

PUBLIC NOTICE OF ZONING BOARD HEARING

TO: ALL INTERESTED PERSONS

DATE OF HEARING: October 29, 2026

PLACE: 7:30PM BREESE CITY HALL

TYPE OF REQUEST: Variance

EXPLANATION OF REQUEST: Relief of setback on South & East sides from 25 ft. to 10 ft.
This will allow for better use of the North & West sides of the proposed Building.

NAME OF APPLICANT: DCA Construction

LOCATION OF PROPERTY BY ADDRESS: 1620 N. 4th St., Breese

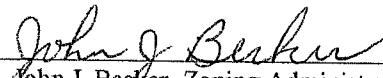
LOCATION OF PROPERTY BY LEGAL DESCRIPTION: SEC 23 TWP 2N RNG 4W_PT NE
NW_4.00A

DATE NOTICE PUBLISHED IN PAPER: October 7, 2026

NAME OF PAPER: Breese Journal

INFORMATION: The application regarding this request is on file in the Office of the Zoning Administrator, Breese City Hall, 500 North First, Breese, IL, 62230. All interested persons are invited to attend said hearing and be heard for or against said proposal.

SIGNED: _____


John J. Becker, Zoning Administrator

DATE: 10/2/2026

REQUEST FOR AREA/BULK VARIANCE

Zoning Board of Appeals
Breese, Illinois

Variance Request No. _____
Date: _____

(Do not write in this space--For Office Use Only)

Date set for hearing: _____

Notice Published on: _____

Newspaper: _____

Action by Zoning Board of Appeals:

- ☐ Denied
☐ Approved
☐ Approved with modification
by Board

Perm. Parcel No. _____

Zone District Classification _____

Fee Paid \$ 9/23/2026

Date: \$200.00

Comments: (Indicate other actions
such as continuances):

Instructions to Applicant: The purpose of an area-bulk variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., impose an undue hardship on him or deny him the reasonable use of his land. For example, a lot which has a deep gully running accross the back of it could make it difficult to build a house which meets the front yard setback requirements.

After completion of this application, which must include a site plan as described on the attached sheet and documentary evidence of the hardship pleaded (e.g., engineering reports, topographical maps, photographs, etc.) a public hearing will be scheduled within a reasonable time by the Zoning Administrator.

HARDSHIP to the applicant is a crucial test. Variations will be granted only to provide relief in unusual situations which were not intended or foreseen when the zoning ordinance was adopted. Economic loss is seldom a unique situation and is generally not considered a valid hardship.

1. Name of Applicant (s): DCA CONSTRUCTION Phone: 618 526-8300
Address: 11020 N. 4th ST. Breese IL 62230
2. Property interest of applicant:
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other: _____
3. Name of Owner (s) Same as above Phone: _____
(If other than applicant): _____
(attach additional sheets if necessary)
Address: _____

4. Location of Property:

Address: 1620 N. 4th St. Breese IL 62230

Legal Description: (Lot, block and subdivision or metes and bounds)

5. Present use of property: STORAGE OF Construction Material

6. Does the present use of the property conform to all use regulations for the zone district in which it is located? Yes ☒ No. () If "no," specify each non-conforming use. _____

7. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes ☒ No () If "no," specify each non-conforming use. _____

8. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

☒ Too narrow	☐ Topography	☐ Soil
☐ Too small	☐ Drainage	☐ Sub-surface
☐ Too shallow	☐ Shape	☐ Other: _____

(specify)

9. Was the hardship described above created by the action of anyone having property interests in the land after the Zoning Ordinance was adopted? () Yes ☒ No If yes, explain: _____

10. Was the hardship created by any other man-made change, such as the relocation of a road? () Yes ☒ No. If yes, explain: _____

11. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? ☒ Yes () No If no, how many other properties are similarly affected? _____

12. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, siteplans with dimension, and written explanation. Attach additional sheets, if necessary.) relief of Set Back to 10' 24

East & South Line

13. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Breese for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 9/28/24

Signature of Applicant: Kevin M. Kistner

Date: 9/28/24

Signature of Owner: Kevin M. Kistner

14. Names of Adjacent Property Owners:

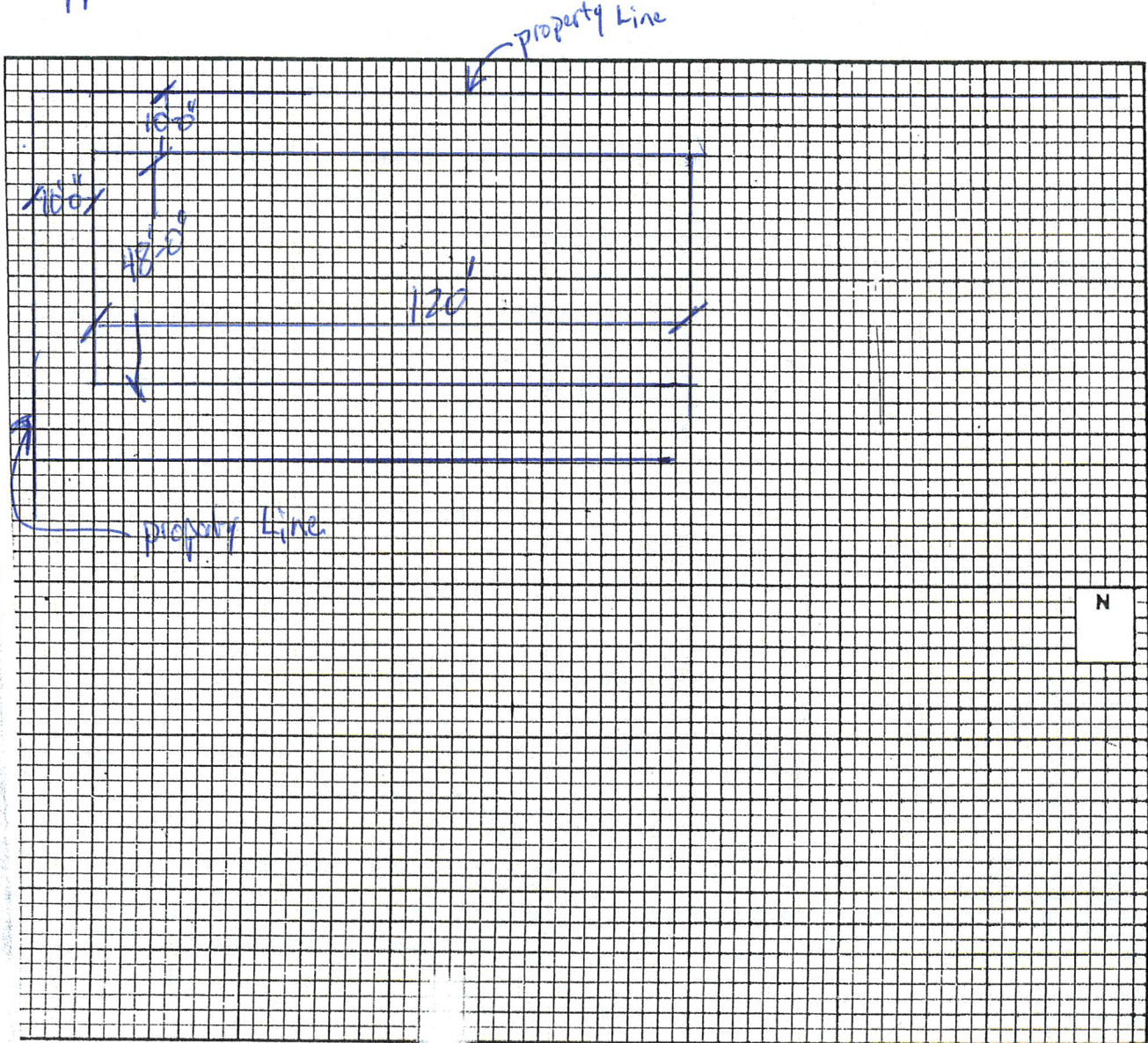
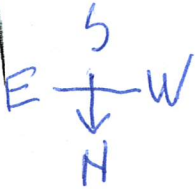
Following are the names of owners of all property adjacent to the subject property, including those directly across the street, and present use of their property:

<u>NAME</u>	<u>ADDRESS</u>	<u>PRESENT USE</u>
Detmer Automotive	1680 N	4th St.
Luitjohm Properties	1710 N.	4th St
Lavern Huelsmann	1683	Truman Drive
Herrichs Family Trust	1655	Truman Drive

SITE PLAN

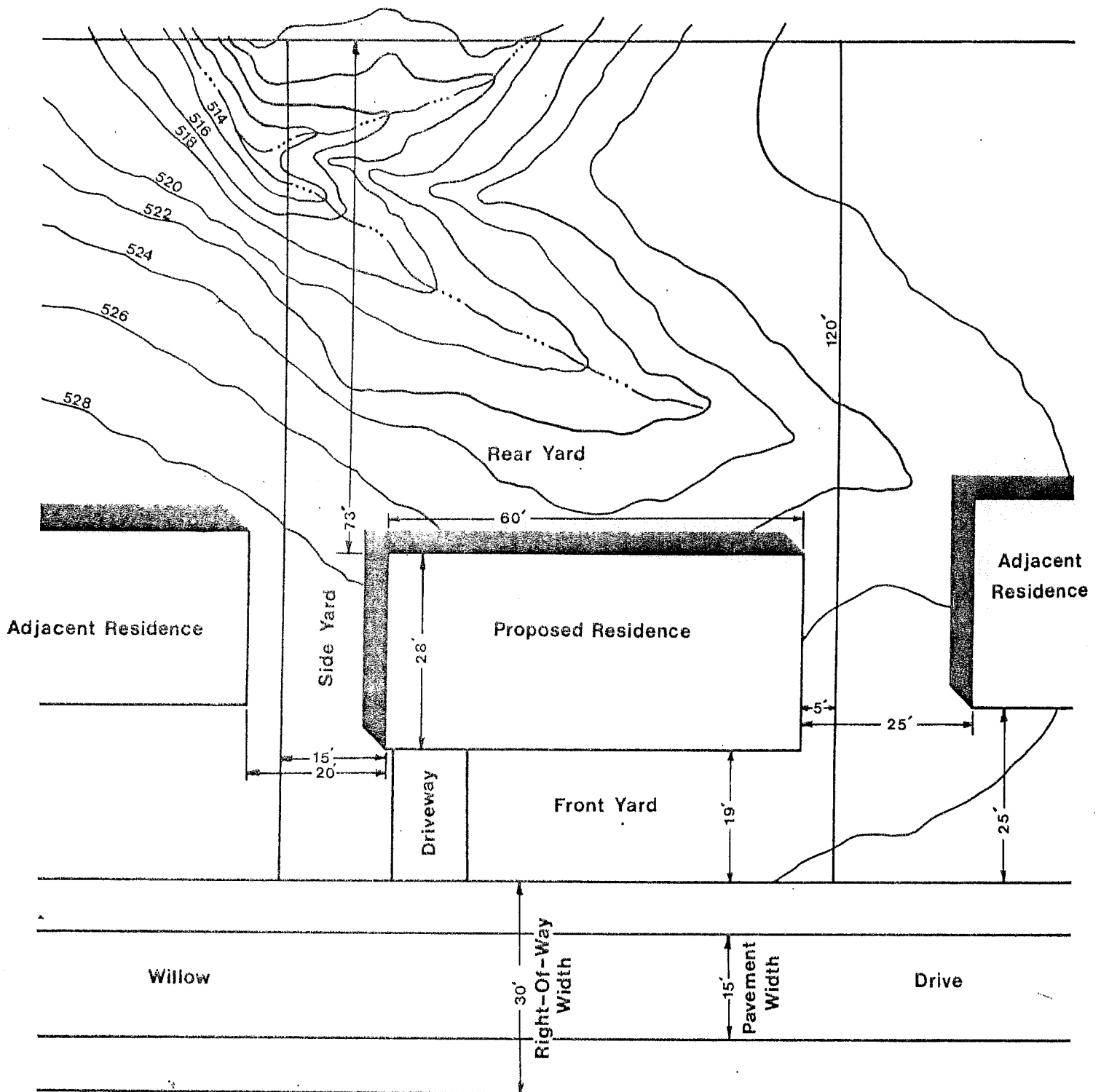
A site plan must be attached or drawn below at a scale large enough for clarity showing the following information:

- A. Location and dimensions of: Lot, buildings, driveways, and off-street parking spaces.
- B. Distance between: Buildings and front, side, and rear lot lines; Principal building and accessory buildings; Principal building and principal buildings on adjacent lots.
- C. Location of: Signs, easements, underground utilities, septic tanks, tile fields, water wells, etc.
- D. Any additional information as may reasonably be required by the Zoning Administrator and applicable Sections of the Zoning Ordinance.



Scale: 1" = _____

Sample Site Plan For Area-Bulk Variance **(Topographical Constraint To Building Setback)**



Lot		Building	
Width:	80 ft.	Length:	60 ft.
Depth:	120 ft.	Width:	28 ft.
Area:	9,600 sq. ft.	Floor Area:	1,680 sq. ft.

N
 Scale: 1" = 20'

ArcGIS Web Map

