



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

**Zoning Petition Z20-059 West Suburban Athletic Development Corp.
Z20-059 Continued to Tuesday, October 20, 2020 at 6 PM in the 2nd Floor Cafeteria**

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

PUBLIC HEARING: 6:00 p.m. **CONTINUE TO TUESDAY, OCTOBER 20, 2020,** 2nd
Floor Cafeteria, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY
FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MARGO BAIRD, 17W381 S. FRONTAGE ROAD, WILLOWBROOK, IL 60527 /
AGENT: WEST SUBURBAN ATHLETIC DEVELOPMENT CORP., A DELAWARE
CORPORATION AND C/O MARK DANIEL, DANIEL LAW OFFICE, P.C., 17W733 BUTTERFIELD
ROAD, SUITE F, OAKBROOK TERRACE, IL 60181

REQUEST:

1. Map Amendment (Rezoning) from R-2 Single Family Residential District to B-1 Local Business District.
2. Conditional Use for a Planned Development with Exceptions (Sections 37-801.2 and 37-1414.1). Conditional Uses within the Planned Development for a Recreational Center and Restaurant and as needed, yard reductions (Section 37-801.4(D)). Exceptions include:
 - a. Sections 37-407.1(D, E) and 37-407.3(A), to allow a decorative fence and wall taller than four (4) feet in the front yard to allow for the sign depicted in the plan);
 - b. Section 37-419.2(D) to allow the landscape screen depicted in the landscape plan
 - c. Section 37-801.4(A) in order to permit a front yard of twenty (20) feet and an east interior yard of five (5) feet;
 - d. Section 37-801.4(B) to allow the use of the west interior side yard for access and maintenance to within one and one-half (1.5) feet of the west lot line;
 - e. Sections 37-801.6 and 37-1103 to allow signage along the frontage that is fifteen (15) feet tall and situated ten (10) feet from the lot line and signage not to exceed 25,000 SF at the translucent center of the top of the inflatable structure as shown in the plans;
 - f. Section 1105.2(B) in order to allow the frontage signage to have an area not to exceed 240 SF in the design shown in the plans;
 - g. Section 37-1105.2(D) to permit up to two (2) banner signs along the frontage and up to eight (8) banner signs on the interior continuously during the period between March 15 and November 15;
 - h. Section 37-1203 in order to permit the project with 215 parking spaces (7 accessible), up to six (6) of which may be used for the parking of trucks not to exceed the length of two stalls during tournaments or special events only;
 - i. Section 37-1202.1(J)(7) in order to avoid wheel guards and curbs in the central parking bay;
 - j. Section 37-1202.1(J)(9) in order to permit the parking with planting shown in the landscape plan;
 - k. Section 37-1205.3 in order to allow the planned development without off-street loading provided that the waste enclosure and air locks, in existence at the time are maintained.



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ADDRESS OR GENERAL LOCATION: 12.5 (+/-) ACRES SITUATED AT 17W411 S. FRONTAGE ROAD, DARIEN, ILLINOIS 60527.

LEGAL DESCRIPTION: PART OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 255.86 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1361.36 FEET TO A POINT IN THE SOUTH LINE OF F.A. ROUTE 98, AS DEDICATED BY DOCUMENT 525686; THENCE EASTERLY ON THE SOUTH LINE OF F. A. ROUTE 98 FOR A DISTANCE OF 410.21 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 34 FOR A DISTANCE OF 1524.22 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 121.18 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.



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