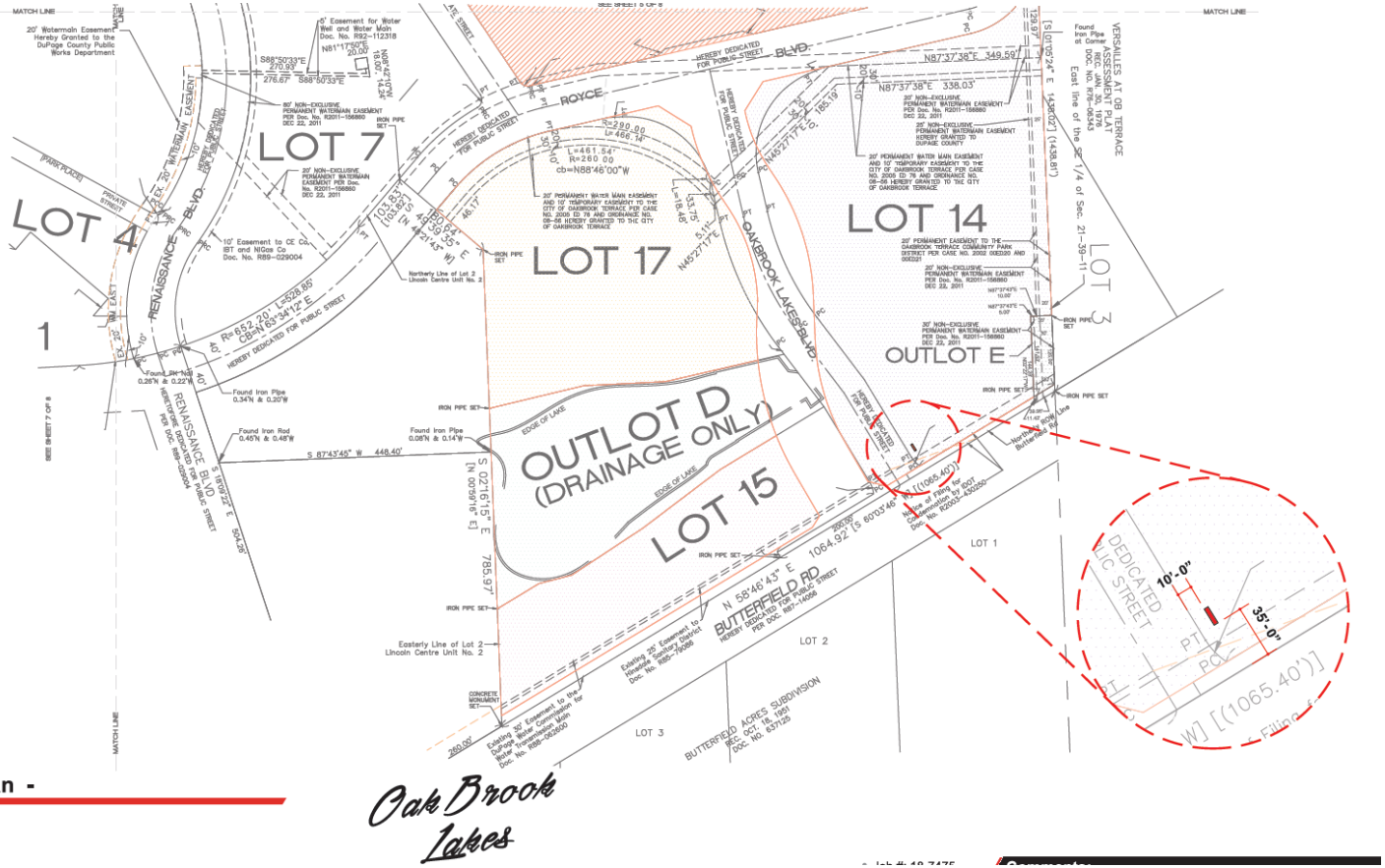
Forest Preserve:	"The Forest Preserve District of DuPage County has reviewed the information provided and due to the location of the subject property, we do not have any specific comments. Thank you."

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	**REQUIRED**	**EXISTING**	**PROPOSED**
Height:	10 FT	NA	30 FT
Sign Area:	192 SQ FT	NA	375 SQ. FT.

LAND USE

Location	**Zoning**	**Existing Use**	**LUP**
Subject	B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	VACANT	UNCLASSIFIED
North	R-6 MULTI-FAMILY	MULTI-FAMILY	UNCLASSIFIED
South	CITY OF OAKBROOK TERRACE	COMMERCIAL	CITY OF OAKBROOK TERRACE
East	CITY OF OAKBROOK TERRACE	MULTI-FAMILY	CITY OF OAKBROOK TERRACE
West	RENAISSANCE BOULEVARD AND BEYOND B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	VACANT	UNCLASSIFIED



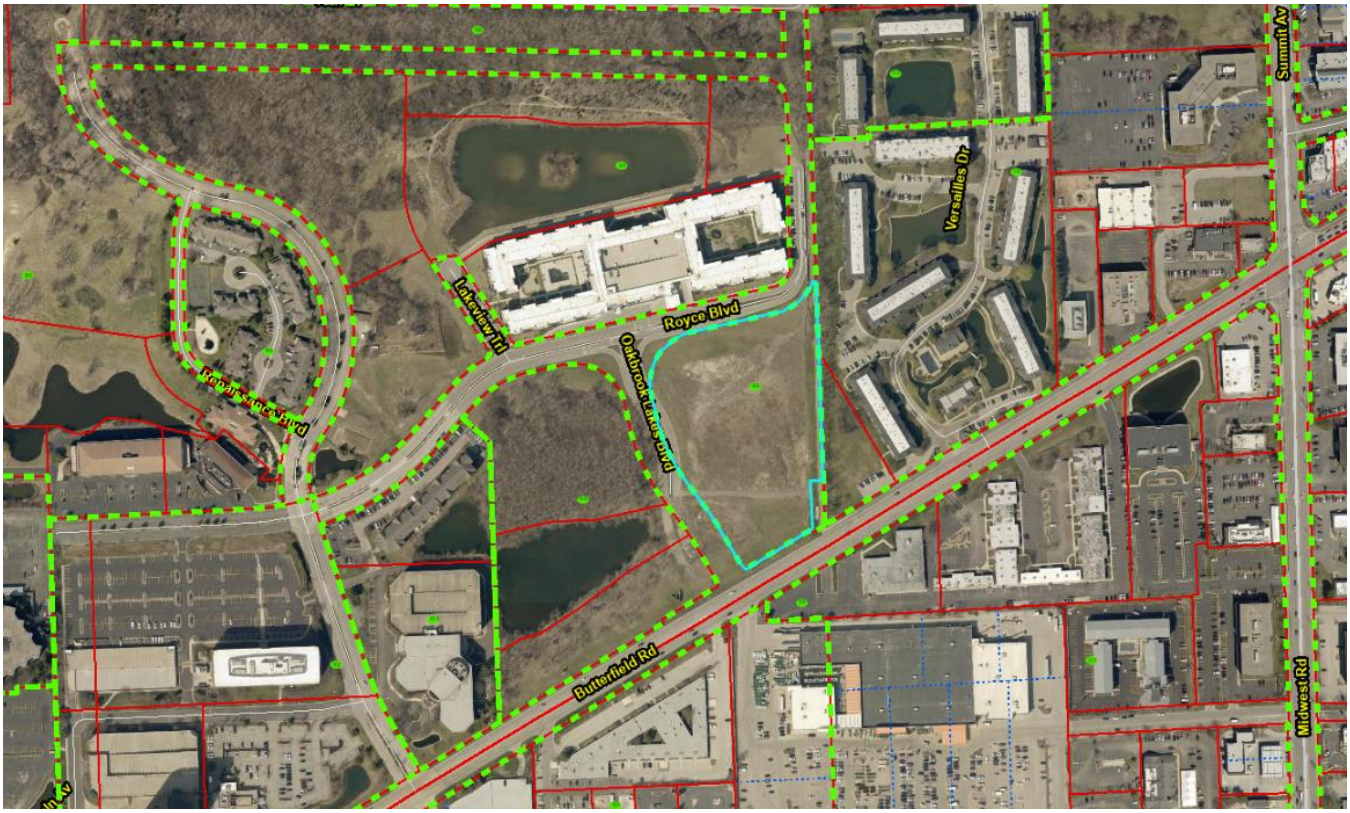
Site Plan -

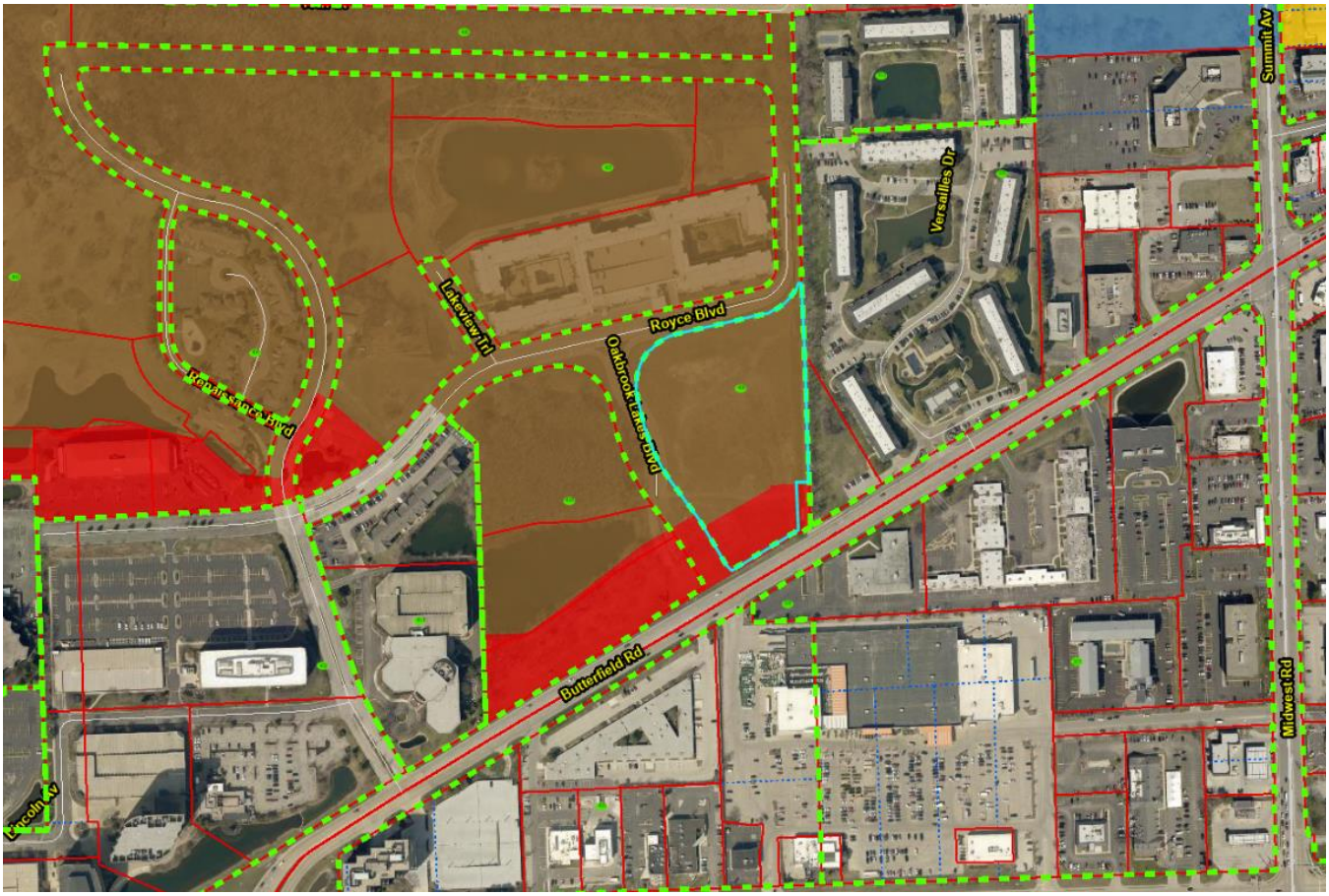
Scale N.T.S.

Oak Brook Lakes

D/F LED-Illumin. Multi-Tenant Pylon Sign Display -

Scale 3/16" = 1'-0" | **Qty: (1) Required | Square Footage: 375.0**
Topper painted gray; reverse LED-lit top letters painted white; sign cabinet painted black;
tenant panels to be white w/ routed and push-thru graphics; filler sign cabinet accents painted gray;
top faux stone is regency stacked stone "Birchwood"; regency ledger sill stone accents to be white;
Bottom faux stone to be Norwich Colorado stacked, "white".


Lakeview Trl
Royce Blvd
Oakbrook Lakes Blvd
Versailles Dr
Summit Av
Butterfield Rd
Midwest Rd


Summit Av
Versailles Dr
Royce Blvd
Lakeview Dr
Oakbrook Lakes Blvd
Butterfield Rd
Midwest Rd
Lincoln Av

Royce Blvd
Oak Brook Lakes Blvd
409
408
301

DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
Zoning Petition ZONING-23-000011 Oak Brook Lakes

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 **April 4, 2023.**

COMMENT SECTION:
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
: 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
X : I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS: The City of Oakbrook Terrace objects to the granting of the amendment to the Conditional Use PDD to allow an increase in area and height for signage. The applicant is requesting to double the amount of signage for a development that has no tenants. They do not need this amount of signage. Additionally, the fact that this development is being called "Oakbrook Lakes" is out of character considering property is most closely located to Oakbrook Terrace's jurisdiction.

The City has the following questions:

Will the two signs at the northwest corner of Oakbrook Lakes Boulevard (i.e. Royce Boulevard) be removed? How long will they permitted to remain?

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

The area where the sign is proposed is currently a large mound of dirt & weeds. Will that be regraded or will the sign be constructed on top of the mound?

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION		
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ADDRESS/LOCATION	1S625 OAKBROOK LAKES BLVD, OAK BROOK, IL 60181 (NE CORNER OF BUTTERFIELD ROAD AND OAK BROOK LAKES BOULEVARD)	
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TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	UNCLASSIFIED
AREA	5.86 ACRES (255,262 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: MARCH 21, 2023	
PUBLIC HEARING	WEDNESDAY, APRIL 5, 2023	

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