

ITEM 5.A
27 Yorkshire Woods
VARIATION – FRONT YARD SETBACK

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**VILLAGE OF OAK BROOK
Zoning Board of Appeals**

STAFF REPORT

DATE: October 29, 2019

CASE NO: 2019-13-ZO-VAR

DESCRIPTION: Variation – to permit the construction of a new residence in the required front yard along Yorkshire Woods.

PETITIONER: Michael L. Bleke
1072 Elm Creek Drive
Elmhurst, IL 60126

ADDRESS: 27 Yorkshire Woods

EXISTING ZONING: R-3 District (Single-Family Detached Residence District)

R-3 SINGLE-FAMILY LOT AREA REQUIREMENTS:

	Proposed	Required
Lot Size	14,094 SF*	25,000 SF
Lot Width	100'	100'
Front Yard Setback	35'	40'
Side Yard Setback	12'	12'
Rear Yard Setback	44'	40'

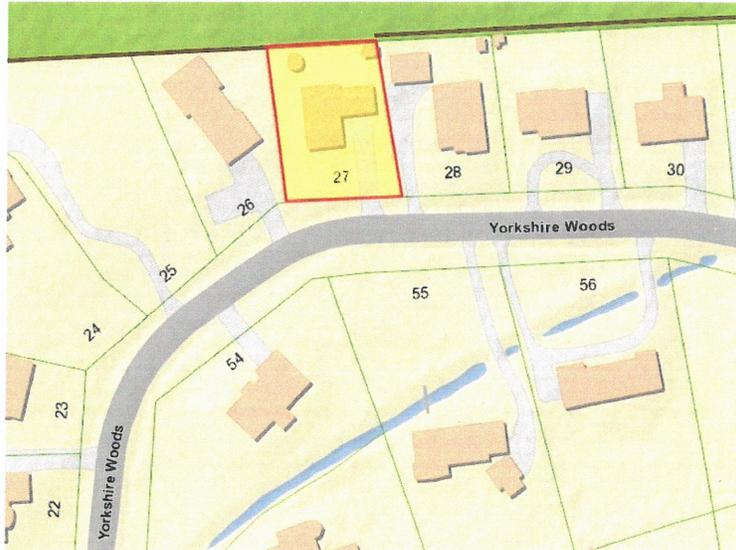
*Existing non-conforming lot

ZONING/USE OF SURROUNDING PROPERTY:

North: DuPage County, York Woods Forest Preserve
South: R-3 District (Single-Family Detached Residence District), Residences
East: R-3 District (Single-Family Detached Residence District), Residences
West: R-3 District (Single-Family Detached Residence District), Residences.

**STAFF REPORT – BLEKE
VARIATION – 27 YORKSHIRE WOODS
CASE NO. 2019-13-ZO-VAR**

LOCATION MAP:



Michael Bleke, owner of the property at 27 Yorkshire Woods, has submitted a petition requesting approval of a zoning variation to the front yard setback from the Oak Brook Zoning Ordinance (OBZO). The 0.32-acre property is located on the north side of Yorkshire Woods, is zoned R-3 Single-family detached residence district, and is improved with an existing single-family home.

The petitioner intends to demolish the existing home and construct a new single-family home. The petitioner is requesting approval of a variation from Section 13-6C-3F.1 of the OBZO. The variation is to reduce the required front yard setback from 40 feet to 35 feet to accommodate the construction of a new single-family residence on the property.

Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

Staff Comments:

- The property is part of the Yorkshire Woods subdivision originally platted in 1947. A front building line of 35 feet is shown on the original subdivision plat. The subdivision was annexed into the Village in 1962. The existing home was constructed in 1965, after the incorporation of the Village.
- The lot is approximately 14,094 square feet, the minimum requirement for a lot within the R-3 Zoning District is 25,000 square feet.
- The proposed structure will be approximately 50 feet from the edge of pavement on Yorkshire Woods.

**STAFF REPORT – BLEKE
VARIATION – 27 YORKSHIRE WOODS
CASE NO. 2019-13-ZO-VAR**

- The Yorkshire Woods Homeowners Association and a few adjoining neighbors have indicated support for the request (See case file).
- The applicant has indicated that some mature landscaping will be retained with the current design layout.

RESPONSIBILITIES OF HEARING BODIES:

The Zoning Board of Appeals has the responsibility to make a recommendation on a request for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for the variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are as follows:

“Section 13-14-6 D. Standards:

1. The Zoning Board of Appeals shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:
 - a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
 - b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
 - c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

**STAFF REPORT – BLEKE
VARIATION – 27 YORKSHIRE WOODS
CASE NO. 2019-13-ZO-VAR**

e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variation to the Zoning Ordinance for the property located at 27 Yorkshire Woods, an affirmative recommendation should be provided to approve the requested zoning variation in accordance with the submitted standards for variation and subject to the following conditions:

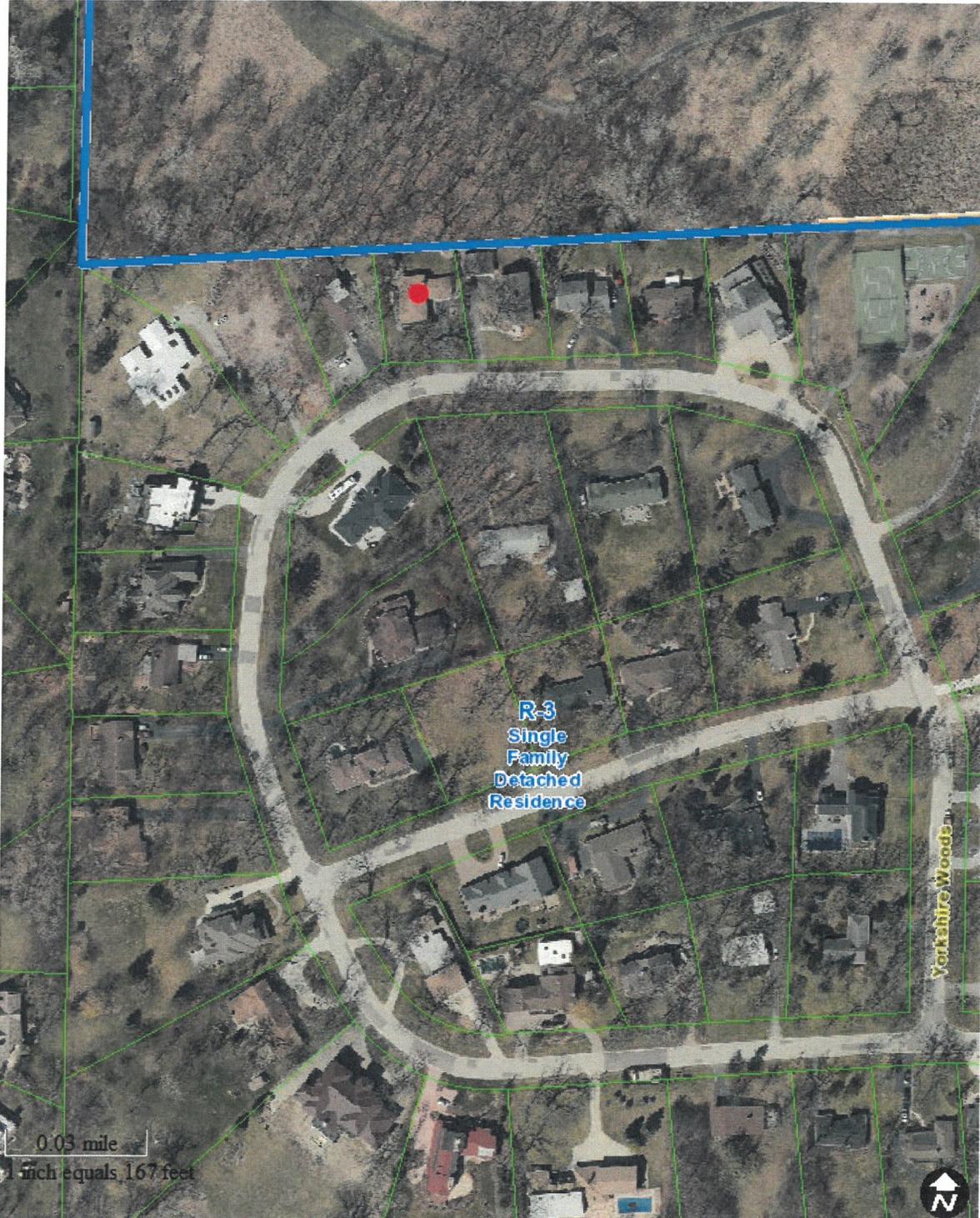
1. The proposed single-family dwelling shall be constructed in substantial conformance to the approved plans as submitted.
2. Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.

However, if you determine that the petitioner has not satisfied the required standards for variation, the request could be continued for further information/discussion or be denied. Staff requests that the Board include specific reasons for a recommendation to deny the requested variation.

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner



Map created on September 26, 2019

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

27 YORKSHIRE WOODS

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, November 5, 2019 at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, Michael Bleke, 1072 Elm Creek Drive, Elmhurst, Illinois 60523. The applicant is seeking a variation as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is seeking the approval of a variation to allow an encroachment into the front yard setback to allow the construction of a new residence.

The property may be generally described as 27 Yorkshire Woods with the legal description as follows:

LOT 27 IN YORKSHIRE WOODS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1947, AS DOCUMENT NO. 534056 AND RE-RECORDED DECEMBER 11, 1947 AS DOCUMENT NO 535991, IN DUPAGE COUNTY, ILLINOIS PIN: 06-24-101-003

The petitioner's application including all supporting documents is on file with the Director of the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

Charlotte Pruss, Village Clerk
Published in the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald October 14, 2019 (4533940)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/14/2019 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4533940



**BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523**

October 14, 2019

Dear Resident/Property Owner:

The Oak Brook Zoning Board of Appeals and the Village Board will be considering a variation to the Zoning Regulations as requested below at its meetings scheduled on the reverse side of this notice.

The application has been filed by: Michael Bleke
 1072 Elm Creek Drive
 Elmhurst, IL 60126

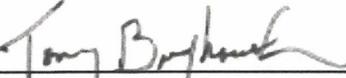
The property in question is located at: 27 Yorkshire Woods

Relationship of applicant to property: Property Owner

The petitioner is requesting a variation to reduce the required 40-foot front yard setback to 35 feet to allow for the construction of a new residence on the property. Also shown on the reverse side of this notice is a map* of the area to assist you in determining your relationship to the property in question.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 to make arrangements to review the application, typically 8:00 a.m. - 4:00 p.m., Monday through Friday, with the exception of holidays.

Sincerely,



Tony Budzikowski, AICP
Director, Development Services

TB/cc

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois

Zoning Board of Appeals** 7:00 p.m., Tuesday, November 5, 2019

Board of Trustees Meeting 7:00 p.m., Tuesday, November 26, 2019***

**Official Public Hearing

***Tentative Follows the completion of the Zoning Board of Appeals hearings.



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

Garrett Church of the Police Department and Marc Johnson of the Fire Department for 15 years of service, Mary Beth Burba and Ike Cruz of the Police Department and Robert Ebsen of the Fire Department for 10 years of service. He thanked them for their dedication to the Village of Oak Brook.

President Lalmalani marked the five year anniversary for Manager Rick Ginex and stated that he has been an asset to the Village. He thanked him for his service to the community and stated that he hopes that he will be here for a long time to come.

Manager Ginex thanked President Lalmalani and stated that it has been a pleasure working with the Board, the business community, and residents. He also stated that he works with an incredible staff that makes his job easier.

4. RESIDENT/VISITOR COMMENTS

Resident Bokos stated the Village took off all the screening on his property and decimated it. He also discussed the trees that were taken down on Spring Road. He stated that he does not want the project on his property to continue because he believes that it is being done incorrectly.

Public Works Director Patchin stated that the trees that were taken down were diseased and were blocking traffic and the bike path views on Spring Road and have become a hazard.

All other residents who signed up to speak will do so during an agenda item.

5. APPROVAL OF MINUTES

A. SPECIAL EXECUTIVE MEETING MINUTES OF AUGUST 13, 2019

Motion by Trustee Baar, seconded by Trustee Saiyed to approve the Minutes of the Special Executive Meeting of August 13, 2019. VOICE VOTE: Motion carried.

B. REGULAR BOARD OF TRUSTEES MEETING OF SEPTEMBER 24, 2019

Motion by Trustee Baar, seconded by Trustee Manzo to approve the Minutes of the Regular Board of Trustees Meeting of September 24, 2019. VOICE VOTE: Motion carried.

6. CONSENT AGENDA

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

A. Accounts Payable for Period Ending October 3, 2019 - \$1,026,996.52

Significant Items included in Above:

TOTAL LEGAL BUDGET FOR 2019 IS \$294,000 - TOTAL LEGAL BILLS PAID FOR 2019- YTD - \$195,999.45

TOTAL DUPAGE CONVENTION & VISITORS BUREAU BUDGET FOR 2019 IS \$344,460.00 - TOTAL PAID FOR 2019 - YTD - \$265,901.95

- 1) Mid-America Pool Renovation, Inc. – Bath & Tennis Pool Renovation – September 27, 2019 - \$174,139.00
- 2) Burns & McDonnell Engineering Co., Inc. – Eng. Consultant – SMW Permit Review – 2800 Meyers Demolition – September 13, 2019 - \$25,483.50
- 3) Burke, LLC – 2019 Water Main Improvements – Enterprise Dr., Luthin Rd., Windsor Dr., Pay Request #1 – September 23, 2019 - \$556,099.90

B. Approval of Payroll for Pay Period Ending September 26, 2019 - \$851,282.23

C. Development Services Referrals

- 1) 27 Yorkshire Woods – Zoning Variation to Front Yard Setback for the Construction of a New Single Family Residence

D. Ordinances & Resolutions

- 1) RESOLUTION 2019-DE-PRPTY-CNTRCT-R-1826, A Resolution Approving the Award of Contract for the Building at 2800 Meyers Road Demolition and Site Clearance Project
- 2) ORDINANCE 2019-ZO-MA-EX-S-1580, An Ordinance Rezoning and Granting a Map Amendment on a Parcel of Approximately 34.0 Acres Located at 1315 and 1425 Kensington Road in the Village of Oak Brook, Illinois
- 3) RESOLUTION 2019-FD-PR-AP-R-1833, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of Autopulse System

Motion by Trustee Cuevas, seconded by Trustee Manzo to approve the Consent Agenda and authorize expenditures as presented or amended.

ROLL CALL VOTE:

Ayes: 6 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, and Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried

7. ITEMS REMOVED FROM THE CONSENT AGENDA

None

8. ACTIVE BUSINESS

A. Ordinances & Resolutions



ITEM 6.C.1

BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Regular Board of Trustees Meeting
of
October 8, 2019

SUBJECT: Referral – 27 Yorkshire Woods – Zoning Variation to the Front Yard
Setback for the Construction of a New Single Family Residence

FROM: Tony Budzikowski, AICP, Development Services Director *TB*

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a zoning variation to the Zoning Board of Appeals for public hearing and recommendation.

Background/History:

The applicant Michael Bleke, owner of the property at 27 Yorkshire Drive, has submitted a petition requesting approval of a variation to the Zoning Ordinance. The property is zoned R-3 Single Family Detached Residence District and is improved with a single-family residence.

The specific zoning variation request is to Section 13-6C-3F.1 to reduce the required front yard setback to allow the construction of a new single-family residence. The subject property has a lot area of 14,094 square feet and the required minimum lot area for an R-3 lot is 25,000 square feet. The current home was constructed prior to its annexation into Oak Brook and has an existing 35-foot yard setback. The property owner is seeking to maintain that existing encroachment.

Several additional documents have been included with this referral to provide the Board with more detailed and specific information related to the request. This additional application material is provided below and as follows:

1. Public Hearing Application for a Zoning Variation
2. Cover letter explaining the request
3. Variation Standards

4. Site Plan Showing the proposed and required front yard setback.
5. Property location map

Recommendation:

Please refer the request for a zoning variation for 27 Yorkshire Woods to the Zoning Board of Appeals for review, public hearing and a recommendation.

13-6C-3: LOT AREA REQUIREMENTS:

F. Yards: Except as required in subsections [13-6A-1B](#) and D of this chapter under "accessory uses and structures", yards shall be provided as follows:

1. Front: Not less than forty feet (40') in depth.



VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

APPEAL (\$300)

VARIATION (\$750)

AMENDMENT (\$750)

SPECIAL USE (\$750)

CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF SUBJECT PROPERTY 27 Yorkshire Woods PERMANENT PARCEL NO* 6 24 101 3
 LOT NO. 27 SUBDIVISION Yorkshire Woods LEGAL ADDRESS* 27 Yorkshire Woods, Oak Brook, IL.
 ZONING DISTRICT R-3 ZONING ORDINANCE SECTION 13-6C-3F.1 - Front Yard Setback
 ACTION REQUESTED Variation to reduce the front yard setback from 40 feet to 35 feet.

PROPERTY INTEREST OF APPLICANT:

OWNER

CONTRACT PURCHASER

AGENT

OWNER(S) OF RECORD Michael L. Bleke

PHONE _____

ADDRESS 1072 Elm Creek Dr.

CITY Elmhurst

STATE IL ZIP 60126

BENEFICIARY(IES) OF TRUST N/A

PHONE _____

ADDRESS _____ CITY _____

STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) Mike Bleke

PHONE _____

ADDRESS 1072 Elm Creek Dr.

CITY Elmhurst

STATE _____ ZIP 60126

Contact Name and E-mail Address(s) Mike Bleke / mlbleke12@aol.com

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.

[Signature]
Signature of Owner

9-20-19
Date

SAME
Signature of Applicant

Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Date Filed 9/20/19 Fee Paid \$ 800.00 Receipt No. 539434 Received By C. Chiarelli
 Board of Trustees (Referral) 10/8/19 Notice Published 10-14-19 Newspaper Daily Herald Adj. Property Owners Notified 10-14-19
 PUBLIC HEARING DATES: Plan Commission N/A Zoning Board of Appeals 11/5/19
 ***Board of Trustees 11/19/19 ***Board of Trustees 12/10/19
 (Approval of Ordinance)
 SIGNED - VILLAGE CLERK Charlotte K. Pruss Date 9/23/19

* Tentative - Following the conclusion of the ZBA meeting.

A

October 10, 2019

Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL. 60523

Re: 27 Yorkshire Woods

To Whom it May Concern:

Thank you for the opportunity to discuss our request for a variance at 27 Yorkshire Woods. My wife and I both work in Oak Brook and have been searching for the perfect lot for our family for many years to come. Our search has led us to Yorkshire Woods, specifically on lot 27, that backs to the York Woods County Forest Preserve. This Yorkshire Woods lot neighborhood is one in sync with our current lifestyle, has great schools, is family-friendly, and has great landscaping with many mature trees. We desire to build our dream home and to be a part of the Oak Brook community.

We have chosen a builder and architect from the area to achieve this goal. Our lot is in the R-3 zoning district and has an area of 14,094 square feet. This lot area is substantially less than the required minimum for the zoning district of 25,000 square feet. Our plat of survey from our purchase has a noted front building setback of 35', which we now understand to be 40' due to the Annexation of the 1947 platted Yorkshire Woods Subdivision into Oak Brook. We have been working with our architect to develop a plan that fits within the zoned guidelines but it has become apparent to us that this lot has unique circumstances that could warrant relief with a zoning variation. We are respectfully requesting a zoning variation of the front setback from the zoned 40' to 35', a 5' difference. This request is to be able to locate the new house in a manner that keeps the rear of the lot as open as possible. Our initial thought was to request a 10' front setback variance. However, with our love for the lot, the trees at the front of the property are a very important to us. By minimizing disturbance to those trees, we are hopeful that they will remain healthy during the building process and years to come. We, therefore, decided that a distance of 5' would be more appropriate as the variance request. To further assist in saving those trees, the new driveway for the home would be located where the existing driveway is located to not disturb the tree root zone. While working with our architect on the house layout, we have attempted to adjust the house layout to keep increased rear open space as much as possible. We have minimized the depth of rooms and positioned rooms with the larger dimension lengthwise. We have kept the roof mass low on the garage to minimize the height of the home and even selected a transitional style architecture that blends within the character of the neighborhood and its existing homes. The overall height of the home is approximately 5' less than allowed. The front of the home has offsets that not only create architectural interest but keeps portions of the home within the 40' setback. This architectural interest adds to the aesthetics of the neighborhood promotes the new construction. When the existing house was originally built with the current 35' front setback, homes were much smaller and not to today's typical standards. By tearing down this home we have asked our architect to

create a home with open concept living that incorporates the outdoors and highlights the features of the lot. The variation would all us to enjoy the rear yard for our family and still maintain the mature trees at the front of the home. The house that is immediate to our West, is located in such a manner that the rear of their house faces directly into our rear yard. This house was likely built before the annexation of the area to Oak Brook, as well, and seems does not adhere to the zoning parameters. This home would greatly benefit by the increased rear open space at our lot.

In closing, with all of those parameters and considerations, we believe our lot has unique circumstances that warrant a variance. Most relevant with our request, and what we would ask the board to consider, is that the variance would benefit both adjoining neighbors, not create any undue burden on any neighboring residences or the neighborhood in its entirety and result in an overall increase in property values.

Thank you for your consideration,

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike & Nicole", with a long horizontal flourish extending to the right.

Mike & Nicole Bleke

VARIATION STANDARDS

1. a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

RESPONSE: The property is currently a non-conforming lot in the R-3 zoning district. This non-conformity occurred during the annexation of the lot into the town of Oak Brook. The required minimum lot area is 25,000 sq. ft. Our lot area is 14,094 sq. ft. That size is only 56% of the required minimum.

1. b. The plight of the owner is due to unique circumstances.

RESPONSE: The unique circumstances are as follows:

- 1 - The total area of of the lot is 14,094 sq. ft., 10,906 sq. ft. less then the zoned 25,000 sq. ft. minimum required.
- 2 - The original front setback per the plat of survey and prior to Oak Brook annexation was 35'. The current zoned front setback is now 40'.
- 3 - The house immediately to the West, is located in such a manner that the rear of their house faces directly into the rear of our property. This house was built before the annexation of the area to Oak Brook and does not adhere to the zoning parameters.

1. c. The variation, if granted, will not alter the essential character of the locality.

RESPONSE: The character of the current locality is of varying building setbacks of the homes. We have designed our home with varying offsets for both architectural interest and to adhere to the 40' setback where possible. Those offsets help create the homes design character to be sensitive to the neighbors. As a result, no change to the essential character will occur.

2. a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

RESPONSE: By allowing the variation, the home will be adjusted towards the front of the yard by 5' increasing the rear lot open yard space and thus reducing the hardship. That open space would also be beneficial to the adjoining properties.

2. b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

RESPONSE: The condition for the variation is specific to this lot do to the location of the adjoining properties and therefore, not be applicable to other properties.

2. c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

RESPONSE: The variation would not be detrimental to the public welfare or improvements to the neighborhood but would be beneficial to the surrounding neighbors. This benefit would be increased open space at the rear of the lot.

2. d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

RESPONSE: The requested variation will have no detrimental affect on surrounding property nor the public. There would be increased rear lot open which would allow for increased light and air to adjacent properties. Side yard setbacks are to the zoned distance in only one small area and increased in all other areas. In fact, in one area, the 12' setback has been increased to 26'. This increased distance decreases the danger of fire.

2. e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

RESPONSE: The variation is sought to enhance the properties livability by increased open space at the rear of the property for both our lot and the adjoining neighbors. It is not based on any desire for additional money from the property.

2. f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

RESPONSE: The hardship has not been created by the homeowner but is a factor of the lot parameters do to annexation into Oak Brook and adjoining structures.

Gail Polanek

Subject: 27 Yorkshire Woods

October 14, 2019

To: Oak Brook Village President and Board of Trustees and Zoning Board of Appeals

Regarding the Yorkshire Woods Homeowners Association Architecture Committee relative to the application for a variance for #27.

The Architecture Committee has reviewed the building plans and will defer to the recommendations of the Oak Brook Zoning Board of Appeals.

Notice of the hearing has been received and will be distributed to the residents of Yorkshire Woods.

Sincerely,

Siobhainn Van Santen
President
Yorkshire Woods Homeowners Association

<u>Date</u>	<u>Neighbor Name</u>	<u>Address</u>	<u>Comments</u>
9/12/2019	Natalie Ryan	38 Yorkshire Woods	"What you are trying to do makes sense and absolutely support you guys"
10/18/2019	Dolores (next door)	28 Yorkshire Woods	She is in support of variation and reviewed plans with me. Explained variation is to have home sit at current place and thought that was good for us to do.
10/22/2019	Allan Rakos	46 Yorkshire Woods	Discussed our variation with him and supports it.

Certification Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Michael L. Bleke

Printed Name of Owner



Signature of Owner

9/9/19

Date

Mike Bleke

Printed Name of Applicant



Signature of Applicant

9/9/19

Date

BILL TO INFORMATION:

Michael L. Bleke

Print Name/Company

1072 Elm Creek Dr., Elmhurst, IL. 60126

Address To be Billed

Michael L. Bleke

Contact Person

(773) 269-0807

Contact Phone

6305755002

Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed.**

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
Mariana Trubuch	26 Yorkshire Woods, Oak Brook	26 Yorkshire Woods, Oak Br	06-24-101-002
Mykola Rozdolskyy	25 Yorkshire Woods, Oak Br	25 Yorkshire Woods, Oak Br	06-24-101-019
Mykola Rozdolskyy	25 Yorkshire Woods, Oak Brook	25 Yorkshire Woods, Oak Br	06-24-101-018
Elizabeth Gory	2411 S. 14th Ave., N.Riverside	54 Yorkshire Woods, Oak Br	06-24-103-001
Mark & Nancy Jarasek	55 Yorkshire Woods, Oak Brook	55 Yorkshire Woods, Oak Br	06-24-103-003
Thomas & Diane Hope	56 Yorshire Woods, Oak Brook	56 Yorkshire Woods, Oak Br	06-24-103-004
Dolores Robinson	28 Yorkshire Woods, Oak Br	28 Yorkshire Woods, Oak Br	06-24-101-004
Robert & Connie Caraher	29 Yorkshire Woods, Oak Br	29 Yorkshire Woods, Oak Br	06-24-101-005
Forest Preserve Dist	PO Box 5000, Wheaton, IL.60189	30 Yorkshire Woods, Oak Br	06-24-100-006
CTLTC BV11266	10 S LaSalle St., # 2750,Chica	31 Yorkshire Woods, Oak Br	06-24-101-007
Terrance & K Campbell	57 Yorkshire Woods, Oak Br	57 Yorkshire Woods, Oak Br	06-24-103-005
Douglas Lewis	53 Yorkshire Woods, Oak Brook	53 Yorkshire Woods, Oak Br	06-24-103-002
Ronald & Kristen French	146 N York Rd., Elmhurst	23 Yorkshire Woods, Oak Br	06-24-102-002
Andrew Deren	22 Yorkshire Woods, Oak Br	22 Yorkshire Woods, Oak Br	06-24-102-003

(Attach additional sheets if necessary)

Please Deposit Check in: Zoning Account 10-4302

For:

27 Yorkshire Woods - VAR - Front Yard Setback

NOTE: 1 check(s) - Total \$ 800

MISCELLANEOUS PAYMENT RECPT#: 539434
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 09/30/19 TIME: 13:01
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: 27 YORKSHIRE WOODS-V

4302 ZONING/SUBDIVIS 800.00

AMOUNT PAID: 800.00

PAID BY: MICHAEL BLEKE
PAYMENT METH: CHECK
960

REFERENCE:

AMT TENDERED: 800.00
AMT APPLIED: 800.00
CHANGE: .00

H

COMPLIANCE WITH
"AN ACT TO REQUIRE DISCLOSURE OF ALL BENEFICIAL INTERESTS"

765 ILCS 405/1, ET AL (1993)

NAME OF TRUSTEE: NOT APPLICABLE

PPN #: _____

PROPERTY ADDRESS: _____

NAME & ADDRESS OF BENEFICIARIES:

1. _____

2. _____

3. _____

The above and foregoing is a complete disclosure of all beneficiaries and/or holders of any beneficial interest in the above named trust.

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

_____ Being first sworn on oath deposes and states that he/she has read the above and foregoing disclosure of beneficiaries of a land trust by him/her subscribed, knows the contents thereof and that the same are true and correct.

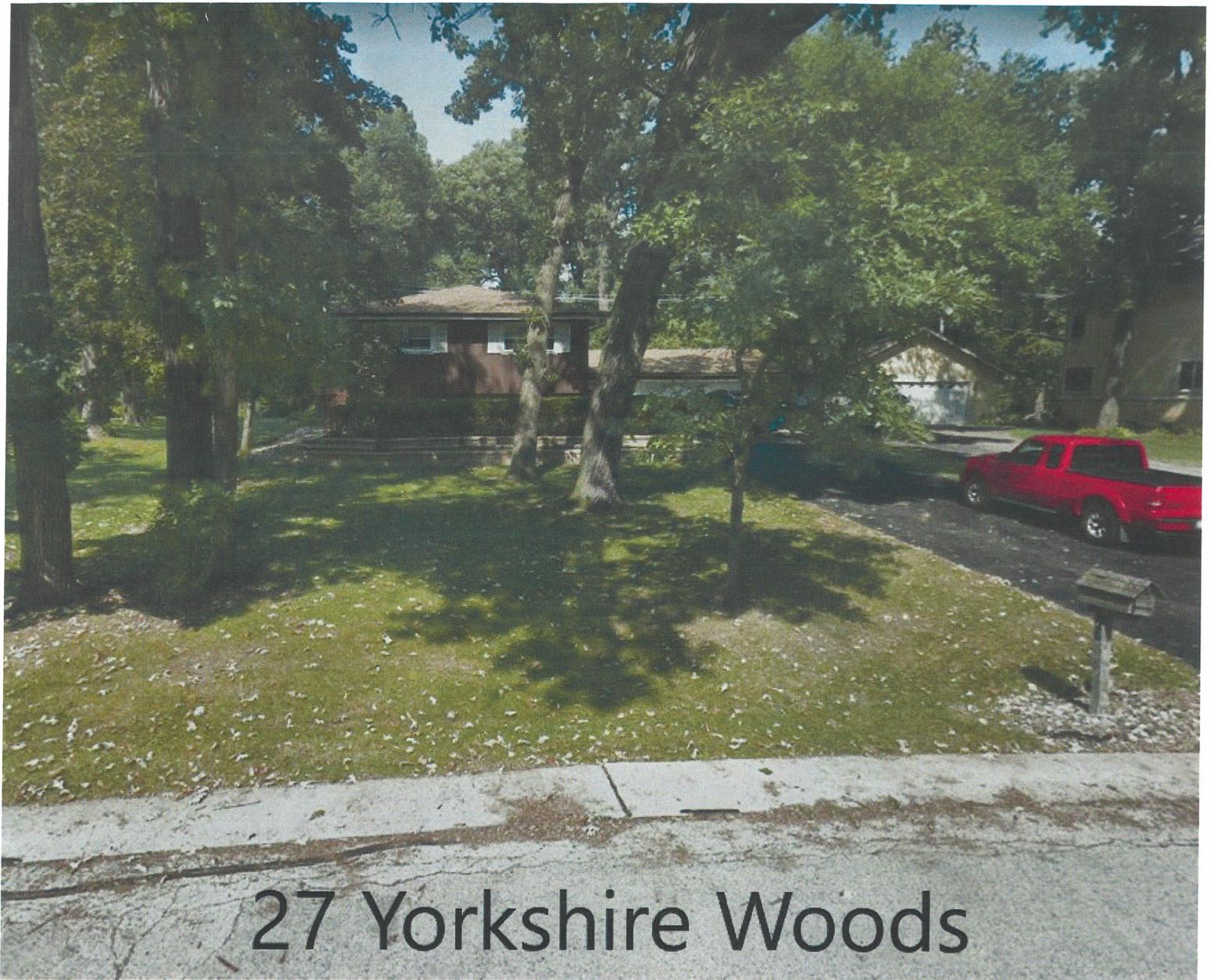
Signature

Subscribed and sworn to before me this _____ day

of _____, 20____ .

(SEAL)

Notary Public



27 Yorkshire Woods



Front Looking Northwest



Left Side Looking South



Front Looking East



Rear Looking West



Rear Looking West



Rear Looking North



Rear Looking East



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

New Residence for:
Mike & Nicole Bleke

27 Yorkshire Woods, Oak Brook

MONDO
BUILDERS, INC.



John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126

ARCHITECTS, LTD.

E-Mail: jmbarch@jmbarchitect.com Phone: 630.279.8228



LEFT ELEVATION

© JMB ARCHITECTS LTD.

RIGHT ELEVATION

© JMB ARCHITECTS LTD.



REAR ELEVATION

© JMB ARCHITECTS LTD.

ELEVATIONS

New Residence for:
Mike & Nicole Bleke

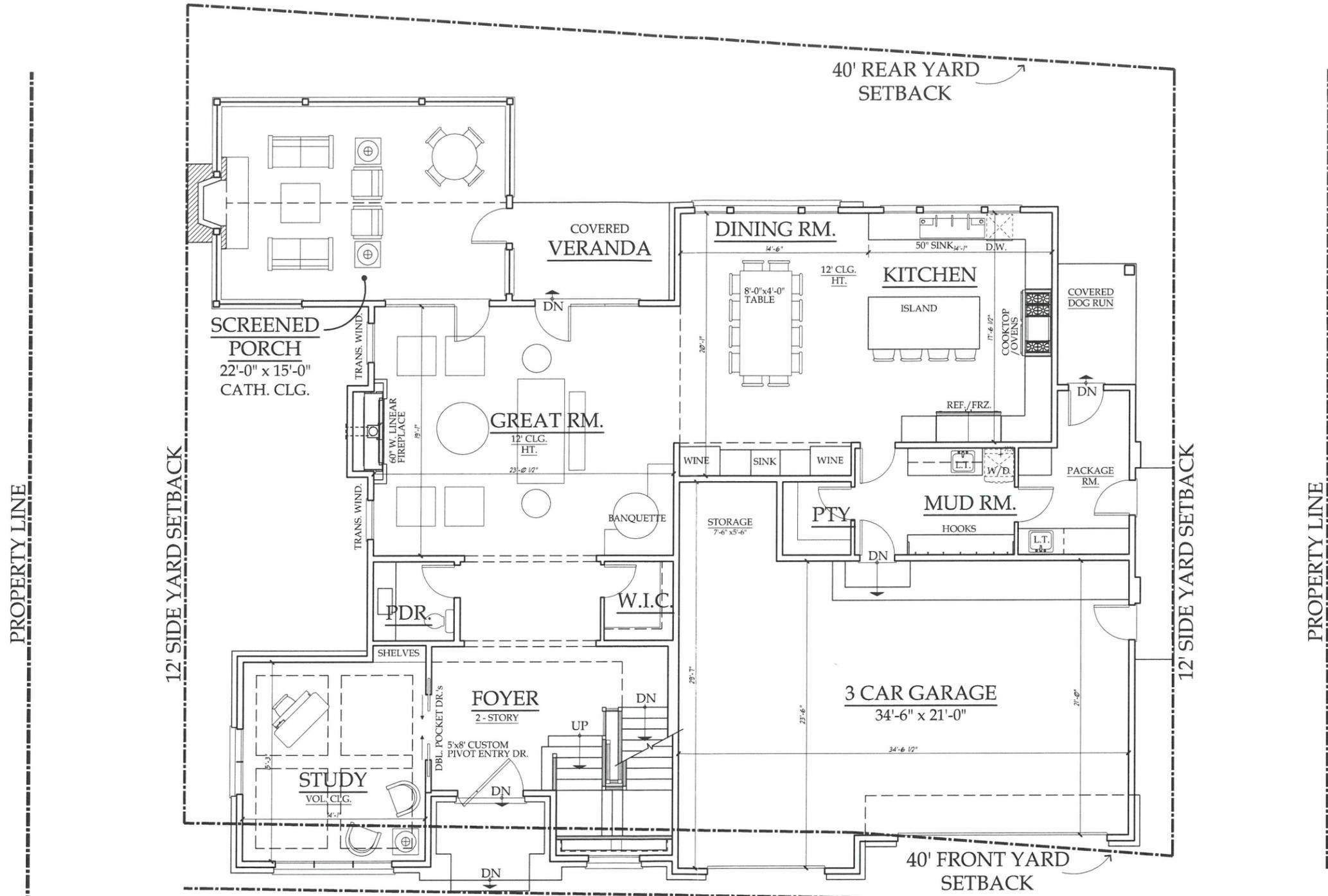
27 Yorkshire Woods, Oak Brook



John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126

ARCHITECTS, LTD.

E-Mail: jmbarch@jmbarchitect.com Phone: 630.279.8228

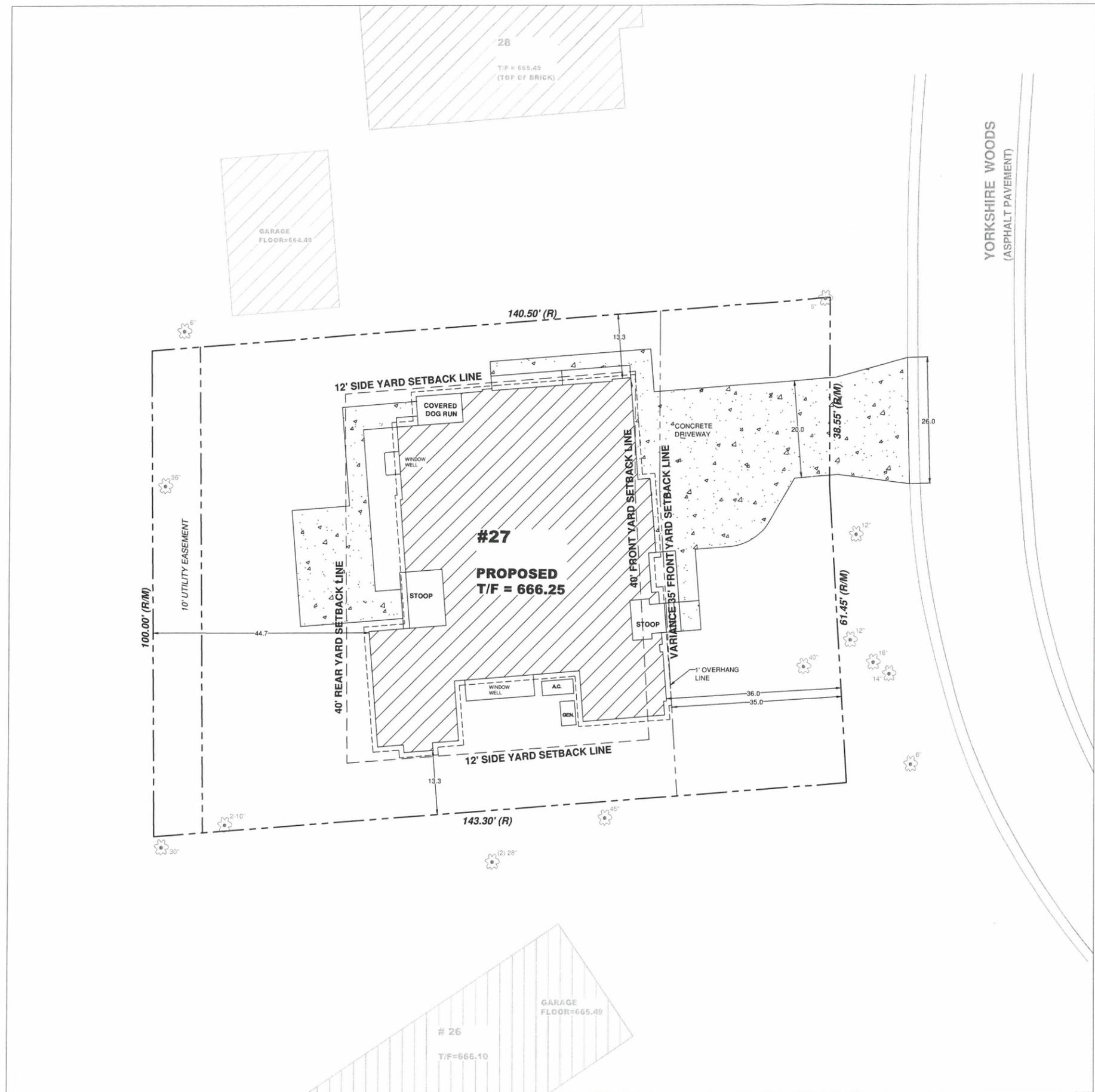


PROPOSED 35' FRONT YARD SETBACK
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" REV.8/21/2019

New Residence for:
Mike & Nicole Bleke
 27 Yorkshire Woods, Oak Brook



JMB
ARCHITECTS, LTD.
 John Michael Belcher A.L.A. N.C.A.R.B.
 180 W. Park Ave. Suite #10
 Elmhurst, Illinois 60126
 E-Mail: jmbarch@jmbarchitect.com Phone: 630.279.8228



SITE PLAN B
 FOR
 27 YORKSHIRE WOODS - OAKBROOK, IL



LOT COVERAGE INFORMATION

LOT AREA =	14094 S.F.
EXISTING IMPERVIOUS AREA =	4480 S.F.
PROPOSED IMPERVIOUS AREA =	1820 S.F.
DRIVEWAY, PATIO & WALKWAY =	3380 S.F.
HOUSE & STOOP =	5200 S.F.
TOTAL NEW IMPERVIOUS =	720 S.F.
NET NEW IMPERVIOUS AREA =	15000 S.F.
TOTAL DISTURBED AREA =	15000 S.F.

SITE PLAN B
 27 YORKSHIRE WOODS - OAKBROOK, IL

09/19/19	REVISED PER ARCHITECT COMMENTS
09/27/19	REVISED PER ARCHITECT COMMENTS

PREPARED FOR
 27 YORKSHIRE WOODS RESIDENCE

Gabriel Group, Inc.
 Civil Engineering Solutions
 P.O. BOX 5376, Oak Brook, IL 60522
 Tel: 630-772-9393 Fax: 630-756-4151

LEGEND
 A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

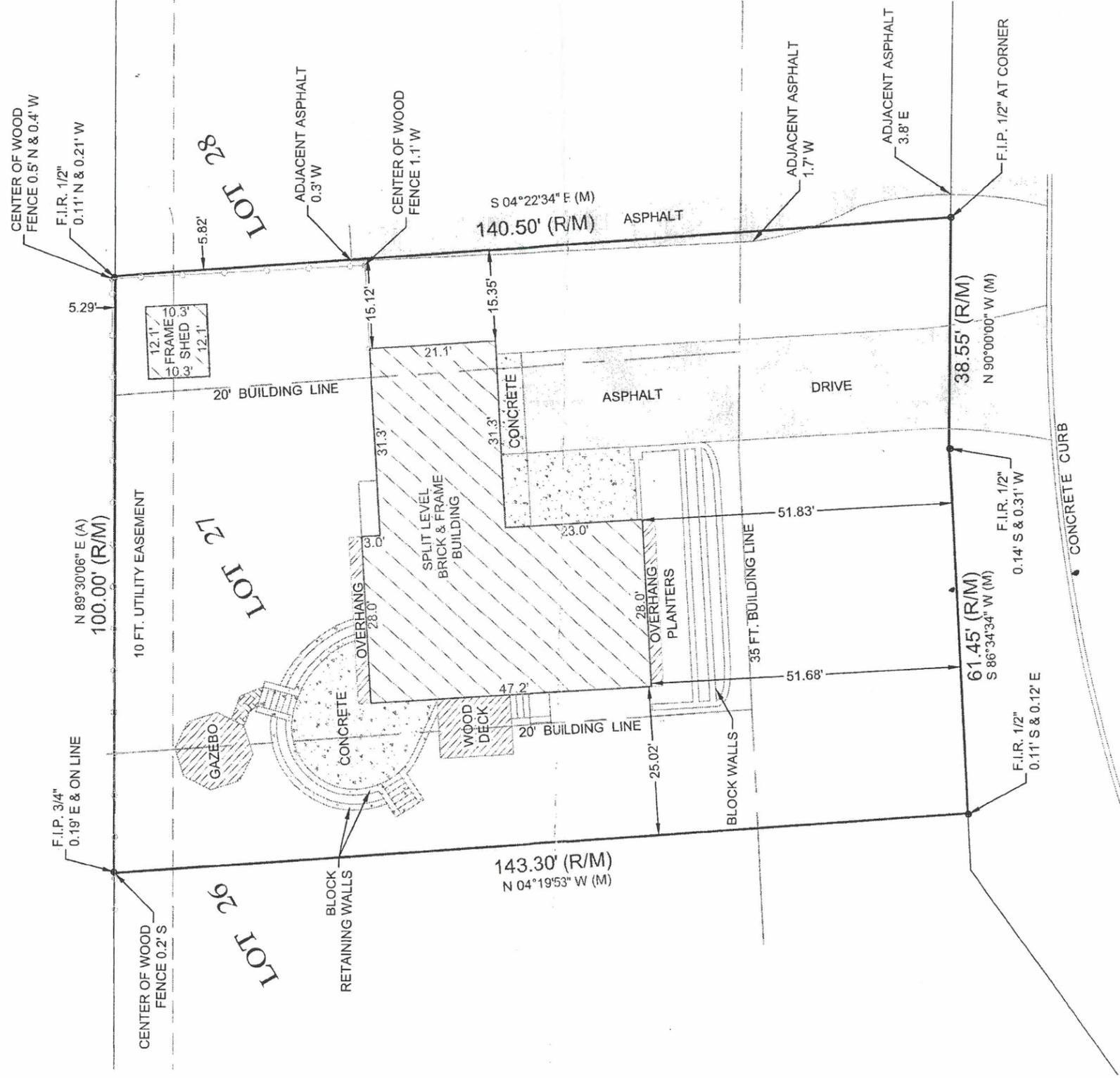
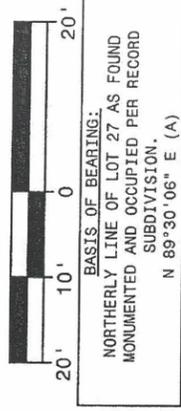
= CHAIN LINK FENCE
 = WOOD FENCE
 = METAL FENCE
 = VINYL FENCE
 = EASEMENT LINE
 = SETBACK LINE
 = INTERIOR LOT LINE

PLAT OF SURVEY

of
 LOT 27 IN YORKSHIRE WOODS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1947, AS DOCUMENT NO. 534056 AND RE-RECORDED DECEMBER 11, 1947 AS DOCUMENT NO. 535991, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 14.094.0 SQ. FT. OR 0.32 ACRES MORE OR LESS"



YORKSHIRE WOOD

(66 FT. R.O.W.)



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }
 COUNTY OF DUPAGE }
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY."
 DATED, THIS 24TH DAY OF MAY, A.D. 2019, AT LISLE, ILLINOIS



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020
 ILLINOIS BUSINESS REGISTRATION NO. 184-004245

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 27 YORKSHIRE WOODS
 OAK BROOK, ILLINOIS
 CLIENT HAWBECKER & GARVER, LLC
 FIELDWORK DATE (CREW) 05/24/2019 (RL/SB)
 DRAWN BY: JB REVISED: JOB NO. 19-05-0470