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

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

1. **Call to Order Public Hearing**

2. **Roll Call**

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.**

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.**

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.**

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.**

7. **Close Public Hearing**

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

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

2. **Roll Call**

3. **Approval of Meeting Minutes**

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

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.**

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.**

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.**

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.**

8. **Next Meeting – To be determined**

9. **Adjournment**

# NOTICE OF PUBLIC HEARING

A public hearing before the Planning and Zoning Commission of the Village of Maple Park, Kane and DeKalb Counties, Illinois, will be held on Tuesday, October 27, 2026, at 7:00 p.m., at 302 Willow Street to consider the following:

Planning and Zoning Commission Case No. 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.

Planning and Zoning Commission Case No. 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.

Planning and Zoning Commission Case No. 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.

Planning and Zoning Commission Case No. 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.

Information regarding the Zoning Variations or Special Use Application requests can be obtained by contacting the Village Clerk's Office at (815) 827-3309.

All members of the public are invited to attend the public hearing to provide testimony regarding these requests. Individuals may also submit comments in writing prior to the hearing to villageclerk@villageofmaplepark.com. This testimony will be incorporated into the record at the public hearing.

Maria Taylor, Village Clerk
Village of Maple Park, Illinois

Published in The Daily Chronicle on October 7, 2026

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.**

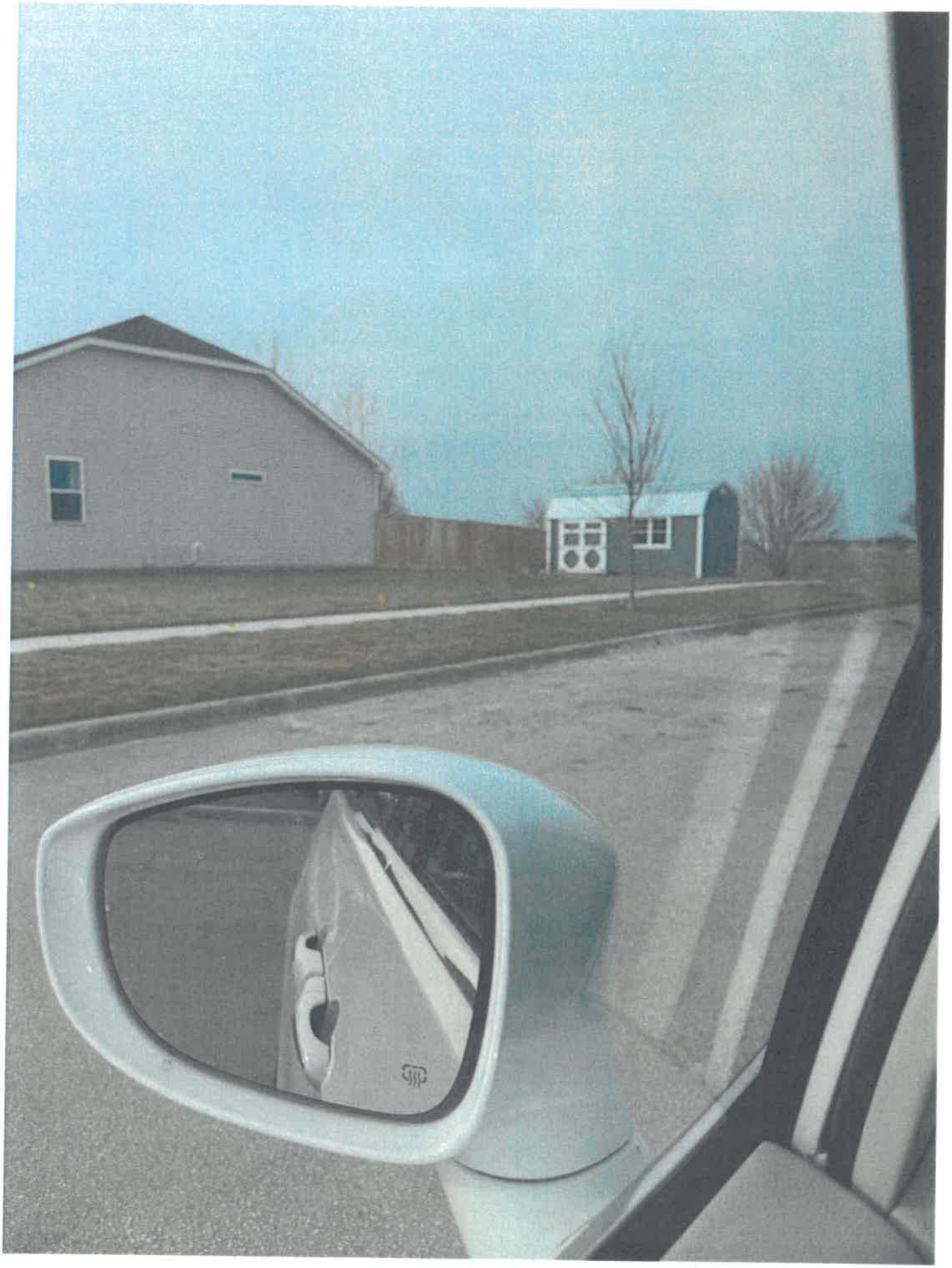
Will the property realize a profitable value? Yes☐ No☑

**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☐



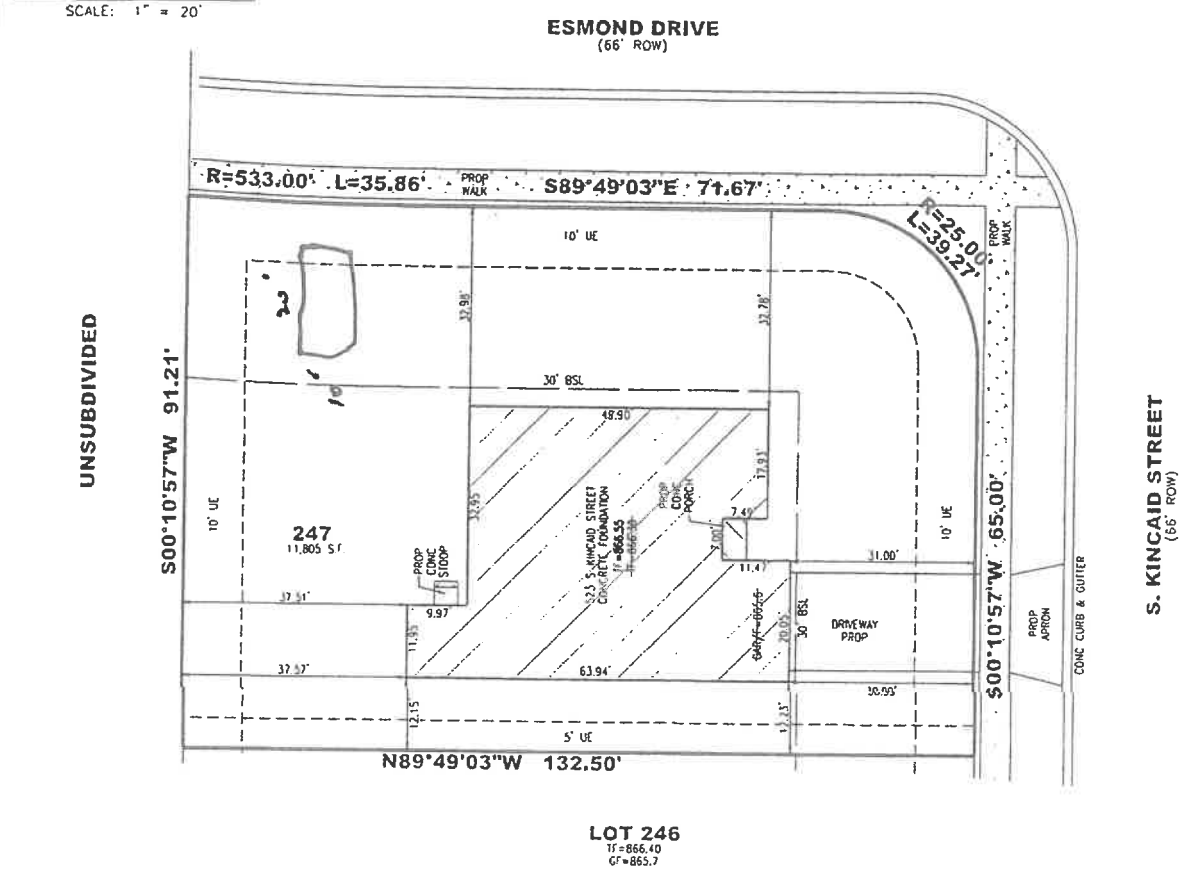
# PLAT OF SURVEY

## "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

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, 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

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, 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

**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.

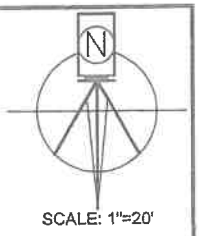
E. Conformity with all the elements of the Village Code

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

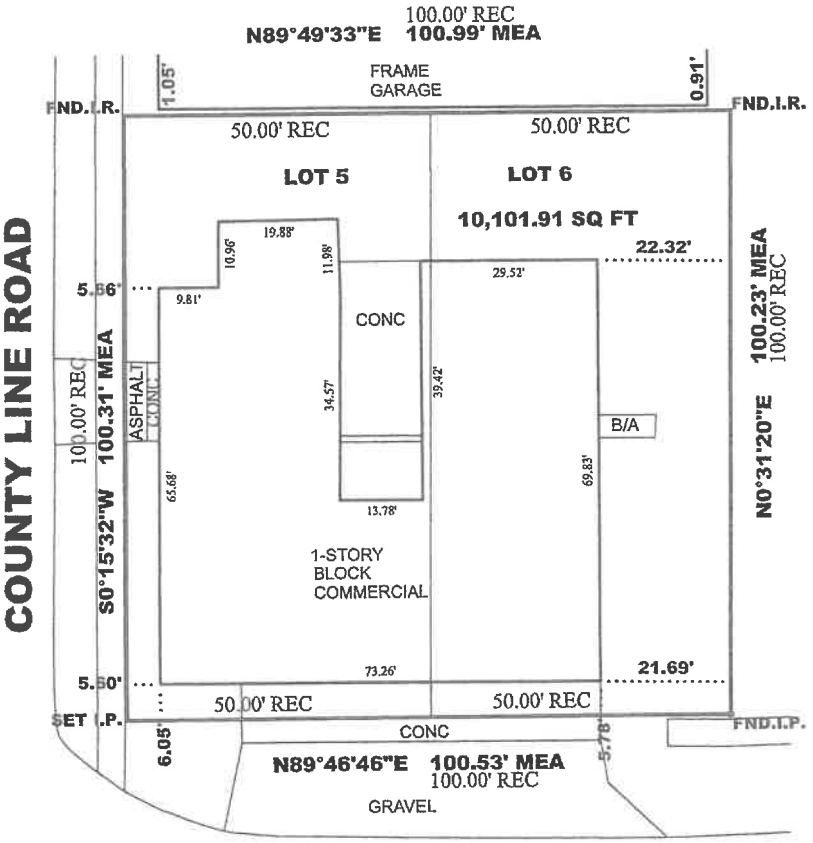
## D.F.L.S.


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


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. SIEGA
035-003908
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ST. CHARLES, ILL.

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

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 of 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)*

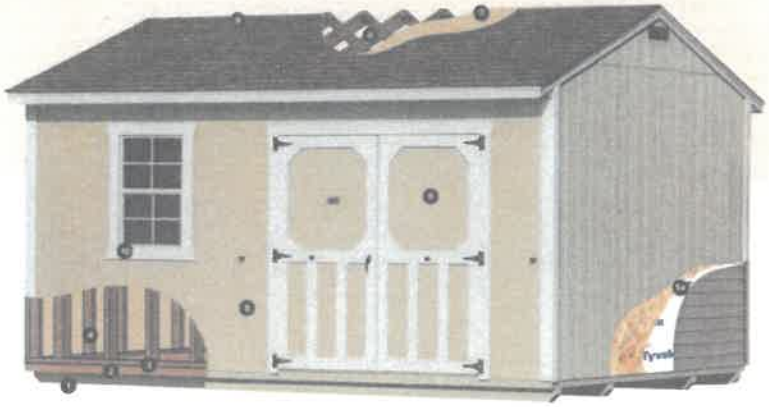
1. Foundation: 4x6 Pressure-Treated Foundation Beams or "Skids"
2. Floor Joists: Pressure Treated 16" O.C. (All Garages 12" O.C.)
3. Flooring: ¾" Treated Plywood
4. Wall Framing: 2x4 Framing, 16" O.C.
5. Siding: LP Smart Side (Choice of Paint or Urethane Finish)
6. Roof Framing: 2x4 Rafters or Trusses 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 ☐

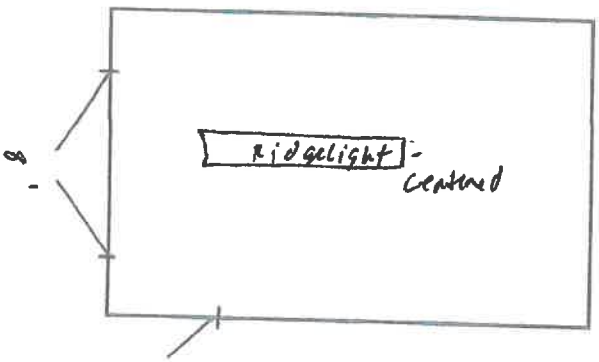
Roof Color Shakewood Siding Color P. Tan

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

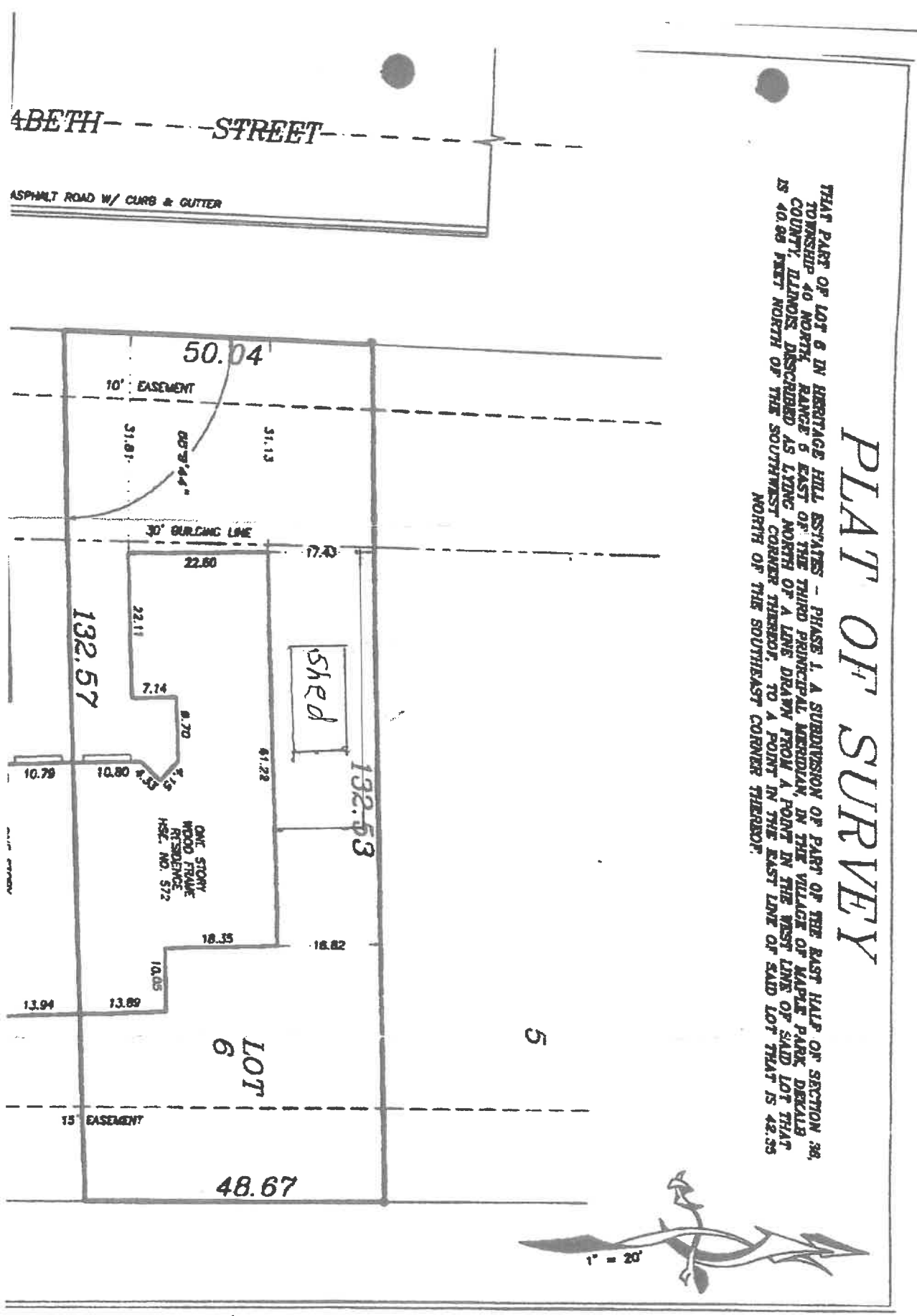
Sales Person: CPM

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 1, 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.)

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

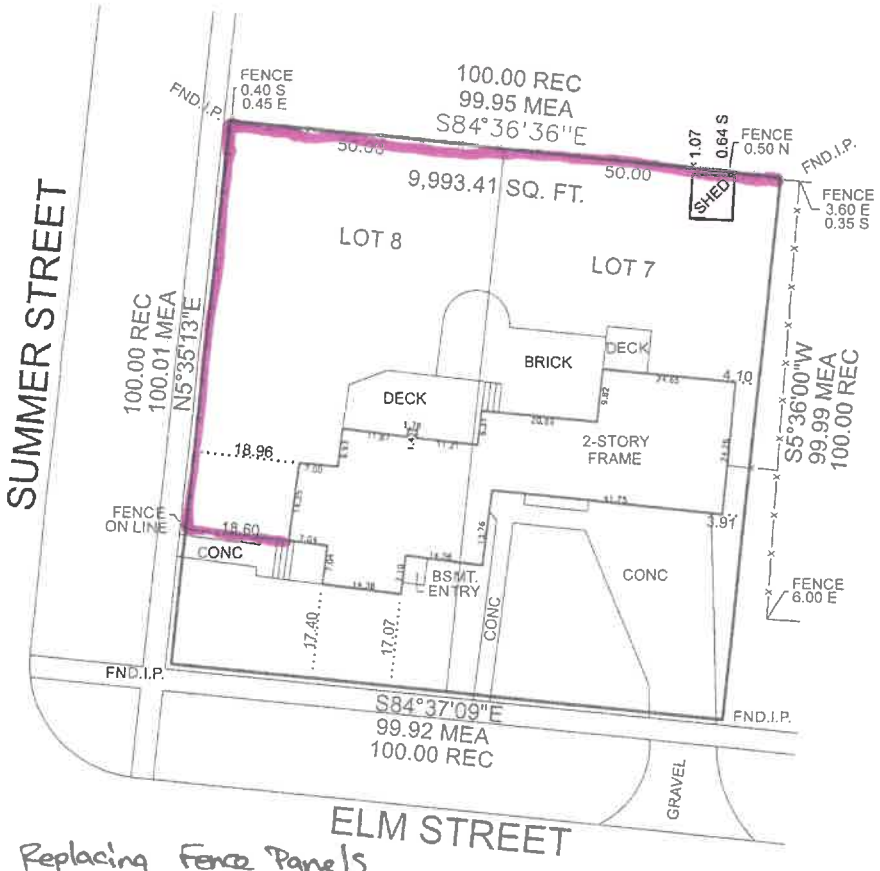
## D.F.L.S.

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

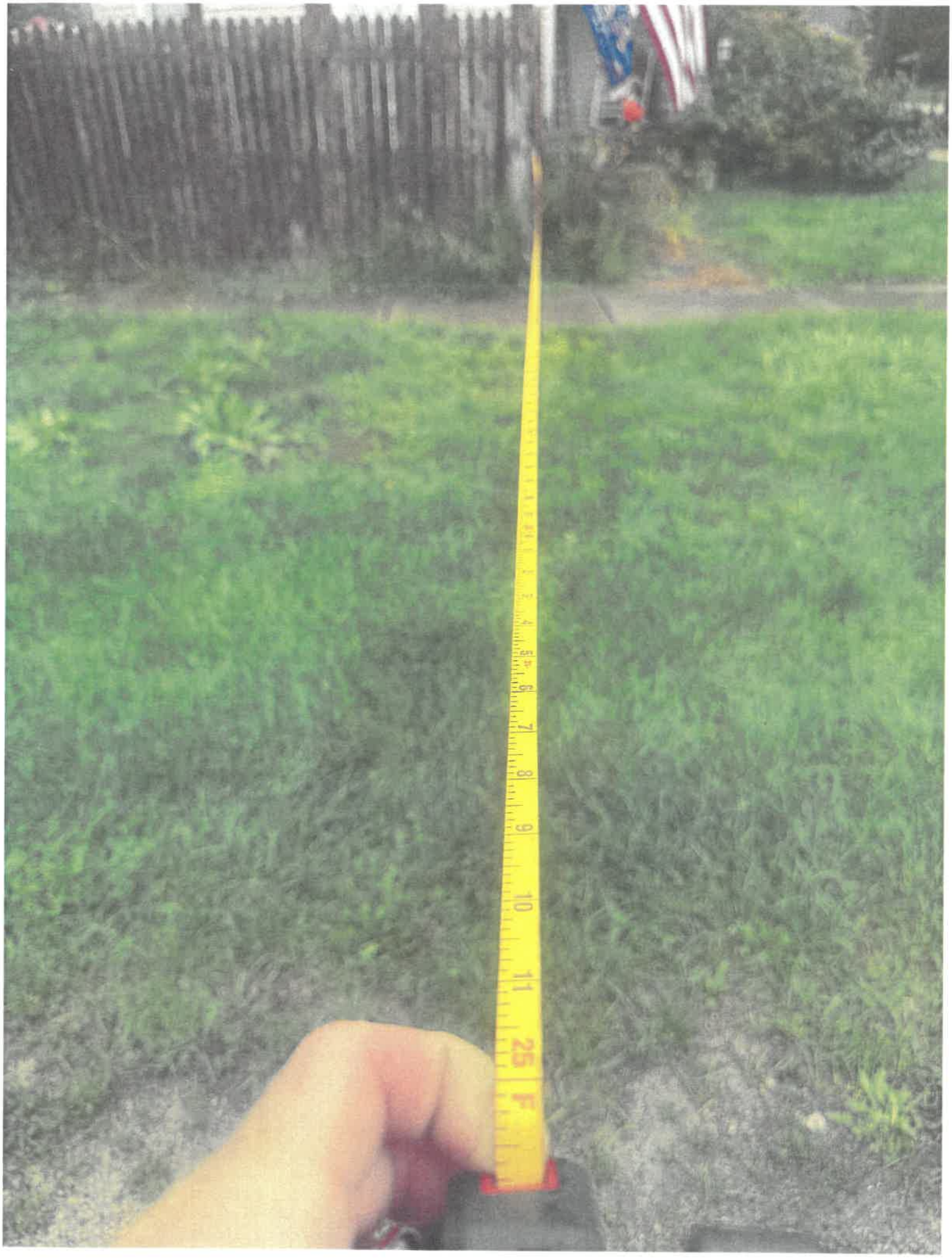
STATE OF ILLINOIS
S.S.
COUNTY OF KANE

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



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

**PUBLIC HEARING MINUTES**
**TUESDAY, AUGUST 25, 2025**
**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 Kyle Foster, Commissioner Pat Lunardon, Commissioner Catherine Mathews, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

   Others present: Village Administrator Cheryl Aldridge and Village Clerk Maria Taylor.

   Cathi A. Curen, the petitioner via zoom

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

3. **Public discussion of PZC #25-02 VAR for a zoning variation at a vacant lot on State Street to decrease the setback under 11-6-4-D of the Maple Park Village Code from a 30-foot front yard setback to a 15-foot front yard setback on State Street and a 23-foot front yard setback on Maiden Lane. PIN: 07-30-391-005.**

   Paul Johnson was sworn in by Chairperson Joy.

   Paul Johnson, who lives across from the vacant lot on State St. said his main concern is excessive water runoff, not drain placement. He recommended adding a 12-by-12 in drain to handle overflow during heavy storms. He currently pumps water away to prevent flooding. Commissioner Lunardon said the petitioner should pay for any drainage improvements.

   Mr. Walter Zeliasz, resident of 215 Center St., inquired about potential development at 205 ½ Center St., a 50 x 150 ft. lot. Since this wasn't on the agenda, Chairperson Joy invited him to attend the Village Board Meeting on September 2, 2025 for further updates.

Chairperson Joy asked Cathi Curen, the petitioner, if she had anything that she would like to add. Ms. Curen stated that all relevant details were already submitted in the paperwork and had no additional comments during the meeting.

Commissioner Miller expressed no objection to the variance itself, but flagged a concern with the phrasing "to the street." He recommended it be revised to say "to the property line" to ensure clarity and proper interpretation in zoning or planning documents.

**4. Close Public Hearing**

With no other comments being made, Commissioner Foster made a motion to close the public hearing, with a second by Commissioner Mathews. On a roll call vote, Commission Chair Joy, Commissioner Foster, Commissioner Lunardon, Commissioner Mathews, Commissioner Miller, Commissioner Shaver, and Commissioner Stout voted yes.

Public Hearing was closed at 7:15 p.m.

Respectfully Submitted,

_____
Maria Taylor, Village Clerk

DRAFT

**PLANNING AND ZONING COMMISSION MEETING MINUTES**
**TUESDAY, AUGUST 25, 2025**
**MAPLE PARK CIVIC CENTER**
**302 WILLOW STREET, MAPLE PARK**
**IMMEDIATELY FOLLOWING THE PUBLIC HEARING**

**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 Kyle Foster, Commissioner Pat Lunardon, Commissioner Catherine Mathews, Commissioner Mike Miller, Commissioner Bart Shaver, and Commissioner Brittany Stout.

Others present: Village Administrator Cheryl Aldridge and Village Clerk Maria Taylor.

Cathi A. Curen, the petitioner via zoom

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 – July 8, 2025

Commissioner Miller made a motion to approve the meeting minutes from July 8, 2025, with a second by Commissioner Stout. On a roll call vote, Chairperson Joy, Commissioner Foster, Commissioner Lunardon, Commissioner Mathews Commissioner Miller, Commissioner Shaver, and Commissioner Stout voted yes. Motion carried.

## 5. PZC #25-02 VAR for a zoning variation at a vacant lot on State Street to decrease the setback under 11-6-4-D of the Maple Park Village Code from a 30-foot front yard setback to a 15-foot front yard setback on State Street and a 23-foot front yard setback on Maiden Lane. PIN: 07-30-391-005.

Commissioner Miller acknowledged significant water issues in this area and agreed that additional drainage is needed, including replacing the current system. Commissioner Lunardon supports the variance but maintains that the homeowner should bear the cost of drainage improvements. Commissioner Foster recommended that drainage be thoroughly examined before any building begins, emphasizing proactive planning. Commissioner Stout asked whether the village engineer reviews drainage systems, suggesting a need for technical oversight. Chairperson Joy agreed that the verbiage should change to lot line not street and recommend that the North side drainage be evaluated.
Village Administrator Cheryl Aldridge and Village President Rebone personally visited the property, spoke with Paul Johnson and evaluated the drainage issue firsthand, showing strong administrative involvement.

The discussion ensued.

Commissioner Stout made a motion to approve the zoning variation with a few caveats, with a second by Commissioner Foster. The caveats are that the wording is changed to be a setback from the lot line not the street. The second is that the Village reviews the drainage on the North side of town. On a roll call vote, Commission Chair Joy, Commissioner Miller, Commissioner Shaver, Commissioner Stout, Commissioner Lunardon, and Commissioner Foster voted yes. Commissioner Mathews voted no. Motion carried.

## 4. Next Meeting

Nothing scheduled.

## 5. Adjournment

DRAFT

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

Meeting was closed at 7:30 p.m.

Respectfully Submitted,

_____
Maria C. Taylor, Village Clerk

**Planning and Zoning Commission Members:**
**Chair Hillary Joy**
**Commissioner Kyle Foster**
**Commissioner Patricia Lunardon**
**Commissioner Cathy Mathews**
**Commissioner Mike Miller**
**Commissioner Bart Shaver**
**Commissioner Brittany Stout**

DRAFT