



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupageco.org/building](http://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-23-000020 TIMBER HILL GROUP, LLC.**

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

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, MAY 11, 2023**, 2<sup>nd</sup> Floor Cafeteria, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** TRINE CONSTRUCTION CO., 1041 TRINE COURT NO. A, ST CHARLES, IL 60174/ AGENT: TIMBER HILL GROUP, LLC. (CONNOR HARMON), 8770 W. BRYN MAWR, SUITE 1350, CHICAGO, IL 60631

**REQUEST:** Conditional Use Amendment to a previously approved zoning relief (Z21-011) to allow for a Conditional Use to construct a warehouse building.

**ADDRESS OR GENERAL LOCATION:** 27W364 NORTH AVENUE, WEST CHICAGO, IL 60185

**LEGAL DESCRIPTION:**

PARCEL 1: LOT 33 IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948, AS DOCUMENT 555355 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF PARCEL 1 IN THE ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBE AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID PARCEL 1 BEING A CROSS IN THE CENTER LINE OF STATE BOND ISSUE HIGHWAY ROUTE 64 ALSO KNOWN AS NORTH AVENUE, FOR A POINT OF BEGINNING AND RUNNING THENCE NORTH ALONG THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS MORTON ROAD FOR A DISTANCE OF 660.0 FEET TO THE NORTHWEST CORNER OF LOT 33 IN MARDON ACRES RECORDED AS DOCUMENT 55555; LOT 33 AND SAID WEST LINE OF THE EAST ½ OF SAID SECTION 36 AND BEING ALONG THE WEST LINE OF SAID LOT 22 AND SAID WEST LINE EXTENDED SOUTH, 660 FEET TO THE CENTER LINE OF NORTH AVENUE; THENCE NORTH 82 DEGREES 09 MINUTES WEST ALONG SAID CENTER LINE, 667.60 FEET TO POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1931 AS DOCUMENT 313722 (EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION IN CASE 96ED-5), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOTS 34 AND 35 IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948 AS DOCUMENT 555355, 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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