



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, October 2, 2024

2:30 P.M.

Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

1. CALL TO ORDER

2. PUBLIC COMMENT

3. MINUTES APPROVAL

A. Zoning Hearing Officer – Recommendation Meeting of September 18, 2024 – Approval of Minutes

4. PUBLIC HEARING

CASE	TOWNSHIP	STATUS
ZONING-24-000063 SMM Management Co.	Lisle	Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

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

Zoning Petition ZONING-24-000063 SMM Management Co.

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, OCTOBER 2, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise Datzman at jessica.infelise@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: SMM MANAGEMENT CO., 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515 / SMM MANAGEMENT CO., 1842 CRANSHIRE LANE, NAPERVILLE, IL 60565/ AGENT: PAOLA SILVESTER, ANGELO'S FOODS, 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515

REQUEST: Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).

ADDRESS OR GENERAL LOCATION: 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515

LEGAL DESCRIPTION: LOTS 13, 14, 15, AND 16 IN BLOCK 3 IN MAPLE HILL SUBDIVISION, BEING A RESUBDIVISION OF LOTS 18, 19 AND 20 OF ARTHUR T. MC INTOSH'S BELMONT FARMS, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTH EAST ¼ OF SECTION 12 AND IN THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAPLE HILL SUBDIVISION, RECORDED FEBRUARY 8, 1928 AS DOCUMENT 251608, EXCEPTING THEREFROM THAT PORTION OF LOT 16 IN BLOCK 3, CONVEYED TO THE COUNTY OF DUPAGE BY DEED RECORDED OCTOBER 15, 1986 AS DOCUMENT R86-127450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF LOT 16 A DISTANCE OF 15.0 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15 FEET, TO A POINT ON THE WEST LINE OF LOT 16; THENCE SOUTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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.

Sign location on customer site
Sign will be 10" North East of property line

