

**NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS**

Notice is hereby given, that a Public Hearing will be held by the Plan Commission – Zoning Board of Appeals of the City of Countryside, Cook County, Illinois, on **Tuesday, October 7, 2025 at 7:00 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

An Amendment to Ordinance 76-11-O, an Ordinance granting Special Use Permits to Melvin Simon and Associates (Countryside Illinois Shopping LLC, successor in interest) and granting certain exceptions and tolerances in connection with the approval of the Planned Development (Countryside Plaza) to be amended as follows:

- **To permit a business in which less than fifty percent (50%) of its income is derived from sales which generate a retailers' occupation tax or a service occupation tax for the city, pursuant to Section 10-8C-3 (B) of the Code**

at the real estate commonly known as **102 Countryside Plaza, Countryside, IL 60525.**

PIN#: 18-16-301-013-0000

LEGALLY DESCRIBED as follows:

Tract I:

The North $\frac{3}{4}$ of Lot 11 (Except the East 2 rods of the North 18 rods) (Tract I-Exception 1) in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

Except therefrom that part dedicated for LaGrange Road and 60th Place by Plat of Dedication recorded January 31, 1977 as Document Number 23805144; (Tract I-Exception 2)

And,

Excepting therefrom the South $\frac{1}{2}$ of the right of way of vacated 59th Street lying West of the West line of LaGrange Road and East of the West Line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, conveyed by deed recorded July 1, 1987 as Document Number 87360087, in Cook County, Illinois; (Tract I-Exception 3)

And,

Excepting therefrom the following described tract of land:

That part of the North three Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point being 50.00 feet West of the East Line of Lot 11 and 33.00 feet North of the South Line of the North $\frac{3}{4}$ of Lot 11; thence West along a line which is parallel to and 33.00 feet North of the South Line of the North $\frac{3}{4}$ of Lot 11, bearing North 89 degrees 45 minutes 58 seconds West, a distance of 819.00 feet to a point; thence North along a line parallel with the East Line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point; thence East along a line parallel to the South Line of the North $\frac{3}{4}$ of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 160.00 feet to a point; thence North along a line perpendicular to the South Line of the North $\frac{3}{4}$ of Lot 11, bearing North 0 degrees 14 minutes 02 seconds East, a distance of 157.00 feet to a point; thence West along a line parallel with the South Line of the North $\frac{3}{4}$ of Lot 11 bearing North 89 degrees 45 minutes 58 seconds West, a distance of 15.00 feet to a point; thence North along a line parallel to the East Line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 631.58 feet to a point; thence East

along a line parallel with the South Line of the North $\frac{3}{4}$ of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 299.36 feet to a point; thence South along a line parallel to the East Line of Lot 11, bearing South 0 degrees 00 minutes 00 seconds West, a distance of 218.58 feet to a point; thence along a line parallel with the South Line of the North $\frac{3}{4}$ of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 174.00 feet to a point; thence North along a line parallel to the east line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 38.00 feet to a point; thence East along a line parallel to the South Line of North $\frac{3}{4}$ of Lot 11 bearing South 89 degrees 45 minutes 58 seconds East, a distance of 200.00 feet to a point on a line 50.00 feet West of and parallel with the East Line of Lot 11; thence South along the said line, bearing South 0 degrees 00 minutes 00 seconds West, a distance of 708.00 feet to the point of beginning; (Tract I-Exception 4)

And,

Also excepting therefrom the following described tract of land:

A part of the North Three-Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the intersection of the West right of way line of LaGrange Road and the South right of way of Vacated 59th Street; thence N89°44'01"W along said South right of way line a distance of 16.32 feet; thence S00°15'59"W, a distance of 12.20 feet to the point of beginning; thence continuing S00°15'59"W, a distance of 86.00 feet; thence N89°44'01"W, a distance of 49.00 feet; thence S00°15'59"W, a distance of 9.00 feet; thence N89°44'01"W, a distance of 32.00 feet; thence North 00 degrees 15 minutes 39 seconds East, a distance of 9.00 feet; thence North 89 degrees 44 minutes 01 seconds West, distance of 45.00 feet; thence N00°15'59"E, a distance of 86.00 feet; thence S89°44'01"E, a distance of 126.00 feet to the point of beginning. (Tract I-Exception 5)

The applicant is Laura Lewallen whose address is PO Box 2076, Rogers, Arkansas 72756. The property owner is Countryside Illinois Shopping LLC whose address is 255 Washington Street, Newton, Massachusetts 02458.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Special Use Amendment (**Case Number PSU25-0002**) and/or to ask questions, shall be given such opportunity. For questions about the notice, please contact Richard Trent – Planning Manager at (708) 485-4775.

Robert Schwarz, Chairman
Plan Commission – Zoning Board of Appeals