



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

Zoning Petition Z08-017 Brandt

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

PUBLIC HEARING: Z08-017 Brandt, Thursday, June 19, 2008 at 7:00 p.m. at 421 N. County Farm Road, Wheaton, Illinois 60187 in Room 3500B.

PETITIONER: Wayne Brandt, 5805 Belmont Road, Downers Grove, Illinois 60515

REQUEST:

1. Variation to Increase Allowable Square Footage of New Detached Garage from 850 square feet to 1,060 square feet (Sec. 37-704.1)
2. Variation to Increase Height of New Detached Garage from 15 feet to 24 feet (Sec. 37-704.1)
3. Variation to Decrease Side Yard Setback for New Garage from 9.9 feet to 3 feet (Sec. 37-704.4)
4. Variation to Decrease Side Yard Setback for Existing Shed from 9.9 feet to 3 feet (Sec. 37-704.4)

ADDRESS OR GENERAL LOCATION: 5805 Belmont Road, Downers Grove, Illinois 60515

LEGAL DESCRIPTION:

LOT 20 AND THE NORTH HALF OF LOT 19, BLOCK 9 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 13, T-38-N, R-10-E OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF THE WEST HALF OF SECTION 18, T-38-N, R-11-E OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.

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



Zoning Petition Z07-142 Velazquez

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

PUBLIC HEARING: Z07-142 Velazquez, Thursday, March 20, 2008 at 421 N County Farm Rd, Wheaton, Illinois 60187 at 7:00p in room **3500B**

PETITIONER: Jose Velazquez, 1383 Glengary Dr, Glendale Heights, Illinois 60139

REQUEST:

Conditional Use for an Automotive Repair Shop (Sec 37-801.2)

ADDRESS OR GENERAL LOCATION:

21W626 North Ave, Glendale Heights, Illinois 60139

LEGAL DESCRIPTION:

THAT PART LYING EASTERLY OF THE CENTER LINE OF THE EAST BRANCH OF THE DUPAGE RIVER, OF THE FOLLOWING DESCRIBED PROPERTY; THT PART OF THE WEST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 990 FEET EAST OF THE SOUTHWEST CORNER THEREOF; SAID POINT BEING THE SOUTHEAST CORNER OF LANDS OWNED OR FORMERLY OWNED BY OTTO I. JACOBSEN, THENCE NORTH ALONG THE EAST LINE OF SECTION 330 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID JACOBSEN PROPERTY, 660 FEET; THENCE WEST IN THE SOUTH LINE OF SAID SECTION 330 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

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

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



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Zoning Petition Z08-024 Heidner Holdings LLC

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

PUBLIC HEARING: Z08-024 Heidner Holdings LLC 7:00 P.M. Thursday, June 19, 2008
Room 3500 B JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD
WHEATON

PETITIONER: Heidner Holdings Building Account, 399 Wall Street, Suite H, Glendale
Heights, Illinois 60139

REQUEST: Variations:

1. Front yard from 50' to 10' site circulation;
2. North interior yard from 20' to 12' feet for site circulation;
3. Corner side from 30' to 12' for parking;
4. West interior yard from 20' to 2' for site circulation;
5. North interior yard from 20' to 3' for trash enclosure;
6. Conditional Use for drive through all for commercial retail site

ADDRESS OR GENERAL LOCATION: 27W210 North Ave., West Chicago Illinois

LEGAL DESCRIPTION:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING SOUTH OF A LINE DRAWN PERPENDICULARLY TO THE EAST OF SAID TRACT THROUGH A POINT OF SAID EAST LINE 314.64 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT (AS MEASURED ALONG THE EAST LINE), AND LYING NORTHERLY OF THE NORTHERLY LINE OF NORTH AVENUE PER DOCUMENT 334933 RECORDED MARCH 28, 1933, SAID TRACT BEING DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 OF ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, RECORDED JUNE 15, 1931 AS DOCUMENT 313722, LOCATED IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 1, THENCE SOUTHEASTERLY ALONG THE CENTER OF NORTH AVENUE 1341.50 FEET FOR A PLACE OF BEGINNING; HENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 660.00 FEET TO AN IRON STAKE: THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF NORTH AVENUE, 150.20 FEET: THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE CENTER LINE OF NORTH AVENUE; THENCE SOUTHEASTERLY ALONG THE CENTER OF NORTH AVENUE TO A PLACE OF BEGINNING ALL IN DUPAGE COUNTY ILLINOIS, EXCEPT THEREFROM THAT PORTION TAKEN FOR NORTH AVENUE BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS RECORDED JUNE 15, 1995 AS DOCUMENT R95-072829 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 OF ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, RECORDED ON JUNE 15, 1933 AS DOCUMENT 313722, LOCATED IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT1 AND THE NORTHERLY LINE OF NORTH AVENUE AS DEDICATED BY THE PLAT RECORDED MARCH 28, 1933 AS DOCUMENT 334933; THENCE ON AN ASSUMED BEARING OF NORTH AVENUE 81 DEGREES 06 MINUTES 25 SECONDS WEST ALONG THE NORTHERLY LINE OF NORTH AVENUE, 35.00 FEET; THENCE NORTH 26 DEGREES 24 MINUTES 50 SECONDS EAST, 44.24 FEET; THENCE NORTH 6 DEGREES 28 MINUTES 12 SECONDS EAST 135.83 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 0 DEGREES 07 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF LOT 1, 180.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

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



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Zoning Petition Z08-016 Smith

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

PUBLIC HEARING: Z08-016 Smith, Thursday, May 15, 2008 at 7:00 p.m. at 421 N. County Farm Road, Wheaton, Illinois 60187 in Room 3500B.

PETITIONER:

Owner: Joseph and Glenda Kovac, 6401 Rt . 53, Woodridge Illinois 60517

Agent: Samuel A. Smith, 535 S. Washington Street, #25, Naperville, Illinois 60540

REQUEST: Variation to Allow a Non-Residential Off Premises Temporary Sign for Identification and Directional purposes (Sec. 37-1104 (C), Sec. 37-1105.1).

ADDRESS OR GENERAL LOCATION: 6401 Rt. 53, Woodridge Illinois 60517

LEGAL DESCRIPTION:

LOT 3 IN FAULHABER'S ASSESSMENT PLAT, IN PART OF SECTIONS 14 AND 23, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1956 AS DOCUMENT 808562, IN DU PAGE COUNTY, ILLINOIS.

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

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