



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

### DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition Z21-073 Yanan

**Please review the information herein and return with your comments to:**  
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or via facsimile at 630-407-6702 by **September 15, 2021**.

<b>COMMENT SECTION:</b>	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
<b>COMMENTS:</b>	
<b>SIGNATURE:</b> _____ <b>DATE:</b> _____	
<b>MUNICIPALITY/TOWNSHIP/ AGENCY/DEPARTMENT:</b>	
<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>Z21-073 Yanan</b>
<b>ZONING REQUEST</b>	To amend an existing Conditional Use for a Planned Development to continue as a single-family home with dog kennel, training, and doggie day care facility (including grooming salon and dog/pet supply shop). a. Conditional Use to increase to total permitted dogs allowed on the property at any one time from 50 to 150 dogs. b. Conditional Use to allow for foster care and act as an adoption location for local rescues. c. Conditional Use to allow for low-cost vaccination clinics.
<b>OWNER</b>	KELLY AND JOE YANAN, 29W516 WILSON ROAD, WEST CHICAGO, IL 60185
<b>ADDRESS/LOCATION</b>	29W516 WILSON ROAD, WEST CHICAGO, IL 60185
<b>PIN</b>	04-15-305-006
<b>TWSP./CTY. BD. DIST.</b>	Winfield District 6
<b>ZONING/LUP</b>	R-3 SF RES 0-5 DU AC
<b>AREA</b>	4.88 acres (212,573 sq. ft.)
<b>UTILITIES</b>	Well and Septic
<b>PUBLICATION DATE</b>	Daily Herald: September 1, 2021
<b>PUBLIC HEARING</b>	Thursday, September 16, 2021

**PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.**



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

### **Zoning Petition Z21-073 Yanan**

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

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, SEPTEMBER 16, 2021** 2<sup>nd</sup> Floor Cafeteria,  
JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD  
WHEATON, ILLINOIS 60187

**PETITIONER:** KELLY AND JOE YANAN, 29W516 WILSON ROAD, WEST CHICAGO, IL 60185

**REQUEST:** To amend an existing Conditional Use for a Planned Development to continue as a single-family home with dog kennel, training, and doggie day care facility (including grooming salon and dog/pet supply shop).

- a. Conditional Use to increase to total permitted dogs allowed on the property at any one time from 50 to 150 dogs.
- b. Conditional Use to allow for foster care and act as an adoption location for local rescues.
- c. Conditional Use to allow for low-cost vaccination clinics.

**ADDRESS OR GENERAL LOCATION:** 29W516 WILSON ROAD, WEST CHICAGO, IL 60185

**LEGAL DESCRIPTION:** OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 88 DEGREES 51 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 15, 1065.5 FEET FOR A PLACE OF BEGINNING: THENCE NORTH 1 DEGREE 9 MINUTES WEST, AT RIGHT ANGLES WITH THE SOUTH LINE OF SAID SECTION 15, 799.0 FEET; THENCE NORTH 88 DEGREES 51 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15, 300.0 FEET; THENCE SOUTH 1 DEGREE 9 MINUTES EAST, AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 799.0 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 51 MINUTES WEST ALONG SAID LINE, 300.0 FEET TO THE PLACE OF BEGINNING

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

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

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



DUPAGE COUNTY

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# BUILDING & ZONING DEPARTMENT

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Exhibit 2

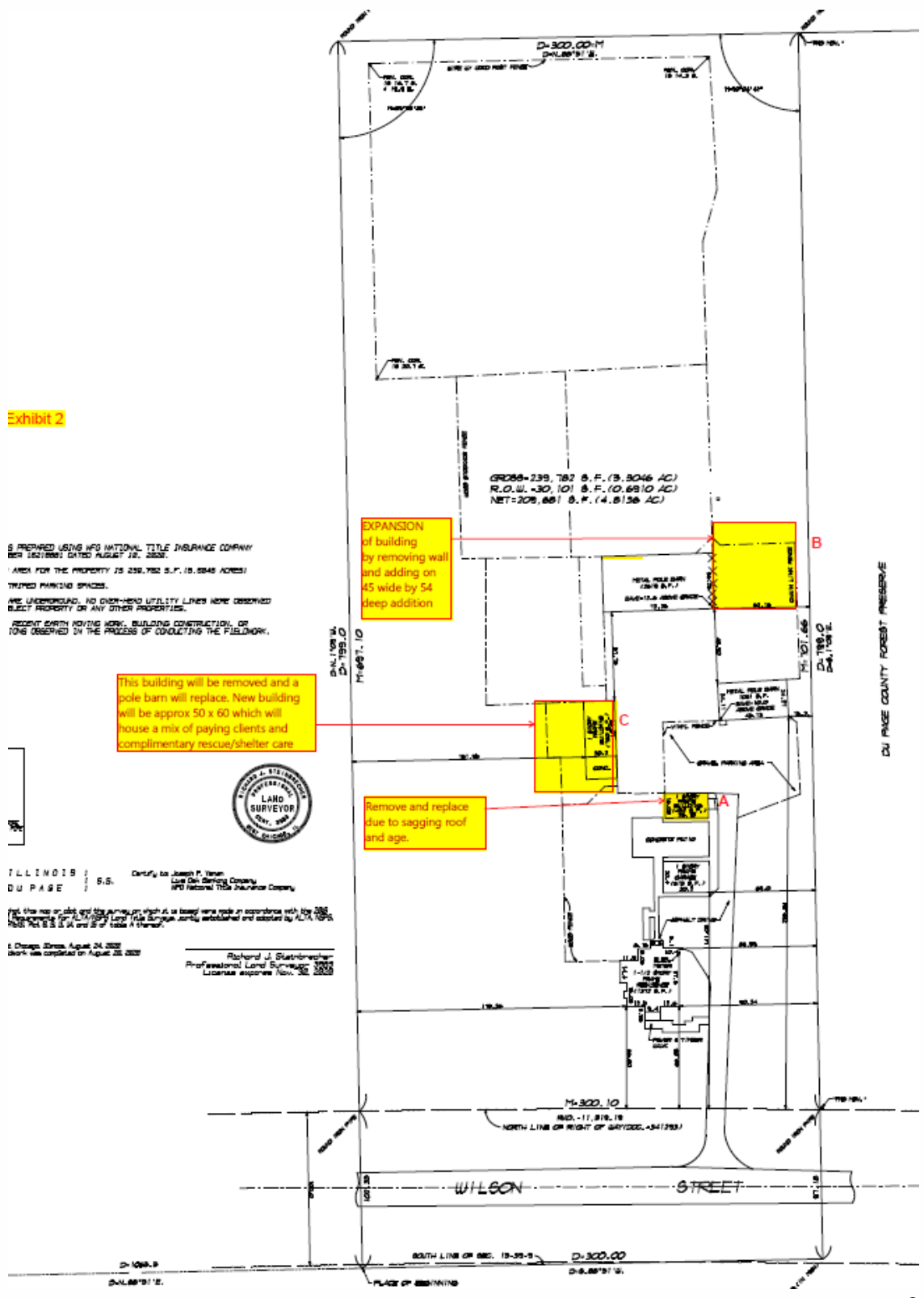
5 PREPARED USING WFO NATIONAL TITLE INSURANCE COMPANY  
DEP 16210001 DATED AUGUST 22, 2022.  
1 AREA FOR THE PROPERTY IS 239,762 S.F. (5.4846 ACRES)  
TRIMMED PARKING SPACES.  
2 THE UNDERGROUND, NO OVERHEAD UTILITY LINES WERE OBSERVED  
ELECT. PROPERTY OR ANY OTHER PROPERTIES.  
3 RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR  
TONGS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

This building will be removed and a pole barn will replace. New building will be approx 50 x 60 which will house a mix of paying clients and complimentary rescue/shelter care

EXPANSION of building by removing wall and adding on 45 wide by 54 deep addition

Remove and replace due to sagging roof and age.

ILLINOIS  
DU PAGE  
Certified to Joseph P. Taran  
Land DuPage County  
WFO National Title Insurance Company  
Fig. the map or plat and the survey on which it is based were made in accordance with the 2021  
Requirements for Professional Land Surveyors established and adopted by A.L.A. 1990,  
Pub. Act 83-1-4 and 5 of 1983.  
I Design Drawn August 24, 2022  
Draft was completed on August 25, 2022  
Richard J. Sutinowicz  
Professional Land Surveyor 0002  
License expires Nov. 30, 2023



# ALTA/NSPS LAND TITLE SURVEY

OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 88 DEGREES 51 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 15, 1865.5 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 1 DEGREE 9 MINUTES WEST, AT RIGHT ANGLES WITH THE SOUTH LINE OF SAID SECTION 15, 799.0 FEET; THENCE NORTH 88 DEGREES 51 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15, 300.0 FEET; THENCE SOUTH 1 DEGREE 9 MINUTES EAST, AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 799.0 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 51 MINUTES WEST ALONG SAID LINE, 300.0 FEET TO THE PLACE OF BEGINNING.

This property is commonly known as 29W516 Wilson Street, West Chicago, Illinois.

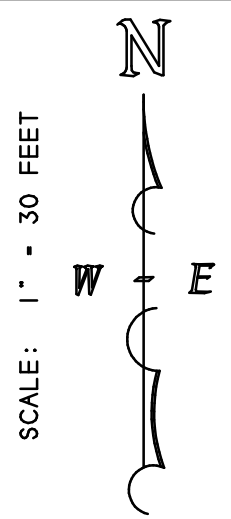


Exhibit 2

**SURVEYORS NOTES -**

1. THIS SURVEY WAS PREPARED USING WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 16218881 DATED AUGUST 10, 2020.
2. THE GROSS LAND AREA FOR THE PROPERTY IS 239,782 S.F. (5.5046 ACRES)
3. THERE ARE NO STRIPED PARKING SPACES.
4. ALL UTILITIES ARE UNDERGROUND. NO OVER-HEAD UTILITY LINES WERE OBSERVED SERVING THE SUBJECT PROPERTY OR ANY OTHER PROPERTIES.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

This building will be removed and a pole barn will replace. New building will be approx 50 x 60 which will house a mix of paying clients and complimentary rescue/shelter care

EXPANSION of building by removing wall and adding on 45 wide by 54 deep addition

Remove and replace due to sagging roof and age.

LEGEND	
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
R	= RECORDED DISTANCE
M	= MEASURED DISTANCE
D	= DEED
R.O.W.	= RIGHT OF WAY
RAD.	= RADIUS
M.H.	= MANHOLE
W.V.	= WATER VALVE VAULT
INV.	= INVERT
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
T.C.	= TOP OF CURB
E.P.	= EDGE OF PAVEMENT

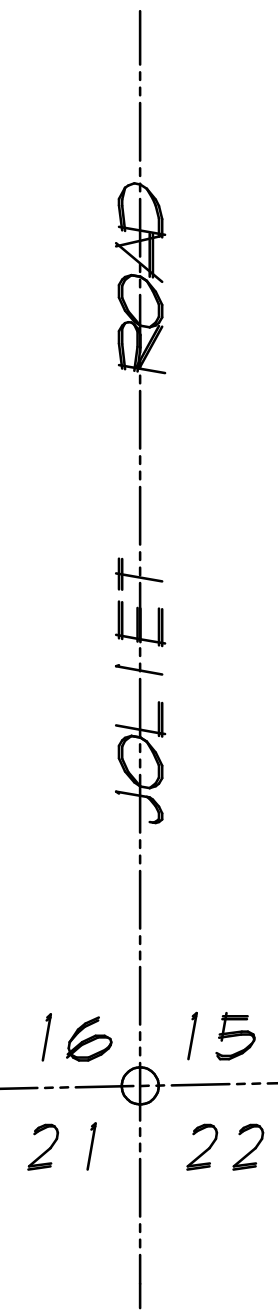
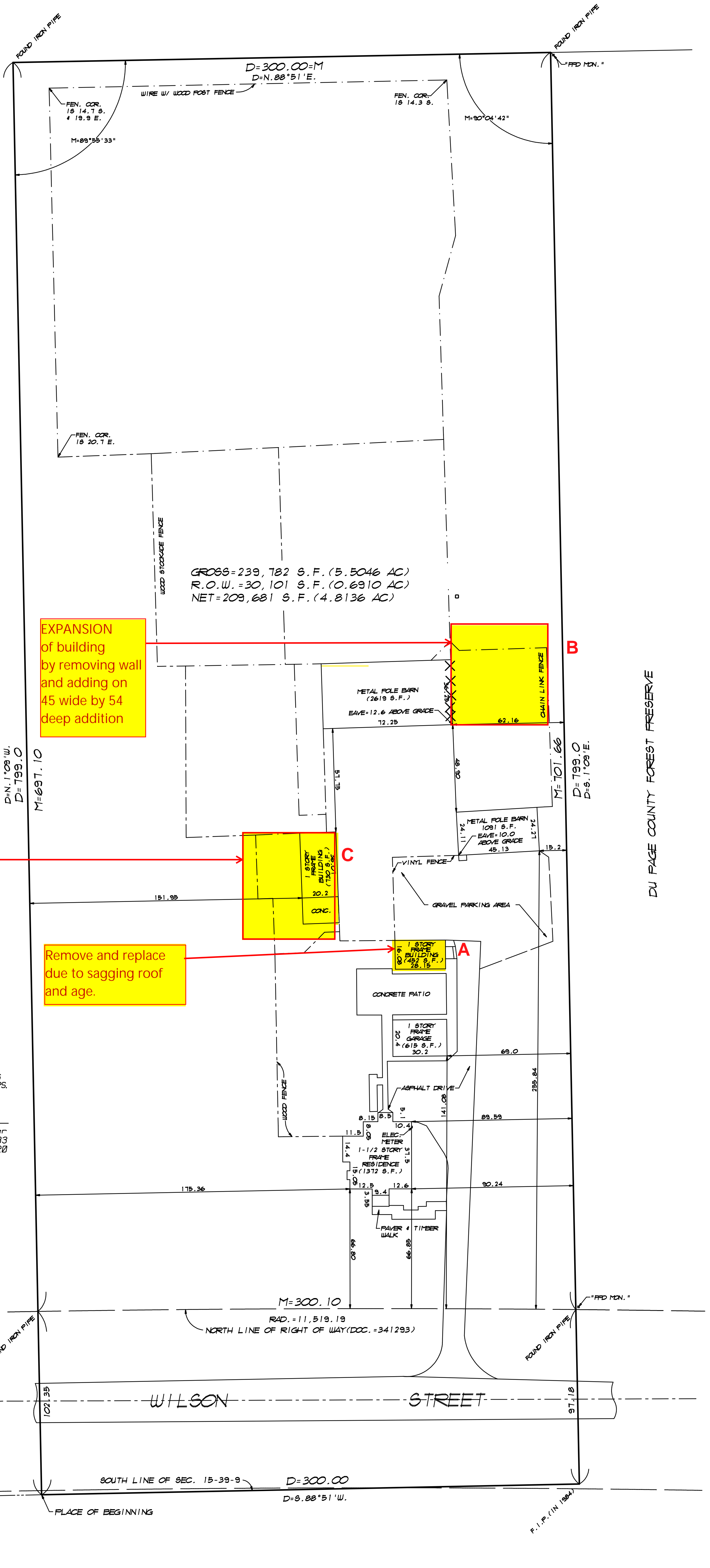


STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) S.S. Certify to: Joseph F. Yanan  
 Live Oak Banking Company  
 WFG National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, NSPS, and includes 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 14, and 16 of Table A thereof.

West Chicago, Illinois, August 24, 2020  
 Fieldwork was completed on August 20, 2020

Richard J. Steinbrecher  
 Professional Land Surveyor 3583  
 License expires Nov. 30, 2020



**Steinbrecher Land Surveyors, Inc.**  
 Professional Land Surveying  
 Design Firm Corporation No. 184-003126  
 141 S. Nellnor Blvd., West Chicago, IL 60185-2844  
 (630) 293-8900 Fax 293-8902

PREPARED FOR:  
 JOE YANAN  
 29W516 WILSON STREET  
 WEST CHICAGO, ILLINOIS 60185