



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

RECOMMENDATION MEETING MINUTES
Z08-053 Erickson September 11, 2008

MEMBERS PRESENT: Chairman Robert Kartholl, Michael Loftus; Jack Murphy; James McNamara; Thomas Laz; Robert Grogan

MEMBERS ABSENT: Barry Ketter

STAFF PRESENT: Paul Hoss, Zoning Administration Coordinator & Recording Secretary

Zoning Petition Z08-053 Erickson

Chairman Kartholl called the meeting to order at 7:15 p.m.

Motion by Mr. Murphy, Seconded by Mr. Loftus to approve the following zoning relief:

Variation to reduce the size of a lot from 40,000 sq. ft. to 27,756 sq. ft.

Mr. Murphy: Stated that petitioner has demonstrated that the proposed zoning relief is in harmony with the intent of the zoning ordinance and that the property is irregularly shaped and that the zoning relief will allow the petitioner to square off his land and allow the adjacent property owner to take control of the floodplain and better maintain and enhance the floodplain.

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

Meeting ended at 7: 35 p.m.

Respectfully Submitted,

Paul Hoss

Recording Secretary

**RECOMMENDATION MEETING MINUTES
Z08-061 CoACH Care Center September 11, 2008**

MEMBERS PRESENT: Chairman Robert Kartholl, Michael Loftus; Jack Murphy; James McNamara; Thomas Laz; Robert Grogan

MEMBERS ABSENT: Barry Ketter

STAFF PRESENT: Paul Hoss, Zoning Administration Coordinator & Recording Secretary

Zoning Petition Z08-061 CoACH Care Center

Chairman Kartholl called the meeting to order at 7:35p.m

Motion by Mr. Loftus, Seconded by Mr. McNamara to approve the following zoning relief:

- A. Conditional Use for Dwelling Group Quarters; and
- B. A Variation to Reduce the Minimum Required depth of off-street parking spaces from 20 feet to 16 feet

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # Z08-061 CoACH Care Center dated July 17, 2008.
2. That the zoning relief herein inure exclusively to the organization known as The Center for Coordinating Action for Children's Health, (CoACH Care Center) or its successor agency name or corporate name and that the subject zoning relief shall not be transferable.
3. That the owner/developer begin construction within one year of approval of the subject zoning relief by the County Board pursuant to applicable county code.
4. That the use be for short term transitional stay and respite care for up to twelve (12) medically fragile children under the age of twenty-two (22) years and additionally up to two (2) resident staff persons.
5. That the use be for short term transitional stay and respite care not to exceed 120 days per stay per child.
6. That parking on the property be limited to 25 passenger vehicles at any one time all parked in the parking lot as depicted on petitioner's site plan made part of Zoning Petition # Z08-061 CoACH Care Center dated July 17, 2008.
7. That there be no commercial vehicles parked on the property other than for intermittent periods (up to one hour) for deliveries to and from the property.
8. That all access to the site shall be limited to the existing access drive on the west side of the property and that all access to the site be limited to the existing cross access easement located on the west side of the property and that there be no new access to the site and that there be no parking in the public right-of-way or in the access easement.

9. That in conjunction with the submittal of a building permit for any portion of the development the property owner/developer shall provide a landscape plan showing the following:
 - a. A full landscape screen around the east, north and south sides of the property which may include existing vegetation.
 - i. That the full landscape screens shall include a combination of any of the following including canopy trees, low lying vegetation, existing vegetation and/or fencing sufficient to reasonably screen from adjacent properties all buildings, structures, parking areas, circulation drives/driveway areas in compliance with applicable ordinances including but not limited to lighting.
 - ii. A tree and vegetation preservation plan showing all vegetation to be preserved indicating size and type of vegetation to be preserved and methods or preservation.
 - b. A partial landscape screen on the west side of the property which may include existing vegetation.
10. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
11. That upon termination of the use, the owner/developer shall reconvert the property to a single family dwelling within one (1) year.
12. That the property be developed in accordance with all other codes and Ordinances of DuPage County including but not limited to lighting and noise.

Mr. Loftus: Stated that the petitioner has demonstrated that the zoning relief is in harmony with the intent of the Zoning Ordinance and the use and operations are consistent with the types of Conditional Use's the County intended to have located in a residential zoning district.

Mr. Murphy: Stated that the petitioner has demonstrated that the use is in harmony with the Zoning Ordinance and that the use is appropriate in this particular residential I zoning district given the size of the property and its location immediately adjacent to Rt. 53.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent (Mr. Ketter)

Meeting ended at 8:10 p.m.

Respectfully Submitted,
Paul Hoss
Recording Secretary

RECOMMENDATION MEETING MINUTES
Z07-138 Ciesla September 11, 2008

MEMBERS PRESENT: Chairman Robert Kartholl, Michael Loftus; Jack Murphy; James McNamara; Thomas Laz; Robert Grogan

MEMBERS ABSENT: Barry Ketter

STAFF PRESENT: Paul Hoss, Zoning Administration Coordinator & Recording Secretary

Zoning Petition Z07-138 Ciesla

Chairman Kartholl called the meeting to order at 8:10 p.m.

Motion by Mr. Grogan, Seconded by Mr. Murphy to deny the following zoning relief:

Variation to allow and accessory building (existing detached garage) in front of a new home.

Mr. Grogan: Stated that petitioner has not presented a case sufficient to demonstrate why he has a hardship or practical difficulty necessary to require the garage be located in front the house.

Mr. Murphy: Stated that the existing garage is being used as a business and not for residential purposes, is not in character with the area and not compatible with existing residential land uses in the area.

ZBA VOTE (to deny): 6 Ayes, 0 Nays, 1 Absent (Mr. Ketter)

Meeting ended at 8: 20 p.m.

Respectfully Submitted,
Paul Hoss
Recording Secretary