



**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-23-000070 Flash Property Management, LLC.

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, NOVEMBER 9, 2023**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: FLASH PROPERTY MANAGEMENT, LLC., P.O BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILLIP A. LUETKEHANS AND BRIAN J. ARMSTRONG, LUETKEHANS, BRADY, GARNER, & ARMSTRONG, LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143

REQUEST:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Variation to reduce the east interior side yard setback from 40' to approximately 10'; and
4. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20';
 - b. Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10'.

ADDRESS OR GENERAL LOCATION: 24W280 ST. CHARLES ROAD, CAROL STREAM, IL 60188

LEGAL DESCRIPTION: LOT 4 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4, BEING LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TWONSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MEERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1944 AS DOCUMENT 461047, EXCEPT THAT PART OF SAID LOT LYING WESTERLY OF A STRAIGHT LINE DRAWN ACROSS SAID LOT FROM A POINT IN THE NORTHERLY LINE THEREOF THAT IS 171.1 FEET EASTERLY, MEASURED ALONG SAID NORTHERLY LINE, FORM THE NORTHWEST CORNER OF SAID LOT TO APOINT IN THE SOUTHERLY LINE OF SAID LOT THAT IS 144.2 FEET EASTERLY, MEASURED ALONG SAID SOUTHERLY LINE FORM THE SOUTHWEST CORNER OF SAID LOT; ALSO EXCEPT THE EAST 450 FEET OF SAID LOT 4 AS MEASURED ON THE SOUTHERLY LINE, BY 445.3 FEET AS MEASURED ON THE NORTHERLY LINE THEREOF.

**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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