



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**PZ 12-026**

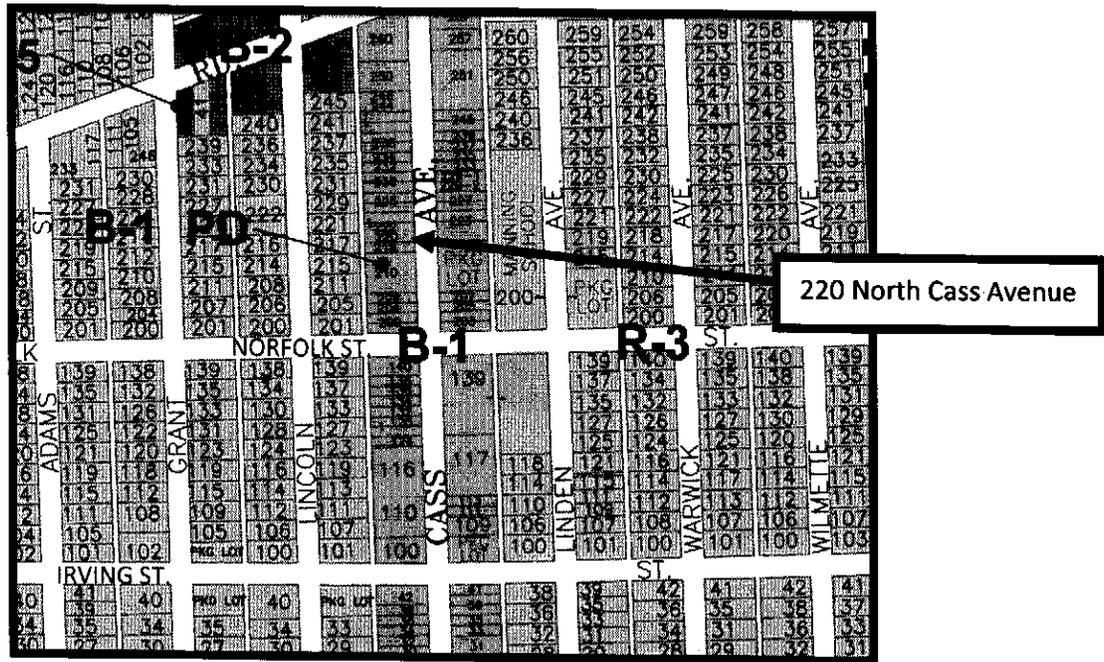
**MEETING DATE: August 8, 2012**

**TITLE: Gina DeLaMora regarding the property located at 220 North Cass Avenue, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request to operate a consignment shop in the B-1 Limited Business District.

**BACKGROUND OF ITEM**

The subject property is located on the west side of Cass Avenue just north of Norfolk Street. The lot was originally subdivided as part of Arthur T. McIntosh and Company's Fairmont Heights on September 22, 1920.



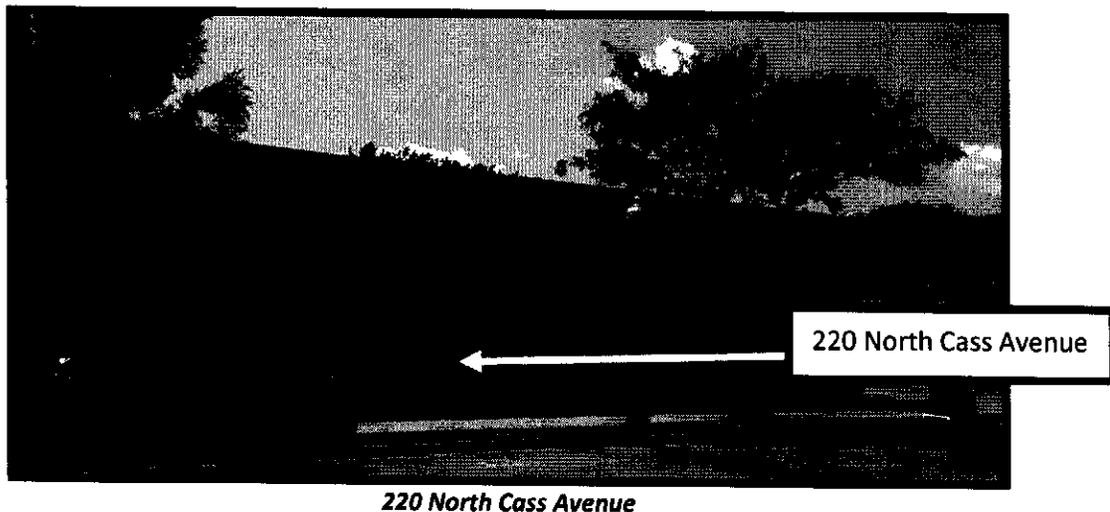
The applicant previously operated Interiors by Gina in the Village of Hinsdale and now wishes to move into the 1,400 square foot unit located at 228 North Cass Avenue in Westmont. The applicant plans to offer new and used furniture, home décor accessories, and in addition, would like to include wine tastings and wine related events. The applicant is working with Deputy Chief Gunther on the application process for this type of liquor license. Interiors by Gina would also include estates sale planning, interior design consulting, and minor furniture repair.

This unit was most recently leased by a modern furniture gallery. The property features a one story masonry building with three tenant spaces. Recently, the Village Board granted approval of a development permit for Luxe Showroom to open an interior design and furniture store in the unit located within this building to the north. Marco Hair Salon is located south of the proposed tenant space.

## ZONING ANALYSIS

The subject property is located in the B-1 Limited Business District. Properties to the north, south, and east are similarly zoned. The property to the west is zoned R-3 Single Family Detached Residence District.

Appendix A, Section 7.03(A)(114) requires that all resale/consignment shops must receive approval of a Special Use permit prior to operating in ground floor commercial space in the B-1 District. The special use permit process for resale and consignment shops in the downtown was intended to ensure that rummage and warehouse style resale operations are not allowed to operate within the Central Business District, and therefore resale shops need to sell “high end” items in order to meet the criteria for a special use.



There are no special conditions associated with this Special Use permit request, and the consignment shop appears to meet all the Special Use standards, which are:

**Standards.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

There do not appear to be any extraordinary factors which would create traffic congestion or pedestrian safety issues as a result of the issuance of this special use permit.

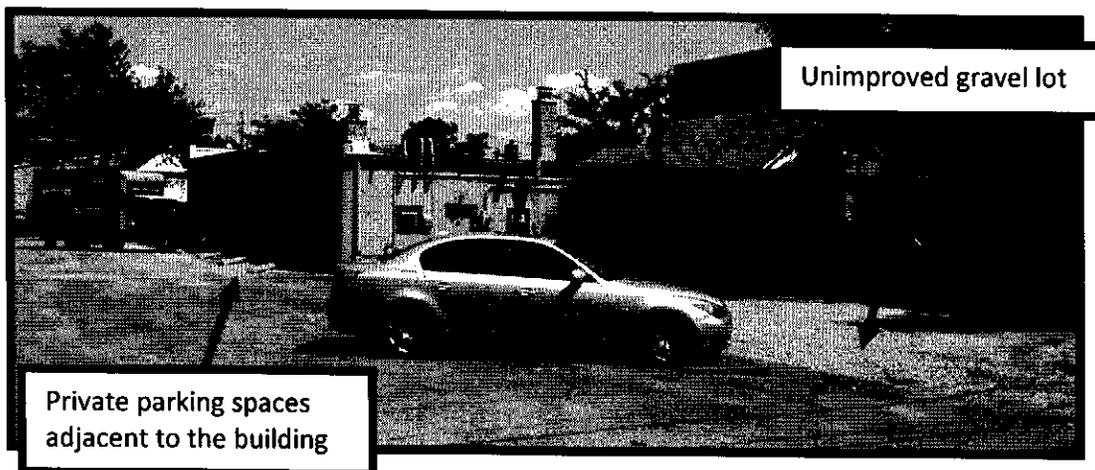
## PARKING ANALYSIS

The property features 10 improved diagonal parking spaces in the adjacent lot to the north, and there is adjacent on-street public parking. The property owner has a gravel parking lot located behind the building, but it is not included in the parking count because it is not improved with asphalt and striped. Visitors would access the diagonal parking spaces from North Cass Avenue and depart from the alley along the west property line.

Furniture store parking requirements are mandated by Appendix A, Section 10.06(K)(4)(c)(11) of the Village Code:

*Furniture stores: one parking space for each 600 square feet of floor area.*

The applicant is leasing a unit with 1400 square feet, which results in a parking requirement of 2.3 off-street parking spaces. When parking requirements in the B-1 district result in less than 3 required parking spaces, the parking spaces need not be provided. The 10 improved parking spaces accommodate the three uses, since Marco requires 8 spaces, and the second tenant, Luxe Showrooms has a parking requirement of 2.4 spaces which also need not be provided in the B-1 district.



## SUMMARY

The applicant seeks approval of a special use permit in order to operate a resale/consignment shop in the B-1 Limited Business District. A parking variance is not necessary as adequate off-street parking is located in the private lot adjacent to the building and is under common ownership. The applicant has spoken with Luxe Showroom about working together in a meaningful way to find synchronicities with some of their similar sales.

## DOCUMENTS ATTACHED

1. Application for special use dated July 13, 2012.
2. Plat of survey prepared by Joseph M. DeCrane, dated June 1, 2005.
3. Public notice and agenda as published in the July 25, 2012 edition of the Westmont Progress.



VILLAGE OF WESTMONT  
ECONOMIC DEVELOPMENT DEPARTMENT  
630-981-6264

<i>Office Use Only</i>	
Applicant #:	_____
Submission Date:	<u>7-13-12</u>
Title:	<u>Consignment variation</u>

**APPLICATION FOR:**

- Annexation/Pre-Annexation Hearing
- Appeal from Decision of Zoning Official
- Map Amendment
- Planned Development
- Right-of-Way Dedication
- Site/Landscaping Plan
- Special-Use Permit
- Subdivision/Consolidation/Lot Split (Preliminary)
- Text Amendment
- Variation from Zoning Requirement/Land Development Code

VILLAGE OF WESTMONT *** CUSTOMER RECEIPT ***		
DATE: 07/16/12 TIME: 10:37:24		
DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDM 220 N CASS	CK	350.00 196
TOTAL AMOUNT DUE		350.00
AMOUNT TENDERED		350.00
CHANGE DUE		.00
TRANS #:	18	CASHIER CODE: 6N2
BATCH #:	C120716	REGISTER ID: 002

**DESCRIPTION OF SITE:**

Common Description (Street Address): 220 No. Cass Ave, Westmont IL  
 PIN Number: 09-09-211-029 Current Zoning and Land Use: B1 Limited Business District  
 Existing Structures: storefront  
 Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain,  
 and other development restrictions): n/a

**PAID:**

**CHARACTER OF SURROUNDING AREA (zoning/jurisdiction and land use):**

North: B-1 business East: B-1 business  
 South: B1 business West: R-3 single family

JUL 16 2012  
*Kid*

**PETITIONER INFORMATION:**

Petitioner: Yolanda Gina De la Mora  
 Corporation: Interiors By Gina  
 Street Address: 220 No. Cass Ave  
 City: Westmont  
 State and Zip Code: IL  
 Daytime Telephone Number: 630-664-0951

Fax Number: \_\_\_\_\_

Email Address: gina.delamora@yahoo.com

Relationship of Petitioner to Property: tenant

**PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):**

Names (list all beneficiaries of Trust): Majid KhaKbaz

Corporation: MK Properties of Illinois c/o ATGI

Street Address: 377 E. Butterfield Rd Ste 900

City: Lombard IL

State and Zip Code: IL 60148

Daytime Telephone Number: 630-829-8910

Fax Number: 630-964-9710

Email Address: mfarley@atginc.com

**PROJECT STAFF (if applicable):** NA

**Developer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

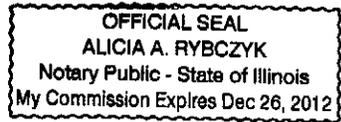
Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

**PETITIONER SIGNATURE:**

Type or print name: Yolanda G. DeLa Mora  
Signature: [Handwritten Signature]

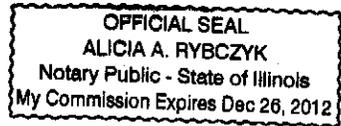
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 10th DAY OF JULY, 20 12  
Alicia A. Rybczyk  
Notary Public



**OWNER SIGNATURE:**

Type or print name: Mike Khakbaz  
Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 10th DAY OF JULY, 20 12  
Alicia A. Rybczyk  
Notary Public



Office Use Only

Provisions of zoning or land development ordinances which apply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Jill Ziegler &lt;jziegler@westmont.il.gov&gt;

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**cover letter to Shannon**

1 message

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**Gina De La Mora** <gina.delamora@gmail.com>  
To: "smalik@westmont.il.gov" <smalik@westmont.il.gov>  
Cc: "jziegler@westmont.il.gov" <jziegler@westmont.il.gov>

Fri, Jul 6, 2012 at 8:09 PM

07/07/2012

To all of whom it may concern,

Interiors By Gina would love the opportunity to open its doors in Westmont.

Interiors By Gina is a high-end consignment shop taking on the slogan of Consign, Wine and Design.

Interiors by Gina only accepts high-end consignment items as well as sell new and repurposed furniture and home decor accessories.

On a monthly (or as much is permitted) basis Interiors By Gina would like the opportunity to introduce wine education. This education would consist of either wine tastings conducted by my self or an outside source as well as wine education through wine related events such as Vino Van Gogh type classes. We will also Offer services such as estate sales planning, interior design consulting and minor furniture repair.

Interiors By Gina is currently a two-person business. The space that we have chosen is roughly 1400 ft.<sup>2</sup> with one handicapped accessible washroom, 2 rear storage areas and nice sized back room. The unit has a designated parking lot on north side of the building containing about 10 spots (which are shared with the next-door tenant) as well as off street parking.

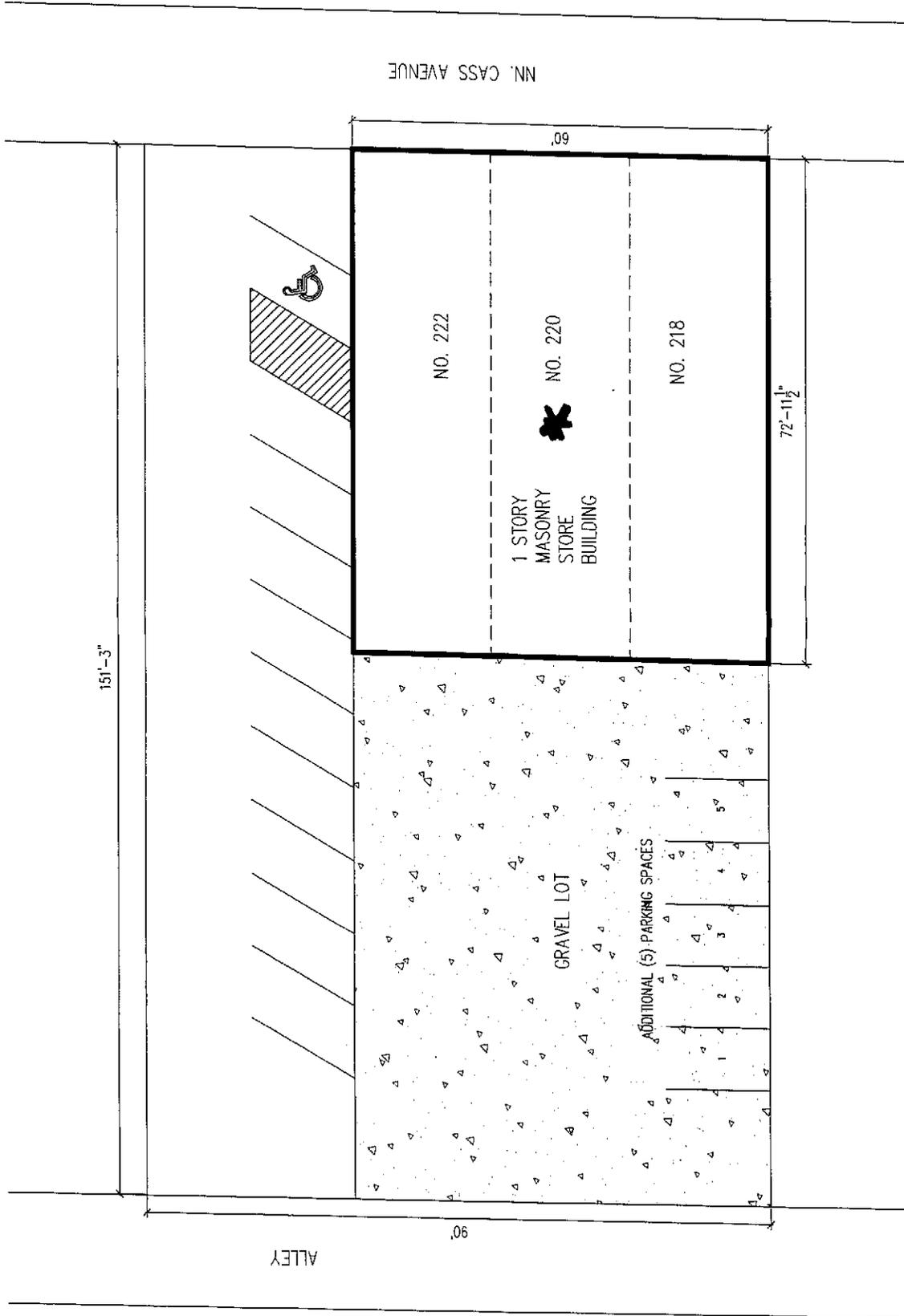
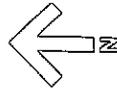
Again, we are excited about the possibility and would love the opportunity to open our high end consignment boutique in Westmont while also maintaining both the integrity and the historical value of this city.

Thank you for your consideration.

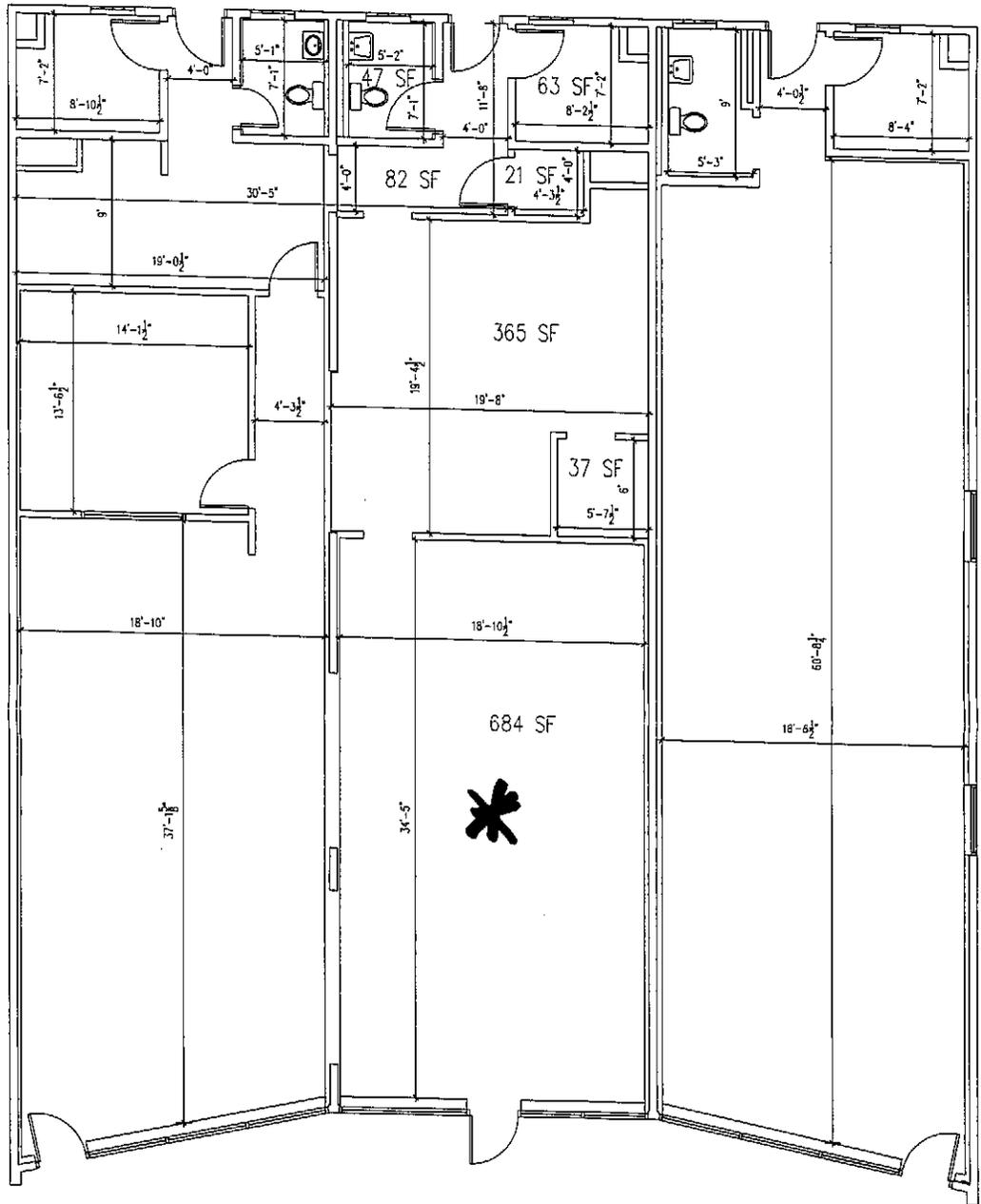
Y. Gina De La Mora  
Managing Owner  
630-664-0951

Sent from my iPhone  
Y. Gina De La Mora  
Managing Owner

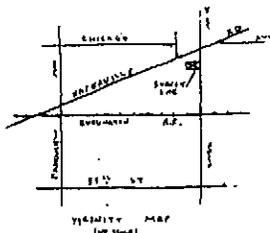
Redecorate My Home & Interiors By Gina, LLC Hinsdale, IL  
www.interiorsbygina.com  
630-664-0951.



NM. CASS AVENUE



218-220 NORTH CASS AVE.  
 WESTMONT, ILLINOIS 60559



# Plat of Survey

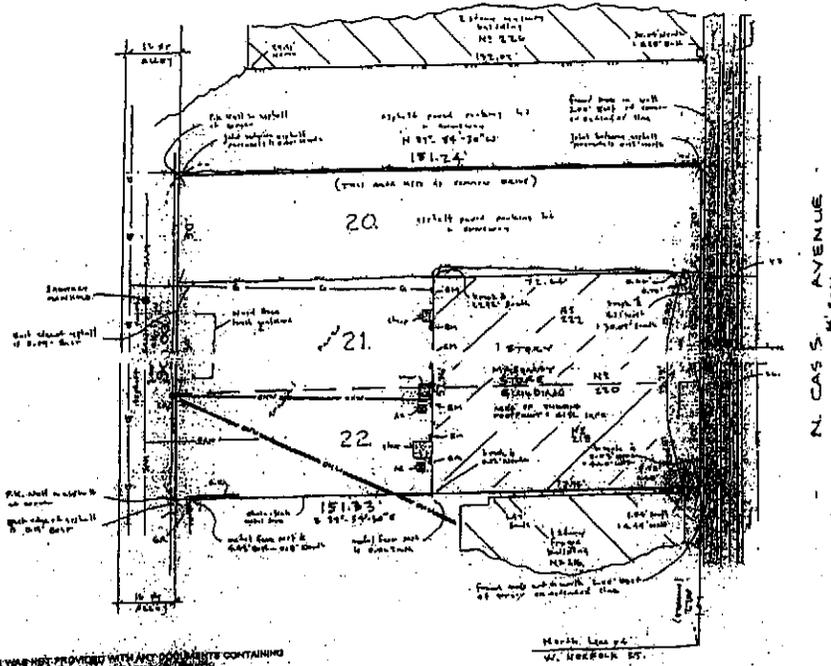
## ALTAJACSM LAND TITLE SURVEY

LOTS 20, 21 AND 22 IN BLOCK 1 IN ARTHUR T. MERTON AND COMPANY'S FAIRMONT HEIGHTS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1928 AS DOCUMENT 144405, IN DUPAGE COUNTY, ILLINOIS.



ASSUMED BEARINGS USED HEREON.

AREA 115,417.4 SQ. FT.  
0.213 ACRES



NOTE:  
THE SURVEYOR HAS NOT PROVIDED WITH ANY DOCUMENTS CONTAINING INFORMATION AFFECTING THE PROPERTY RIGHTS THEREON.  
THE BEARING AND WATER SERVICE LOCATIONS AT THE BUILDING ARE UNKNOWN TO SURVEYOR.  
THE PROXIMITY OF BURIED UTILITY LOCATIONS SHOWN THEREON ARE PER UTILITY COMPANY RECORDS AND NOT FIELD OBSERVATION.  
CONSULT WITH THE ENGINEER FOR PLACEMENT OF UNDERGROUND WIRES.  
FIELD OBSERVATION, WHEREAS, SEVERAL PAVED AND PARTIALLY PAVED OVER, UNUSED PARKING SPACE FRONT STRIPES ON THE GROUND IN THE VICINITY NORTH OF THE BUILDING.

## ALTAJACSM LAND TITLE SURVEY

STATE OF ILLINOIS  
COUNTY OF DUPAGE SS  
TO: FIRST AMERICAN TITLE COMPANY

- LEGEND:**
- BAK — PROXIMITY OF SANITARY SEWER AND SERVICE
  - WM — PROXIMITY OF WATER MAIN AND SERVICE
  - G — PROXIMITY OF GAS MAIN AND SERVICE
  - EL — PROXIMITY OF BURIED STREET LIGHT WIRES
  - FOC — PROXIMITY OF BURIED FIBER-OPTIC CABLE
  - OHW — PROXIMITY OF OVERHEAD WIRES
  - VS — VALVE BOX
  - SL — STREET LIGHT
  - TR — PARKWAY TREE
  - GR — GUARD RAIL
  - AG — AIR CONDITIONER UNIT
  - GM — WALL MOUNTED GAS METER
  - EM — WALL MOUNTED ELECTRIC METER

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ORDINANCE, STATUTE, METRIC MEASUREMENTS FOR ALTAJACSM LAND TITLE SURVEY, AND THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF ILLINOIS. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF ILLINOIS. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF ILLINOIS.

DATE: 10/1/2007  
 FILED IN MAPS AND RECORDS DIVISION NO. 2175  
 ORDERED BY: JIMMIE A. McALOUGH  
 ORDER NO. 2007-2175



**LEGAL NOTICE / PUBLIC NOTICE  
VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, August 8, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, Illinois 60559.

- (1) Call to Order
- (2) Roll Call
- (3) Pledge of Allegiance
- (4) Swearing-in of testifying attendees and reminder to sign in
- (5) Reminder to silence all electronic devices
- (6) Approval of Minutes of the June 13, 2012 and July 11, 2012 meetings
- (7) Open Hearing

New Business

**PZ 12-026 Gina DeLaMora of Interiors by Gina regarding the property located at 220 North Cass Avenue, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request to operate a resale/consignment shop in the B-1 Limited Business District.

**PZ 12-027 Dominic Chlovari regarding the property at 220 61st Street, Downers Grove, IL 60516 for the following:**

- (A) Hearing on property owner's appeal of Village-issued violation notice.
- (B) Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

**WESTMONT PLANNING AND ZONING COMMISSION**  
Ed Richard Chairperson

July 25, 2012  
Suburban Life Publications 1248 WSM

**IN THE CIRCUIT COURT FOR  
DUPAGE COUNTY -**

**RESIDENTIAL**

U.S. Bank National Association as Trustee Pool # 401 -  
Vs.

James Zielinski a/k/a James W. Zielinski; et. al., DEFE

**NOTICE OF SHERIFF'S**

**PUBLIC NOTICE IS HEREBY GIVEN** that pursuant to above cause on 1/29/2010, John Zaruba, the Sheriff 10:00AM at Dupage County Sheriff's Office 501 North otherwise designated at the time of sale, County of D highest bidder for cash, as set forth below, the following **LOT 5 IN BLOCK 3 IN ARTHUR T. MCINTOSH SUBDIVISION IN THE NORTHEAST QUARTER OF E OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING 22, 1920 AS DOCUMENT 144403 IN DUPAGE COUNTY** Improved with Residential. **COMMONLY KNOWN AS** Sale terms: 10% down of the highest bid by certified to the Judicial sale fee for Abandoned Residential Property rate of \$1 for each \$1,000 or fraction thereof of the certified funds, is due within twenty-four (24) hours, taxes, special assessments, or special taxes levied against representation as to quality or quantity of title and will sale is further subject to confirmation by the court.

If the property is a condominium and the foreclosure mortgagees will be required to pay any assessment and 765 ILCS 605/9(g)(1) and (g)(4).

If the property is located in a common interest community to pay any assessment and legal fees due under the Code. If the sale is set aside for any reason, the Purchaser at paid. The Purchaser shall have no further recourse against attorney.

Upon payment in full of the amount bid, the purchaser purchaser to a Deed to the real estate after Confirmation responsibility/expense of evicting any tenants or other premises.

The property will NOT be open for inspection and Plain property. Prospective bidders are admonished to check IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU FOR 30 DAYS AFTER ENTRY OF AN ORDER OF 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE. For information: Examine the court file or contact 15W030 North Frontage Road, Suite 100, Burr Ridge, IL. Please refer to file number 14-07-9946. 1446318

July 11, 18, 25, 2012 Subu

**IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT  
DUPAGE COUNTY - WHEATON, ILLINOIS**

**BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, PLAINTIFF**

**VS**

**RICARDO CARBAJAL; VICTOR VILLALOBOS; UNKNOWN OWNERS AND NON RECORD CLAIMANTS; DEFENDANTS**

232 EAST 55TH STREET WESTMONT, IL 60559

**NOTICE OF SALE PURSUANT TO JUDGMENT OF FORECLOSURE  
UNDER ILLINOIS MORTGAGE FORECLOSURE ACT**

\*\*\*THIS DOCUMENT IS AN ATTEMPT TO COLLECT ON A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE\*\*\*

**PUBLIC NOTICE IS HEREBY GIVEN** that pursuant to a Judgment of Foreclosure and Sale entered by said Court in the above entitled cause on February 7, 2012, DUPAGE COUNTY SHERIFF in DU PAGE County, Illinois, will on August 14, 2012, in 501 North County Farm Road, Wheaton, IL, at 10:00 AM, sell at public auction and sale to the highest bidder for cash, all and singular, the following described real estate mentioned in said Judgment, situated in the County of DU PAGE, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment:

**THE WEST 50 FEET OF THE EAST 197.25 FEET OF LOT 6 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 6.00 FEET OF THE WEST 50 FEET OF THE EAST 197.25 FEET OF LOT 6 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1923 AS DOCUMENT NO. 166160 IN DUPAGE COUNTY, ILLINOIS.**

TAX NO. 09-10-318-029

**COMMONLY KNOWN AS: 232 EAST 55TH STREET WESTMONT, IL 60559**

Description of Improvements: SINGLE-FAMILY HOUSE WITH DETACHED GARAGE.

The Judgment amount was \$327,099.83.

**Sale Terms:** This is an "AS IS" sale for "CASH". The successful bidder must deposit 25% down by certified funds; balance, by certified funds, within 24 hours. NO REFUNDS. The subject property is subject to general real estate taxes, special assessments or special taxes levied against said real estate, water bills, etc., and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff. The sale is further subject to confirmation by the court. Upon payment in full of the bid amount, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the sale. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). **IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.**

For Information: Visit our website at <http://service.atty-pierce.com>. Between 3 p.m. and 5 p.m. only - Pierce &

**IN THE CIRCUIT COURT FOR T  
DUPAGE COUNTY - W**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERG  
SERVICING, LP FKA COUNTRYWIDE HOME LOANS S**

**VS**

**MARTIN TORRES; SUSAN D TORRES; THE PIERS CO  
UNKNOWN HEIRS AND LEGATEES OF MARTIN TORR  
OWNERS AND NON RECORD CLAIMANTS; DEFENDA**

59 W 64TH STREET UNT 102 WESTMONT, IL 60559

**NOTICE OF SALE PURSUANT TO J  
UNDER ILLINOIS MORTGAG**

\*\*\*THIS DOCUMENT IS AN ATTEMPT TO COLLECT ON A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE\*\*\*

**PUBLIC NOTICE IS HEREBY GIVEN** that pursuant to a Judgment of Foreclosure and Sale entered by said Court in the above entitled cause on May 8, 2012, DUPA will on August 14, 2012, in 501 North County Farm Road sale to the highest bidder for cash, all and singular, the Judgment, situated in the County of DU PAGE, State of Illinois, or so much thereof as shall be sufficient to satisfy said Judgment:

**PARCEL 1:**

**UNIT 102 59 WEST 64TH TOGETHER WITH ITS COMMON ELEMENTS IN PIERS CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 15 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR PARKING PURPOSES IN AND TO BE SET FORTH IN SAID DECLARATION AND SURVEY. TAX NO. 09-21-213-148. COMMONLY KNOWN AS: 59 W 64TH STREET UNIT 102 WESTMONT, IL 60559**

**Description of Improvements: MULTI-UNIT BUILDING.**  
**Sale Terms:** This is an "AS IS" sale for "CASH". The successful bidder must deposit 25% down by certified funds; balance, by certified funds, within 24 hours. NO REFUNDS. The subject property is subject to general real estate taxes, special assessments or special taxes levied against said real estate, water bills, etc., and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff. The sale is further subject to confirmation by the court. Upon payment in full of the bid amount, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the sale. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). **IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.**

For Information: Visit our website at <http://service.atty-pierce.com>. Between 3 p.m. and 5 p.m. only - Pierce &

# Legals

## 883 Legal Notices

Surprise, AZ 85374 as:  
Independent  
Executor  
whose attorney is  
Nancy Siedlecki  
5300 Main St.  
Downers Grove, IL 60515  
Claims against the estate  
may be filed in the Office of  
Chris Kachiroubas, Circuit  
Court Clerk, 505 N. County  
Farm Rd., Wheaton, Illi-  
nois, or with the represen-  
tative or both on or before  
January 26, 2013 any claim  
not filed within that period  
is barred. Copies of a claim  
filed with the Circuit Court  
Clerk must be mailed or  
delivered to the representa-  
tive and to the attorney, if  
any, within 10 days after it  
has been filed with the  
Circuit Court Clerk.  
CHRIS KACHIROUBAS  
Clerk of the Eighteenth  
Judicial Circuit Court  
Wheaton, IL 60189-0707  
Nancy Siedlecki  
Attorney For: Executor  
5300 Main St.  
Downers Grove, IL 60515  
630-969-1009  
July 25, 2012  
August 1, 8, 2012  
Suburban Life Publications  
1293 WOO

on July 10, 2012, an order  
was entered by the Court,  
naming Richard W. Kuhn,  
552 S. Washington Street,  
Suite 100, Naperville,  
Illinois 60540, Tel. No.  
(630) 420-8228, as the  
Special Representative of  
the above named decedent  
under 735 ILCS 13-1209  
(Death of a Party). The  
cause of action for the  
Foreclosure of a certain  
Mortgage upon the  
premises commonly known  
as: 5823 Oakwood Drive,  
Unit F, Lisle, IL 60532.  
July 25, 2012  
August 1, 8, 2012  
Suburban Life Publications  
1294 LI

**LEGAL NOTICE  
UNITED STATES OF  
AMERICA  
STATE OF ILLINOIS  
COUNTY OF DUPAGE  
WHEATON, ILLINOIS  
IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT**  
IN RE THE ESTATE OF ANTHONY R. KILIK )  
OF ANTHONY R. KILIK )  
aka Tony Kilik )  
DECEASED )  
**PUBLICATION NOTICE  
AND/OR CLAIMS NOTICE**  
Notice is given of the death  
of Anthony R. Kilik  
aka Tony Kilik  
whose address was  
Woodridge, Illinois 60517  
Letters of Office were  
issued on 7-16-12 to  
Mary Ellen Glass-Cauble,  
17766 W. Camino Real Dr.,

Copies of a claim filed with  
the Circuit Court Clerk  
must be mailed or deliv-  
ered to the representative  
and to the attorney, if any,  
within ten (10) days after it  
has been filed with the  
Circuit Clerk.  
CHRIS KACHIROUBAS  
Clerk of the Eighteenth  
Judicial Circuit Court  
Wheaton, IL 60189-0707  
Stuart E. Grass and Kelli  
Chase Plotz  
Attorney For: Petitioners  
Katten Muchin Rosenman  
LLP,  
525 West Monroe Street,  
Chicago, IL 60661-3693  
(312) 902-5276 and  
(312) 902-5347  
July 25, 2012  
August 1, 8, 2012  
Suburban Life Publications  
1190 LI

**STATE OF ILLINOIS  
UNITED STATES  
OF AMERICA  
COUNTY OF DUPAGE  
IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT**  
PNC Bank, National )  
Association, Plaintiff, )  
vs. )  
Unknown Heirs and )  
Devises of Nick )  
C. Chino aka Nick )  
Chino; et al., )  
Defendants. )

**NOTICE TO HEIRS  
AND LEGATEES**  
Notice is hereby given to  
you, the Unknown Heirs  
and Unknown Legatees of  
the decedent, Nick C.  
Chino aka Nick Chino. that

**IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT**  
ESTATE OF )  
Nicholas F. Turcic )  
Deceased )  
Notice is given of the death  
of Nicholas F. Turcic  
whose address was  
Lisle, IL 60532  
Letters of Office were  
issued on June 16, 2012 to  
Stefan M. Turcic, 587  
Riedy Road, Lisle, IL  
60532 and Karen L.  
Trendel, 232 Cloverdale  
Lane, Schaumburg, IL  
60194 as:  
INDEPENDENT  
EXECUTOR  
whose attorney is Stuart E.  
Grass, Katten Muchin  
Rosenman LLP, 525 West  
Monroe Street, Chicago, IL  
60661-3693  
The estate will be adminis-  
tered without Court Super-  
vision, unless under sec-  
tion 28-4 of the Probate  
Act of 1975 (755 ILCS  
5/28-4) any interested per-  
son terminates independ-  
ent administration at any  
time by mailing or deliver-  
ing a petition to terminate  
to the Circuit Court Clerk.  
Claims against the estate  
may be filed in the Office of  
CHRIS KACHIROUBAS,  
Circuit Court Clerk, 505  
N. County Farm Road,  
Wheaton, Illinois, or with  
the representative or both  
on or before January 19,  
2013, any claim not filed  
within that period is barred.  
Copies of a claim filed with  
the Circuit Court Clerk  
must be mailed or deliv-  
ered to the representative  
and to the attorney, if any,  
within ten (10) days after  
it has been filed with the  
Circuit Clerk.  
CHRIS KACHIROUBAS  
Clerk of the Eighteenth  
Judicial Circuit Court  
Wheaton, IL 60189-0707  
Timothy P. McHugh  
Attorney For:  
Petitioners / Estate  
360 W. Butterfield, Suite  
300; Elmhurst, IL 60126  
630-941-2855  
July 18, 25, 2012  
August 1, 2012  
Suburban Life Publications  
1184 DG

**STATE OF ILLINOIS  
UNITED STATES  
OF AMERICA  
COUNTY OF DUPAGE  
IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT**  
PNC Bank, N.A. as )  
Successor by Merger )  
to MidAmerica Bank, )  
FSB, Plaintiff )  
vs. )  
Estate of John )  
Vukasovic, et al. )  
Defendants. )

## 880 Legal Notices

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Defendants. )

## 880 Legal Notices

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UNITED STATES OF  
AMERICA  
STATE OF ILLINOIS  
COUNTY OF DUPAGE  
WHEATON, ILLINOIS  
IN THE CIRCUIT COURT  
OF THE EIGHTEENTH  
JUDICIAL CIRCUIT**  
ESTATE OF BETTY )  
B. FERGUSON, )  
deceased )  
Notice is given of the death  
of BETTY B. FERGUSON  
whose address was  
DOWNERS GROVE, IL  
Letters of Office were  
issued on July 6, 2012 and  
CORRECTED Letters  
issued on 7/11/12 to  
MARY KILMARTIN, 3152  
W. 101st Street, Evergreen  
Park, IL and THOMAS  
KILMARTIN, 10936 Barbs  
Way, Orland Park, IL as:  
INDEPENDENT  
EXECUTOR  
whose attorney is  
Timothy P. McHugh,  
360 W. Butterfield, Suite  
300, Elmhurst, IL 60126  
**NOTICE TO HEIRS  
AND LEGATEES**  
Notice is hereby given to  
Estate of Margaret  
Kilmartin, Joseph Fergu-  
son, Michael Ferguson,  
Mary Agnes Liliedahl,  
Steve Ferguson, David  
Ferguson, Mary Fran  
O'Loughlin, Michael Fer-  
guson, Stephen Ferguson,  
Kathy Rapine, Robert  
Ferguson, Thomas Fergu-  
son, Maureen McCadden,  
Harry Ferguson, Bill Fergus  
and Unknown Heirs, who  
are heirs or legatees of the  
above proceeding.  
To probate a will and  
whose name and address  
is not stated in the petition  
to admit the will to probate;  
that an order was entered  
by the Court on July 3,  
2012 admitting the will to  
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ter the effective date of the  
original order of admission,  
you may file a petition with  
the Court to require proof  
of the will by testimony of  
the witnesses to the will in  
open court or other evi-  
dence, as provided in sec-  
tion 6-21 of the Probate Act  
of 1975 (755 ILCS 5/6-21).  
You will also have the right  
under section 8-2 of the  
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validity of the will by filing  
a petition with the Court  
within 6 months after the  
admission of the will to  
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The estate will be adminis-  
tered without Court Super-  
vision, unless under  
section 28-4 of the Probate

**LEGAL NOTICE  
UNITED STATES OF  
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## 880 Legal Notices

L 60515-0000  
ZALOUDEK  
CANDLEWOOD  
DOWNERS  
- 60515-0000  
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CANDLEWOOD  
DOWNERS  
- 60515-0000  
SS WHEREOF, I  
into set my hand  
al Seal at my  
Wheaton, Illinois,  
day of JULY,  
ry A. King  
County Clerk  
8, 25, 2012  
st 1, 2012  
Life Publications  
136 DG

**LEGAL NOTICE  
UNITED STATES OF  
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136 WSM

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**LEGAL NOTICE / PUBLIC NOTICE  
VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, August 8, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559

The purpose of the hearing is to consider a request from Gina DeLaMora of Interiors by Gina regarding the property located at 220 North Cass Avenue for the following:

(A) Special Use permit request to operate a resale/consignment shop in the B-1 Limited Business District.

**Legal Description:**  
LOTS 20, 21 AND 22 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANIES FAIRMONT HEIGHTS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1920 AS DOCUMENT 144403, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-09-211-029

More Common Location: 220 North Cass Avenue, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 7.03(A)(114)  
Appendix "A", Section 13.09

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

**WESTMONT PLANNING AND ZONING COMMISSION**  
Ed Richard Chairperson  
July 25, 2012  
Suburban Life Publications 1249 WSM