



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

The following document has not been approved for accuracy and may be corrected, modified or amended before final approval. Because it is being made available prior to final action, it should not be considered a true record of the meeting. It is not the official Minutes of the Zoning Board of Appeals, and can not be relied on or used as an official record of the proceedings. Although the County of DuPage makes every effort to see that proper notes are taken at a meeting, and although draft Minutes are generally approved as submitted, changes and corrections are sometimes made before a final version is approved. The County therefore makes no warranty, express or implied, as to the contents of this document. Once Official Minutes have been approved, a copy can be obtained from the County Clerk.

**DRAFT**  
**RECOMMENDATION MEETING MINUTES OF AUGUST 7, 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 7:00 p.m.

**Minutes of:**

6-26-08 Z08-043 Slazyk

7-9-08 Recommendation Meeting

7-17-08 Z08-029 Clark

7-24-08 Z08-016 Smith

7-24-08 Z08-042 Hoffman

Motion by Mr. Ketter, Second by Mr. Murphy to approve the minutes of ZBA recommendation meetings:

6-26-08 Z08-043 Slazyk

7-9-08 Recommendation Meeting

7-17-08 Z08-029 Clark

7-24-08 Z08-016 Smith

7-24-08 Z08-042 Hoffman

On a voice vote to approve: All Ayes, Mr. Loftus and Mr. Grogan abstained, 1 member absent (Mr. Laz).

The motion to approve carried.

**Zoning Petition Z08-017 Brandt**

Motion by Mr. Loftus, Second by Mr. Grogan to accept the request by petitioner to withdraw the petition.

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

The motion to accept the withdrawal of petition carried.

**Zoning Petition 07-140 Snyder**

Motion by Mr. Loftus, Second by Mr. McNamara to defer the petition to the October 2, 2008 Recommendation Meeting.

Mr. Kartholl: Stated that the deferral will allow time for the ZBA to review the transcript.

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

**Zoning Petition Z08-005 Regency Garages Inc.**

Motion by Mr. Ketter, Second by Mr. Loftus to deny the following zoning request:

1. Variation in Front setback from 50 feet to 1 foot for parking (Sec 37-801.4)
2. Variation in Side setback from 20 feet to 1 foot for parking (Sec 37-801.4)
3. Variation in Rear setback from 40 feet to 1 foot for new garage (Sec 37-801.4)
4. Variation in Side setback from 20 feet to 1 foot for new garage (Sec 37-801.4)
5. Variation in FAR from .20 to .22 (Sec 37-801.5)
6. Variation in setback from 15 feet to 1 foot for a sign

Mr. Ketter: Stated that petitioner has not demonstrated that the zoning relief is in harmony with the requirements for variation of the Zoning Ordinance as the development is too dense and the hardships appear to be self imposed.

Mr. Loftus: Stated that he is concerned that the density on the site creates concerns relative to stormwater run-off and drainage that has not been addresses by petitioner.

On a roll call vote (to deny): 6 Ayes, 0 nays, 1 member absent (Mr. Laz). The motion to deny carried.

**Zoning Petition Z08-045 Giller Animal Hospital**

Motion by Mr. Murphy, Second by Mr. Ketter to defer the petition to September 18, 2008.

Mr. Kartholl: Stated that the continuance is necessary to allow petitioner time to address concerns relative to stormwater and drainage.

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

**OLD BUSINESS:**

**Zoning Petition Z08-012 Greiss**

Motion by Mr. Grogan, Second by Mr. Ketter to continue the petition to September 18, 2008.

**Mr. Kartholl:** Stated that petitioner has requested that the matter be continued as petitioner has hired legal counsel. Counsel has requested a continuation to allow him to review the file and present additional information or potentially amend the zoning request.

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

**Z08-024 Heidner Zoning Petition**

Motion by Mr. Ketter, Second by Mr. Grogan to approve the following zoning relief:

1. Conditional Use for drive through
2. Conditional Use for a Planned Development to include reductions in the following yards:
3. Front yard from 50' to 40' for site circulation;
4. Front yard from 20' to 10' for site circulation
5. West interior yard from 20' to 2' for site circulation;
6. North interior yard from 20' to 3' for trash enclosure;
7. North interior yard from 12 feet to 3 feet for trash enclosure

**Mr. Kartholl:** Stated that staff will provide updated conditions based on general discussion from the ZBA members as to what the conditions should be. That staff will provide the update conditions for review at the ZBA meeting on August 14, 2008.

On a roll call vote (to approve): 4 Ayes, 2 nays, 1 member absent (Mr. Laz). The motion to approve carried.

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 to approve carried.

**Meeting ended at 8:05 p.m.**

Respectfully Submitted,  
Paul Hoss, Zoning Coordinator