



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-24-000053 XSite

Please review the information herein and return with your comments to:

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **July 22, 2024.**

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
SIGNATURE: _____ DATE: _____	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: _____	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000053 XSite
ZONING 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.
OWNER	MBMBM LLC., 940 MAPLE AVENUE, UNIT 301, DOWNERS GROVE, 60515-4415 / MBMBM LLC., 24W725 75 TH STREET, NAPERVILLE, IL 60565-1683 / JOHN FERRI, 6349 VALLEY VIEW COURT, YORKVILLE, IL 60560 / JOHN FERRI, 24W655 75 TH ST., AND 24W681 75 TH ST., NAPERVILLE, IL 60565 / AGENT: PHILLIP A. LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC., 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185
ADDRESS/LOCATION	24W655 75 TH ST., NAPERVILLE, IL 60540; 24W681 75 TH ST., NAPERVILLE, IL 60565; 24W725 75 TH ST., NAPERVILLE, IL 60565
PIN	08-28-300-003, 08-28-300-004, 08-28-300-005
TWSP./CTY. BD. DIST.	Lisle DISTRICT 5
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	4.73 ACRES (206,039 SQ. FT.)



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UTILITIES	Well/Septic
PUBLICATION DATE	Daily Herald: Monday, July 8, 2024
PUBLIC HEARING	Tuesday, July 23, 2024

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

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**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.



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