



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
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DU PAGE COUNTY ZONING HEARING OFFICER

Zoning Petition: Z16-057 KLS (Continued to Tuesday January 24, 2017 at 3:00 PM)

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 3:00 p.m. January 24, 2017, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: KLS MANAGEMENT GROUP LLCQ

REQUEST: Variation to increase the height of a new cell tower from 200 feet to approx. 350 feet (APPENDIX Sec. 5-12001. G (1) (A))

ADDRESS OR GENERAL LOCATION: 31W545 DIEHL RD NAPERVILLE IL 60563

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 485.30 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE NORTH 86 DEGREES 09 MINUTES WEST ALONG SAID CENTER LINE 998.48 FEET FOR A POINT OF BEGINNING; THENCE NORTH 6 DEGREES 05 MINUTES EAST 456.88 FEET TO THE SOUTH LINE OF THE ILLINOIS TOLL HIGHWAY; THENCE SOUTH 85 DEGREES 46 MINUTES WEST ALONG SAID SOUTH LINE 518.94 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 8 DEGREES 33 MINUTES WEST ALONG SAID CENTER LINE 384.86 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE SOUTH 86 DEGREES 09 MINUTES EAST ALONG SAID CENTER LINE 527.52 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF CONVEYED TO COUNTY OF DUPAGE BY DOCUMENT R94-195124 AND R95-04430) IN DUPAGE COUNTY, ILLINOIS.

TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND THE HARRIS FARM OF PART OF SECTIONS 5, 6, 7, AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT R64-30327, IN DUPAGE COUNTY, ILLINOIS, AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A, B, C, D, AND E (WHICH WERE PREVIOUSLY CONVEYED TO GOVERNMENTAL BODIES FOR GOVERNMENTAL PURPOSES):

PARCEL A: THAT PART OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SAID SECTION 5, THENCE RUNNING NORTH 2 DEGREES 08 MINUTES EAST ALONG THE EAST LINE OF SAID SOUTH WEST QUARTER 485.3 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE RUNNING NORTH 89 DEGREES 05 MINUTES WEST ALONG SAID CENTER LINE 1486.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF EOLA ROAD; THENCE RUNNING SOUTHWARDLY ALONG SAID EASTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,419.16 FEET, A DISTANCE OF 33.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DIEHL ROAD; THENCE RUNNING EASTWARDLY ALONG SAID SOUTHERLY LINE, FORMING A DEFLECTION ANGLE OF 92 DEGREES 49 MINUTES TO THE LEFT WITH THE TANGENT TO SAID CURVE TO THE LEFT AT LAST SAID POINT, 25.08 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTWARDLY ALONG SAID SOUTHERLY LINE 487.16 FEET; THENCE RUNNING WESTWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 177 DEGREES 50 MINUTES TO THE RIGHT, 488.81 FEET; THENCE RUNNING NORTHWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 95 DEGREES 01 MINUTES TO THE RIGHT 18.40 FEET TO THE PLACE OF BEGINNING;

PARCEL B: THAT PART OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SAID SECTION 5, THENCE RUNNING NORTH 2 DEGREES 08 MINUTES EAST ALONG THE EAST LINE OF SAID SOUTH WEST QUARTER 485.3 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE RUNNING NORTH 89 DEGREES 05 MINUTES WEST ALONG SAID CENTER LINE 1486.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF EOLA ROAD; THENCE RUNNING SOUTHWARDLY ALONG SAID EASTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,419.16 FEET, A DISTANCE OF 33.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DIEHL ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTHWARDLY ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 614.42 FEET TO A POINT; THENCE RUNNING NORTH EASTWARDLY



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ALONG A LINE FORMING A DEFLECTION ANGLE OF 170 DEGREES 37 MINUTES TO THE LEFT WITH THE TANGENT TO SAID CURVE TO THE LEFT AT LAST SAID POINT, 62.36 FEET; THENCE RUNNING NORTHWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 6 DEGREES, 22 MINUTES TO THE LEFT, 298.72 FEET, THENCE RUNNING NORTHWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 0 DEGREES 45 MINUTES TO THE RIGHT, 198.07 FEET; THENCE RUNNING NORTHWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 1 DEGREE 08 MINUTES TO THE LEFT, 55.91 FEET; THENCE RUNNING WESTWARDLY ALONG A LINE FORMING A DEFLECTION ANGLE TO 92 DEGREES 51 MINUTES TO THE LEFT, 25.08 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL C: THAT PART OF LOT 1 IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, OF PART OF THE WEST 739 FEET OF TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND HARRIS FARM OF PART OF SECTIONS 5, 6, AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT NO. R64-30327, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 3 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 306.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 86 DEGREES 10 MINUTES 28 SECOND WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 241.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 522.96 FEET, HAVING A CHORD BEARING OF NORTH 48 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 111.13 FEET FOR A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 42 MINUTES 33 SECONDS EAST 46.17 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 24 SECONDS WEST 7.87 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 550 FEET, HAVING A CHORD BEARING OF NORTH 21 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 197.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 86 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE A DISTANCE OF 226.28 FEET TO THE PLACE OF BEGINNING; SAID PART OF LAND HEREIN DESCRIBED CONTAINS 1.312 ACRES, MORE OR LESS, ALL IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL D: THAT PART OF LOT 2 IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, OF PART OF THE WEST 739 FEET OF TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND HARRIS FARM OF PART OF SECTIONS 5, 6, AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT NO. R64-30327. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 2 WITH THE EAST RIGHT OF WAY LINE OF EOLA ROAD, SAID EAST RIGHT OF WAY LINE OF EOLA ROAD ALSO BEING THE EAST LINE OF "PARCEL 2" IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, THENCE NORTH 6 DEGREES 57 MINUTES 10 SECOND EAST ALONG SAID EAST LINE A DISTANCE OF 67.33 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 06 DEGREES 07 MINUTES 34 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, BEING ALSO SAID EAST LINE OF "PARCEL 2" 198.05 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE AND SAID EAST LINE OF "PARCEL 2", A DISTANCE OF 37.45 FEET TO THE SOUTHWEST CORNER OF "PARCEL 1" IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, BEING ON THE SOUTH RIGHT OF WAY LINE OF DIEHL ROAD; THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF DIEHL ROAD 11.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 11,389.16 FEET, HAVING A CHORD BEARING OF SOUTH 6 DEGREES 04 MINUTES 57 SECONDS WEST, A DISTANCE OF 303.38 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 86 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 7.94 FEET TO THE PLACE OF BEGINNING; SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS .046 ACRE, MORE OR LESS, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL E: THAT PART OF LOT 1 IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NUMBER 2, RECORDED AUGUST 19, 1964 AS DOCUMENT NUMBER R64-30327, IN PART OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 86 DEGREES 14 MINUTES 23 SECONDS EAST, ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD '83, EAST ZONE, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 86.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 14 MINUTES 23 SECONDS EAST ALONG SAID SOUTH LINE, 41.48 FEET TO THE NORTHERLY LINE OF EOLA ROAD, BEING ALSO A POINT ON A 522.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 111.13 FEET ALONG SAID NORTHERLY LINE OF EOLA ROAD AND CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 10 MINUTES 31 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 48 DEGREES 46 MINUTES 33 SECONDS EAST, 110.92 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 16 SECONDS EAST TANGENT TO SAID CURVE, 46.17 FEET; THENCE NORTH 32 DEGREES 09 MINUTES 41 SECONDS WEST; 7.87 FEET TO A POINT ON A 550.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHERLY 18.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 53 MINUTES 13



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SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 31 DEGREES 13 MINUTES 04 SECONDS WEST, 18.11 FEET; THENCE SOUTH 42 DEGREES 41 MINUTES 16 SECONDS WEST, 53.25 FEET TO A POINT ON A 497.96 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 138.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 33 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 50 DEGREES 38 MINUTES 03 SECONDS WEST, 137.68 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.0999 ACRES, MORE OR LESS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS/DUPAGE COUNTY ZONING
HEARING OFFICER

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.