



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

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RECOMMENDATION MEETING MINUTES OF JULY 9, 2008

MEMBERS PRESENT: Chairman Robert Kartholl, Michael Loftus; Barry Ketter; Jack Murphy; Robert Grogan; James McNamara

MEMBERS ABSENT: Tom Laz

STAFF PRESENT: Paul Hoss, Zoning Coordinator

Chairman Kartholl called the meeting to order at 7:05 p.m.

Minutes of 6-5-08 Recommendation Meeting

Motion by Mr. Loftus, Second by Mr. Ketter to approve the minutes of the ZBA recommendation meeting of June 5, 2008.

On a voice vote to approve: All Ayes, 0 nays, 1 member absent (Mr. Laz) . The motion carried.

Zoning Petition Z08-017 Brandt

Motion by Mr. Loftus, Second by Mr. Ketter to continue the matter to the August 7, 2008 Recommendation Meeting.

On a voice vote to approve: All Ayes, 0 nays, 1 member absent (Mr. Laz) . The motion carried.

Z08-024 Heidner Zoning Petition

Motion by Mr. Loftus, Second by Mr. Ketter to continue the matter to the August 7, 2008 Recommendation Meeting.

On a voice vote to approve: All Ayes, 0 nays, 1 member absent (Mr. Laz) . The motion carried.

Zoning Petition Z08-027 Society of Christ:

Mr. Kartholl re-opened the public hearing to allow petitioner to speak on the matter.

Mr. Hank Stillwell, on behalf of petitioner advised he has been hired as counsel for the matter and requested that the matter be continued to allow review of the petition and reserve the opportunity to either supplement the record or amend the petition to include additional zoning relief.

Motion by Mr. Loftus, Second by Mr. Ketter to continue the matter to the September 4, 2008.

On a voice vote to approve: All Ayes, 0 nays, 1 member absent (Mr. Laz) . The motion carried.

Zoning Petition Z08-032 Keogh

Motion by Mr. Loftus, Second by Mr. Ketter to recommend the approval of the following zoning relief:

- A. Variation to Reduce the Side Yard Setback from 10 feet to approximately 3.7 feet for and existing shed; and
- B. Variation to Reduce the Side Yard Setback from 10 feet to approximately 4.5 feet for an existing shed.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # Z08-032 Keogh dated June 12, 2008.
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.

ZBA VOTE (to approve): 6 Ayes, 0 Nays, 1 Absent (Mr. Laz)

Mr. Loftus: Stated that petitioner had proven hardship and practical difficulty relative to the special management areas on the property and the location of the sheds relative to the septic system and special management area on the property.

Z08-024 Heidner Zoning Petition

Motion by Mr. Loftus, Second by Mr. Grogan to reconsider the matter. On a voice vote: All Ayes, 0 Nays, 1 Absent (Mr. Laz). The matter was reconsidered.

Mr. Kartholl: Opened the public hearing to allow petitioner to present additional testimony to the file.

After general discussion about bulk requirements and concerns by the Village of Carol Stream the Chairman set the matter over to August 7, 2008 to allow petitioner to provide additional information requested by the ZBA and allow petitioner to explore concerns raised by the Village of Carol Stream regarding bulk regulations.

Motion by Mr. Grogan, Seconded by Mr. Loftus to adjourn.

On a voice vote to approve: All Ayes, 0 nays, 1 member absent (Mr. Laz) . The motion carried.

Meeting ended at 7:35 p.m.

Respectfully Submitted,
Paul Hoss, Zoning Coordinator