



**DUPAGE
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BUILDING & ZONING DEPARTMENT

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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 Z17-038 LSCD of Glen Ellyn LLC (Continued to 6:00 p.m. Tuesday
December 19, 2017)**

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

PUBLIC HEARING: 6:00 p.m. Tuesday December 19, 2017, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: LSCD OF GLEN ELLYN LLC

Christopher Barry
LSC Development LLC
Managing Partner
777 Lake Zurich Rd Suite 200
Barrington IL 60010

Jean Jodoin
LSC Development LLC
Managing Partner
777 Lake Zurich Rd Suite 200
Barrington IL 60010

Steve Osborne Executive Vice President
Cobalt Commercial Construction
777 Lake Zurich Rd., #195
Barrington, IL 60010

REQUEST: Conditional Use to allow for open storage (Section 37-14.13 and 37-10.1-2 (m))

ADDRESS OR GENERAL LOCATION: 1N372 MAIN ST GLEN ELLYN IL 60137

LEGAL DESCRIPTION:

PARCEL 1: LOTS 1 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN HULBERT'S NORTH GLEN ELLYN ADDITION, IN THE WEST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1910 AS DOCUMENT 100193, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN NEWTON'S RESUBDIVISION, NORTH GLEN ELLYN, IN THE WEST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH,



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RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1934 AS DOCUMENT 346837, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF VACATED FIRST STREET (SHOWN AS FRONT STREET ON AFORESAID HULBERT'S NORTH GLEN ELLYN ADDITION) LYING BETWEEN THE EAST LINE OF HIGHLAND AVENUE AND THE EAST LINE (AS EXTENDED SOUTH) OF LOT 4 IN BLOCK 2 OF AFORESAID HULBERT'S NORTH GLEN ELLYN ADDITION.

PARCEL 4: THAT PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET, 50.0 FEET NORTH OF THE LAND CONVEYED TO CHICAGO, ST. PAUL AND KANSAS CITY RAILROAD COMPANY (NOW THE CHICAGO GREAT WESTERN RAILWAY) SAME BEING A STRIP 50.0 FEET WIDE NORTH OF AND ADJOINING THE ORIGINAL RIGHT OF WAY OF SAID RAILROAD COMPANY. AND SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF A 50 FOOT STRIP DEEDED TO SAID RAILROAD COMPANY IN TRUST FOR STREET PURPOSES, WITH THE WEST LINE OF SAID MAIN STREET; RUNNING THENCE NORTH ON THE WEST LINE OF SAID MAIN STREET 144.0 FEET; THENCE WEST ON A LINE PARALLEL WITH SAID RAILROAD, 50.0 FEET; THENCE SOUTH ON A LINE PARALLEL WITH SAID MAIN STREET, 144.0 FEET TO THE NORTH LINE OF SAID LAND DEEDED FOR STREET PURPOSES; THENCE EAST ALONG SAID STREET LINE, BEING PARALLEL WITH SAID RAILROAD, 50.0 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: LOT 1 IN NEWTON'S RESUBDIVISION, NORTH GLEN ELLYN, IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1934 AS DOCUMENT 346837, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE BLOOMINGDALE ROAD, 294.66 FEET NORTH OF THE NORTH LINE OF THE ORIGINAL RIGHT OF WAY OF THE CHICAGO, GREAT WESTERN RAILROAD; SAID PLACE OF BEGINNING BEING THE NORTHEAST CORNER OF LAND HERETOFORE CONVEYED TO HARVEY MARQUIS AND WIFE BY DEED RECORDED AS DOCUMENT 23024; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND SO DEEDED TO MARQUIS, 198.8 FEET MORE OR LESS TO THE NORTHWEST



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CORNER OF SAID MARQUIS' LAND; THENCE NORTH PARALLEL WITH THE WEST LINE OF BLOOMINGDALE ROAD; 65.34 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF THE ORIGINAL RIGHT OF WAY OF THE CHICAGO, GREAT WESTERN RAILROAD 198.8 FEET, MORE OR LESS, TO THE WEST LINE OF BLOOMINGDALE ROAD; THENCE SOUTH ALONG SAID WEST LINE 65.34 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 7: THE NORTH 50 FEET (MEASURED ON THE EAST AND WEST LINE) OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT: THAT PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF BLOOMINGDALE ROAD, NOW KNOWN AS MAIN STREET, 50 FEET NORTH OF LAND CONVEYED TO THE CHICAGO, ST. PAUL AND KANSAS CITY RAILROAD COMPANY (NOW CHICAGO AND GREAT WESTERN RAILROAD COMPANY) BY DEED RECORDED JULY 23, 1891 AS DOCUMENT 46098,

SAME BEING A STRIP 50 FEET WIDE NORTH OF AND ADJOINING THE ORIGINAL RIGHT OF WAY OF SAID RAILWAY COMPANY, SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF A 50 FOOT STRIP DEEDED TO SAID RAILWAY COMPANY, BY DOCUMENT 46098 IN TRUST FOR STREET PURPOSES. WITH THE WEST LINE OF SAID BLOOMINGDALE ROAD; RUNNING THENCE NORTH ON THE WEST LINE OF SAID BLOOMINGDALE ROAD, 194 FEET; THENCE WEST ON A LINE PARALLEL WITH SAID RAILROAD RIGHT OF WAY, 198.08 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF BLOOMINGDALE ROAD, 50 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID RAILROAD RIGHT OF WAY, 148.08 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF BLOOMINGDALE ROAD; 144 FEET TO THE NORTH LINE OF SAID LAND DEEDED FOR STREET PURPOSES; THENCE EAST ALONG SAID STREET UNE BEING A LINE PARALLEL WITH SAID RAILROAD RIGHT OF WAY, 50 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8: THAT PART OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF THE PUBLIC HIGHWAY NOW KNOWN AS MAIN STREET, AND PREVIOUSLY CALLED BLOOMINGDALE ROAD, 537 FEET NORTH, MEASURED ON SAID WEST LINE, FROM THE NORTHERLY LINE OF THE ORIGINAL RIGHT OF WAY OF THE CHICAGO, GREAT WESTERN RAILROAD, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE, 177 FEET TO THE NORTH EAST CORNER OF A TRACT OF LAND NOW OWNED BY ALBERT E. WILLIAMS; THENCE NORTH 83 DEGREES 29 MINUTES WEST



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PARALLEL WITH SAID RAILROAD RIGHT OF WAY AND ALONG SAID WILLIAMS' NORTHERLY LINE, 196.08 FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF BLOOMINGDALE ROAD, 167 FEET TO A POINT IN A LINE MARKED BY A FENCE AS SHOWN ON THE PLAT OF SURVEY MADE BY HAROLD L. STEINBRECHER UNDER DATE OF MARCH 24, 1941; THENCE EASTERLY ALONG SAID FENCE LINE 197.2 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 9: THAT PART OF POSS STREET IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN VACATED BY PLAT OF VACATION RECORDED APRIL 17, 2009 AS DOCUMENT R2009-57149 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF POSS STREET DEDICATED BY DOCUMENT 100193 WITH THE WEST LINE OF 66-FOOT WIDE MAIN STREET GLEN ELLYN; THENCE NORTH 83 DEGREES 55 MINUTES 33 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 17.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 55 MINUTES 13 SECONDS EAST ALONG A LINE 17 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF MAIN STREET GLEN ELLYN 46.69 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 33 SECONDS WEST ALONG A LINE 3.66 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID POSS STREET 236.93 FEET; THENCE NORTH 06 DEGREES 04 MINUTES 27 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE 46.35 FEET TO THE NORTH LINE OF SAID POSS STREET; THENCE SOUTH 83 DEGREES 55 MINUTES 33 SECONDS EAST ON SAID NORTH LINE 231.25 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 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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