Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING AGENDA
TUESDAY, NOVEMBER 17, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL/QUORUM ESTABLISHED**

4. **PUBLIC COMMENTS –** *Any resident wishing to address the Board may do so according to the guidelines set forth in the "Rules for Public Comments at Public Meetings" handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an e-mail to villageclerk@villageofmaplepark.com in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting. Time Limit: 5 minutes per speaker.*

5. **DISCUSSION OF PZC #26-01 VAR FOR A ZONING VARIATION AT A SINGLE-FAMILY HOME AT 523 S KINCAID STREET TO ALLOW FOR A SHED TO BE LOCATED IN A FRONT YARD SETBACK ON A CORNER LOT. PIN: 09-36-129-004.**

6. **DISCUSSION OF PZC #26-02 SUP FOR A PLANNED UNIT DEVELOPMENT (PUD) SPECIAL USE PERMIT APPLICATION AT A COMMERCIAL BUILDING LOCATED AT 105 & 107 CENTER STREET. PIN: 07-30-389-004.**

7. **DISCUSSION OF PZC #26-03 VAR FOR A ZONING VARIATION AT A DUPLEX AT 572 S ELIZABETH STREET TO ALLOW FOR A SHED TO BE LOCATED IN A SIDE YARD WITH A DECREASED SETBACK TO BOTH THE HOUSE AND THE SIDE LOT LINE. PIN: 09-36-276-025.**

8. **DISCUSSION OF PZC #26-04 VAR FOR A ZONING VARIATION AT A SINGLE-FAMILY HOME AT 114 S SUMMER STREET TO REPLACE AN EXISTING SIX-FOOT FENCE. PIN: 07-31-137-004.**

9. **DISCUSSION OF KENNEBEC STREET FROM THE AMERICAN LEGION TO PLEASANT STREET AS A ONE-WAY STREET.**

10. **OTHER BUSINESS**

11. **ADJOURNMENT**

BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION BY PHILIP PETERSON REQUESTING A ZONING VARIATION OF SECTION 11-2-3-A LOCATION OF ACCESSORY BUILDINGS, OF THE MAPLE PARK VILLAGE CODE, AT A SINGLE-FAMILY HOME TO ALLOW A STORAGE SHED TO BE LOCATED IN THE FRONT/SIDE YARD ADJOINING A STREET, FOR THE PROPERTY COMMONLY KNOWN AS 523 S KINCAID STREET, MAPLE PARK, DEKALB COUNTY, ILLINOIS, PIN 09-36-129-004	)	PZC 26-01VAR

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park at a public hearing on October 27, 2026, regarding an application by property owner, Philip Peterson, seeking a variation in what is currently the unpermitted location of a storage shed in a front / side yard along Esmond Drive and South Kincaid Street. Per Section 11-2-3A of the Village Code, no part of an accessory building shall be located in a front / side yard adjoining a street. Mr. Peterson has requested a zoning variation to allow an already existing storage shed to remain in the front / side yard adjoining Esmond Drive and South Kincaid Street, which was constructed in that location pursuant to a building permit approved by the Village. Mr. Peterson asserted that without this variation, he would have to spend significant time and expense in relocating the shed to meet standard set back requirements, which would not have otherwise been necessary had the Village rejected the proposed location of the shed during the building permit approval process. Mr. Peterson also asserted that, because the subject property is located on what is currently a dead-end street, allowing the shed to remain in its current location will not undermine public safety regarding traffic related concerns or otherwise interfere with the property value of neighboring properties.

Publication of a notice, as required by Section 11-11-3.A of the Maple Park Village Code, occurred in the Daily Chronicle on October 7, 2026. Petitioner was present at the public hearing. The subject property is located on South Kincaid Street and is zoned residential. Draft public hearing minutes in accordance with meeting minutes compiled by Village Clerk Maria Taylor are attached and incorporated herein as Exhibit "1." The Planning & Zoning Commission considered the testimony of and information provided by the Petitioner, as well as testimony from Maple Park resident, Ed Jarka. Mr. Jarka testified that he has been a part of the community for 24 years and that his 2022 request for a variation to place a shed in the front yard setback at the corner of his property was denied, and that he was also told at the time that a variance was not available. He then expressed dissatisfaction with the Village's handling of the matter, stating that he believed he had been treated unfairly. He added that other residents with whom he had spoken shared similar concerns. The petitioner, Mr. Peterson, responded that the variance is being requested after he had been issued a proper permit for constructing the shed, and that subject property's location on what is currently a dead-end street does not create the same concerns that the same shed location on a corner with surrounding traffic may pose. No further public comment or testimony was made at the public hearing or received by the Village in advance of the hearing. The public hearing was opened at 7:00 p.m. and closed at 7:15 p.m.

Pursuant to 11-11-5E of the Village Code, the Planning & Zoning Commission finds, based upon the evidence received, as follows:

a) That the property in question cannot yield a reasonable rate of return if the requested variation is not granted in that zoning district;
b) That the plight of the owner is due to unique circumstances, in that the shed was constructed in the prohibited front/side yard area due to an error in the permit approval process, and is currently placed on a corner lot on a dead-end road;
c) That the variation, if granted, will not alter the essential characteristics of the neighborhood but rather is consistent with the existing streetscape and neighborhood character; and
d) That the proposed variation will not:
    (1) Impair an adequate supply of light and air to adjacent properties.
    (2) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
    (3) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of Maple Park.
    (4) Diminish or impair property values in the neighborhood.
    (5) Unduly increase traffic congestion in the public streets and highways.
    (6) Create a nuisance.
    (7) Result in an increase in public expenditure.
e) That the variation is the minimum variation necessary to make possible the reasonable use of the land, building, or structure.
f) That the variation will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
g) That the variation will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Maple Park.

The Planning & Zoning Commission recommends that the Village Board grant the proposed **VARIATION** to allow the storage shed to remain in its current location in the front / side yard located along Esmond Drive and South Kincaid Street, for the subject property with the following conditions.

1. This variance will only be for the specific shed structure currently located on the subject property. If the shed is ever replaced, it must be relocated to comply with the requirements set forth in the Village Code.
2. This variance will terminate upon the Board of Trustee's approval of an extension of Esmond Drive as a through-street. The property owner shall have 90 days therefrom to relocate the shed to conform with the Village Code.
3. While Philip Peterson owns the subject property, if the Board of Trustees authorizes the Village to construct Esmond Drive as a through-street, as a Village-funded public improvement, thus terminating this variance under Condition 2, the Village shall reimburse Phillip Peterson for eligible relocation costs, subject to the limits of this Condition. However, no reimbursement shall be owed if Esmond Drive is extended, constructed, or funded in whole or in part as a private development, subdivision or annexation. Eligible costs are limited to the actual and reasonable costs of moving the existing shed intact to a location on the subject property that complies with the Village Code. Eligible costs do not include replacement, repair, enlargement, or upgrade of the shed, its foundation, landscaping, or any other

incidental or consequential costs. The Village's obligation under this Condition is subject to approval by the Board of Trustees and to the appropriation of funds for that purpose. This Condition is personal to Philip Peterson and does not run with the land, as it reflects the unique circumstances of the subject property stated herein. This Condition does not establish any precedent for any other property or application.

In accordance with a favorable vote from six members of the Planning & Zoning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees with regard to the application to grant a variation to allow the storage shed in the front / side yard adjoining a street, which would otherwise not be permitted by the Village Code, with conditions.

Dated: 11/12/2026

Respectfully submitted,

Hillary Joy, Chair
Maple Park Planning & Zoning Commission

Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

Exhibit "1"

PUBLIC HEARING MINUTES
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

DRAFT

1. **Call to Order Public Hearing**

   Planning and Zoning Commission Chair Hillary Joy called the Public Hearing to order at 7:00 p.m.

2. **Roll Call**

   Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

   Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

   Members of the public present were found on the meeting sign-in sheet.

3. **Public discussion of PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.**

   Petitioner Mr. Peterson made no opening statement. After being sworn in, resident Ed Jarka stated that his 2022 request to place a shed at the corner of his property was denied because the proposed location was considered a front yard under the ordinance. He stated that he was also told a variance was not available. Mr. Jarka expressed dissatisfaction with the Village's handling of the matter, stating that he believed the Village had not followed the ordinance and that he had been treated unfairly. He added that other residents with whom he had spoken shared similar concerns.

   After being sworn in, Petitioner Mr. Peterson replied to Mr. Jarka's statement – he stated that he had followed all Village rules and that the Village inspector had received his application and a copy of the plat showing the proposed shed location. He stated that the inspector had approved the application and inspected the shed. Mr. Peterson said he was unaware of any issue until he later visited the Village on an unrelated matter. Upon learning of the issue, he contacted his attorney, who advised him to apply to the Village for a variance. Mr. Peterson also noted that his corner lot is located along a dead-end road, specifically Esmond Drive.

No other comments were made.

4. **Public discussion of PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.**

Petitioner Mr. Ruff, after being sworn in, stated that he believed the application speaks for itself. He is seeking to align the proposed use with the building's longstanding use as a warehouse. He asserted that the use he is applying for is consistent with how the building has always been used.

No other comments were made.

5. **Public discussion of PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.**

Petitioner Mrs. Obrokta, after being sworn in, commented they were unaware of the specific setback and clearance requirements for accessory structures, particularly the required distance from the primary residence. They misunderstood how these requirements applied to a prefabricated structure that was built off-site and delivered to the property. Having owned their property for approximately 25 years and successfully obtaining five previous building permits for improvement over the years, they have always tried to be responsible and compliant with applicable requirements. Based on their experience, they mistakenly believed that a pre-built structure delivered to the property would not require the same permitting considerations. They recognize now that this was a misunderstanding, and it was never their intention to disregard zoning requirements. At the time of delivery, they had not determined a permanent location for the shed. Given the size of the shed and the layout of the property, they ultimately placed it approximately centered on an existing 15-by-45-foot concrete pad that had previously been used for parking their RV. She added that their lot presents some unique challenges. The side yard measures approximately 17.4 feet wide at the front of the house and gradually narrows. Additionally, the duplex itself sits slightly crooked on the lot and is set farther back, making it difficult to achieve consistent clearances regardless of placement. The shed is currently positioned approximately: 14 feet behind the front face of the house, four feet from the primary residence and five feet from the sidewalk. Although the shed is visible from certain angles, it is set back from the front of the house and is not immediately noticeable from the street. Relocating the shed to the backyard is not a practical solution due to the significant slope, as well as the presence of a storm drain and drainage swale that serve an important purpose in managing water runoff. These existing site conditions make the backyard unsuitable for relocating the structure. She concluded by stating that they are respectfully asking that the Board consider the unique circumstances and physical constraints of the property, their history of responsible property ownership, and the fact that the placement resulted from a genuine misunderstanding rather than an intentional disregard of the requirements. She added that they understand the importance of zoning regulations and appreciate the Board's time and consideration in reviewing their request.

No other comment made.

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6. **Public discussion of PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.**

Petitioner Tim Dyer, after being sworn in, stated that he purchased the property approximately five years ago, and the existing six-foot fence was already in place at that time. He added that he intends to simply replace the existing fence pickets. The fence has become old and weathered, and several pickets are broken or damaged, particularly with having a large dog. He stated that he's not proposing to remove the entire fence, relocate it, or construct a new fence, but simply trying to maintain and improve the appearance and condition of the existing structure. He also added that his neighbor has a six-foot fence along the exact same stretch, he added he's trying to understand why he would be required to reduce the existing fence from six feet to four feet. Additionally, the fence is approximately 30 feet from one street and 26 feet from the other. Given those setbacks, he stated he would like clarification on how the fence creates a sightline or visibility concern. He believes this is a straightforward maintenance issue involving replacement of existing pickets, rather than a new fence installation. He asked for consideration to allow the existing six-foot height and placement to remain unchanged.

Chairperson Joy asked if there were any other comments. Resident Cathy Walker stated she had a question. After being sworn in, Cathy asked if a variance meant an exception. Chairperson Joy replied that she that was correct. Cathy asked if the variance is approved and nobody must change anything, is that variance there for the life of property.

Chairperson Joy asked Village Attorney Moore to answer that question. Village Attorney Moore stated that how the variance runs with the land may be case-specific, depending on the conditions placed upon the variance and how the transfers of the property affect those conditions. If those conditions are impacted upon a transfer in ownership, the variance may no longer apply. It wouldn't necessarily be considered automatically void, but the Board may need to review and approve the variance based on the new circumstances.

No further comments.

7. **Close Public Hearing**

Motion carried by a voice vote

Meeting was closed at 7:15pm

DRAFT

PLANNING AND ZONING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING

DRAFT

1. Call to order the regular meeting of the Planning & Zoning Commission

Planning and Zoning Commission Chair Hillary Joy called the Planning and Zoning Commission Meeting to order at 7:15 p.m.

2. Roll Call

Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

Members of the public present were found on the meeting sign-in sheet.

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – 08/25/25

  Commissioner Shaver made a motion to approve the meeting minutes from August 25, 2025, with a second by Commissioner Dillon. On a roll call vote Commissioner Dillon, Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Chair Joy voted yes. Motion carried.

4. PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.

Commissioner Miller stated he feels this is really a wait-and-see situation. He stated not even know whether a street will ever go through there. If it doesn't, then it will simply remain a dead-end street, and don't think there will be a problem. However, if a street does eventually go through, then they would need to address the situation and determine what needs to be done. He added that he understands that a mistake was made, and if it becomes necessary, the village should take responsibility and correct it. But at this point, we don't know if that development will ever happen, or whether a street will ever be built through there. He concluded by stating that he just did not think we need to act on a possibility that may never become reality. The discussion ensued.

The consensus was to recommend approving the variance with the understanding that it would be specific to the shed and could get re-evaluated if the street ever goes through.

Commissioner Miller made a motion to approve the variance PZC #26-01 for zoning variation at a single-family home at 523 S. Kincaid St to allow a shed to be located in a front yard setback on a corner lot. PIN 09-36-129-004 with a second by Commissioner Dillon. On a roll call vote Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Commissioner Dillon voted yes. Motion carried

5. PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.

The consensus was to recommend approving the Planned Unit Development ("PUD") Special Use Permit as proposed.

Commissioner Stout made a motion to approve the variance PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004. with a second by Commissioner Dillon. On a roll call vote Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, and Commissioner Klotz voted yes. Motion carried

6. PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.

Commissioner Dillon stated that he has seen property setbacks and the distance between two structures which was a matter of inches. He added that the slope of the property is significant. The discussion ensued. The consensus was to recommend approving the variance.

Commissioner Miller made a motion to approve the variance PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025, with a second by Commissioner Shaver. On a roll call vote Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, and Commissioner Miller voted yes. Motion carried

7. PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.

Commissioner Miller stated that this is a similar situation as the variance before with the shed. It was discussed whether, if a new owner decides to rebuild the fence, the new owner will have to reapply for a variance. It was also discussed that the original fence permit was issued in 2001. The discussion ensued. The consensus was to recommend approving the variance.

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Commissioner Shaver made a motion to approve the variance PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004**,** with a second by Commissioner Dillion. On a roll call vote Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, Commissioner Miller, and Commissioner Ringhofer voted yes. Motion carried

8. Next Meeting – To be determined

9. Adjournment

Commissioner Miller made a motion to close the meeting, seconded by Commissioner Stout. Motion carried by a voice vote.

Meeting was closed at 7:48 p.m.

Respectfully Submitted,

_____

Maria C. Taylor, Village Clerk

DRAFT

PZC26-01 VAR

Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151
Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

APPLICATION FOR ZONING APPEAL/ZONING VARIATION

To have a complete application for a zoning appeal, you must submit the following to the Village Clerk:

- Signed and completed application.
- Ownership documentation (lease, deed, mortgage, etc.).
- Accurate legal description obtained from the Warranty Deed.
- Plat of Survey.
- Application fee of $500 payable to the Village of Maple Park.
- Any other pertinent information relevant to this appeal.

Address or location of property: 523 S. Kincaid Street

Property Tax ID **(PIN)** number: 09-36-129-004 Date Acquired: October 23, 2025

Current zoning of the property: R1-Single-Family Current use of the property: Single Family Home

Name of Applicant: Philip Peterson Phone Number of Applicant:

Address of Applicant: 523 S. Kincaid Street City Maple Park State IL

Email address of Applicant:

Owner of Property: Same Phone Number of Owner: Same

Address of Owner: Same

Describe the variance requested or specific decision being appealed: A zoning variation is being requested to reconcile the existing placement of the shed with the applicable setback requirements. This process allows the Village to formally review the circumstances, consider the character of the property and any potential effects on neighboring properties, and determine whether the current location may be approved through the established zoning process.

Describe the reasons why the decision appealed from was inconsistent with any sections of the Zoning Code. Identify each section and the specific facts and arguments in support of your position (attach copies of notices or claims): The permit was approved, but the location had been missed during the permit review process.

1. Explain in detail the manner wherein the strict application of the provisions of the Zoning Ordinance to your case would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. Requiring the shed to be relocated to meet the standard setbacks, despite building permit approval already acquired, would present substantial practical challenges (removing a fence and reestablishing the underlayment) and result in significant expense due to its existing construction and placement.

2. State fully the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same

zone or neighborhood. The intent of the setback requirements is substantially preserved in this location because the property is situated on a dead-end street, and the shed's placement is not expected to interfere with traffic circulation or create an obstruction to motorists' lines of sight.

3. State fully your reasons for contending that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

Given the property's location on a dead-end street, allowing the shed to remain in its current location would not appear to undermine the primary public-safety purposes of the setback requirements nor adversely affect traffic movement or vehicular sight lines.

4. Do you understand and agree that if a variation is granted pursuant to this appeal the Building Permit must be issued in the name of the owner of the property, as stated in the first paragraph of thisappeal?

Yes

The person signing this application is the:

- [x] Individual Owner
- [ ] Partner in Title
- [ ] Officer of the Corporation
- [ ] Trust Officer
- [ ] Beneficiary in Trust

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variance(s) is true and correct.

Subscribed and sworn before me
This 25 day of September, 20 26

Shannon L. Warford
Notary Public

SHANNON L WARFORD
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 0974490
My Commission Expires July 06, 2027

Applicant (title holder/owner)

N/A
Attorney for Applicant

Phone number

Request for Variance Criteria

The questions in this section must be answered and submitted with the application.

Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district

Will the property lose value if the requested variation is not granted? Yes☐ No☑

Plight of the owner is due to unique circumstances.

What are the unique circumstances? This shed was permitted in an incorrect location.

Variation, if granted will not alter the essential character of the locality.

How will the variation impact the neighborhood? This variation will not impact the neighborhood.

The particular physical surroundings, shape or topography of the property involved would bring a particular hardship other than a mere inconvenience on the owner.

Particular physical surroundings are generally defined as topography issues such as a step hill or body of water within the lot, or a unique lot shape.

Are there any physical surroundings, shape or topography of the property involved? Yes☐ No☑

If so, describe the condition

The conditions upon which the variation is based on will not be applicable to other properties in the same zoning district.

Are there other lots with the same zoning that have the same or similar conditions to which the variance could be applied if the property owner of the lot were to seek a variance? Yes☐ No☑

The purpose of the variation is not based on a desire to make more money out of the property.

Will the property realize a profitable value? Yes☐ No☑

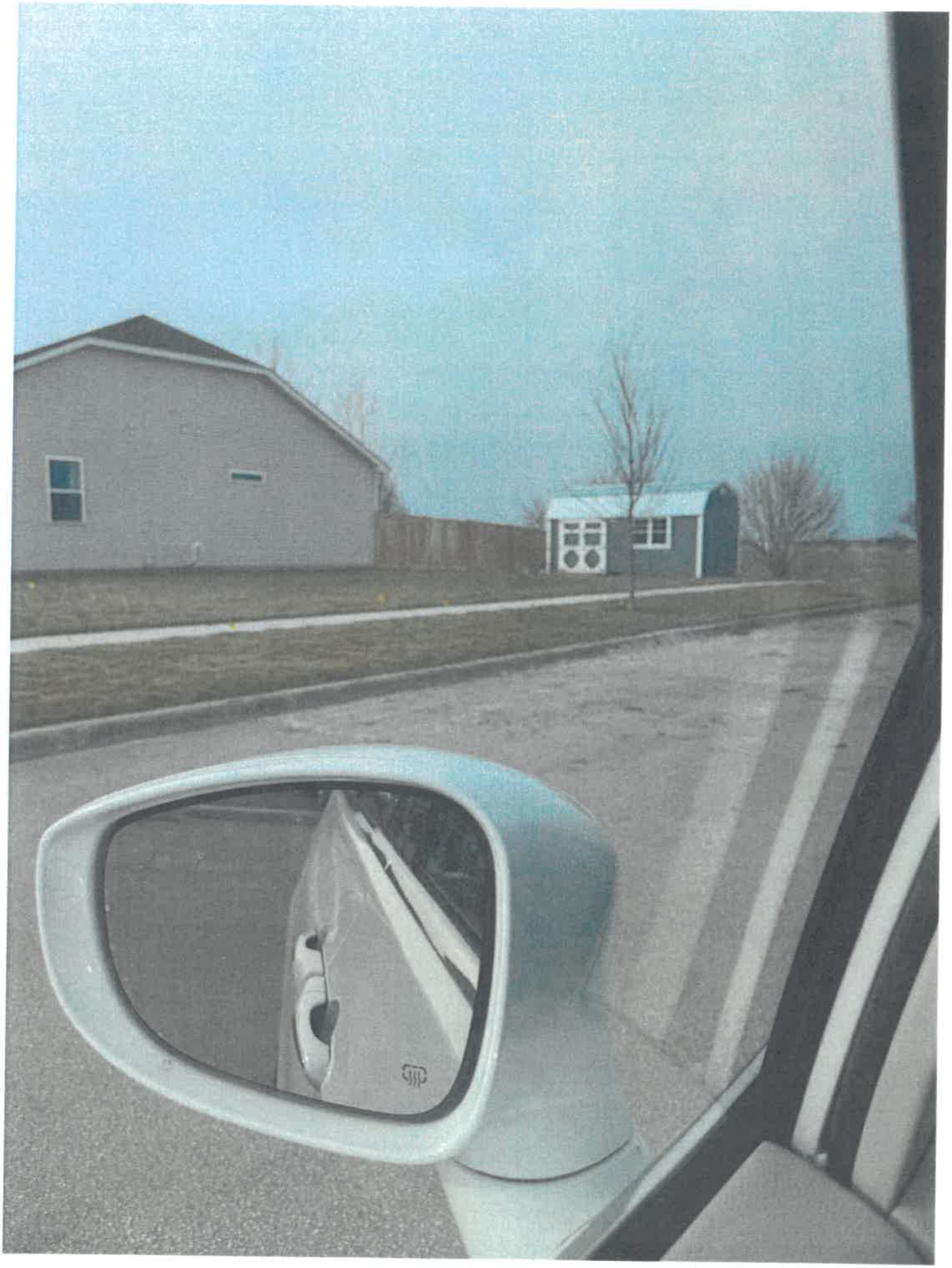
The person or applicant presently having an interest in the property has not created the difficulty or hardship.

Was there a reconfiguration to the lot such as road widening or utility encroachment?
Yes☐ No☑

Was there a change in the zoning code that created more restrictive lot coverage or setbacks?
Yes☐ No☑

Is the variation request the minimum variation necessary to make possible use of the land or structure? Yes☑ No☐





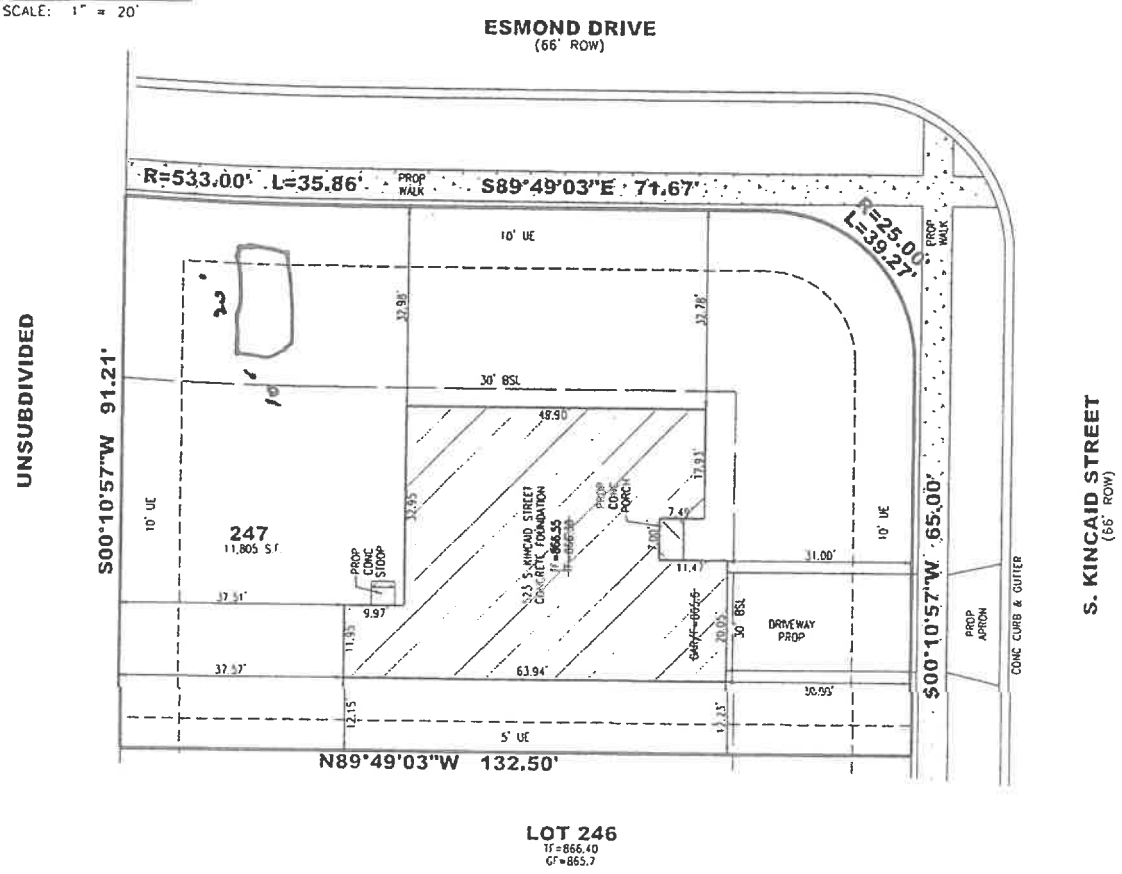
PLAT OF SURVEY

"FOUNDATION LOCATION"

LOT 247, IN HERITAGE HILL ESTATES PHASE III, A SUBDIVISION BEING A REPLAT OF LOT 123 IN HERITAGE HILL ESTATES-PHASE II, AND PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 26, 2004, IN PLAT CABINET 9, AT SLIDE 115-C, AS DOCUMENT NUMBER 2004015067, IN THE VILLAGE OF MAPLE PARK, DEKALB COUNTY, ILLINOIS.

20 10 0 20

SCALE: 1" = 20'



LOT 246
TF=866.40
GF=865.7

LEGEND:

CONC	CONCRETE
EX	EXISTING
TF	TOP OF FOUNDATION
XXX.XX	EXISTING ELEVATION
~~XXX.XX~~	PROPOSED ELEVATION
BSL	BUILDING SETBACK LINE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
SWM	STORM WATER MANAGEMENT
UE	PUBLIC UTILITY EASEMENT
D&UE	DRAINAGE AND UTILITY EASEMENT
SOFE	STORMWATER OVERLAND FLOW EASEMENT

NOTES:
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM AND ARE IN THE SAME ANGULAR RELATIONSHIP AS THE RECORDED PLAT OF SUBDIVISION.
3. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON 07-02-25.
5. NO OTHER IMPROVEMENTS LOCATED AT CLIENT'S REQUEST.
6. PROPERTY CORNERS NOT SET AT TIME OF SURVEY DUE TO ONGOING CONSTRUCTION AND GRADING ACTIVITY.
7. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
8. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
9. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
10. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

SOURCE BENCHMARK:
BM D - COTTON SPINDLE IN E. FACE OF 8th POWER POLE NORTH OF INTERSECTION OF ROUTE 38 AND PRITCHARD ROAD ON WEST SIDE OF PRITCHARD ROAD. 4th POWER POLE SOUTH OF RAILROAD.
BENCHMARK REFERENCED FROM HERITAGE HILLS ESTATES - PHASE III CONSTRUCTION PLANS PREPARED BY WENDLER ENGINEERING SERVICES, INC. HAVING A DRAWING DATE OF JANUARY 23, 2004. BM's A, B AND C NOT FOUND AS NEW POWER POLES WERE OBSERVED AND NO COTTON SPINDLE'S WERE FOUND ON THE NEW POWER POLES. PROPOSED MANHOLE RIM ELEVATIONS WERE CHECKED TO CONFIRM BM D ELEVATION. ELEVATION = 854.18 (NAVD88 BASED ON LOCATING BM D WITH LEICA GS15 SMARTANTENNA "PERFORMANCE")

SITE BENCHMARK #1:
CROSS ON TOP OF SOUTH BONNET BOLT OF 1ST FIRE HYDRANT EAST OF JOLIET STREET ON THE SOUTH SIDE OF ASHTON DRIVE.
ELEVATION = 871.15

SITE BENCHMARK #2:
CROSS ON TOP OF EAST BOLT OF FIRE HYDRANT AT SOUTHWEST CORNER OF JOLIET STREET AND FULTON DRIVE.
ELEVATION = 861.74

SITE BENCHMARK #3:
CROSS ON TOP OF SOUTH BONNET BOLT OF FIRE HYDRANT AT NORTHWEST CORNER OF JOLIET STREET AND DEKALB DRIVE.
ELEVATION = 866.18

LENNAR HOMES
1700 E. GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173
PHONE: 224-293-3100

MINIMUM SETBACKS:
FRONT YARD = 30.0'
CORNER YARD = 30.0'
SIDE YARD = 10.0'
REAR YARD = 30.0'

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF JULY, 20 25 IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

KEITH W. FRANCE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2026

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION	BY
07-03-25	FOUNDATION LOCATION	FB

HERITAGE HILLS ESTATES PHASE 3
523 S. KINCAID STREET
MAPLE PARK, ILLINOIS

DATE: 04-02-25 | DR BY: MS | PROJ NO: 4844 | LOT NO: 247

BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION BY CHAD RUFF FOR GOOD GRAVY LANE LLC REQUESTING A PLANNED UNIT DEVELOPMENT ("PUD") SPECIAL USE AT THE PROPERTY TO PERMIT SPECIFIC USES AS LISTED BELOW, FOR THE PROPERTY COMMONLY KNOWN AS 105 & 107 CENTER STREET, MAPLE PARK, KANE COUNTY, ILLINOIS, PIN 07-30-389-004	)	PZC 26-02SUP

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park at a public hearing on October 27, 2026, regarding an application by property owner, Chad Ruff for Good Gravy Lane LLC, seeking a planned unit development ("PUD") special use permit to permit the following uses at the subject property:

1. The existing use of the property by Pain Dreams Refinishing LLC as a specialized refinishing and restoration business for classic cars, antique cars, and custom hot rod finishes;
2. All permitted uses under B-2 General Commercial District;
3. Building contractor's office and material storage;
4. Plumbing and heating service and equipment store;
5. Vehicle repair & service facilities;
6. Building materials sales and storage; and
7. Blacksmith and welding shops.

Publication of a notice, as required by Section 11-11-3.A of the Maple Park Village Code, occurred in the Daily Chronicle on October 7, 2026. Petitioner was present at the public hearing. The subject property is located on Center Street and is zoned B-2 General Commercial District. Draft public hearing minutes in accordance with meeting minutes compiled by Village Clerk Maria Taylor are attached and incorporated herein as Exhibit "1." The Planning & Zoning Commission considered the testimony of and information provided by the Petitioner. There was no testimony from any residents. No further public comment or testimony was made at the public hearing or received by the Village in advance of the hearing. The public hearing was opened at 7:00 p.m. and closed at 7:15 p.m.

Pursuant to 11-11-7F of the Village Code, the Planning & Zoning Commission finds as follows:

a) That the special use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title.
b) That the special use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not alter the essential character of the same area.

c) That the special use will not be hazardous or disturbing to existing or future neighborhood uses.
d) That the special use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
e) That the special use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village of Maple Park.
f) That the special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
g) That the special use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
h) That the special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.
i) That the special use will not result in the destruction, loss or damage of natural scenic or historic features of major importance to the Village of Maple Park.

The Planning & Zoning Commission recommends that the Village Board grant the proposed **PLANNED UNIT DEVELOPMENT ("PUD")** special use permit at the subject property to permit uses 1-7 as referenced above without conditions.

In accordance with a favorable vote from six members of the Planning & Zoning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees with regard to the application for a Planned Unit Development ("PUD") special use at the property listed to permit the above uses, without conditions.

Dated: 11/12/2026

Respectfully submitted,

Hillary Joy, Chair
Maple Park Planning & Zoning Commission

Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

Exhibit "1"

PUBLIC HEARING MINUTES
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

DRAFT

1. **Call to Order Public Hearing**

   Planning and Zoning Commission Chair Hillary Joy called the Public Hearing to order at 7:00 p.m.

2. **Roll Call**

   Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

   Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

   Members of the public present were found on the meeting sign-in sheet.

3. **Public discussion of PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.**

   Petitioner Mr. Peterson made no opening statement. After being sworn in, resident Ed Jarka stated that his 2022 request to place a shed at the corner of his property was denied because the proposed location was considered a front yard under the ordinance. He stated that he was also told a variance was not available. Mr. Jarka expressed dissatisfaction with the Village's handling of the matter, stating that he believed the Village had not followed the ordinance and that he had been treated unfairly. He added that other residents with whom he had spoken shared similar concerns.

   After being sworn in, Petitioner Mr. Peterson replied to Mr. Jarka's statement – he stated that he had followed all Village rules and that the Village inspector had received his application and a copy of the plat showing the proposed shed location. He stated that the inspector had approved the application and inspected the shed. Mr. Peterson said he was unaware of any issue until he later visited the Village on an unrelated matter. Upon learning of the issue, he contacted his attorney, who advised him to apply to the Village for a variance. Mr. Peterson also noted that his corner lot is located along a dead-end road, specifically Esmond Drive.

No other comments were made.

4. **Public discussion of PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.**

Petitioner Mr. Ruff, after being sworn in, stated that he believed the application speaks for itself. He is seeking to align the proposed use with the building's longstanding use as a warehouse. He asserted that the use he is applying for is consistent with how the building has always been used.

No other comments were made.

5. **Public discussion of PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.**

Petitioner Mrs. Obrokta, after being sworn in, commented they were unaware of the specific setback and clearance requirements for accessory structures, particularly the required distance from the primary residence. They misunderstood how these requirements applied to a prefabricated structure that was built off-site and delivered to the property. Having owned their property for approximately 25 years and successfully obtaining five previous building permits for improvement over the years, they have always tried to be responsible and compliant with applicable requirements. Based on their experience, they mistakenly believed that a pre-built structure delivered to the property would not require the same permitting considerations. They recognize now that this was a misunderstanding, and it was never their intention to disregard zoning requirements. At the time of delivery, they had not determined a permanent location for the shed. Given the size of the shed and the layout of the property, they ultimately placed it approximately centered on an existing 15-by-45-foot concrete pad that had previously been used for parking their RV. She added that their lot presents some unique challenges. The side yard measures approximately 17.4 feet wide at the front of the house and gradually narrows. Additionally, the duplex itself sits slightly crooked on the lot and is set farther back, making it difficult to achieve consistent clearances regardless of placement. The shed is currently positioned approximately: 14 feet behind the front face of the house, four feet from the primary residence and five feet from the sidewalk. Although the shed is visible from certain angles, it is set back from the front of the house and is not immediately noticeable from the street. Relocating the shed to the backyard is not a practical solution due to the significant slope, as well as the presence of a storm drain and drainage swale that serve an important purpose in managing water runoff. These existing site conditions make the backyard unsuitable for relocating the structure. She concluded by stating that they are respectfully asking that the Board consider the unique circumstances and physical constraints of the property, their history of responsible property ownership, and the fact that the placement resulted from a genuine misunderstanding rather than an intentional disregard of the requirements. She added that they understand the importance of zoning regulations and appreciate the Board's time and consideration in reviewing their request.

No other comment made.

DRAFT

6. **Public discussion of PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.**

Petitioner Tim Dyer, after being sworn in, stated that he purchased the property approximately five years ago, and the existing six-foot fence was already in place at that time. He added that he intends to simply replace the existing fence pickets. The fence has become old and weathered, and several pickets are broken or damaged, particularly with having a large dog. He stated that he's not proposing to remove the entire fence, relocate it, or construct a new fence, but simply trying to maintain and improve the appearance and condition of the existing structure. He also added that his neighbor has a six-foot fence along the exact same stretch, he added he's trying to understand why he would be required to reduce the existing fence from six feet to four feet. Additionally, the fence is approximately 30 feet from one street and 26 feet from the other. Given those setbacks, he stated he would like clarification on how the fence creates a sightline or visibility concern. He believes this is a straightforward maintenance issue involving replacement of existing pickets, rather than a new fence installation. He asked for consideration to allow the existing six-foot height and placement to remain unchanged.

Chairperson Joy asked if there were any other comments. Resident Cathy Walker stated she had a question. After being sworn in, Cathy asked if a variance meant an exception. Chairperson Joy replied that she that was correct. Cathy asked if the variance is approved and nobody must change anything, is that variance there for the life of property.

Chairperson Joy asked Village Attorney Moore to answer that question. Village Attorney Moore stated that how the variance runs with the land may be case-specific, depending on the conditions placed upon the variance and how the transfers of the property affect those conditions. If those conditions are impacted upon a transfer in ownership, the variance may no longer apply. It wouldn't necessarily be considered automatically void, but the Board may need to review and approve the variance based on the new circumstances.

No further comments.

7. **Close Public Hearing**

Motion carried by a voice vote

Meeting was closed at 7:15pm

DRAFT

PLANNING AND ZONING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING

DRAFT

1. Call to order the regular meeting of the Planning & Zoning Commission

Planning and Zoning Commission Chair Hillary Joy called the Planning and Zoning Commission Meeting to order at 7:15 p.m.

2. Roll Call

Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

Members of the public present were found on the meeting sign-in sheet.

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – 08/25/25

  Commissioner Shaver made a motion to approve the meeting minutes from August 25, 2025, with a second by Commissioner Dillon. On a roll call vote Commissioner Dillon, Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Chair Joy voted yes. Motion carried.

4. PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.

Commissioner Miller stated he feels this is really a wait-and-see situation. He stated not even know whether a street will ever go through there. If it doesn't, then it will simply remain a dead-end street, and don't think there will be a problem. However, if a street does eventually go through, then they would need to address the situation and determine what needs to be done. He added that he understands that a mistake was made, and if it becomes necessary, the village should take responsibility and correct it. But at this point, we don't know if that development will ever happen, or whether a street will ever be built through there. He concluded by stating that he just did not think we need to act on a possibility that may never become reality. The discussion ensued.

The consensus was to recommend approving the variance with the understanding that it would be specific to the shed and could get re-evaluated if the street ever goes through.

Commissioner Miller made a motion to approve the variance PZC #26-01 for zoning variation at a single-family home at 523 S. Kincaid St to allow a shed to be located in a front yard setback on a corner lot. PIN 09-36-129-004 with a second by Commissioner Dillon. On a roll call vote Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Commissioner Dillon voted yes. Motion carried

5. PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.

The consensus was to recommend approving the Planned Unit Development ("PUD") Special Use Permit as proposed.

Commissioner Stout made a motion to approve the variance PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004. with a second by Commissioner Dillon. On a roll call vote Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, and Commissioner Klotz voted yes. Motion carried

6. PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.

Commissioner Dillon stated that he has seen property setbacks and the distance between two structures which was a matter of inches. He added that the slope of the property is significant. The discussion ensued. The consensus was to recommend approving the variance.

Commissioner Miller made a motion to approve the variance PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025, with a second by Commissioner Shaver. On a roll call vote Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, and Commissioner Miller voted yes. Motion carried

7. PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.

Commissioner Miller stated that this is a similar situation as the variance before with the shed. It was discussed whether, if a new owner decides to rebuild the fence, the new owner will have to reapply for a variance. It was also discussed that the original fence permit was issued in 2001. The discussion ensued. The consensus was to recommend approving the variance.

DRAFT

Commissioner Shaver made a motion to approve the variance PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004**,** with a second by Commissioner Dillion. On a roll call vote Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, Commissioner Miller, and Commissioner Ringhofer voted yes. Motion carried

8. Next Meeting – To be determined

9. Adjournment

Commissioner Miller made a motion to close the meeting, seconded by Commissioner Stout. Motion carried by a voice vote.

Meeting was closed at 7:48 p.m.

Respectfully Submitted,

_____

Maria C. Taylor, Village Clerk

DRAFT

PZC 26-02 SUP

Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

SPECIAL USE PERMIT PETITION

TO: Village Clerk; Village President; Board of Trustees, Village of Maple Park, Illinois

FROM: Petitioner(s): Good Gravy Lane LLC
Mailing Address: 416 Main St., Maple Park, IL 60151-7670
Phone: _____
Fax: _____
Cell: _____
E-Mail: _____

Petitioner's Representative: Chad Ruff
Mailing Address: 416 Main St., Maple Park, IL 60151-7670
Phone: _____
Fax: _____
Cell: _____
E-Mail: _____

1. The petitioner hereby petitions the Village of Maple Park to approve a Special Use Permit for the following property:

   A. Legal Description and Parcel Number(s):
   (If necessary, attach the full legal description on a separate sheet of paper)

   LOTS 5 AND 6 IN BLOCK 1 OF FILLMORE'S ADDITION TO LODI NOW MAPLE PARK IN THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS

   COMMON ADDRESS: 105 & 107 CENTER ST., MAPLE PARK, IL 60151
   PIN: 07-30-389-004

   B. Street Address or Common Location: 105 & 107 CENTER ST., MAPLE PARK, IL 60151

   C. Size (square feet or acres): 92,971 sq. ft.

   D. Existing Zoning District: B-2 General Commercial District

   E. Proposed Use and Description: On a separate sheet of paper, describe the proposed use's characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with the Village's Comprehensive Plan and how the proposed use may: b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) in conformance with all the elements of the Maple Park Village Code.

2. The petitioner hereby submits the following information:

   ☐ Vicinity map of the area proposed for the special use
   ☐ List of current owner, and their mailing addresses, of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
   ☐ 12 copies of a site plan which must show the following items: property dimensions; location and use of proposed structure; number and location of parking spaces and loading area; location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses); location, type and height of fencing or walls; location and width of driveways and curb cuts; internal traffic patterns; floor area (square footage); location of exterior lighting; location, type, and height of signage; direction of storm water flow, location of detention area

Note to Petitioner: *A site plan for a Special Use Permit is intended to be a schematic plan only. All plans must eventually conform to other Village standards prior to the issuance of any building permits or other permits.*

3. The Petitioner hereby states that a pre-application conference ☒ WAS ☐ WAS NOT held with Village staff (or representative) prior to submittal of this petition.

   *Date of pre-application conference: 8-31-26
   Those in attendance: Chad Ruff, Cheryl Aldridge

   Note to Petitioner: *A pre-application conference with staff is highly encouraged in order to avoid delays and to help in the timely processing of this petition.*

4. The petitioner hereby agrees that this petition will be placed on the Planning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner agrees to pay all costs associated with the Public Hearing process associated with this Special Use Permit Petition.

6. The petitioner has read and completed all of the above information and affirms it is true and correct.

7. Petitioner/property owner(s) hereby give the Village of Maple Park permission to post a public notice sign(s) on the subject property.

Chad A. Ruff — 8-31-26
Petitioner's Signature — Date

Petitioner's Signature — Date

Subscribed and sworn to before me this 31st day of August, 2026.
Shannon L Warford
Notary Public

SHANNON L WARFORD
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 0974490
My Commission Expires July 06, 2027

Chad A. Ruff — 8-31-26
Owner's Signature — Date

Owner's Signature — Date

Subscribed and sworn to before me this 31st day of August, 2026.
Shannon L Warford
Notary Public

SHANNON L WARFORD
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 0974490
My Commission Expires July 06, 2027

VILLAGE USE ONLY

Is petition completed in full? ☐ YES ☐ NO
Date received: _____
Received by: _____
Public Hearing Date: _____

_____ Village President

_____ Village Clerk

VILLAGE OF MAPLE PARK
PLANNED UNIT DEVELOPMENT (PUD) SPECIAL USE PERMIT APPLICATION
GOOD GRAVY LANE LLC
105 & 107 CENTER ST., MAPLE PARK, IL (PIN: 07-30-389-004)

Section 1.E Proposed Use and Description:

Applicant is proposing a planned unit development ("PUD") special use at the property to permit the following uses:

1. The existing use of the property by Paint Dreams Refinishing LLC as a specialized refinishing and restoration business for classic cars, antique cars, and custom hot rod finishes;

2. All permitted uses under the B-2 General Commercial District;

3. Building contractor's office and material storage;

4. Plumbing and heating service and equipment store;

5. Vehicle repair & service facilities;

6. Building materials sales and storage; and

7. Blacksmith and welding shops.

The property is a 1-story block commercial building development with 2 separate units and adequate utilities/facilities under Applicant's single ownership. Applicant does not intend to change the existing commercial development and facilities on the property, which have existed for several years and are sufficient for the property's existing use and proposed future uses. Applicant leases one of the units on the property to Paint Dreams Refinishing LLC for its specialized refinishing and restoration classic car business. Applicant proposes to continue Paint Dreams Refinishing LLC's existing use of the property. Applicant also intends to lease the other unit on the property to a building contractor, plumber, or other similar business, but Applicant does not yet have a proposed tenant. However, Applicant desires the flexibility of a planned unit development that permits such multiple uses on the multi-unit commercial property which accommodates the existing use of the property and the other similar proposed uses without potentially requiring multiple special use permits for the property.

A. The application conforms to the Village's 2015 Comprehensive Land Use Plan.

The property is located at the intersection of Center St. and County Line Road, which is intended for commercial land use under the Village's 2015 Comprehensive Land Use Plan. The application does not propose to change the existing commercial development and facilities on the property, which are consistent with the Village's 2015 Comprehensive Land Use Plan. And consistent with the Village's 2015 Comprehensive Land Use Plan, no

outdoor storage areas associated with the commercial development without appropriate screening from public view are proposed or intended for the property.

B. Impact on adjacent existing and future land uses.

The application will not negatively impact adjacent existing and future land uses. The property is in the B-2 General Commercial District zoning district. The adjacent properties to the north, east, and west of the property are also in the B-2 General Commercial District zoning district, and the adjacent properties to the south of the property are in the I-1 Limited Industrial District. The property has been used for several years by Paint Dreams Refinishing LLC as a specialized refinishing and restoration classic car business property. The proposed PUD merely seeks to continue the existing use of the property as a permitted use. The proposed permitted uses of the PUD are either permitted uses or special uses in the B-2 General Commercial District zoning district. And the application proposes using the existing utilities/facilities on the property, which are sufficient to service the property's existing use and proposed future uses.

C. Impact on adjacent property values

The application will not negatively impact adjacent property values. The property has been used for several years by Paint Dreams Refinishing LLC as a specialized refinishing and restoration classic car business property without negatively impacting adjacent property values. The proposed PUD merely seeks to continue the existing use of the property as a permitted use. The proposed permitted uses of the PUD are either permitted uses or special uses in the B-2 General Commercial District zoning district. The proposed permitted uses will not cause increased vehicular traffic or parking at the property that cannot be accommodated by the existing facilities and parking spaces on the property. Applicant anticipates that the only increased vehicular traffic/parking will be other tenant's vehicle. Applicant also anticipates that all business operations will occur inside the existing building on the property, which will mitigate the effects of any noise, glare, odor, fumes, and vibration on adjoining properties. And Applicant will comply with all applicable requirements of the Village's Municipal Code and zoning regulations, including the Village's noise control regulations, as a condition of the PUD ordinance, such that the proposed PUD will not negatively impact adjacent property values.

D. Impact on the general public's health, safety, and welfare

The application will not negatively impact the general public's health, safety, and welfare. The property has been used for several years by Paint Dreams Refinishing LLC as a specialized refinishing and restoration classic car business property without negatively impacting the general public's health, safety, and welfare. The proposed PUD merely seeks to continue the existing use of the property as a permitted use. The proposed permitted uses of the PUD are either permitted uses or special uses in the B-2 General Commercial District zoning district. The proposed permitted uses will not cause increased vehicular traffic or parking at the property that cannot be accommodated by the existing facilities and parking spaces on the property. Applicant anticipates that the only increased vehicular traffic/parking will be other tenant's vehicle. Applicant also anticipates that all

business operations will occur inside the existing building on the property, which will mitigate the effects of any noise, glare, odor, fumes, and vibration on adjoining properties and the general public's health, safety, and welfare. And Applicant will comply with all applicable requirements of the Village's Municipal Code and zoning regulations, including the Village's noise control regulations, as a condition of the PUD ordinance, such that the proposed PUD will not negatively impact the general public's health, safety, and welfare.

E. Conformity with all the elements of the Village Code

For all the abovementioned reasons, the application conforms with all the elements of the Village Code, including the standards under Sections 11-11-7(F) and 11-11-9(B) of the Village's Zoning Code.

PLAT OF SURVEY

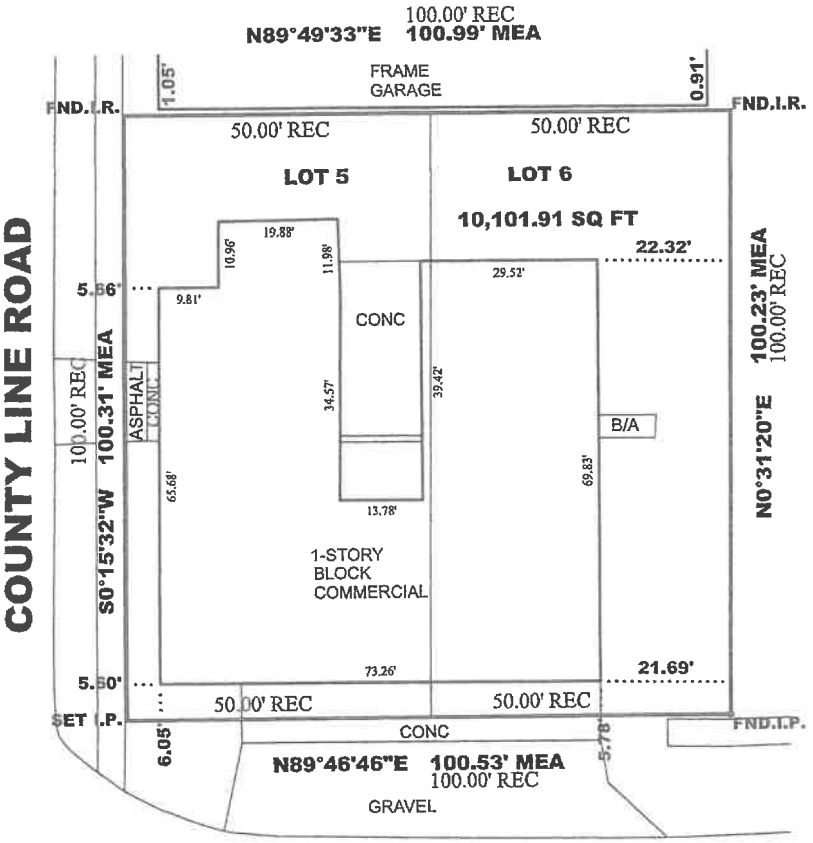
D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE:630-232-7705 FAX:630-232-7725
E-MAIL: DFLS @SBCGLOBAL.NET

SCALE: 1"=20'

LOTS 5 AND 6 IN BLOCK 1 OF FILLMORE'S ADDITION TO LODI NOW MAPLE PARK IN THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 105 CENTER STREET, MAPLE PARK, ILLINOIS



CENTER STREET

LEGEND

FND.I.R.	= FOUND IRON ROD
FND.I.P.	= FOUND IRON PIPE
—x—	FENCE
. . . . .	BLDG. TIE
— — —	BLDG. LINE
— —	EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 818-37

THOMAS J. SIEGEL 035-003908 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

License expiration date 11-30-2018

FIELD WORK COMPLETED: 8-21-2018

PREPARED FOR ATTY JOHN HOSCHEIT

STATE OF ILLINOIS
S.S.
COUNTY OF KANE

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 8-22 A.D. 2018

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908




Center St


County Line Rd
Center St





BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION BY GARY & BARB OBROKTA REQUESTING A ZONING VARIATION OF SECTION 11-2-3-B LOCATION OF ACCESSORY BUILDINGS, OF THE MAPLE PARK VILLAGE CODE, AT A DUPLEX TO ALLOW A STORAGE SHED TO BE LOCATED CLOSER THAN FIVE FEET TO THE SIDE LOT LINE AND CLOSER THAN FIVE FEET TO THE PRINCIPAL BULIDING, FOR THE PROPERTY COMMONLY KNOWN AS 572 S ELIZABETH STREET, MAPLE PARK, DEKALB COUNTY, ILLINOIS, PIN 09-36-276-025	)	PZC 26-03VAR

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park at a public hearing on October 27, 2026, regarding an application by property owners, Gary & Barb Obrokta, seeking a variation in the minimum required distance between a detached accessory structure and the side lot line, as well as the minimum required distance between a detached accessory structure and a principal building in residential districts as required per Maple Park's Village Code, Section 11-2-3-B. Per Section 11-2-3-B of the Village Code, no part of a detached accessory building shall be located closer than five feet to the side lot line along a required side yard. In a residential district, no detached accessory building shall be closer than five feet to the principal building. The Obrokta's have requested a zoning variation to allow a storage shed to be located 3 inches within the five feet setback from the side lot line and 3 inches within the five feet setback from the principal building. Mr. and Mrs. Obrokta asserted that they had purchased a pre-built shed, which was delivered and centered on the concrete pad on the side of their home, due to the fact that their backyard has a significant slope, as well as a storm drain that prevents the backyard form being a suitable location for the shed. They are roughly three inches too close on either side of the shed to the side lot line and the principal building.

Publication of a notice, as required by Section 11-11-3.A of the Maple Park Village Code, occurred in the Daily Chronicle on October 7, 2026. Petitioner was present at the public hearing. The subject property is located on South Elizabeth Street and is zoned residential. Draft public hearing minutes in accordance with meeting minutes compiled by Village Clerk Maria Taylor are attached and incorporated herein as Exhibit "1." The Planning & Zoning Commission considered the testimony of and information provided by the Petitioner. There was no testimony from any residents. No further public comment or testimony was made at the public hearing or received by the Village in advance of the hearing. The public hearing was opened at 7:00 p.m. and closed at 7:15 p.m.

Pursuant to 11-11-5E of the Village Code, the Planning & Zoning Commission finds as follows:

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district;
b) That plight of the owner is due to unique circumstances;

c) That the variation, if granted, will not alter the essential characteristics of the neighborhood but rather is consistent with the existing streetscape and neighborhood character; and
d) That the proposed variation will not:
    (1) Impair an adequate supply of light and air to adjacent properties.
    (2) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
    (3) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of Maple Park.
    (4) Diminish or impair property values in the neighborhood.
    (5) Unduly increase traffic congestion in the public streets and highways.
    (6) Create a nuisance.
    (7) Result in an increase in public expenditure.
e) That the variation is the minimum variation necessary to make possible the reasonable use of the land, building, or structure.
f) That the variation will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
g) That the variation will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Maple Park.

The Planning & Zoning Commission recommends that the Village Board grant the proposed **VARIATION** to allow the storage shed to remain for the subject property without conditions.

In accordance with a favorable vote from six members of the Planning & Zoning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees with regard to the application to grant a variation to allow the storage shed closer than five feet from the side lot line and from the principal building, which would otherwise not be permitted by the Village Code, without conditions.

Dated: 11/12/2026

Respectfully submitted,

Hillary Joy, Chair
Maple Park Planning & Zoning Commission

Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

Exhibit "1"

PUBLIC HEARING MINUTES
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

DRAFT

1. **Call to Order Public Hearing**

   Planning and Zoning Commission Chair Hillary Joy called the Public Hearing to order at 7:00 p.m.

2. **Roll Call**

   Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

   Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

   Members of the public present were found on the meeting sign-in sheet.

3. **Public discussion of PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.**

   Petitioner Mr. Peterson made no opening statement. After being sworn in, resident Ed Jarka stated that his 2022 request to place a shed at the corner of his property was denied because the proposed location was considered a front yard under the ordinance. He stated that he was also told a variance was not available. Mr. Jarka expressed dissatisfaction with the Village's handling of the matter, stating that he believed the Village had not followed the ordinance and that he had been treated unfairly. He added that other residents with whom he had spoken shared similar concerns.

   After being sworn in, Petitioner Mr. Peterson replied to Mr. Jarka's statement – he stated that he had followed all Village rules and that the Village inspector had received his application and a copy of the plat showing the proposed shed location. He stated that the inspector had approved the application and inspected the shed. Mr. Peterson said he was unaware of any issue until he later visited the Village on an unrelated matter. Upon learning of the issue, he contacted his attorney, who advised him to apply to the Village for a variance. Mr. Peterson also noted that his corner lot is located along a dead-end road, specifically Esmond Drive.

No other comments were made.

4. **Public discussion of PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.**

Petitioner Mr. Ruff, after being sworn in, stated that he believed the application speaks for itself. He is seeking to align the proposed use with the building's longstanding use as a warehouse. He asserted that the use he is applying for is consistent with how the building has always been used.

No other comments were made.

5. **Public discussion of PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.**

Petitioner Mrs. Obrokta, after being sworn in, commented they were unaware of the specific setback and clearance requirements for accessory structures, particularly the required distance from the primary residence. They misunderstood how these requirements applied to a prefabricated structure that was built off-site and delivered to the property. Having owned their property for approximately 25 years and successfully obtaining five previous building permits for improvement over the years, they have always tried to be responsible and compliant with applicable requirements. Based on their experience, they mistakenly believed that a pre-built structure delivered to the property would not require the same permitting considerations. They recognize now that this was a misunderstanding, and it was never their intention to disregard zoning requirements. At the time of delivery, they had not determined a permanent location for the shed. Given the size of the shed and the layout of the property, they ultimately placed it approximately centered on an existing 15-by-45-foot concrete pad that had previously been used for parking their RV. She added that their lot presents some unique challenges. The side yard measures approximately 17.4 feet wide at the front of the house and gradually narrows. Additionally, the duplex itself sits slightly crooked on the lot and is set farther back, making it difficult to achieve consistent clearances regardless of placement. The shed is currently positioned approximately: 14 feet behind the front face of the house, four feet from the primary residence and five feet from the sidewalk. Although the shed is visible from certain angles, it is set back from the front of the house and is not immediately noticeable from the street. Relocating the shed to the backyard is not a practical solution due to the significant slope, as well as the presence of a storm drain and drainage swale that serve an important purpose in managing water runoff. These existing site conditions make the backyard unsuitable for relocating the structure. She concluded by stating that they are respectfully asking that the Board consider the unique circumstances and physical constraints of the property, their history of responsible property ownership, and the fact that the placement resulted from a genuine misunderstanding rather than an intentional disregard of the requirements. She added that they understand the importance of zoning regulations and appreciate the Board's time and consideration in reviewing their request.

No other comment made.

DRAFT

6. **Public discussion of PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.**

Petitioner Tim Dyer, after being sworn in, stated that he purchased the property approximately five years ago, and the existing six-foot fence was already in place at that time. He added that he intends to simply replace the existing fence pickets. The fence has become old and weathered, and several pickets are broken or damaged, particularly with having a large dog. He stated that he's not proposing to remove the entire fence, relocate it, or construct a new fence, but simply trying to maintain and improve the appearance and condition of the existing structure. He also added that his neighbor has a six-foot fence along the exact same stretch, he added he's trying to understand why he would be required to reduce the existing fence from six feet to four feet. Additionally, the fence is approximately 30 feet from one street and 26 feet from the other. Given those setbacks, he stated he would like clarification on how the fence creates a sightline or visibility concern. He believes this is a straightforward maintenance issue involving replacement of existing pickets, rather than a new fence installation. He asked for consideration to allow the existing six-foot height and placement to remain unchanged.

Chairperson Joy asked if there were any other comments. Resident Cathy Walker stated she had a question. After being sworn in, Cathy asked if a variance meant an exception. Chairperson Joy replied that she that was correct. Cathy asked if the variance is approved and nobody must change anything, is that variance there for the life of property.

Chairperson Joy asked Village Attorney Moore to answer that question. Village Attorney Moore stated that how the variance runs with the land may be case-specific, depending on the conditions placed upon the variance and how the transfers of the property affect those conditions. If those conditions are impacted upon a transfer in ownership, the variance may no longer apply. It wouldn't necessarily be considered automatically void, but the Board may need to review and approve the variance based on the new circumstances.

No further comments.

7. **Close Public Hearing**

Motion carried by a voice vote

Meeting was closed at 7:15pm

DRAFT

PLANNING AND ZONING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING

DRAFT

1. Call to order the regular meeting of the Planning & Zoning Commission

Planning and Zoning Commission Chair Hillary Joy called the Planning and Zoning Commission Meeting to order at 7:15 p.m.

2. Roll Call

Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

Members of the public present were found on the meeting sign-in sheet.

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – 08/25/25

  Commissioner Shaver made a motion to approve the meeting minutes from August 25, 2025, with a second by Commissioner Dillon. On a roll call vote Commissioner Dillon, Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Chair Joy voted yes. Motion carried.

4. PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.

Commissioner Miller stated he feels this is really a wait-and-see situation. He stated not even know whether a street will ever go through there. If it doesn't, then it will simply remain a dead-end street, and don't think there will be a problem. However, if a street does eventually go through, then they would need to address the situation and determine what needs to be done. He added that he understands that a mistake was made, and if it becomes necessary, the village should take responsibility and correct it. But at this point, we don't know if that development will ever happen, or whether a street will ever be built through there. He concluded by stating that he just did not think we need to act on a possibility that may never become reality. The discussion ensued.

The consensus was to recommend approving the variance with the understanding that it would be specific to the shed and could get re-evaluated if the street ever goes through.

Commissioner Miller made a motion to approve the variance PZC #26-01 for zoning variation at a single-family home at 523 S. Kincaid St to allow a shed to be located in a front yard setback on a corner lot. PIN 09-36-129-004 with a second by Commissioner Dillon. On a roll call vote Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Commissioner Dillon voted yes. Motion carried

5. PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.

The consensus was to recommend approving the Planned Unit Development ("PUD") Special Use Permit as proposed.

Commissioner Stout made a motion to approve the variance PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004. with a second by Commissioner Dillon. On a roll call vote Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, and Commissioner Klotz voted yes. Motion carried

6. PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.

Commissioner Dillon stated that he has seen property setbacks and the distance between two structures which was a matter of inches. He added that the slope of the property is significant. The discussion ensued. The consensus was to recommend approving the variance.

Commissioner Miller made a motion to approve the variance PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025, with a second by Commissioner Shaver. On a roll call vote Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, and Commissioner Miller voted yes. Motion carried

7. PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.

Commissioner Miller stated that this is a similar situation as the variance before with the shed. It was discussed whether, if a new owner decides to rebuild the fence, the new owner will have to reapply for a variance. It was also discussed that the original fence permit was issued in 2001. The discussion ensued. The consensus was to recommend approving the variance.

DRAFT

Commissioner Shaver made a motion to approve the variance PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004**,** with a second by Commissioner Dillion. On a roll call vote Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, Commissioner Miller, and Commissioner Ringhofer voted yes. Motion carried

8. Next Meeting – To be determined

9. Adjournment

Commissioner Miller made a motion to close the meeting, seconded by Commissioner Stout. Motion carried by a voice vote.

Meeting was closed at 7:48 p.m.

Respectfully Submitted,

_____

Maria C. Taylor, Village Clerk

DRAFT

PZC26-03VAR

Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151
Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.com

APPLICATION FOR ZONING APPEAL/ZONING VARIATION

To have a complete application for a zoning appeal, you must submit the following to the Village Clerk:

- Signed and completed application.
- Ownership documentation (lease, deed, mortgage, etc.).
- Accurate legal description obtained from the Warranty Deed.
- Plat of Survey.
- Application fee of $500 payable to the Village of Maple Park.
- Any other pertinent information relevant to this appeal.

Address or location of property: 572 S. Elizabeth, Maple Park, IL.

Property Tax ID **(PIN)** number: 09.36.276.025 Date Acquired: 9-2001

Current zoning of the property: residential Current use of the property: residential

Name of Applicant: Gary Obrokta Phone Number of Applicant:

Address of Applicant: 572 S. Elizabeth City Maple Park State IL

Email address of Applicant: gobrokta@yahoo

Owner of Property: Gary & Barb Obrokta Phone Number of Owner:

Address of Owner: 572 S. Elizabeth, Maple Park, IL 60151

Describe the variance requested or specific decision being appealed: Requesting a less than 6" variation. Roughly 3" on either side of shed. We purchased shed in one piece, pre built, delivering centered shed on pad.

Describe the reasons why the decision appealed from was inconsistent with any sections of the Zoning Code. Identify each section and the specific facts and arguments in support of your position (attach copies of notices or claims):

1. Explain in detail the manner wherein the strict application of the provisions of the Zoning Ordinance to your case would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. We need the accessory building for storage & golfcart. Due to some of Barb's physical limitations, next to house on slab, even ground is safest location. We need less than 6 inches from the provision.

2. State fully the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same

zone or neighborhood. Our lot is wider than lots on our street. Building is set back from front of house, not visibly obstructing any other lots.

3. State fully your reasons for contending that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

4. Do you understand and agree that if a variation is granted pursuant to this appeal the Building Permit must be issued in the name of the owner of the property, as stated in the first paragraph of thisappeal?

Yes.

The person signing this application is the:

☐ Individual Owner Husband/Wife owner

☐ Partner in Title

☐ Officer of the Corporation

☐ Trust Officer

☐ Beneficiary in Trust

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variance(s) is true and correct.

Subscribed and sworn before me
This 3rd day of September, 2026

Notary Public

CHERYL L. ALDRIDGE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 27, 2026

Barbara A Brooke

Applicant (title holder/owner)

Attorney for Applicant

Phone number

Request for Variance Criteria

The questions in this section must be answered and submitted with the application.

Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district

Will the property lose value if the requested variation is not granted? Yes___ No X

Plight of the owner is due to unique circumstances. We need the variance to:

What are the unique circumstances? Leave the shed on side of the house, Side of the house has a full pad. We need a 6" variance.

Variation, if granted will not alter the essential character of the locality.

How will the variation impact the neighborhood? Not at all. It hasn't impacted the neighborhood so far.

The particular physical surroundings, shape or topography of the property involved would bring a particular hardship other than a mere inconvenience on the owner.

Particular physical surroundings are generally defined as topography issues such as a step hill or body of water within the lot, or a unique lot shape.

Are there any physical surroundings, shape or topography of the property involved? Yes__ No X

If so, describe the condition_____

The conditions upon which the variation is based on will not be applicable to other properties in the same zoning district.

Are there other lots with the same zoning that have the same or similar conditions to which the variance could be applied if the property owner of the lot were to seek a variance? Yes__ No X

The purpose of the variation is not based on a desire to make more money out of the property.

Will the property realize a profitable value? Yes___ No X

The person or applicant presently having an interest in the property has not created the difficulty or hardship.

Was there a reconfiguration to the lot such as road widening or utility encroachment?
Yes___ No X

Was there a change in the zoning code that created more restrictive lot coverage or setbacks?
Yes___ No X

Is the variation request the minimum variation necessary to make possible use of the land or structure? Yes X No___

6" inches

Our Catalog

Construction Info

Wood Shed Specifications

(Painted or Urethane Siding)

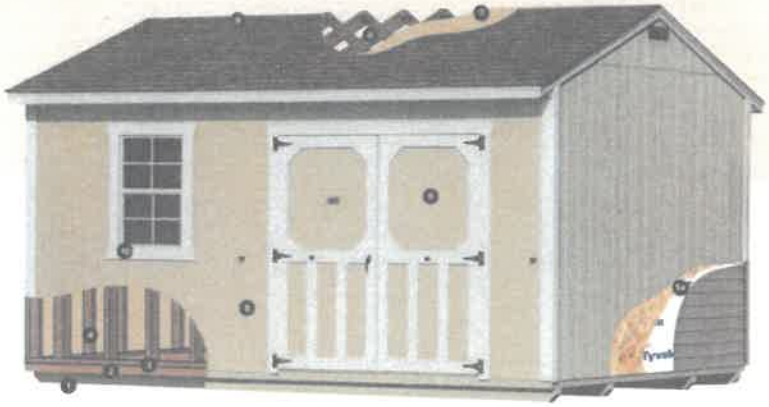
1. Foundation: 4x6 Pressure-Treated Foundation Beams or "Skids"
2. Floor Joists: Pressure Treated 16" O.C. (All Garages 12" O.C.)
3. Flooring: ¾" Treated Plywood
4. Wall Framing: 2x4 Framing, 16" O.C.
5. Siding: LP Smart Side (Choice of Paint or Urethane Finish)
6. Roof Framing: 2x4 Rafters or Trusses 24" O.C. & Engineered with Steel Truss Plates
7. Sheathing: 7/16" OSB
8. Roofing: GAF Lifetime Shingles w/Aluminum Drip Edging
9. Doors: Heavy-Duty Wood Doors with 2x4 Framing, 6' wide x 6' tall (8' wide buildings have 5' x 6' Doors)
10. Windows: Aluminum Vertical Slider Windows with grids and screens

Vinyl Shed Specifications

1. Foundation: 4x6 Pressure-Treated Foundation Beams or "Skids"
2. Floor Joists: Pressure Treated 16" O.C. (All Garages 12" O.C.)
3. Flooring: ¾" Treated Plywood
4. Wall Framing: 2x4 Framing, 16" O.C.

5a. Siding: 7/16" OSB - Housewrap & Double 4 Vinyl Siding

6. Roof Framing: 2x4 Rafters or Trusses 24" O.C. & Engineered with Steel Truss Plates
7. Sheathing: 7/16" OSB
8. Roofing: GAF Lifetime Shingles w/Aluminum Drip Edging
9. Doors: Heavy-Duty Wood Doors with 2x4 Framing, 6' wide x 6' tall (8' wide buildings have 5' x 6' Doors)
10. Windows: Aluminum Vertical Slider Windows with grids and screens



10 YEAR

10-YEAR LIMITED WARRANTY GUARANTEE: Our buildings come with standard 10-Year Guarantee against structure failure or material defects. We are committed to satisfied customers and we want to know if you find a problem.

Note: This building is shown with Miratec Trim Package, which is standard on painted and urethane buildings and Optional on Vinyl Buildings.

EVERLAST PORTABLE BUILDINGS LLC

A "Lasting" Solution to Your Storage Needs!

1565 CR 1800 N - Sullivan, IL 61951
217.543.4080

Date 7 / 10 /2025

Name Gary Obrokta ☒ Sold ☐ Rent To Own

Address 572 S Elizabeth St ☐ Price Quote *(Good for 7 days)*

City Maple Park State _____ Zip 60151

Cell Phone Secondary Phone

Email

Sale Price $ 3906.00

Additional Options:

Raise Wall Height to 8'	$ 390.00
Add Single Wood Door	$ 200.00
_____	$
1 - Ridgelite	$ 150.00
6' x 7' Double Doors w/ Transoms	$ 325.00
6' Wood Ramp	$ 250.00
Luxguard Floor	$ 384.00
	$
	$
	$
	$
	$

Sub Total $ 5605.00

Tax 6.75% $ 378.34

Delivery Fee $ Included

____x____ Rock Pad Installation $

Total Investment $ 5983.34

Total Received $ 560.00 -

Balance Due on Delivery $ 5423.34

3% Service Charge on balance due if paid with credit card.

Size 8 x 16

Bldg. Model Name Utility

Serial # 15889

Siding: Smart Side ☒ Vinyl ☐

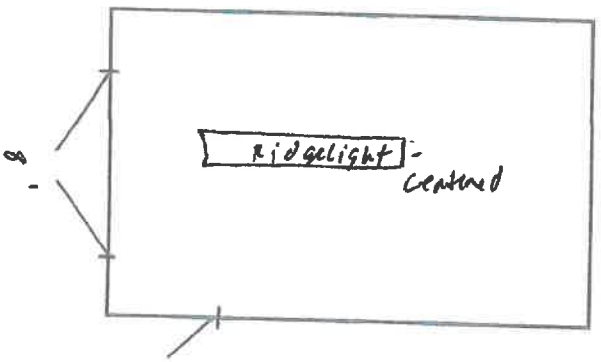
Roof Color Shakewood Siding Color P. Tan

Trim Color Clay Shutter Color _____

Window Color: White ☒ Brown ☐

Specify door and window placement below

16'



Security Deposit _____

Monthly Rent _____ >> _____ Total Monthly Rent

Monthly Tax (6.25%) _____ >>

Processing Fee $35.00

Delivery Fee _____

Total Required $_____ Amount Paid $ _____

36 Month Rent to Own

Delivery ETA: 3-5 weeks

Dealership: T+C - Montgomery

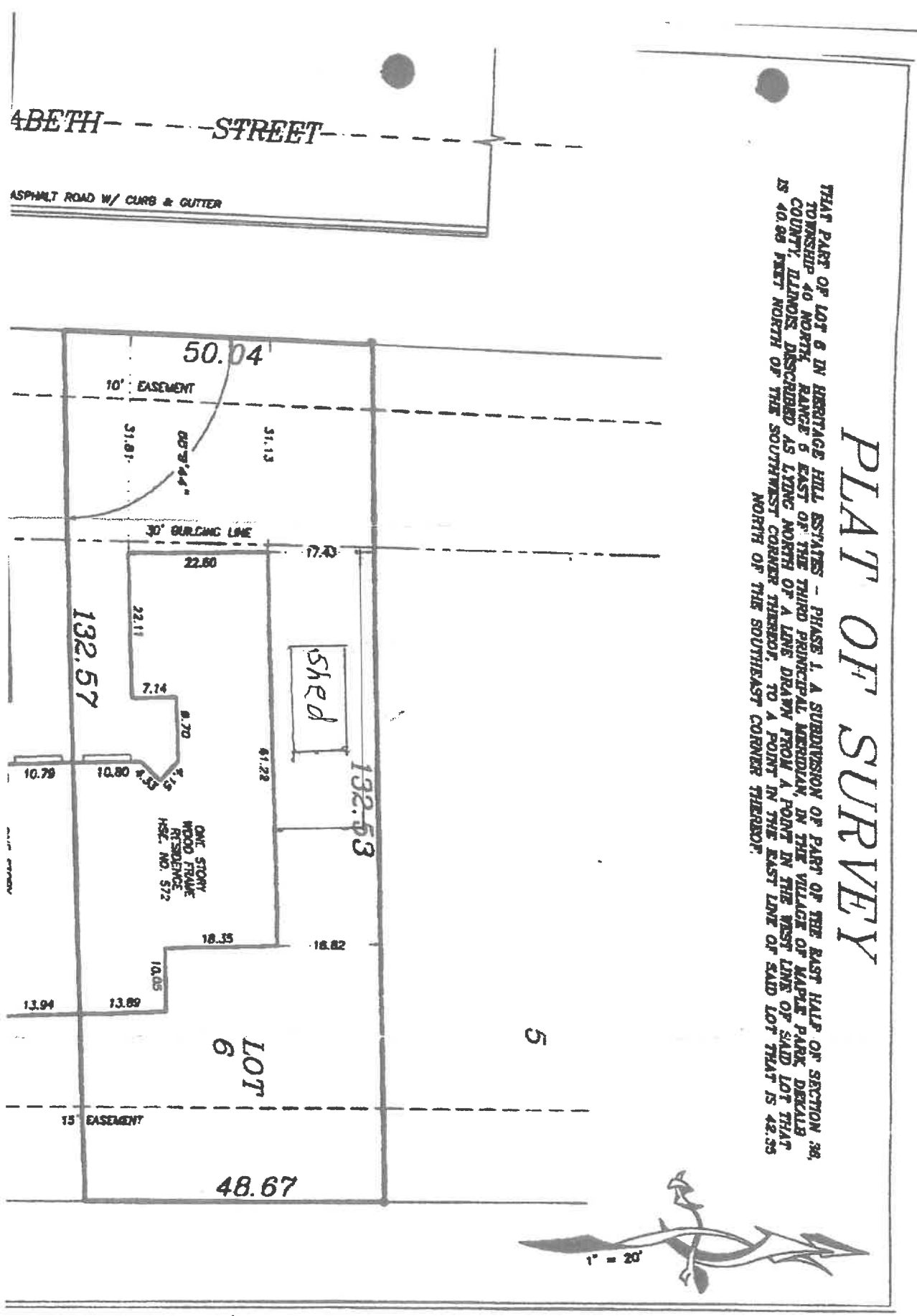
Sales Person: CPM

Ask customer about access. Bringing shed from street into yard with the mule. Access is OK ☒

Comments:

PLAT OF SURVEY

THAT PART OF LOT 6 IN HERITAGE HILL ESTATES - PHASE I, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MAPLE PARK, DEKALB COUNTY, ILLINOIS, DESCRIBED AS LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT THAT IS 40.98 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, TO A POINT IN THE EAST LINE OF SAID LOT THAT IS 42.35 NORTH OF THE SOUTHEAST CORNER THEREOF.



(Shed drawing not exactly drawn to scale.)







BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION BY TIMOTHY DWYER REQUESTING A ZONING VARIATION OF SECTION 11-2-4-A1, CORNER LOT REQUIREMENTS OF THE MAPLE PARK VILLAGE CODE, AT A SINGLE-FAMILY HOME TO REPLACE AN EXISTING SIX-FOOT FENCE IN THE FRONT OF A CORNER LOT HOME, FOR THE PROPERTY COMMONLY KNOWN AS 114 S SUMMER STREET, MAPLE PARK, KANE COUNTY, ILLINOIS, PIN 07-31-137-004	)	PZC 26-04VAR

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park at a public hearing on October 27, 2026, regarding an application by property owner, Timothy Dwyer, seeking a zoning variation in the maximum fence height currently permitted for a corner lot as per Section 11-2-4-A1 of Maple Park's Village Code, to repair a six-foot fence that was constructed by a previous owner of the subject property. Per Section 11-2-4-A1 of the Village Code, a corner lot shall be considered to have two front yards; example, the yards that face the public roadway. A fence installed on a corner lot may only be three feet solid board or four feet with 50 percent open slotting in the front yards. A six-foot fence is not to exceed past the most exterior wall of the house on either yard. Mr. Dwyer asserted that the fence was constructed prior to his ownership of the subject property at a height of six feet, and has requested the variation because he would like to replace the fence pickets to update and repair the old worn pickets and the few broken ones, while maintaining the height at six feet.

Publication of a notice, as required by Section 11-11-3.A of the Maple Park Village Code, occurred in the Daily Chronicle on October 7, 2026. Petitioner was present at the public hearing. The subject property is located at the corner of Summer Street and Elm Street and is zoned residential. Draft public hearing minutes in accordance with meeting minutes compiled by Village Clerk Maria Taylor are attached and incorporated herein as Exhibit "1." The Planning & Zoning Commission considered the testimony of and information provided by the Petitioner, as well as testimony from Maple Park resident, Cathy Walker. Ms. Walker asked a couple of questions regarding the zoning variation process. No further public comment or testimony was made at the public hearing or received by the Village in advance of the hearing. The public hearing was opened at 7:00 p.m. and closed at 7:15 p.m.

Pursuant to 11-11-5E of the Village Code, the Planning & Zoning Commission finds as follows:

a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district;
b) That the plight of the owner is unique to the circumstances;
c) That the variation, if granted, will not alter the essential characteristics of the neighborhood but rather is consistent with the existing streetscape and neighborhood character; and
d) That the proposed variation will not:
    (1) Impair an adequate supply of light and air to adjacent properties.

(2) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
(3) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of Maple Park.
(4) Diminish or impair property values in the neighborhood.
(5) Unduly increase traffic congestion in the public streets and highways.
(6) Create a nuisance.
(7) Result in an increase in public expenditure.

e) That the variation is the minimum variation necessary to make possible the reasonable use of the land, building, or structure.
f) That the variation will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
g) That the variation will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Maple Park.

The Planning & Zoning Commission recommends that the Village Board grant the proposed **VARIATION** to allow for the rebuilding of a six-foot fence for the subject property without conditions.

In accordance with a favorable vote from six members of the Planning & Zoning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees with regard to the application to grant a variation to allow for the rebuilding of a six-foot fence, which would otherwise not be permitted by the Village Code, without conditions.

Dated: 11/12/2016

Respectfully submitted,

Hillary Joy, Chair
Maple Park Planning & Zoning Commission

Village of Maple Park
302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.org

Exhibit "1"

PUBLIC HEARING MINUTES
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

DRAFT

1. **Call to Order Public Hearing**

   Planning and Zoning Commission Chair Hillary Joy called the Public Hearing to order at 7:00 p.m.

2. **Roll Call**

   Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

   Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

   Members of the public present were found on the meeting sign-in sheet.

3. **Public discussion of PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.**

   Petitioner Mr. Peterson made no opening statement. After being sworn in, resident Ed Jarka stated that his 2022 request to place a shed at the corner of his property was denied because the proposed location was considered a front yard under the ordinance. He stated that he was also told a variance was not available. Mr. Jarka expressed dissatisfaction with the Village's handling of the matter, stating that he believed the Village had not followed the ordinance and that he had been treated unfairly. He added that other residents with whom he had spoken shared similar concerns.

   After being sworn in, Petitioner Mr. Peterson replied to Mr. Jarka's statement – he stated that he had followed all Village rules and that the Village inspector had received his application and a copy of the plat showing the proposed shed location. He stated that the inspector had approved the application and inspected the shed. Mr. Peterson said he was unaware of any issue until he later visited the Village on an unrelated matter. Upon learning of the issue, he contacted his attorney, who advised him to apply to the Village for a variance. Mr. Peterson also noted that his corner lot is located along a dead-end road, specifically Esmond Drive.

No other comments were made.

4. **Public discussion of PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.**

Petitioner Mr. Ruff, after being sworn in, stated that he believed the application speaks for itself. He is seeking to align the proposed use with the building's longstanding use as a warehouse. He asserted that the use he is applying for is consistent with how the building has always been used.

No other comments were made.

5. **Public discussion of PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.**

Petitioner Mrs. Obrokta, after being sworn in, commented they were unaware of the specific setback and clearance requirements for accessory structures, particularly the required distance from the primary residence. They misunderstood how these requirements applied to a prefabricated structure that was built off-site and delivered to the property. Having owned their property for approximately 25 years and successfully obtaining five previous building permits for improvement over the years, they have always tried to be responsible and compliant with applicable requirements. Based on their experience, they mistakenly believed that a pre-built structure delivered to the property would not require the same permitting considerations. They recognize now that this was a misunderstanding, and it was never their intention to disregard zoning requirements. At the time of delivery, they had not determined a permanent location for the shed. Given the size of the shed and the layout of the property, they ultimately placed it approximately centered on an existing 15-by-45-foot concrete pad that had previously been used for parking their RV. She added that their lot presents some unique challenges. The side yard measures approximately 17.4 feet wide at the front of the house and gradually narrows. Additionally, the duplex itself sits slightly crooked on the lot and is set farther back, making it difficult to achieve consistent clearances regardless of placement. The shed is currently positioned approximately: 14 feet behind the front face of the house, four feet from the primary residence and five feet from the sidewalk. Although the shed is visible from certain angles, it is set back from the front of the house and is not immediately noticeable from the street. Relocating the shed to the backyard is not a practical solution due to the significant slope, as well as the presence of a storm drain and drainage swale that serve an important purpose in managing water runoff. These existing site conditions make the backyard unsuitable for relocating the structure. She concluded by stating that they are respectfully asking that the Board consider the unique circumstances and physical constraints of the property, their history of responsible property ownership, and the fact that the placement resulted from a genuine misunderstanding rather than an intentional disregard of the requirements. She added that they understand the importance of zoning regulations and appreciate the Board's time and consideration in reviewing their request.

No other comment made.

DRAFT

6. **Public discussion of PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.**

Petitioner Tim Dyer, after being sworn in, stated that he purchased the property approximately five years ago, and the existing six-foot fence was already in place at that time. He added that he intends to simply replace the existing fence pickets. The fence has become old and weathered, and several pickets are broken or damaged, particularly with having a large dog. He stated that he's not proposing to remove the entire fence, relocate it, or construct a new fence, but simply trying to maintain and improve the appearance and condition of the existing structure. He also added that his neighbor has a six-foot fence along the exact same stretch, he added he's trying to understand why he would be required to reduce the existing fence from six feet to four feet. Additionally, the fence is approximately 30 feet from one street and 26 feet from the other. Given those setbacks, he stated he would like clarification on how the fence creates a sightline or visibility concern. He believes this is a straightforward maintenance issue involving replacement of existing pickets, rather than a new fence installation. He asked for consideration to allow the existing six-foot height and placement to remain unchanged.

Chairperson Joy asked if there were any other comments. Resident Cathy Walker stated she had a question. After being sworn in, Cathy asked if a variance meant an exception. Chairperson Joy replied that she that was correct. Cathy asked if the variance is approved and nobody must change anything, is that variance there for the life of property.

Chairperson Joy asked Village Attorney Moore to answer that question. Village Attorney Moore stated that how the variance runs with the land may be case-specific, depending on the conditions placed upon the variance and how the transfers of the property affect those conditions. If those conditions are impacted upon a transfer in ownership, the variance may no longer apply. It wouldn't necessarily be considered automatically void, but the Board may need to review and approve the variance based on the new circumstances.

No further comments.

7. **Close Public Hearing**

Motion carried by a voice vote

Meeting was closed at 7:15pm

DRAFT

PLANNING AND ZONING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 27, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING

DRAFT

1. Call to order the regular meeting of the Planning & Zoning Commission

Planning and Zoning Commission Chair Hillary Joy called the Planning and Zoning Commission Meeting to order at 7:15 p.m.

2. Roll Call

Village Clerk Maria Taylor called the roll call, and the following Commissioners were present: Commission Chair Hillary Joy, Commissioner Jeremy Dillon, Commissioner Jessica Klotz, Commissioner Joe Ringhofer, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

Others present: Village Attorney Emily Moore, Village Administrator Cheryl Aldridge, and Village Clerk Maria Taylor.

Members of the public present were found on the meeting sign-in sheet.

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – 08/25/25

  Commissioner Shaver made a motion to approve the meeting minutes from August 25, 2025, with a second by Commissioner Dillon. On a roll call vote Commissioner Dillon, Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Chair Joy voted yes. Motion carried.

4. PZC #26-01 VAR for a Zoning Variation at a Single-Family Home at 523 S Kincaid Street to allow for a shed to be located in a front yard setback on a corner lot. PIN: 09-36-129-004.

Commissioner Miller stated he feels this is really a wait-and-see situation. He stated not even know whether a street will ever go through there. If it doesn't, then it will simply remain a dead-end street, and don't think there will be a problem. However, if a street does eventually go through, then they would need to address the situation and determine what needs to be done. He added that he understands that a mistake was made, and if it becomes necessary, the village should take responsibility and correct it. But at this point, we don't know if that development will ever happen, or whether a street will ever be built through there. He concluded by stating that he just did not think we need to act on a possibility that may never become reality. The discussion ensued.

The consensus was to recommend approving the variance with the understanding that it would be specific to the shed and could get re-evaluated if the street ever goes through.

Commissioner Miller made a motion to approve the variance PZC #26-01 for zoning variation at a single-family home at 523 S. Kincaid St to allow a shed to be located in a front yard setback on a corner lot. PIN 09-36-129-004 with a second by Commissioner Dillon. On a roll call vote Commissioner Klotz, Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, and Commissioner Dillon voted yes. Motion carried

5. PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004.

The consensus was to recommend approving the Planned Unit Development ("PUD") Special Use Permit as proposed.

Commissioner Stout made a motion to approve the variance PZC #26-02 SUP for a Planned Unit Development ("PUD") Special Use Permit Application at a commercial building located at 105 & 107 Center Street. PIN: 07-30-389-004. with a second by Commissioner Dillon. On a roll call vote Commissioner Miller, Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, and Commissioner Klotz voted yes. Motion carried

6. PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025.

Commissioner Dillon stated that he has seen property setbacks and the distance between two structures which was a matter of inches. He added that the slope of the property is significant. The discussion ensued. The consensus was to recommend approving the variance.

Commissioner Miller made a motion to approve the variance PZC #26-03 VAR for a Zoning Variation at a duplex at 572 S Elizabeth Street to allow for a shed to be located in a side yard with a decreased setback to both the house and the side lot line. PIN: 09-36-276-025, with a second by Commissioner Shaver. On a roll call vote Commissioner Ringhofer, Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, and Commissioner Miller voted yes. Motion carried

7. PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004.

Commissioner Miller stated that this is a similar situation as the variance before with the shed. It was discussed whether, if a new owner decides to rebuild the fence, the new owner will have to reapply for a variance. It was also discussed that the original fence permit was issued in 2001. The discussion ensued. The consensus was to recommend approving the variance.

DRAFT

Commissioner Shaver made a motion to approve the variance PZC #26-04 VAR for a Zoning Variation at a Single-Family Home at 114 S Summer Street to replace an existing six-foot fence. PIN: 07-31-137-004**,** with a second by Commissioner Dillion. On a roll call vote Commissioner Shaver, Commissioner Stout, Commissioner Dillon, Commissioner Klotz, Commissioner Miller, and Commissioner Ringhofer voted yes. Motion carried

8. Next Meeting – To be determined

9. Adjournment

Commissioner Miller made a motion to close the meeting, seconded by Commissioner Stout. Motion carried by a voice vote.

Meeting was closed at 7:48 p.m.

Respectfully Submitted,

_____

Maria C. Taylor, Village Clerk

DRAFT

PZC26-04 VAR

Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151
Village Hall: 815-827-3309
Website: http://www.villageofmaplepark.com

APPLICATION FOR ZONING APPEAL/ZONING VARIATION

To have a complete application for a zoning appeal, you must submit the following to the Village Clerk:

- Signed and completed application.
- Ownership documentation (lease, deed, mortgage, etc.).
- Accurate legal description obtained from the Warranty Deed.
- Plat of Survey.
- Application fee of $500 payable to the Village of Maple Park.
- Any other pertinent information relevant to this appeal.

Address or location of property: 114 S Summer St

Property Tax ID **(PIN)** number: 07-31-137-004 Date Acquired: 05/09/2022

Current zoning of the property: R1 Current use of the property: Single family Home

Name of Applicant: Timothy Dwyer Phone Number of Applicant:

Address of Applicant: 114 S Summer St City Maple Park State IL

Email address of Applicant:

Owner of Property: Timothy Dwyer Phone Number of Owner:

Address of Owner: 114 S Summer St

Describe the variance requested or specific decision being appealed: Would like to replace Fence Pickets to update and repair old worn pickets and the few broken ones. Fence is 6', code is 4' where it currently is. 49' on Elm side, 25' on summer side

Describe the reasons why the decision appealed from was inconsistent with any sections of the Zoning Code. Identify each section and the specific facts and arguments in support of your position (attach copies of notices or claims):

1. Explain in detail the manner wherein the strict application of the provisions of the Zoning Ordinance to your case would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. Curb appeal, privacy / usage of yard Big Dog. Fence is set back further than current required building setback.

2. State fully the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same

zone or neighborhood. I'm a corner lot and placement of house on lot.

3. State fully your reasons for contending that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

The Fence on the property was there long before I purchased the property. Just looking to update and repair. Will be the same otherwise as has always been

4. Do you understand and agree that if a variation is granted pursuant to this appeal the Building Permit must be issued in the name of the owner of the property, as stated in the first paragraph of thisappeal?

Yes

The person signing this application is the:

☒ Individual Owner

☐ Partner in Title

☐ Officer of the Corporation

☐ Trust Officer

☐ Beneficiary in Trust

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variance(s) is true and correct.

Subscribed and sworn before me
This 1 day of October, 20 26

Shannon L. Warford

Notary Public

SHANNON L WARFORD
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 0974490
My Commission Expires July 06, 2027

Applicant (title holder/owner)

N/A

Attorney for Applicant

Phone number

Request for Variance Criteria

The questions in this section must be answered and submitted with the application.

Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district

Will the property lose value if the requested variation is not granted? Yes X No___

Plight of the owner is due to unique circumstances.

What are the unique circumstances? Trying to replace pickets on pe existing fence that is beyond outter wall of house, 6' tall

Variation, if granted will not alter the essential character of the locality.

How will the variation impact the neighborhood? Positively. I will be able to update fence and increase curb appeal and visual Aesthetics for the town.

The particular physical surroundings, shape or topography of the property involved would bring a particular hardship other than a mere inconvenience on the owner.

Particular physical surroundings are generally defined as topography issues such as a step hill or body of water within the lot, or a unique lot shape.

Are there any physical surroundings, shape or topography of the property involved? Yes__ No X

If so, describe the condition_____

The conditions upon which the variation is based on will not be applicable to other properties in the same zoning district.

Are there other lots with the same zoning that have the same or similar conditions to which the variance could be applied if the property owner of the lot were to seek a variance? Yes__ No X

The purpose of the variation is not based on a desire to make more money out of the property.

Will the property realize a profitable value? Yes X No___

The person or applicant presently having an interest in the property has not created the difficulty or hardship.

Was there a reconfiguration to the lot such as road widening or utility encroachment?
Yes___ No X

Was there a change in the zoning code that created more restrictive lot coverage or setbacks?
Yes X No___

Is the variation request the minimum variation necessary to make possible use of the land or structure? Yes X No___

PLAT OF SURVEY

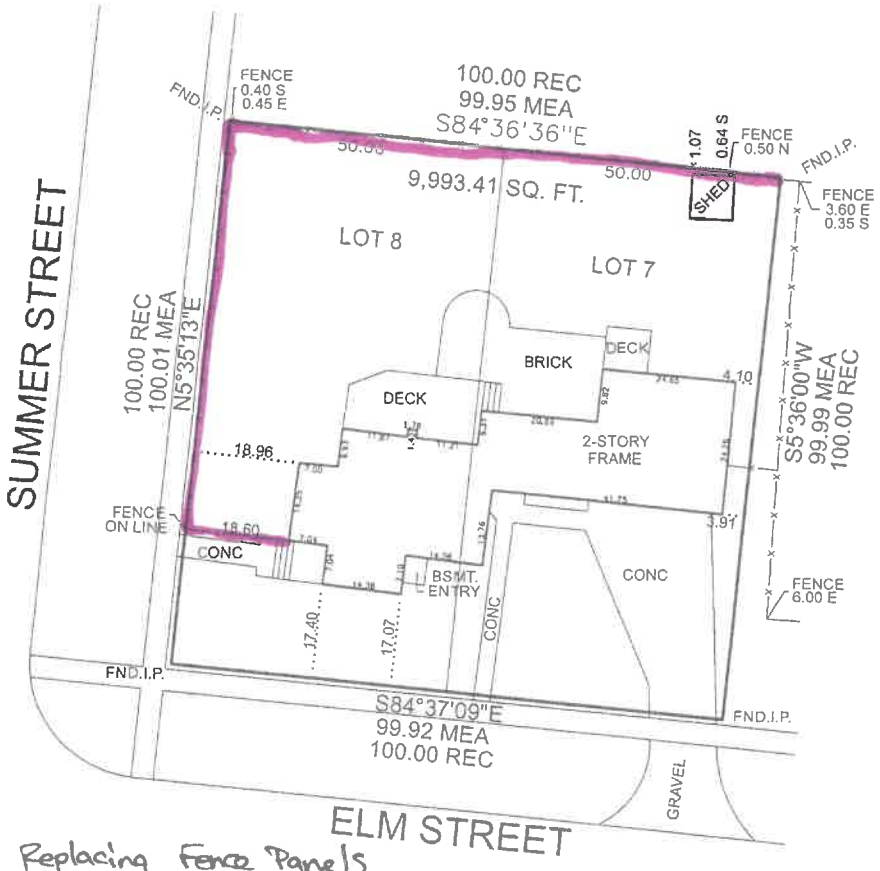
D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE:630-232-7705 FAX:630-232-7725
E-MAIL: DFLS @SBCGLOBAL.NET

SCALE: 1"=20'

LOTS 7 AND 8 IN BLOCK 9 OF THE ORIGINAL VILLAGE OF LODI (NOW MAPLE PARK) IN KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 114 SUMMER STREET, MAPLE PARK, ILLINOIS



Replacing Fence Panels
on highlighted sections

LEGEND

FND.I.R.	= FOUND IRON ROD
FND.I.P.	= FOUND IRON PIPE
—x—x—	FENCE
. . . . .	BLDG. TIE
—— - ——	BLDG. LINE
— — — —	EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 410-30

License expiration date 11-30-2022

FIELD WORK COMPLETED: 5-3-2022

PREPARED FOR GRIFFIN, WILLIAMS, McMAHON, WALSH

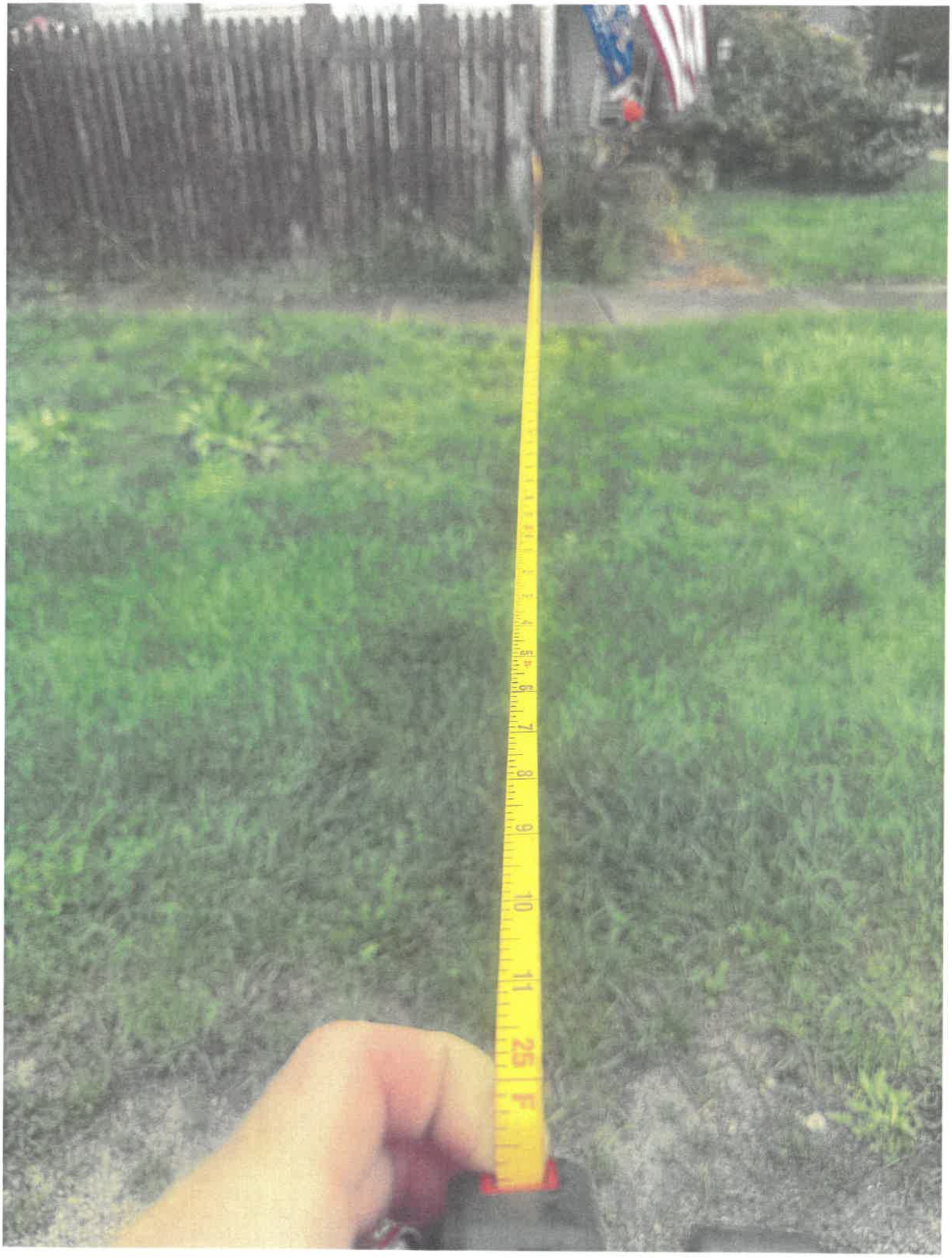
STATE OF ILLINOIS
S.S.
COUNTY OF KANE

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 5-5 A.D. 2022

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003906

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