

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

AGENDA

**Tuesday, July 23, 2024
ZONING BOARD OF APPEALS 6:00 P.M.
RM: 2nd Floor Cafeteria**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. PUBLIC HEARING

A. CASES:

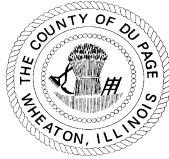
<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
-------------	-----------------	---------------

1. ZONING-24-000053 XSite	Lisle	
---------------------------	-------	--

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



**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 ZONING-24-000053 XSite

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

PUBLIC HEARING: 6:00 p.m. **TUESDAY, JULY 23, 2024**, 2ND FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MBMBM LLC., 940 MAPLE AVENUE, UNIT 301, DOWNERS GROVE, 60515-4415 / MBMBM LLC., 24W725 75TH STREET, NAPERVILLE, IL 60565-1683 / JOHN FERRI, 6349 VALLEY VIEW COURT, YORKVILLE, IL 60560 / JOHN FERRI, 24W655 75TH ST., AND 24W681 75TH ST., NAPERVILLE, IL 60565 / AGENT: PHILLIP A. LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC., 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185

REQUEST:

1. Rezoning from R-2 to B-2 General Business District.
2. Conditional Use for a Planned Development with a Self-Storage Facility, Day Care Center, and Drive-Through Coffee Shop with the following exception:
 - a. To increase the FAR from permitted .25 to approximately 0.66.

ADDRESS OR GENERAL LOCATION:

24W655 75TH ST., NAPERVILLE, IL 60540;
24W681 75TH ST., NAPERVILLE, IL 60565
24W725 75TH ST., NAPERVILLE, IL 60565

LEGAL DESCRIPTION: LOT 21 IN HOBSON HOMELANDS UNIT #2, PART OF SECTIONS 28 AND 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1959 AS DOCUMENT 920229, IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS 24W725 75TH STREET, NAPERVILLE, ILLINOIS.

LOTS 22 AND 23 IN HOBSON HOMELANDS UNIT #2, PART OF SECTIONS 28 AND 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1959 AS DOCUMENT 920229, IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 24W655 7TH STREET, NAPERVILLE, ILLINOIS AND 24W681 75TH STREET, NAPERVILLE, 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.**

COMMUNITY FEATURES

