



**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 ZONING-23-000006 Lenny's Gas N Wash

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, MARCH 23, 2023**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: LENNY'S GAS N WASH, 8200 W 185TH STREET, APT. K, TINLEY PARK, IL 60487/ FIRST MIDWEST BANK TRUST NO. 20019 (TRUSTEE: ANDRZEJ & KRYSZYNA B. BEDNARCZYK), 12S381 LEMONT ROAD, LEMONT, IL 60439

REQUEST:

1. Rezoning from R-4 Single Family to B-2 General Business.
2. Conditional Use for a Planned Development for a gas station, convenience store, carwash, fuel, ice sales, and fast-food restaurants with drive-through facilities.

ADDRESS OR GENERAL LOCATION: 12S355 LEMONT ROAD, LEMONT, IL 60439 / 12S381 LEMONT ROAD, LEMONT, IL 60439

LEGAL DESCRIPTION:

PARCEL 1 DESCRIPTION: THE NORTH HALF OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. EXCEPT THE WEST 40.00' PER DOCUMENT NUMBER 1942-435204.

THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE WESTERLY 60 FEET OF THE SOUTHERLY 6 FEET THEREOF) OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. EXCEPT THE WEST 40.00' PER DOCUMENT NUMBER 1942-435204.

**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.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

