



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

**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 Z17-025- DuPage County/Darien Park District

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

PUBLIC HEARING: 6:00 p.m. June 8, 2017, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: DuPage County/Darien Park District

REQUEST: To Amend Z-3729-88, Condition #1 to substitute a new site plan depicting proposed deed division of the Subject Parcel and further amending description of authorized special use (s) consistent with current and proposed uses.

ADDRESS OR GENERAL LOCATION: 7W440 N Frontage RD, Darien IL 60561

LEGAL DESCRIPTION:

THAT PART OF TRACT 1 AND TRACT 2 (EXCEPT THE NORTH 1750.0 FEET THEREOF) OF KRUGER'SASSESSMENT PLAT OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34,TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TOTHE PLAT RECORDED MAY 13, 1953 AS DOCUMENT 682162, DESCRIBED AS FOLLOWS:BEGINNING AT THE THENCE SOUTH 88 DEGREES 23 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAIDHINSWOOD SUBDIVISION, 278.71 FEET TO A POINT ON THE EAST LINE OF NANTUCKET DRIVE,ACCORDING TO THE DEDICATION PLAT RECORDED AS DOCUMENT R75-33741;THENCE SOUTH 01 DEGREES 34 MINUTES 37 SECONDS EAST ALONG SAID EAST LINE, 468.39FEET TO A POINT ON THE CENTERLINE OF A CREEK;THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A CREEK, BEING THE NEXT 4 COURSES:NORTH 67 DEGREES 48 MINUTES 45 SECONDS EAST, 71.77 FEET;NORTH 85 DEGREES 43 MINUTES 18 SECONDS EAST, 136.79 FEET;SOUTH 82 DEGREES 51 MINUTES 13 SECONDS EAST, 49.27 FEET;NORTH 86 DEGREES 38 MINUTES 39 SECONDS EAST, 27.75 FEET TO A POINT ON THE EAST LINEOF SAID TRACT 1;THENCE NORTH 01 DEGREES 32 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAIDTRACT 1, 434.97 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL
DUPAGE COUNTY ZONING HEARING OFFICER**

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.



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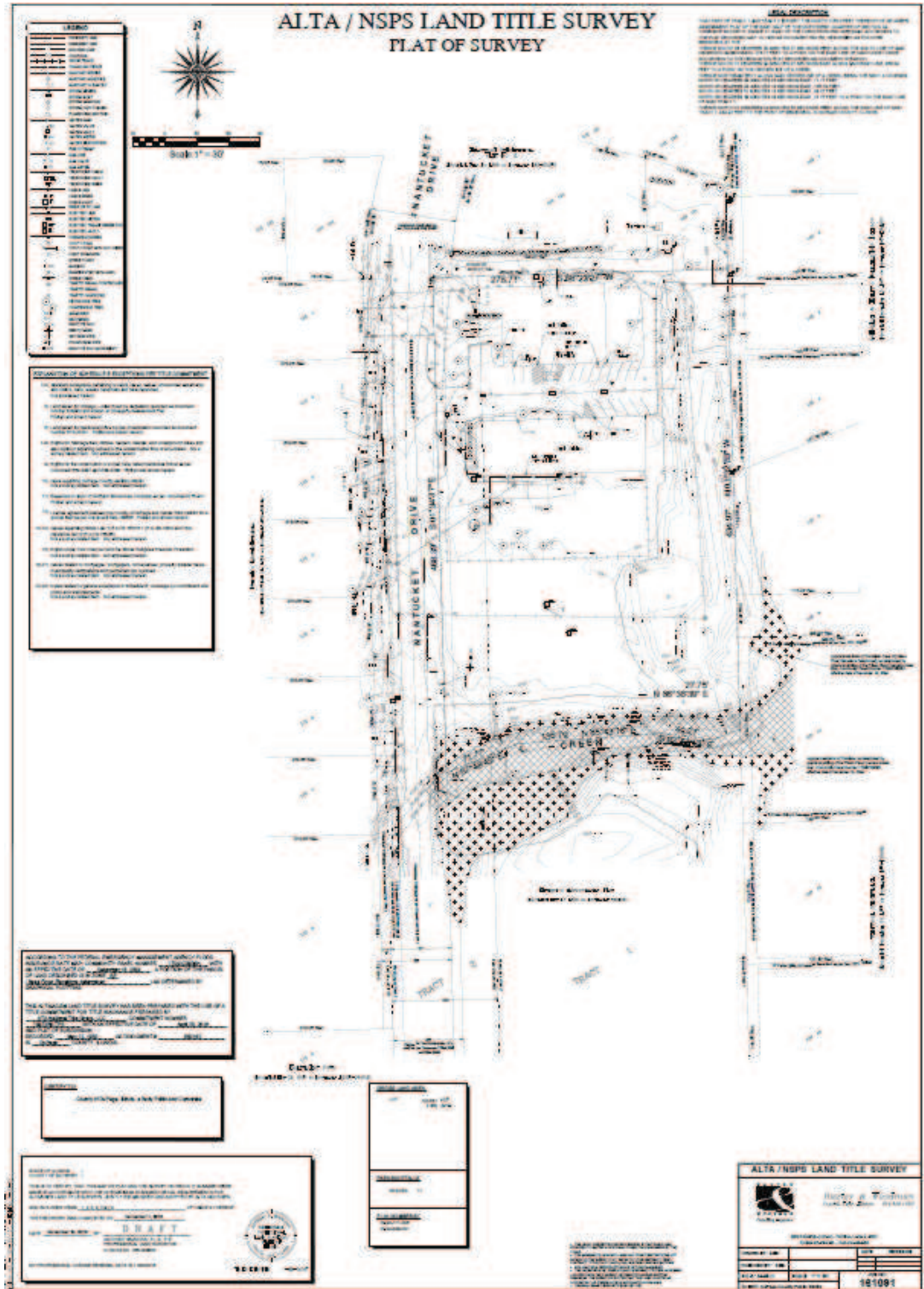
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JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition Z17-030 Conor Commercial Real Estate LLC

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

PUBLIC HEARING: July 13, 2017 at 6:00 p.m. Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: Brian Quigley, Agent for Conor Commercial Real Estate LLC., 9500 W. Bryn Mawr, Ave. Suite 200 Rosemont, IL 60018

REQUEST:

1. Rezoning from B-2 General Business to OR Office/Research District;
2. Conditional Use for Warehouse Distribution Facility;
3. Variations from the following required yards:
 - a. North Yard: Parking and Circulation from 60 feet to 10 feet
 - b. South Yard: Parking and circulation from 60 feet to 30 feet
 - c. East yard: Site Circulation from 40 feet to 30 feet

ADDRESS OR GENERAL LOCATION: 27W460 ST CHARLES RD., CAROL STREAM IL 60188

LEGAL DESCRIPTION:

Parcel 1:

THE EASTERLY 552.42 FEET, AS MEASURED AT RIGHT ANGLES, OF THAT PART OF THE EAST

HALF OF THE WEST HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE CENTER OF SAID SECTION 36 AND RUNNING THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 724.39 FEET TO THE CENTER LINE OF THE OLD ST. CHARLES ROAD; THENCE NORTH 71 DEGREES 21 MINUTES WEST ALONG SAID CENTER LINE, 1397.91 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 07 MINUTES EAST ALONG SAID WEST

LINE, 238.45 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE DUE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, 358.0 FEET TO THE CENTER

LINE OF NORTH AVENUE (STATE HIGHWAY ROUTE 64); THENCE SOUTH 81 DEGREES 14 MINUTES EAST ALONG SAID CENTER LINE 1340.65 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG SAID EAST LINE, 114.75 FEET TO THE PLACE OF BEGINNING

(EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN THE PUBLIC HIGHWAY KNOWN AS MORTON ROAD, RUNNING ALONG THE EASTERLY LINE THEREOF), IN DUPAGE COUNTY, ILLINOIS.



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AND EXCEPTING THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT R1999-200830 AND DESCRIBED AS FOLLOWS: THAT PART OF THE EASTERLY 552.42 FEET OF THE EAST HALF OF THE WEST HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NORTH AVENUE (STATE HIGHWAY ROUTE 64) AS DEDICATED BY DOCUMENT NO. 334933, RECORDED MARCH 28, 1933, WITH THE EAST LINE OF THE WEST HALF OF SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 81 DEGREES 06 MINUTES 25 SECONDS WEST ALONG THE SAID CENTERLINE OF NORTH AVENUE, 33.39 FEET TO THE POINT OF BEGINNING, BEING ON THE WEST LINE OF MORTON ROAD EXTENDED NORTHERLY;

THENCE SOUTH 0 DEGREES 11 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE OF MORTON ROAD EXTENDED NORTHERLY, 126.17 FEET; THENCE NORTH 28 DEGREES 20

MINUTES 52 SECONDS WEST, 31.04 FEET TO THE SOUTHERLY LINE OF NORTH AVENUE, THENCE NORTH 81 DEGREES 06 MINUTES 25 SECONDS WEST ALONG THE SOUTHERLY LINE OF NORTH AVENUE, 510.95 FEET TO GRANTOR'S WEST PROPERTY LINE, THENCE NORTH 0 DEGREES 11 MINUTES 05 SECONDS EAST ALONG GRANTOR'S WEST PROPERTY LINE, 101.17 FEET TO THE CENTERLINE OF NORTH AVENUE; THENCE SOUTH 81 DEGREES 06 MINUTES 25 SECONDS EAST ALONG THE CENTERLINE OF NORTH AVENUE, 525.95 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE CENTER OF SAID SECTION 36 AND RUNNING THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG THE EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 724.39 FEET TO THE CENTER LINE OF THE OLD ST. CHARLES ROAD; THENCE NORTH 71 DEGREES 21 MINUTES WEST ALONG SAID CENTER LINE, 1397.91 FEET TO THE WEST LINE OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4; THENCE NORTH 0 DEGREES 07 MINUTES EAST ALONG THE WEST LINE 238.45 FEET TO THE NORTH WEST CORNER OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4; THENCE DUE NORTH ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 36, 358.0 FEET TO THE CENTER LINE OF NORTH AVENUE (STATE HIGHWAY ROUTE 64); THENCE SOUTH 81 DEGREES 14 MINUTES EAST ALONG SAID CENTER LINE 1340.65 FEET TO THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG SAID EAST LINE 114.75 FEET TO THE POINT OF BEGINNING (EXCEPT THE EASTERLY 552.42 FEET, AS MEASURED AT RIGHT ANGLES THEREOF), IN DUPAGE COUNTY, ILLINOIS.

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

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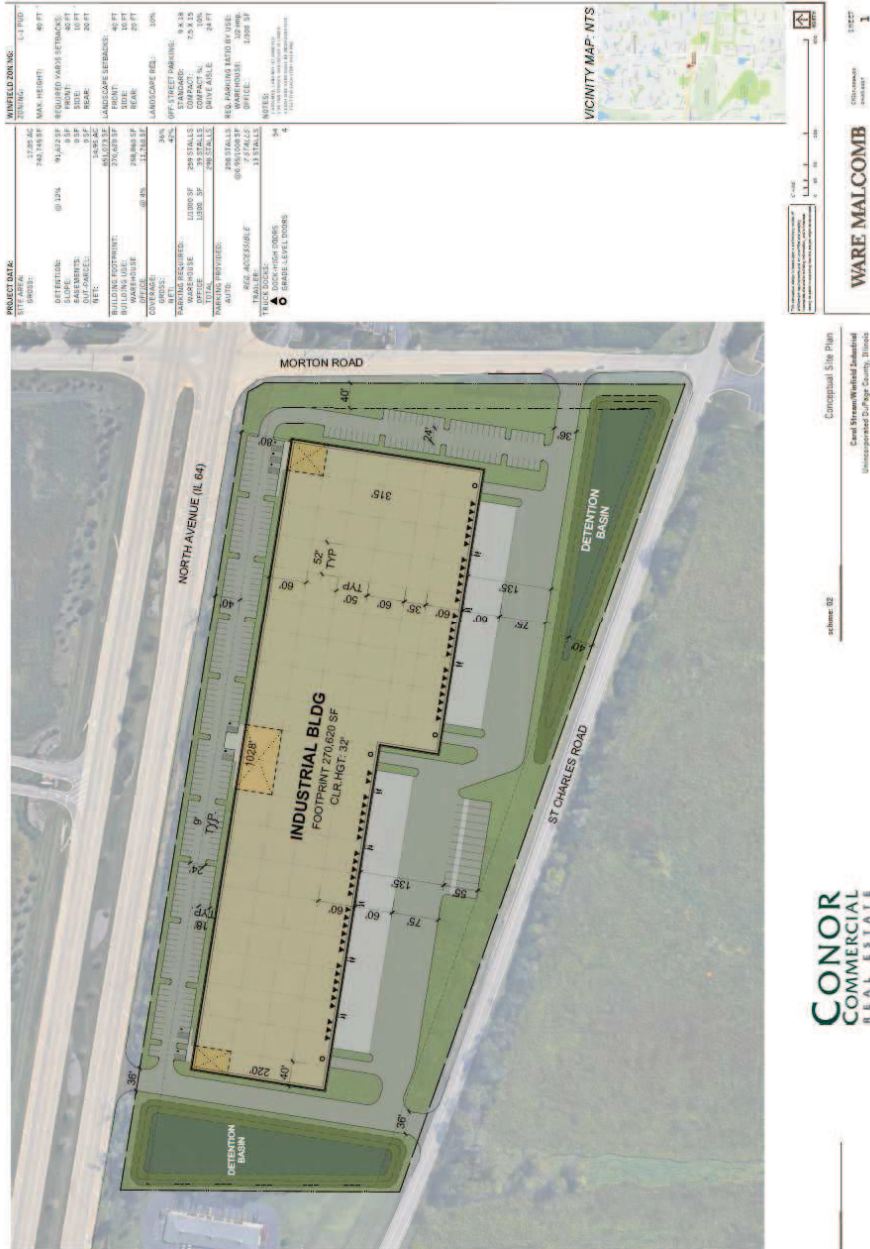
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END