

**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, February 4, 2025 at 7:15 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

A Variance pursuant to Section 8-5-9 (H)(3): Monument Signs - Height And Surface Area of the Municipal Code (Building Code):

- **To exceed the maximum height for monument signs from six feet (6') to nineteen feet - ten inches (19'-10") in height for the construction of a new monument sign in the B-3 Zoning District; and**

A Variance pursuant to Section 8-5-9 (H)(3): Monument Signs - Height And Surface Area of the Municipal Code (Building Code):

- **To exceed the maximum surface area for monument signs from sixty five (65) square feet to ninety eight and thirty three hundredths (98.33) square feet per side (a total surface area of 198.33 square feet) for the construction of a new monument sign in the B-3 Zoning District**

at the real estate commonly known as **5901 S. LaGrange Road, Countryside, IL 60525.**

PIN#: 18-16-400-027-0000 & 18-16-400-028-0000

LEGALLY DESCRIBED as follows:

The North 10 acres (Except the East 1.46 feet thereof) of the West 27 acres North of the road (Except the North 40 feet thereof taken for street purposes) of Lot 10 in School Trustee's Subdivision of the Southeast ¼ of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, Excepting therefrom the South 173.37 feet of the West 778.00 feet and Except the West 33 feet thereof, Also Excepting therefrom that part described as follows: Commencing at a point 40.0 feet South of the North line of said Lot 10, said point also being 33.0 feet East of the West line of said Lot 10; Thence South 00 degrees 00 minutes 00 seconds East (Bearings assumed for descriptive purposes only) along a line 33.0 feet East of the West line of said Lot 10, a distance of 186.20 feet to the point of beginning; Thence continuing South 00 degrees 00 minutes 00 seconds East, along a line 33.0 feet East of the West line of said Lot 10, a distance of 77.30 feet to the North line of the South 173.37 feet of the West 778.00 feet (Except the West 33 feet thereof) of the North 10 acres (Except the East 1.46 feet thereof) of the West 27.00 acres North of the road (Except the North 40 feet thereof taken for street purposes) of Lot 10 in said School Trustee's Subdivision; Thence South 89 degrees 45 minutes 22 seconds East, along said North line, a distance of 8.29 feet; Thence North 06 degrees 07 minutes 16 seconds West, a distance of 77.77 feet to the point of beginning.

The applicant is Zachary Blair, Attorney, whose address is 445 Jackson Avenue, Suite 200, Naperville, Illinois 60540. The property owner is Gerald Realty Holdings, LLC whose address is 213 Hansen Boulevard, North Aurora, Illinois 60542.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Variances (**Case Number PZV25-0001**) 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