



**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 Z19-038 American Estate, LLC.

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

PUBLIC HEARING: 6:00 p.m. **AUGUST 22, 2019**, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: AMERICAN ESTATE, LLC., 800 W 79TH STREET, SUITE 1, WILLOWBROOK, IL 60527

REQUEST:

1. Conditional Use for a Planned Development, with an exception for a reduction in site perimeter setback from 25 feet to approximately 20 feet.
2. Rezoning from R-4 to R-5

ADDRESS OR GENERAL LOCATION: 16W415 99th Street, Burr Ridge, IL 60527

LEGAL DESCRIPTION: PARCEL 1: THAT PART OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST ¼, THENCE SOUTH ALONG THE EAST LINE OF SAID ¼ SECTION TO A POINT WHICH IS 150 FEET NORTHWEST (MEASURED AT RIGHT ANGLES) OF THE NORTHWEST RIGHT-OF-WAY LINE OF THE ATCHINSON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWEST ALONG A LINE 150 FEET NORTHWEST OF AND PARALLEL WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY TO THE EAST LINE OF STATE BOND ISSUE ROUTE NUMBER 54, THENCE NORTHWEST ALONG THE EAST LINE OF SAID STATE BOND ISSUE ROUTE NUMBER 54, TO THE NORTH LINE OF SAID SOUTHWEST ¼ THENCE EAST ALONG SAID NORTH LINE OF SAID ¼ SECTION TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 IN DUPAGE COUNTY ASSESSOR'S SUBDIVISION RECORDED MARCH 5, 2015 AS DOCUMENT R2015-02096, IN THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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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1 SITE PLAN