1. **CALL TO ORDER**
   
   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. **ROLL CALL**

3. **CHAIRMAN'S REMARKS**

4. **PUBLIC COMMENT**
   
   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

5. **APPROVAL OF MINUTES**
   
   A. Development Committee - Regular Meeting - Tuesday August 21st, 2018

6. **REGULATORY SERVICES**
   
   A. Action Item -- Request to proceed with Chicago Metropolitan Agency for Planning (CMAP) Local Technical (LTA) program for the Lake Street Corridor, in conjunction with the Village of Hanover Park, Village of Roselle, and Village of Bloomingdale.

   B. 2018-219 Recommendation for the approval of a contract purchase order to Imaging Office Systems, Inc., to provide digitization of microfilm permitting history to digital reel for storing and retrieval for viewing and printing for Building and Zoning, for a contract total amount not to exceed $19,962.00, per low quote Q18-087-GV.
C. DC-O-0060-18 ORDINANCE -- Z18-040 – ORDINANCE – The Salvation Army: To approve the following zoning relief: 1. A Variation to Reduce the front yard setback from 15 ft. to approx. 10 ft. for a new sign; 2. A Variation to Increase the height of a ground sign from 6 ft to approx. 6 ft and 1.5 inches; 3. A Variation to Increase the size of sign from 24 sq. ft. to approx. 57.2 sq. ft. (28.6 sq. ft. per face). 4. A Conditional Use for an LED electronic message center sign. (York/ District 2) (East side of Summit Avenue approximately 600 feet north of Butterfield Road) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

D. DC-O-0061-18 ORDINANCE -- Z18-041 – ORDINANCE – MIF 31W350 Diehl, LLC: To approve the following zoning relief: 1. Variation to increase maximum height of pole mounted sign along I-88 from 20 feet to 75 feet; 2. Variation to increase signage of a dual paneled pole mounted sign from 200 square feet to 1,600 (800 sq. ft. per side); 3. Variation to allow for setback from Right-of-Way from 80 feet to 20 feet; 4. Conditional Use to allow for electronic/ L.E.D display sign within 500 feet of Interstate Highway. (Naperville/ District 5) (North side of Diehl Road, approximately 1,500 feet east of Eola Road) ZBA VOTE (to Approve): 6 Ayes, 1 Nays, 0 Absent

E. DC-O-0064-18 ORDINANCE -- Z18-048 – ORDINANCE – Group A Architecture: To approve the following zoning relief: 1. Conditional Use for a Planned Development. 2. Rezoning from R-4 to R-5 (Downers Grove/ District 3) (South of I-55 and Route 83 Kingery Highway, southeast corner of Route 83 and Meadowbrook Drive/Circle Avenue) ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent, 1 Abstain

F. DC-O-0062-18 ORDINANCE -- Z18-049 – ORDINANCE – Martens: To approve the following zoning relief: A Variation to reduce the interior (west) side setback from 10 feet to approximately 3 feet for a new detached garage. (Addison/District 1) (Southwest of Route 83 and Bryn Mawr Avenue, south on Pine Avenue, and approximately 430 feet east of Pine Avenue on North Street) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

G. DC-O-0063-18 ORDINANCE -- Z18-050 – ORDINANCE – Foss: To approve the following zoning relief: Conditional Use to increase the square footage of all detached structures (1 new detached garage of 960 sq. ft. and 1 existing shed of 144 sq. ft.) from 850 sq. ft. to approximately 1,104 sq. ft. (Bloomington/ District 4) (East of Bloomington Road and Armitage Avenue, approximately 480 feet south of Armitage Avenue on Virginia Avenue) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

7. INFORMATIONAL

1. Informational -- Update of DuPage county Neighborhood Revitalization Program

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT
1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

   PRESENT: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley (Remote)
   ABSENT:

   Motion by Member Chaplin, seconded by Member Anderson to allow Member Wiley to participate via speaker phone while he is serving in the military. On a voice vote all members present voted aye. Motion carried.

3. CHAIRMAN'S REMARKS

   There were not Chairman's Remarks

4. PUBLIC COMMENT

   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

      Christine Act, representing the Grussenmeyer's, spoke in favor of Petition Z18-004.

      Bradley Pollock, representing himself and Neil & Karen Pollock, spoke in opposition of Petition Z18-004.

      Mel Grussenmeyer spoke in favor of Petition 18-004.

5. APPROVAL OF MINUTES
A. Development Committee - Regular Meeting - Aug 7, 2018 11:00 AM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. Permits - Special Events -- SE-06-18 – TEAM 66 Education Foundation/Kelly Miller Circus: September 14, 2018: To approve the special event action item for Development Committee only. (Downers Grove N/ District 3) (East of Lemont Road and 83rd Street, on the south side of Plainfield Road)

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. DC-O-0059-18 ORDINANCE -- Z18-004 – Grussenmeyer: To approve the following zoning relief: 1. A Conditional Use to allow a 4H program on a lot less than 40,000 sq. ft. (22,651 sq. ft.) (Milton/ District 4) (Southwest of Gary Avenue and Geneva Road, on Herrick Drive) ZBA VOTE (to Approve): 5 Ayes, 2 Nays, 0 Absent

Mr. Hoss briefly summarized the Petition. Discussion ensued regarding the 2 (two) year time limitation, enforcement, home value depreciation, confusion regarding the opposition of the Home Owners Association and the 4-H certification date versus date of application of zoning relief. On a roll vote.

RESULT: DEFEATED [1 TO 5]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin
NAYS: Anderson, Eckhoff, Hart, Tornatore, Wiley

7. OLD BUSINESS
There was not Old Business.

8. NEW BUSINESS
There was no New Business.
9. ADJOURNMENT

Without objection the meeting was adjourned at 11:35 AM.
Requisition under 25k dollars

2018-219
PROCURMENT REVIEW CHECKLIST
REQUISITION

This form must accompany all County Purchase Requisitions.

<table>
<thead>
<tr>
<th>NEW PURCHASE ORDER REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE SUBMITTED</td>
</tr>
<tr>
<td>September 4, 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REQUESTING DEPT.</th>
<th>DEVELOPMENT COMMITTEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT COMMITTEE</td>
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</tr>
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SOLICITATION METHOD FOR SOURCE SELECTION

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eileen Schwalm</td>
<td>Completed</td>
<td>09/07/2018 10:33 AM</td>
</tr>
<tr>
<td>Nick Kottmeyer</td>
<td>Completed</td>
<td>09/11/2018 3:16 PM</td>
</tr>
<tr>
<td>Kathy Ostrowski</td>
<td>Completed</td>
<td>09/11/2018 3:17 PM</td>
</tr>
<tr>
<td>James McGuire</td>
<td>Completed</td>
<td>09/12/2018 4:23 PM</td>
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<tr>
<td>Paul Rafac</td>
<td>Completed</td>
<td>09/13/2018 11:49 AM</td>
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<td>Completed</td>
<td>09/13/2018 2:58 PM</td>
</tr>
<tr>
<td>Development Committee</td>
<td>Pending</td>
<td>09/18/2018 11:00 AM</td>
</tr>
</tbody>
</table>
## Purchase Requisition
### Procurement Services Division

**Send Purchase Order To:**
- **Vendor:** Imaging Office Systems Inc
- **Vendor #:** 19477
- **Attn:** Bill Stewart
- **Email:** bstewart@myios.com
- **Address:** 4505 E Park 30 Drive
- **City:** Columbia City
- **State:** IN
- **Zip:** 46725
- **Phone:** 219-484-7731
- **Fax:**

**Send Invoices To:**
- **Dept:** Building & Zoning
- **Address:** 421 N County Farm Rd
- **City:** Wheaton
- **State:** IL
- **Zip:** 60187
- **Phone:** 630-407-6789
- **Fax:** 630-407-6702

**Send Payments To:**
- **Vendor:** Imaging Office Systems Inc
- **Vendor #:** 19477
- **Attn:**
- **Email:**
- **Address:** 4505 E Park 30 Drive
- **City:** Columbia City
- **State:** IN
- **Zip:** 46725
- **Phone:** 219-484-7731
- **Fax:**

**Ship To:**
- **Dept:**
- **Address:** 421 N. County Farm Road
- **City:** Wheaton
- **State:** IL
- **Zip:** 60187
- **Phone:**

### Payment Terms
- F.O.B.
- PO 20 Delivery Date
- Requisitioner

<table>
<thead>
<tr>
<th>LN</th>
<th>Qty</th>
<th>UOM</th>
<th>Item Detail (Product #)</th>
<th>Description</th>
<th>FY</th>
<th>Dept #</th>
<th>Acct Unit</th>
<th>Acct #</th>
<th>Sub-Accts and/or Activity #</th>
<th>Unit Price</th>
<th>Extension</th>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>EA</td>
<td>DR-100-300</td>
<td>Microfiche scanning for conversion to Onpremise Digital Reel System</td>
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<td>1100</td>
<td>2810</td>
<td>53090</td>
<td></td>
<td>13,912.00</td>
<td>13,912.00</td>
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<tr>
<td>2</td>
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<td>EA</td>
<td>DRNCLIC</td>
<td>5 Pack User licenses</td>
<td>18</td>
<td>1100</td>
<td>2810</td>
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<td>3</td>
<td>1</td>
<td>EA</td>
<td>M SW/M Browser</td>
<td>*Annual maintenance for Digital Reel Licenses</td>
<td>18</td>
<td>1100</td>
<td>2810</td>
<td>53807</td>
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<td>650.00</td>
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<tr>
<td>4</td>
<td>1</td>
<td>EA</td>
<td>M Text Search Lib</td>
<td>*Annual maintenance for Digital Reel Text Search Library</td>
<td>18</td>
<td>1100</td>
<td>2810</td>
<td>53807</td>
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<td>400.00</td>
<td>400.00</td>
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<tr>
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</table>

**Requisition Total:** $19,962.00

**Header Comments:** (these comments will appear on the PO20 and PO25 Purchase Order):

*Annual maintenance costs for Digital Reel Licences and Digital Reel Text Search Library will not increase for 2 years (2019 & 2020).

**Special Instructions/Comments to Buyer or Approver:** (these comments will NOT appear on the Purchase Order):

**User Department Internal Notes:** (these comments will NOT appear on the Purchase Order):
<table>
<thead>
<tr>
<th>Conversion Services to Digitize Approximately Seventy-Five (75) Years of Microfiche/Film to Post/Imaging County Property Records</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Project Setup &amp; Training</td>
<td>$2,000.00</td>
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<tr>
<td>Initial Scanning per Roll</td>
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<tr>
<td>55&quot; Digital Retractable License</td>
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<tr>
<td>Full Text for a Per Roll</td>
<td>$100.00</td>
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<tr>
<td>Full Text OCR Server License</td>
<td>$2,000.00</td>
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<tr>
<td>Annual Summit DR Client Licenses</td>
<td>$500.00</td>
</tr>
<tr>
<td>Annual Support Full Text OCR Server License</td>
<td>$400.00</td>
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</tbody>
</table>

**Total:** $17,962.00
**Procurement Review Checklist**

**Procurement Services Division**

This form must accompany all Purchase Order Requisitions
Attach Required Vendor Ethics Disclosure Statement

<table>
<thead>
<tr>
<th>Vendor: Imaging Office Systems Inc</th>
<th>Vendor #: 11378</th>
<th>Contract Term:</th>
<th>Contract Total: $19,962.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept: Building &amp; Zoning</td>
<td>Contact: Marla Flynn</td>
<td>Phone: X6789</td>
<td>Assigned Committee: Development</td>
</tr>
</tbody>
</table>

**Description of Procurement/ Scope of Work/ Background**
Digitization of microfilm permitting history to Digital Reel for storing and retrieval for viewing and printing.

**Reason for Procurement**
The equipment now used to view and print film images is obsolete. The records are also at risk because of the age of the film that contains the images. These records are necessary to research the history of a parcel.

**FUNDING SOURCE**
- Procurement budgeted for (FY and budget code(s)): FY18-1100-2810-53090 ($13,912), 1100-2810-53806 ($5,000), 1100-2810-53807 ($1,050)
- [ ] Budget Transfer (Date) ________________ [ ] Add'l Information

**DECISION MEMO NOT REQUIRED**
- [ ] LOWEST RESPONSIBLE QUOTE # or BID # Q18-087-GV (QUOTE < $25,000, BID ≥ $25,000; attach Tabulation)
- [ ] RENEWAL, Enter Bid # ________________ [ ] Intergovernmental Agreement
- [ ] SOLE SOURCE per DuPage County Purchasing Ordinance, Article 4-102(5) (attach Sole Source Justification form)
- [ ] PER 55 ILCS 5/5-1022 'Competitive Bids' (d) IT/Telecom purchases under $35,000.00- [ ] Public Utility
- [ ] PER 55 ILCS 5/5-1022 'Competitive Bids' (c) not suitable for competitive bidding. Explain below:

**DECISION MEMO REQUIRED**
- [ ] Cooperative Procurement (DPC4-107) or Government Joint Purchasing Act Procurement (30ILCS525)
- [ ] EXPLANATION OF REQUEST FOR PROPOSAL RFP # ________________ (include Evaluation Summary if applicable)
- [ ] RENEWAL OF RFP # ________________
- [ ] PROFESSIONAL SERVICES EXCLUDED per DuPage Ordinance (4-108) and 50 ILCS 510/2 (Architects, Engineers and Land Surveyors)
- [ ] OTHER PROFESSIONAL SERVICES (detail vetting process on Decision Memo)
- [ ] REQUEST WAIVER OF COUNTY BID RULES (only allowable to Statutory Limits)
- [ ] OTHER THAN LOWEST RESPONSIBLE, BID # ________________

**PREPARED BY AND APPROVAL(S) (Initials Only)**

<table>
<thead>
<tr>
<th>MAF</th>
<th>Aug 27, 2018</th>
<th>6-28-18</th>
<th>Date</th>
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<tbody>
<tr>
<td>Prepared By</td>
<td></td>
<td>Reccomended for Approval</td>
<td>It Approval, if required</td>
</tr>
<tr>
<td>Date</td>
<td></td>
<td>Date</td>
<td>Date</td>
</tr>
</tbody>
</table>

**REVIEWED BY (Initials Only)**

<table>
<thead>
<tr>
<th>Buyer</th>
<th>9/10/18</th>
<th>Procurement Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td></td>
<td>Date</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chief Financial Officer</th>
<th>9/13/18</th>
<th>Chairman's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Decision Memos Over $25,000)</td>
<td>Date</td>
<td>(Decision Memos Over $25,000)</td>
</tr>
</tbody>
</table>

**Dev 9/18/18**

FORM OPTIMIZED FOR ADOBE READER VERSION 9 OR LATER
Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County’s Contractual Obligation.

Date: 03-28-18

Company Name: IMAGING OFFICE SYSTEMS
Contact Phone: 260-242-1569
Company Contact: Bob BARKLEY
Contact Email: bbarkley@my105.com

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of $25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide-elected officer whose office the contract is awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, “contractor or vendor” includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

X NONE (check here) - if no contributions have been made

<table>
<thead>
<tr>
<th>Recipient</th>
<th>Donor</th>
<th>Description (e.g. cash, type of item, kind services, etc.)</th>
<th>Amount/Value</th>
<th>Date Made</th>
</tr>
</thead>
</table>

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor’s bid and shall update such disclosure with any changes that may occur.

X NONE (check here) - if no contacts have been made

<table>
<thead>
<tr>
<th>Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
</table>

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- 30 days prior to the expiration date of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- Within 30 days of any change order and within five (5) days of change, or prior to county action, whichever is sooner

The full text for the county’s ethics and procurement policies and ordinances are available at:
http://www.dupageco.org/CountyBoard/Policies/

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature: 

Printed Name: Bob BARKLEY
Title: Senior Vice President
Date: 03-28-18

Additional sheets are necessary. Sign each sheet and number each page. Page 1 of 1 (total number of pages)

FORM OPTIMIZED FOR ACROBAT AND ADOBE READER VERSION 9 OR LATER 4/16
6.B.e

**Packet Pg. 12**


---

**Quote Name**: Digital Reel System - OnPremise  
**Quote Number**: 00003240  
**Contact Name**: Deborah Olson  
**Phone**: (630) 407-6778  
**Email**: deborah.olson@dupageco.org

**Bill To Name**: DuPage County Public Works  
**Bill To**: 421 N. County Farm Road  
Wheaton, IL 60187  
**Ship To Name**: DuPage County Public Works  
**Ship To**: 421 N. County Farm Road  
Wheaton, IL 60187  
**Address**: 999 Plaza Drive, Suite 875  
Schaumburg, IL 60173  
**Phone**: 224-265-7854  
**Email**: bstewart@mylos.com

**Product Code** | **Product** | **Line Item Description** | **Quantity** | **Sales Price** | **Total Price**
--- | --- | --- | --- | --- | ---
DRSETUP | Digital Reel Project Setup | Project setup | 1.00 | $500.00 | $500.00
DR-100-300 | Digital Reel Grayscale Scanning of 100' simplex microfilm at 300 dpi | Bitonal and grayscale scanning of 100' 16mm and 35mm microfilm. Portable backup drive of images included. | 204.00 | $46.00 | $9,384.00
DRNCLIC | Digital Reel Named Client Lic 5 pack | 5 user licenses for named or anonymous users | 1.00 | $5,000.00 | $5,000.00
DRTXT100 | Digital Reel One Searchable Library covering all rolls 100' | Full text searchable images | 204.00 | $7.00 | $1,428.00
Text Search Lib | Digital Reel Licensing for Text Search Library (Installed at client Site Only) | Full text search library | 1.00 | $2,600.00 | $2,600.00
M SWIM Browser Client | Digital Reel DR 6.0 Maintenance annual | Annual maintenance for Digital Reel client licenses. BMI Imaging Systems will not increase annual support for 2 years (2019 and 2020). | 1.00 | $650.00 | $650.00
M Text Search Lib | Digital Reel Licensing for Text Search Library annual maintenance | Annual maintenance for Digital Reel Text Search Library. BMI Imaging Systems will not increase annual support for 2 years (2019 and 2020). | 1.00 | $400.00 | $400.00

**Subtotal**: $19,962.00

---

**Terms and Conditions**

All invoices shall be due and payable with terms of net 30 days from date of invoice, and shall thereafter accrue interest, until paid, at the lesser of 1.5% per month or the maximum of interest rate permitted under applicable law.

If any sales, excise, occupation, or use tax is applicable to this transaction, the amount will be added to the price stated herein.

**General Payment Terms: Software** Upon customer signature of an IOS Statement of Work and Purchase Agreement (or Purchase Order in lieu of Purchase Agreement) IOS will invoice for all software pursuant to the system. Invoices terms are net 30.

**System Implementation Fees** IOS will invoice the customer monthly for the contractually agreed upon System Implementation fees. The monthly amount will be invoiced in dollars corresponding to:

Customer shall pay each invoice in full according to the General Payment Terms. Total cost of Professional Services will not exceed the amount indicated in the signed IOS Statement of Work unless a project change order has been mutually agreed to and signed by both parties. An additional fee of 2.25% will be added if credit card payment is used.

This agreement may be signed in counterparts, each of which will be deemed an original and all of which together shall constitute one and the same agreement. A facsimile signature of one or more of the parties hereto shall be deemed an original signature.
Quote Name: Digital Reel System - OnPremise
Quote Number: 00003240
Contact Name: Deborah Olson
Phone: (630) 407-6778
Email: deborah.olson@dupageco.org

| Description | Onpremise Digital Reel System. Electronic search and retrieve of permit images from microfilm. Includes full text, OCR searchable images. |
| Created Date | 8/27/2018 |
| Expiration Date | 9/21/2018 |
| Grand Total | $19,962.00 |

Signature: ____________________________
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: September 6, 2018
RE: Z18-040 The Salvation Army (York/District 2)

Development Committee: September 18, 2018:

Zoning Board of Appeals Meeting: September 6, 2018: The Zoning Board of Appeals approved the following zoning relief:

1. A Variation to Reduce the front yard setback from 15 ft. to approx. 10 ft. for a new sign;
2. A Variation to Increase the height of a ground sign from 6 ft to approx. 6ft and 1.5 inches;
3. A Variation to Increase the size of sign from 24 sq. ft. to approx. 57.2 sq. ft. (28.6 sq. ft. per face).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z18-040 The Salvation Army dated August 16, 2018.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the electronic message center sign shall be lit only between the hours of 7:00 AM to 11:00 PM each day of the week.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
FINDINGS OF FACT:

1. That petitioner testified that they seek the subject zoning relief to remove the existing sign on the subject property and erect a new, LED electronic message center sign.

2. That petitioner testified that the subject property is owned by The Salvation Army: The Oakbrook Terrace Corps.

3. That petitioner testified that the existing sign is an older, manual changeable copy sign which is located in the stormwater retention area and further from Summit Avenue.
   - As such, petitioner testified that they will remove the existing sign located in the rendition area.

4. That petitioner testified that the proposed sign will be located closer to the access point and principal building of the subject property.

5. That petitioner testified that the proposed location is set back 5 feet from an existing 10-foot utility easement, creating a total of a 15-foot front yard setback from the front (west) property line.
   - Furthermore, that petitioner testified that the proposed sign could not be located further back due to an existing tree root system, curb, and parking lot.
   - Petitioner testified that the proposed sign could not be located where the existing sign is located due to the stormwater retention area.

6. That petitioner testified that the proposed sign will have a stone base to modernize and upscale the appearance.

7. That petitioner testified that the proposed sign will be available for local governments and law enforcement to present Amber Alert information.

8. That petitioner testified that the proposed sign will be set back far enough not to impede the view of traffic or cause any safety issues.
STANDARDS FOR CONDITIONAL USES and VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Conditional Use and Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated evidence for the subject zoning relief and specifically, evidence of a practical difficulty or particular hardship with the location of utility easements, topography, and stormwater retention areas, in the way of carrying out a Variation to Reduce the front yard setback from 15 ft. to approx. 10 ft. for a new sign; to Increase the height of a ground sign from 6 ft to approx. 6 ft and 1.5 inches; and to Increase the size of sign from 24 sq. ft. to approx. 57.2 sq. ft. (28.6 sq. ft. per face).

3. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variation and Conditional Use will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed sign will be located on the subject property that is approximately 2.5 acres in size and is located adjacent to Summit Avenue.

   b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed sign and that the proposed sign will be built pursuant to the current building codes.

   c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they will remove the existing sign located in the stormwater rendition area and that the addition of a new sign closer to the main access point of the subject property will be an added benefit to the neighborhood and surrounding area.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed sign will facilitate better access to the subject property.

       • Furthermore, the proposed LED electronic message center sign will be built pursuant to all County codes regarding sign requirements with a minimum duration of 10 seconds per static display.
e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections to the proposed LED electronic message center sign.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections to the proposed LED electronic message center sign.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed sign will be an added benefit to the neighborhood as petitioner will remove the existing sign and replace it with a new, LED electronic message center sign.

- As such, petitioner testified that they will install the new sign at the proposed location indicated on the site plan made part of Zoning Petition #Z18-040 The Salvation Army dated August 16, 2018, which will improve access to the subject property and will enable patrons to clearly identify where the facility is located and where to properly access the facility.

PETITIONER’S DEVELOPMENT FACT SHEET

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-040 The Salvation Army</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST:</td>
<td>(As indicated in the Petitioner’s application)</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>1. A Variation to Reduce the front yard setback from 15 ft. to approx. 10 ft. for a new sign;</td>
</tr>
<tr>
<td></td>
<td>2. A Variation to Increase the height of a ground sign from 6 ft to approx. 6ft and 1.5 inches;</td>
</tr>
<tr>
<td></td>
<td>3. A Variation to Increase the size of sign from 24 sq. ft. to approx. 57.2 sq. ft. (28.6 sq. ft. per face).</td>
</tr>
</tbody>
</table>

| OWNER             | The Salvation Army, 1S415 Summit Avenue, Oak Brook Terrace, IL 60181 |
| ADDRESS/LOCATION  | 1S415 Summit Avenue, Oak Brook Terrace, IL 60181 |
| PIN               | 06-22-108-024; -015; -016; -017; -018 |
| TWSP./CTY. BD. DIST. | York District 2 |
| ZONING/LUP        | R-3 SF RES 0-5 DU AC |
| AREA              | 2.55 AC (111,078 sq. ft.) |
| UTILITIES         | Water and Sewer |
| PUBLICATION DATE  | Daily Herald: July 24, 2018 |
| PUBLIC HEARING    | August 16, 2018 |

<p>| ADDITIONAL INFORMATION: |
| Building: No Objections. |
| DUDOT: No Objections. |
| Health: No Objections. |</p>
<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (ROW):</td>
<td>15 FEET</td>
<td>APPROX. 16 FEET</td>
<td>APPROX. 10 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>20 FEET</td>
<td>APPROX. 44 FEET</td>
<td>APPROX. 110 FEET</td>
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<tr>
<td>Int. Side Yard:</td>
<td>20 FEET</td>
<td>APPROX. 252 FEET</td>
<td>APPROX. 183 FEET</td>
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<tr>
<td>Rear Yard:</td>
<td>20 FEET</td>
<td>APPROX. 287 FEET</td>
<td>APPROX. 289 FEET</td>
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<td>Height:</td>
<td>6 FEET</td>
<td>APPROX. 6 FEET</td>
<td>and 1.5 INCHES</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>24 sq. ft. (per face) of copy area</td>
<td>APPROX. 28.6 sq. ft. (per face) 57.2 sq. ft. of total copy area</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Zoning</td>
<td>Existing Use</td>
<td>LUP</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------------------</td>
<td>-------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Subject</td>
<td>R-3 SF RES</td>
<td>The Salvation Army</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-3 SF RES and City of Oakbrook Terrace</td>
<td>The Salvation Army</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>City of Oakbrook Terrace</td>
<td>Commercial</td>
<td>City of Oakbrook Terrace</td>
</tr>
<tr>
<td>East</td>
<td>Buttercup Lane and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Summit Avenue and beyond O-Office and City of Oakbrook Terrace</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
Updated Site Plan Submitted on August 23, 2018:
Additional Information Submitted by Petitioner:

![Image of a sign with red markings: CURRENT SIGN TO BE REMOVED]

![Image of a sign without red markings]

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: September 6, 2018
RE: Z18-041 MIF 31W350 Diehl, LLC (Naperville/ District 5)

Development Committee: September 18, 2018:

Zoning Board of Appeals Meeting: September 6, 2018: The Zoning Board of Appeals approved the following zoning relief:

1. Variation to increase maximum height of pole mounted sign along I-88 from 20 feet to 75 feet;
2. Variation to increase signage of a dual paneled pole mounted sign from 200 square feet to 1,600 (800 sq. ft. per side);
3. Variation to allow for setback from Right-of-Way from 80 feet to 20 feet;

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z18-041 MIF 31W350 Diehl, LLC dated August 9, 2018.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 6 Ayes, 1 Nays, 0 Absent

Dissenting Opinion:
That the one dissenting Zoning Board of Appeals member finds that petitioner has not presented enough evidence to support the subject zoning relief for a dual paneled, pole-mounted electronic/L.E.D sign.
FINDINGS OF FACT:

1. That petitioner testified that he seeks the subject zoning relief to erect a dual-paneled LED/electronic message center sign (billboard) on the subject property located directly south of I-88.

2. That petitioner testified that due to the topography of the subject property, without zoning relief, the proposed sign would be blocked by large trees and brush, powerlines, antennas, transmission lines, and fences.

3. That petitioner testified that the subject sign will be similar in height (approximately 75 feet), size/area, and style to neighboring dual-paneled LED electronic message center signs.

4. That petitioner testified that the subject sign will maintain static images and will adhere to all State and Illinois Department of Transportation (IDOT) guidelines.

5. That petitioner testified that he has owned the subject property since December 2016 and owns the adjacent property to the east, also known as 31W356 Diehl Road, Naperville, Illinois.

- Furthermore, that petitioner testified that the billboard sign located on his adjacent property to the east, will be moved to accommodate the proposed sign installation on the subject property.

- That petitioner testified that the subject sign will be located at least 500 feet away from any other pole-mounted sign, per IDOT guidelines.

STANDARDS FOR VARIATIONS AND CONDITIONAL USE:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variations and Conditional Use are in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated evidence for the subject zoning relief and specifically, evidence of a practical difficulty or particular hardship with the topography of the subject property in the way of carrying out a Variation to increase the maximum height along I-88 from 20 feet to 75 feet; to increase signage from 200 square feet to 1,600 (800 sq. ft. per side); and to
reduce the setback from Right-of-Way from 80 feet to 20 feet, for the proposed dual-paneled LED electronic message center sign.

3. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variation will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed sign will be located on the subject property which is approximately 5.96 acres and is located/ surrounded by the both the I-1 and I-2 Industrial zoning districts. Furthermore, that petitioner has demonstrated that the subject sign will be located at least 500 feet from any other pole-mounted sign.

   b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed sign and that it will be build pursuant to the current building codes.

   c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed sign will maintain a “modern-aesthetic” similar to other signs in the area and will not impact the value of land within the area or throughout the County.

      • As such, petitioner has demonstrated that both adjacent neighbors to the east and west of the subject property are located within the I-2 Industrial zoning district and both properties have erected pole-mounted, LED electronic message center signs.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed subject sign images will be static and will adhere to all State, County, and IDOT regulations regarding pole-mounted, LED/ electronic message center signs.

   e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the DuPage County Stormwater Department has no objections to the proposed sign.

   f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the DuPage County Stormwater Department has no objections to the proposed sign. Furthermore, that petitioner will allow the County, State, or law enforcement agencies to utilize the proposed sign in emergency situations.
Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed sign will be an added benefit to the community and may be used by local law enforcement to announce emergency information, such as Amber Alerts.

- Furthermore, that petitioner has demonstrated that they have not received any objections from neighbors/property owners regarding the proposed sign and the subject zoning relief.

<table>
<thead>
<tr>
<th>PETITIONER’S DEVELOPMENT FACT SHEET</th>
</tr>
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<tbody>
<tr>
<td><strong>GENERAL ZONING CASE INFORMATION</strong></td>
</tr>
<tr>
<td><strong>CASE #/PETITIONER:</strong></td>
</tr>
<tr>
<td><strong>ZONING REQUEST:</strong></td>
</tr>
<tr>
<td>1. Variation to increase maximum height of pole mounted sign along I-88 from 20 feet to 75 feet.</td>
</tr>
<tr>
<td>2. Variation to increase signage of a dual paneled pole mounted sign from 200 square feet to 1,600 (800 sq. ft. per side)</td>
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<td>3. Variation to allow for setback from Right-of-Way from 80 feet to 20 feet.</td>
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<tr>
<td><strong>OWNER:</strong></td>
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<tr>
<td><strong>ADDRESS/LOCATION:</strong></td>
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<td><strong>PIN:</strong></td>
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<td><strong>TWSP./CTY. BD. DIST.:</strong></td>
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<td><strong>ZONING/LUP:</strong></td>
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<td><strong>AREA:</strong></td>
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<td><strong>UTILITIES:</strong></td>
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<td><strong>PUBLICATION DATE:</strong></td>
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<td><strong>PUBLIC HEARING:</strong></td>
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<td><strong>ADDITIONAL INFORMATION:</strong></td>
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<td>Public Works:</td>
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<td><strong>EXTERNAL:</strong></td>
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<td>City of Naperville:</td>
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</table>
Naperville Township: No Comment.
Naperville Township Highway: No Comment.
Naperville Fire Dist.: No Comment.
Sch. Dist. 204: No Comment.
Forest Preserve: No Comment.
City of Aurora: No Comment.
City of Warrenville: No Comment.

GENERAL BULK REQUIREMENTS (SIGNS):

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<tr>
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LAND USE

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<tr>
<td>Subject</td>
<td>I-2 Gen. Industrial</td>
<td>Industrial</td>
<td>Office Low</td>
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<td>North</td>
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<td>Northern Illinois Gas Co.</td>
<td>TUI</td>
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<td>ComEd</td>
<td>Vacant/Unclassified</td>
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<td>East</td>
<td>I-2 Gen. Industrial</td>
<td>Industrial</td>
<td>Vacant/ Unclassified</td>
</tr>
<tr>
<td>West</td>
<td>I-2 Gen. Industrial</td>
<td>Industrial</td>
<td>Office Low</td>
</tr>
</tbody>
</table>
# Zoning Petition Z18-041 MIF 31W350 Diehl, LLC

Please review the information herein and return with your comments to: Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-497-6702 by August 8, 2018.

## COMMENT SECTION:

- NO OBJECTION CONCERNS WITH THE PETITION.
- NO OBJECTION CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
- I CANNOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- Object have concerns with the petition.

**COMMENTS:**

Recommend that comments are requested from Illinois Tollway regarding the petition. The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

## GENERAL ZONING CASE INFORMATION

### CASE #PETITIONER

Z18-041 MIF 31W350 Diehl, LLC

### ZONING REQUEST:

(As indicated in the Petitioner's application)

1. Variance from the sign code to allow for the duration of electronic display sign images to change at the interval of ten seconds, instead of the required five minutes on both sides of dual-panel billboard sign.
2. Variation to allow for electronic display sign within 500 feet of Interstate Highway.
3. Variation to increase maximum height of pole mounted sign along L88 to 75 feet.
4. Variation to allow for 1,900 square feet of signage on dual paneled pole mounted sign (800 sq. ft. per side).
5. Variation to allow for setback from Right-of-Way from 80 feet to 20 feet.

### OWNER

MICHAEL ANDROWICH, MANAGER, 1301 W. 22ND STREET, STE 711, OAKBROOK, IL 60523

### ADDRESS/Locations

31W350 DIEHL ROAD, NAPERVILLE, IL 60563

### PIN

07-05-303-013

### TWP./CTY./BD./DIST.

Naperville, District 5
Additional Information Submitted by Petitioner on June 21, 2018:

Exhibit List

Exhibit A - Legal Description
Exhibit B - Letter of Authorization
Exhibit C - Proof of Ownership
Exhibit D - Site Plan (dated June 18, 2018)
Exhibit E - Survey (dated May 25, 2018)
Exhibit F - Statement in Support of Variance Requests
Exhibit G - Picture of Electronic Billboard Sign
EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF SURVEY OF THE CARL A. NOREEN FARM (RECORDED AS DOCUMENT NUMBER 743999) SAID POINT BEING ON THE CENTER LINE OF DIEHL ROAD, AND RUNNING THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 485.21 FEET TO THE SOUTH LINE OF PARCEL E-1C-397.3 OF THE EAST WEST TOWLANT; THENCE NORTH 08 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 955.97 FEET TO AN ANGLE POINT; THENCE NORTH 67 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 204.78 FEET (RECORD 211.77 FEET) TO THE WEST LINE OF LOT 9 OF THE ASSESSMENT PLAT OF THE LANDS OF JAMES L. NICHOLS (RECORDED AS DOCUMENT NUMBER 588098); THENCE SOUTH 08 DEGREES 30 MINUTES 54 SECONDS WEST ALONG SAID WEST LINE, BEING ALSO THE WEST LINE OF LOT 1 OF BEAVER CONSTRUCTION COMPANY ASSESSMENT PLAT (RECORDED AS DOCUMENT NUMBER 7716976), 586.23 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE NORTH 08 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID CENTER LINE 98.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF SURVEY OF THE CARL A. NOREEN FARM (RECORDED AS DOCUMENT NUMBER 743999), SAID POINT BEING ON THE CENTER LINE OF DIEHL ROAD AND RUNNING THENCE NORTH 06 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 485.21 FEET TO THE SOUTH LINE OF PARCEL NO. E-1C-397.3 OF THE EAST WEST TOWLANT; THENCE NORTH 08 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 955.97 FEET; THENCE SOUTH 03 DEGREES 44 MINUTES 15 SECONDS WEST, 839.72 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE NORTH 08 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID CENTER LINE 98.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE MAPERVILLE TOWNSHIP ROAD DISTRICT BY TRUSTEE'S DEED RECORDED AUGUST 12, 2003 AS DOCUMENT NUMBER R2003-315346, IN DUPAGE COUNTY, ILLINOIS.

FRED NICHOLZ
RECORD OF SQUARE
DUPAGE COUNTY RECORDER

Packet Pg. 39
Letter of Authorization

The undersigned, MICHAEL ANDROWICH, as Manager of MIF 31W350 (Naperville), LLC, an Illinois limited liability company, hereby authorizes our attorney, KEVIN COYNE, of the law firm MOMKUS McClUSKEY, LLC, to act on our behalf and communicate with any and all third parties, including the County of DuPage, State of Illinois with respect to our application for variances relative our electronic billboard sign to be located at 31W350 Diehl Road, Naperville, IL 60563.

[Signature]

MICHAEL ANDROWICH, as Manager of MIF 31W350 (Naperville), LLC
Date: 6-24-18, 2018
STATE OF FLORIDA
COUNTY OF MARTIN NORTH

On this day before me, the undersigned Notary Public, personally appeared John Daniels, Trustee of the Louise K. Magat Revocable Trust dated July 28, 2003, to me known to be the individual described in and who executed the Warranty Deed, and acknowledged that he signed the Warranty Deed as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal, this 20 day of December, 2018.

By: ________________________________ (Notary Public)

Notary Public in and for the State of Florida

My Commission Expires (04/14/2020)

Commission No. 65 8922

Prepared by: Ryan A. Hill
Laurie & Braun, LLP
Two North Riverside Plaza, Suite 1750
Chicago, Illinois 60606

[Signature]

Name and Address of Taxpayer:

MIF 31W350 Diehl (Naperville), LLC
8/9 Midwest Industrial Funds, Inc.
1301 W. 22nd Street, Suite 711
Oak Brook, IL 60523

[Signature]

Packet Pg. 42
EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAN OF SURVEY OF THE CARL A. NOREEN FARM (RECORDED AS DOCUMENT NUMBER 743569) SAID POINT BEING ON THE CENTER LINE OF DIEHL ROAD, AND RUNNING THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 465.21 FEET TO THE SOUTH LINE OF PARCEL E-10-307.3 OF THE EAST-WEST TOLLWAY, THENCE NORTH 06 DEGREES 50 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE, 608.37 FEET TO AN ANGLE POINT; THENCE NORTH 67 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 206.78 FEET (RECORD 211.77 FEET) TO THE WEST LINE OF LOT 6 OF THE ASSESSMENT PLAT OF THE LANDS OF JAMES L. NICHOLS (RECORDED AS DOCUMENT NUMBER 598195); THENCE SOUTH 06 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, BEING ALSO THE WEST LINE OF LOT 1 OF BEAVER CONSTRUCTION COMPANY ASSESSMENT PLAT (RECORDED AS DOCUMENT NUMBER R71-6976), 598.23 FEET TO THE CENTER LINE OF DIEHL ROAD, THENCE NORTH 00 DEGREES 10 MINUTES 45 SECONDS WEST ALONG SAID CENTER LINE 658.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAN OF SURVEY OF THE CARL A. NOREEN FARM (RECORDED AS DOCUMENT NUMBER 743569), SAID POINT BEING ON THE CENTER LINE OF DIEHL ROAD AND RUNNING THENCE NORTH 06 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 465.21 FEET TO THE SOUTH LINE OF PARCEL NO. E-10-307.3 OF THE EAST-WEST TOLLWAY, THENCE NORTH 08 DEGREES 50 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE, 393.10 FEET; THENCE SOUTH 03 DEGREES 44 MINUTES 15 SECONDS WEST, 530.72 FEET TO THE CENTER LINE OF DIEHL ROAD; THENCE NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID CENTER LINE 396.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE NAPERVILLE TOWNSHIP ROAD DISTRICT BY TRUSTEES DEED RECORDED AUGUST 12, 2003 AS DOCUMENT NUMBER R2003-315345, IN DUPAGE COUNTY, ILLINOIS.
3. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2010 AND SUBSEQUENT YEARS.

PERMANENT INDEX NUMBER: 07-05-303-013

8. EASEMENT IN FAVOR OF TECO ILLINOIS NATURAL GAS PIPELINE COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORD AS DOCUMENT NUMBER G2378, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

RUNNING FROM APPROXIMATELY 403 FEET EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING IN A NORTHEASTERLY DIRECTION TO A POINT 37 FEET EAST OF A POINT 150.00 FEET SOUTH OF THE PROPERTY IN THE ABOVE DESCRIPTION, THENCE NORTHERLY PARALLEL WITH THE WEST PROPERTY LINE AND LEAVING THIS TRACT ON THE NORTH PROPERTY LINE APPROXIMATELY 37.6 FEET EAST OF THE NORTHWEST CORNER THEREOF.

NOTE: THE ABOVE GRANT IS ALSO SET FORTH IN CHART OF MAY AGREEMENT RECORDERED AS DOCUMENT NUMBER G13140.

NOTE: BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 65933 and 384123, THE INTEREST UNDER SAID PIPELINES WAS CONVEYED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, A CORPORATION OF DELAWARE.


THAT PART OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCIBED BY COMMENCING AT THE CENTER OF SECTION 9, IN THA APODING TOWNSHIP AND RANGE, AND RUNNING THENCE NORTH 0 DEGREES 30 MINUTES EAST, 300.0 FEET TO AN IRON STAKE; THENCE SOUTH 9 DEGREES 39 MINUTES EAST, 120.1 FEET TO AN IRON STAKE; THENCE SOUTH 9 DEGREES 39 MINUTES WEST, 120.1 FEET TO AN IRON STAKE; THENCE SOUTH 9 DEGREES 39 MINUTES WEST, 120.1 FEET TO THE CENTER LINE OF THE PUBLIC ROAD; THENCE SOUTH 9 DEGREES 39 MINUTES EAST, 120.1 FEET ALONG THE CENTER LINE OF SAID ROAD TO THE SOUTHWEST CORNER OF LOT 1 OF THE ASSESSMENT PLAT OF LANDS OF JAMES L. NICHOLS, ESTATE IN SECTIONS 4, 5, 6 AND 9, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 3, 1932, AS DOCUMENT NUMBER 665965, FOR A POINT OF BEGINNING; THENCE NORTH 5 DEGREES 49 MINUTES EAST ALONG THE WESTERN LINE OF SAID LOT 1, A DISTANCE OF 47.46 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 138.81 FEET TO THE CENTER LINE OF SAID ROAD AT A POINT WHICH IS A DISTANCE OF 117.11 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 117.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

10. EASEMENT IN FAVOR OF ATT COMUNICATIONS OF ILLINOIS INC., AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORD AS DOCUMENT NUMBER RB17-00323, AFFECTING THAT PART OF THE LAND SHOWN ON EXHIBIT "B" ATTACHED THERETO AND MADE A PART THEREOF.

(PLEASE REFER TO INSTRUMENT FOR EXACT LOCATION)

11. EASEMENT IN FAVOR OF NATURAL GAS PIPELINE COMPANY OF AMERICA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORD AS DOCUMENT NUMBER R70-20325, AFFECTING A STRIP OF LAND 50 FEET IN WIDTH BEING
25 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF DIEHL ROAD, BEING 1770.4 FEET EASTERLY (MEASURED ALONG SAID CENTER LINE) OF THE CENTER LINE OF S.A. ROUTE 14, THEN NORTH 01 Degrees 39 Minutes 00 Seconds WEST, A DISTANCE OF 681.1 FEET; THENCE NORTH 00 Degrees 29 Minutes 30 Seconds EAST, A DISTANCE OF 430.7 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE EAST WEST TOLLWAY, BEING 392.6 FEET EASTERLY (MEASURED ALONG SAID RIGHT OF WAY LINE) OF THE GRANTOR'S NORTHWEST PROPERTY CORNER, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS;

THENCE AT A POINT ON THE GRANTOR'S SOUTHERLY PROPERTY LINE, SAID POINT BEING 30.1 FEET NORTH 68 Degrees 35 Minutes EAST AND 10.3 FEET NORTH 00 Degrees 29 Minutes 30 Seconds EAST OF AN EXISTING RIGHT OF WAY MONUMENT ON THE EAST LINE OF THE EAST WEST TOLLWAY; THENCE NORTH 00 Degrees 29 Minutes 30 Seconds EAST, A DISTANCE OF 159.9 FEET; THENCE NORTH 12 Degrees 29 Minutes 30 Seconds EAST, A DISTANCE OF 40 FEET; THENCE NORTH 24 Degrees 29 Minutes 30 Seconds EAST, A DISTANCE OF 147.9 FEET; THENCE NORTH 10 Degrees 45 Minutes 15 Seconds EAST, A DISTANCE OF 46.0 FEET; THENCE NORTH 37 Degrees 01 Minutes 00 Seconds EAST, A DISTANCE OF 351.1 FEET; THENCE NORTH 47 Degrees 12 Minutes 45 Seconds EAST, A DISTANCE OF 40 FEET; THENCE NORTH 07 Degrees 36 Minutes 15 SECONDS EAST, A DISTANCE OF 400 FEET; THENCE NORTH 77 Degrees 48 Minutes 09 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE NORTH 88 Degrees 01 Minutes 15 Seconds EAST, A DISTANCE OF 170.8 FEET TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE, BEING 492.0 FEET SOUTH OF GRANTOR'S NORTHEAST PROPERTY CORNER, ALL BEING A PART OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

12. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND THEIR SUCCESSORS AND ASIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NUMBER R-10, 21446, AFFECTING THAT PART OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SECTION 6, IN THE NORTHBOUND TOWNSHIP AND RANGE, AND RUNNING THENCE NORTHERLY ALONG THE QUARTER SECTION LINE, 811.0 FEET TO THE CENTER LINE OF MILLER ROAD; THENCE SOUTH AND WESTERLY, 15 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD AND SAID CENTER LINE EXTENDED EASTERLY 5195.12 FEET TO AN IRON SUSPEND; THENCE SOUTH 88 DEGREES 0 MINUTES WEST 674.10 FEET TO THE CENTER LINE OF A PUBLIC ROAD; THENCE SOUTH 68 DEGREES 17 MINUTES EAST 380.12 FEET TO THE CENTER LINE OF SAID ROAD TO THE SOUTH WESMTER CORNER OF LOT 1 OF THE ASSESSMENT PLAT OF LANDS OF JAMES L. NICHOLS IN ESTATES IN SECTIONS 4, 5, 6 AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 9, 1990 AS DOCUMENT NUMBER 90-0035, FOR A POINT OF BEGINNING; THENCE NORTH 08 DEGREES 04 MINutes EAST ALONG THE WESTERN LINE OF SAID LOT 1 A DISTANCE OF 47.45 FEET TO A POINT; THENCE WESTERLY, A DISTANCE OF 128.40 FEET TO THE CENTER LINE OF SAID ROAD AT A POINT WHICH IS A DISTANCE OF 117.04 FEET WESTERLY OF THE POINT OF BEING; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 117.04 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

13. MATTERS AS DISCLOSED ON THE PLAT OF SURVEY PREPARED BY GREGLEY & BIEDERMANN, A DIVISION OF PLCS CORPORATION DATED FEBRUARY 27, 2012 AND LAST REVISED MARCH 2, 2012 AS ORDER NUMBER 2012-1134-001, AS FOLLOWS:

A) ENCROACHMENT OF CHAIN LINK FENCE OVER THE 13 FOOT EASEMENT FOR AT&T COMMUNICATIONS ALONG THE NORTH LINE OF THE LAND.


FRED BUCHOLZ
RECORDER
AFFIDAVIT — METES AND BOUNDS

STATE OF ILLINOIS ) SS.
COUNTY OF COOK )

AFFIDAVIT — METES AND BOUNDS

NANCIE K. MAZE, Revocable Trust, filed July 26, 2007, being duly sworn on oath, states that he/she resides at 1511 SE Kruenger Pkwy, Suite E, 33991.

That the attached deed is not in violation of Section 2091 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.

4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the taxation of land impressed with a public use.

7. The conveyance is made to correct descriptions in prior conveyances.

8. The sale or exchange is of parcels or tracts of land following the division into not more than two parts of a particular parcel or tract of land existing on July 17, 1973 and not involving any new streets or easements of access.

9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and not sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

10. The conveyance is of land described in the same manner as title was taken by grantee(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of DuPage County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

this 19 day of January, 2023.

[Signature]
Notary Public

FRED BUCHOLZ, DU PAGE COUNTY RECORDER
421 N. COUNTY FARM ROAD, BOX 296, WHEATON, ILLINOIS 60189

FRED BUCHOLZ  R2R1T-08984E  DU PAGE COUNTY RECORDER
Statement in Support of Variance Requests

31W350 Diehl Road, Naperville, IL 60563 (the “Property”)

I. Variance Request - Pursuant to DuPage County Code Section 37-411, Petitioner hereby requests a variance from the sign code to allow for the duration of electronic display sign images to change at the interval of ten (10) seconds instead of the required five (5) minutes on both sides of dual-panel billboard sign as is required under Sec. 37-1103(C)(2)(a). Petitioner states that the standards for said variance are met as follows:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lies adjacent to an interstate I-88. Due to the speed at which the cars travel the value and impact of the sign passing cars cannot be achieved if the images are only allowed to flip every five (5) minutes. Moreover, State law only requires ten (10) second intervals and this is the duration that is utilized by all adjacent electronic billboard signs. Without the approval requested herein, Petitioner’s billboard sign would not able to compete with the neighboring signs, and accordingly, this sign’s value and utility would be greatly diminished.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

The requested variance would not run in conflict with the intentions of the Code nor injure neighboring property owners. To the contrary, the neighboring properties on both sides already have their own electronic billboard signs that flip images every ten (10) seconds. No images of a shocking or offensive nature will be depicted on the subject sign. Moreover, all surrounding properties are industrial. There are no residential neighbors that might be bothered by the signs flipping images every ten (10) seconds. No danger is presented by the changing images, images have been flipping at the requested rate from neighboring signs without any evidence of negative impact or increased dangers.

C. The granting of the Variance will not:

1. Impair an adequate supply of light and air to the adjacent property; This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property; This change will not increase the risk of fire or hazards. It has already been taking place from numerous properties in the immediate area without any known incidents.

3. Diminish the value of land and buildings throughout the County; There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east also belongs to the Petitioner and it also has a sign the flips images every ten (10) seconds.

4. Unduly increase traffic congestion in the public streets and highways; The changing images will have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property; The changing images will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief; The request herein images will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

No images of an immoral nature will be depicted from the sign. The requested variance will allow for improved public safety as Petitioner is agreeable to depicting Amber alerts or similar information of an emergency nature from the sign.
II. Variance Request: Variation to allow for electronic display sign within 500 feet of Interstate Highway as required under Section 37-1103(C)(1). Petitioner states that the standards for said variance are met as follows:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to an interstate I-88 and the proposed sign lays 110 feet from the south edge of I-88. Due to the topography and surrounding trees, the sign cannot be seen by the passing cars if placed 300 feet from the interstate.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

The requested variation would not in conflict with the intentions of the Code nor injure neighboring property owners. To the contrary, the neighboring properties on both sides are of an industrial nature and they too have their own electronic billboard signs that are within 500 feet of the interstate I-88.

C. The granting of the Variation will not:

1. Impair an adequate supply of light and air to the adjacent property;
   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;
   This change will not increase the risk of fire or hazards. It has already been taking place from numerous properties in the immediate area without any known incidents.

3. Diminish the value of land and buildings throughout the County;
   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and its sign is within 500 feet of the interstate.

4. Unduly increase traffic congestion in the public streets and highways;
   The sign location should have no impact on traffic congestion on either the streets or highway. Similar signs already exist along I-88 and have not caused congestion problems.

5. Increase the potential for flood damages to adjacent property;
   The sign location will have no impact on flooding nor cause water damage.

6. Incurred additional public expense for flood protection, rescue or relief;
   The sign location will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
   No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
III. Variance Request: Petitioner requests a Variation to increase maximum height of pole mounted sign along I-88 to 75 feet as is required under Section 37-1103(A)(14). Petitioner states that the standards for said variance are met as follows:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to an interstate I-88. Due to topography and distance from the interstate, Petitioner’s sign needs to be 75 feet tall in order to be visible to the passing cars. The subject billboard sign also needs to be 75 feet tall to compete with neighboring signs that are of this same height.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

No danger is presented by the height of the sign and the surrounding properties are industrial and also have billboards that are 75 feet in height.

C. The granting of the Variation will not:

1. Impair an adequate supply of light and air to the adjacent property;
   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;
   This change in sign height will not increase the risk of fire or hazards. Neighboring properties already have signs of the same height and have had no negative incidents as a result.

3. Diminish the value of land and buildings throughout the County;
   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a sign 75 feet in height.

4. Unduly increase traffic congestion in the public streets and highways;
   The change in sign height should have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property;
   The change in sign height will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief, or
   The change in sign height will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
   No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
IV. Variance Request: Variation to allow for 1,600 square feet of signage on dual paneled pole mounted sign (800 sq. ft per side) as required under Section 37-1195.4(D). Petitioner states that the standards for said variance are met as follows:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to interstate I-88. Due to topography and distance from the interstate, Petitioner’s sign needs to be sizable enough to be viewed by the passing cars and to compete with the neighboring signs which are of the same size and scale as is requested herein.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

No danger is presented by the requested size height of the sign and the surrounding properties are industrial and also have signs that are of the same size and scale as is requested herein.

C. The granting of the Variation will not:

1. Impair an adequate supply of light and air to the adjacent property;

   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;

   This change in sign height will not increase the risk of fire or hazards. Neighboring properties already have signs of the same size and have had no negative incidents as a result.

3. Diminish the value of land and buildings throughout the County;

   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a 800 square foot per side, dual paneled sign.

4. Unnecessarily increase traffic congestion in the public streets and highways;

   The change in sign size should have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property;

   The change in sign height will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief;

   The change in sign height will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

   No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
V. Variance Request: Petitioner requests variation to allow for setback from Right-of-Way from 80 feet to 20 feet. Sec. 37-1103(A)(15).

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to Interstate I-88. Due to topography and distance from the interstate, Petitioner’s sign cannot be located 80 feet from the Right-of-Way and still be viewed by the passing cars and able to compete with neighboring signage. Petitioner intends to locate the sign 20 feet south of the Right-of-Way.

B. That the granting of any Variance is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

No danger is presented by the requested size height of the sign and the surrounding properties are industrial and have billboard signs that are also within 80 feet of the right away and have caused no known issues.

C. The granting of the Variance will not:

1. Impair an adequate supply of light and air to the adjacent property;
   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;
   This change in sign height will not increase the risk of fire or hazards.

3. Diminish the value of land and buildings throughout the County;
   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a sign within 80 feet of the right of way.

4. Unduly increase traffic congestion in the public streets and highways;
   The change in sign size should have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property;
   The change in sign height will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief; or
   The change in sign height will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County;
   No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
Additional Information Submitted by Petitioner on August 6, 2018:

Statement in Support of Variance Requests (AMENDED)

31W350 Diehl Road, Naperville, IL 60563 (the “Property”)

1. Variance Request: Petitioner requests a Variation to increase maximum height of pole mounted sign along I-88 from 20 feet to 75 feet as is required under Section 37-1103(A)(14). Petitioner states that the standards for said variance are met as follows:

   A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

   Petitioner’s Property lays adjacent to I-88. Due to topography that slants downhill and away from I-88, and because the sign would be blocked from the view of passing cars by large trees and powerlines, Petitioner’s sign needs to be 75 feet tall in order to be visible to the passing cars. The subject billboard sign also needs to be 75 feet tall to compete with neighboring signs that are of this same height.

   B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

   No danger is presented by the height of the sign and the surrounding properties are industrial and also have billboards that are 75 feet in height.

   C. The granting of the Variance will not:

      1. Impair an adequate supply of light and air to the adjacent property;
         This variance will have no impact on the amount of sunlight to neighboring Property owners.

      2. Increase the hazard from fire or other dangers to said property;
         This change in sign height will not increase the risk of fire or hazards. neighboring properties already have signs of the same height and have had no negative incidents as a result.

      3. Diminish the value of land and buildings throughout the County;
         There should be no impact on neighboring landowner property value. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a sign 75 feet in height.

      4. Unduly increase traffic congestion in the public streets and highways;
         The change in sign height should have no impact on traffic congestion on either the streets or highway.

      5. Increase the potential for flood damages to adjacent property;
         The change in sign height will have no impact on flooding nor cause water damage.

      6. Incur additional public expense for flood protection, rescue or relief; or
         The change in sign height will have no impact on public expenses.

      7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
         No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
II. Variance Request: Variation to allow for an increase in signage on a dual paneled pole mounted sign from 200 square feet to 1,000 square feet (800 sq. ft per side) as required under Section 37-1105.4(B). Petitioner states that the standards for said variance are met as follows:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to I-88. Due to topography that slants downhill and away from I-88, and because the signs would be blocked from the view of passing cars by large trees and powerlines, Petitioner’s sign needs to be sizable enough to be viewed by the passing cars and to compete with the neighboring signs which are of the same and scale as is requested herein.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

No danger is presented by the requested size height of the sign and the surrounding properties are industrial and also have signs that are of the same size and scale as is requested herein.

C. The granting of the Variation will not:

1. Impair an adequate supply of light and air to the adjacent property.
   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property.
   This change in sign height will not increase the risk of fire or hazards. Neighboring properties already have signs of the same size and have had no negative incidents as a result.

3. Diminish the value of land and buildings throughout the County.
   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a 800 square foot per side, dual paneled sign.

4. Unduly increase traffic congestion in the public streets and highways.
   The change in sign size should have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property.
   The change in sign height will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief; or
   The change in sign height will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
   No images of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
III. Variance Request: Petitioner requests Variation to allow for setback from Right-of-Way from 80 feet to 20 feet. Sec. 37-1103(A)(13).

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

Petitioner’s Property lays adjacent to I-88. Due to topography, powerlines and neighboring trees, Petitioner’s sign cannot be located 80 feet from the Right-of-Way and will be viewed by the passing cars and able to compete with neighboring signage. The Property slants downward away from the interstate. Neighboring trees and existing powerlines would block the view of the signs without this variance request being approved.

B. That the granting of any Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

No danger is presented by the requested size height of the sign and the surrounding properties are industrial and have billboard signs that are also within 80 feet of the right away and have caused no known issues.

C. The granting of the Variation will not:

1. Impair an adequate supply of light and air to the adjacent property;
   This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;
   This change in sign height will not increase the risk of fire or hazards.

3. Diminish the value of land and buildings throughout the County;
   There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and it too has a sign within 80 feet of the right of way.

4. Unduly increase traffic congestion in the public streets and highways;
   The change in sign size should have no impact on traffic congestion on either the streets or highway.

5. Increase the potential for flood damages to adjacent property;
   The change in sign height will have no impact on flooding nor cause water damage.

6. Incur additional public expense for flood protection, rescue or relief, or;
   The change in sign height will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.
   No impacts of an immoral nature will be depicted from the sign. The variance will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign.
Statement in Support of Conditional Use Request (AMENDED)
31W350 Diehl Road, Naperville, IL 60563 (the "Property")

I. Conditional Use: Petitioner requests a Conditional Use to allow for electronic display sign within 500 feet of Interstate Highway as required under Section 37-1103(C)(4). Petitioner states that the standards for said variance as required by Section 37-14.13.5 are met as follows:

A. That the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

The requested Conditional Use would not run in conflict with the intentions of the Code nor injure neighboring property owners. To the contrary, the neighboring properties on both sides are of an industrial nature and they too have their own electronic billboard signs that are within 500 feet of the Interstate I-88. This sign will be an attractive addition that will offer information to residents and increase economic opportunity for DuPage County businesses. Furthermore:

The granting of the Conditional Use will not:

1. Impair an adequate supply of light and air to the adjacent property; This variance will have no impact on the amount of sunlight to neighboring Property owners.

2. Increase the hazard from fire or other dangers to said property;
This change will not increase the risk of fire or hazards. It has already been taking place from numerous properties in the immediate area without any known incidents.

3. Diminish the value of land and buildings throughout the County;
There should be no impact on neighboring landowners. It should also be noted that the property immediately adjoining Petitioner’s Property to the east belongs to the Petitioner and its sign is within 500 feet of the Interstate.

4. Unduly increase traffic congestion in the public streets and highways;
The sign location should have no impact on traffic congestion on either the streets or highway. Similar signs already exist along I-88 and have not caused congestion problems.

5. Increase the potential for flood damages to adjacent property;
The sign location will have no impact on flooding nor cause water damage.

6. Incurs additional public expense for flood protection, rescue or relief; or
The sign location will have no impact on public expenses.

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

No images of an immoral nature will be depicted from the sign. The conditional use will allow for increased and improved public safety as Petitioner is agreeable to depict Amber alerts or similar information of an emergency nature from the sign. It will also improve economic opportunity through the promotion of DuPage County businesses.
MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: September 6, 2018

RE: Z18-048 Group A Architecture (Downers Grove/ District 3)

Development Committee: September 18, 2018:

Zoning Board of Appeals Meeting: September 6, 2018: The Zoning Board of Appeals approved the following zoning relief:

1. Conditional Use for a Planned Development.
2. Rezoning from R-4 to R-5.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z18-048 Group A Architecture dated August 23, 2018.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent, 1 Abstain

FINDINGS OF FACT (REZONING FROM R-4 TO R-5):

1. That petitioner testified that he seeks the subject zoning relief to combine and rezone the two subject properties from R-4 Single-Family to R-5 Multiple-Family to allow for the construction of 15 townhomes.
2. That petitioner testified that the two subject properties have been for-sale for an extended period of time, so much so that the for-sale signs have deteriorated and collapsed.

- That petitioner testified that the subject properties should be rezoned to a use compatible for the site and general area due to the length of time the subject properties have been left vacant/undeveloped as single-family residences.

- That petitioner testified that the heavy traffic along Route 83 is incompatible with single-family residences and that the subject properties should be used for multiple-family residences.

3. That petitioner testified that he does not yet own the two subject properties but has placed a conditional offer and deposit with the property owner for the sale to be completed once petitioner has received the subject zoning relief.

4. That petitioner testified that the single-family homes located on the west side of Route 83 were most likely constructed in the 1940s.

5. That petitioner testified that the adjacent property to the east is owned and operated by the Zoroastrian Center of Chicago.

6. That petitioner testified that commercial developments are located south of the proposed development on Route 83.

7. That petitioner testified that the highest and best use of the property would be multiple-family residences, built on a quiet street (as indicated in the site plan), rather than two single-family, homes built on two large parcels of land, and located adjacent to Route 83.

8. That petitioner testified that a commercial use would not be the highest and best use of the subject properties because there would not be enough property for a commercial development at the subject location.

9. That petitioner testified that rezoning the subject properties from R-4 to R-5 would be an added benefit to the surrounding area because petitioner is in the process of developing 7 single-family homes approximately ½ mile from the subject properties. As such, that petitioner testified that the proposed townhome development would act as an entrance/ buffer to the new, single-family homes.
FINDINGS OF FACT (CONDITIONAL USE):

1. That petitioner testified that he seeks the subject zoning relief for a planned development to allow for the construction of 15 townhomes.

2. That petitioner testified that each townhome will be constructed with quality materials, such as brick and wood.

3. That petitioner testified that the proposed development will have a Homeowner’s Association and that each home will be a fee-simple townhome, complete with approximately a 2.5 car garage and 20-foot driveway.

4. That petitioner testified that the proposed development will include a wetland-bottom stormwater detention area on the northwestern portion of the property, complete with native species/plants.

5. That petitioner testified that sewer and water are both available to the proposed development through the adjacent property to the east. Petitioner testified that the lift station maintained by the adjacent property to the east has enough capacity for the proposed development.

6. That petitioner testified that the proposed development will have clear circulation and access for emergency vehicles, garbage collection, and snow plows. Furthermore, petitioner testified that the clearance is approximately 24 feet wide between the community parking spaces and townhomes and that the length of each driveway is approximately 20 feet.

7. That petitioner testified that he intends to maintain the existing, mature trees on the subject properties but will add a partial landscape screen of arborvitae along the south and east property lines. Petitioner testified that he will discuss the screening further with the adjacent property owners.

8. That petitioner testified that the planned development will not have street lighting and that only the proposed townhomes will have lighting typically found on residential properties.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed development complies with all setback requirements for the R-5 Multiple-Family Zoning District.

- Furthermore, that petitioner has demonstrated that he will create a partial landscape screen along the south and east property lines per recommendations from the adjacent property owners.

b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed townhome planned development and that it will be built pursuant to the current building codes.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the construction of the proposed townhome planned development will be an added benefit to the neighborhood.

- As such, petitioner has demonstrated through the architectural renderings made part of Zoning Petition #Z18-048 Group A Architecture dated August 23, 2018, that the development will be constructed in such a manner to include quality materials (brick and wood accents) throughout the front, sides, and rear of the proposed townhomes.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed development will not have direct access to Route 83 but will have access to Route 83 through two locations on Meadowbrook.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed development will include a wetland-bottom stormwater detention area on the northwestern portion of the property, complete with native species/plants. Additionally, that petitioner testified that depending on the financial feasibility, petitioner would like to include permeable pavers instead of asphalt for the paving within the proposed development.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the DuPage County Stormwater Department does not object to the proposed development but may require additional information at the time of permit application.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the
adjacent property owner to the east of the development does not object and that petitioner will work with the adjacent property owner to the south to develop a proper landscape screen.

- Furthermore, that the proposed development will be an added benefit to the neighborhood and will also act as an entrance to the neighborhood and to seven (7) single-family homes petitioner is developing approximately ½ mile from the subject property.

**PETITIONER’S DEVELOPMENT FACT SHEET**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-048 Group A Architecture</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>1. Conditional Use for a Planned Development. 2. Rezoning from R-4 to R-5.</td>
</tr>
<tr>
<td>OWNER</td>
<td>HAROLD LIESENFELT (AGENT) 50 BURR RIDGE PARKWAY, BURR RIDGE, IL 60527</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>8601 Route 83, Burr Ridge Illinois 60527</td>
</tr>
<tr>
<td>PIN</td>
<td>09-35-401-001 &amp; 09-35-401-002</td>
</tr>
<tr>
<td>TWSP/CTY. BD. DIST.</td>
<td>Downers Grove N District 3</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-4 Single Family 0-5 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>Total: 2.89 Acres (125,888 sq. ft.) 09-35-401-001: 1.41 Acres 09-35-401-002: 1.48 Acres</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>N/A</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: July 31, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>August 23, 2018</td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION:**

Building: No Objections.

DUDOT: The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

Health: No Objections.

Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation).

Public Works: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation).
EXTERNAL:

<table>
<thead>
<tr>
<th>Location</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>Village of Burr Ridge</td>
<td>No Comments.</td>
</tr>
<tr>
<td>Downers Grove Township</td>
<td>No Objections.</td>
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<tr>
<td>DG Township Highway</td>
<td>No Comments.</td>
</tr>
<tr>
<td>Tri-State Fire Dist.</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Sch. Dist. 62:</td>
<td>No Comments.</td>
</tr>
<tr>
<td>Village of Willowbrook</td>
<td>No Objections/ No Comments.</td>
</tr>
<tr>
<td>Village of Darien</td>
<td>No Comments.</td>
</tr>
</tbody>
</table>

No Objections/ No Comments. “Proposed development is located outside of the Village of Willowbrook’s jurisdictional planning boundary. The Village has no comments.”

GENERAL BULK REQUIREMENTS (R-5 MULTI-RES):

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>North Front Yard</td>
<td>25 FEET</td>
<td>N/A</td>
<td>APPROX. 25 FEET</td>
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<td>East Int. Side Yard</td>
<td>15 FEET</td>
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<td>APPROX. 15 FEET</td>
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<td>West Corner Side Yard</td>
<td>20 FEET</td>
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<td>APPROX. 74 FEET &amp; 11 INCHES</td>
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<td>South Rear Yard</td>
<td>20 FEET</td>
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<td>APPROX. 35 FEET &amp; 3 INCHES</td>
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LAND USE

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<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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<tbody>
<tr>
<td>Subject</td>
<td>R-4 SF RES</td>
<td>Vacant</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Circle Ave./ Meadowbrook Drive and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Route 83 and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
DU PAGE COUNTY ZONING BOARD OF APPEALS

Zoning Petition Z18-048 Group A Architecture

Please review the information herein and return with your comments to: Paul Hoss, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187, or Jessica.Infelise@dupageco.org via email at or via facsimile at 630-407-6702 by August 22, 2018.

COMMENT SECTION:
- [ ] NO OBJECTION/CONCERNS WITH THE PETITION
- [x] NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
- [ ] I CANNOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- [ ] I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS: We see sewer and water in the area

SIGNATURE: Edward Buga
DATE: 8-7-18

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z18-048 Group A Architecture

ZONING REQUEST
1. Conditional Use for a Planned Development.
2. Rezoning from R-4 to R-5

OWNER: HAROLD LIESENFELT (AGENT) 30 BURR RIDGE PARKWAY, BURR RIDGE, IL 60527

ADDRESS/LOCATION: 8601 Route 83, Burr Ridge Illinois 60527

PIN: 09-35-401-001 & 09-35-401-002

TWSP./CVY. BD. DIST: Downers Grove N District 3

ZONING/LUP: R-4 Single Family 0-3 DU AC

AREA
Total: 2.89 Acres (12,588 sq. ft.)
09-35-401-001: 1.41 Acres
09-35-401-002: 1.48 Acres

UTILITIES: N/A

PUBLICATION DATE: Daily Herald: July 31, 2018
PUBLIC HEARING: August 23, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

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DU PAGE COUNTY ZONING BOARD OF APPEALS

Zoning Petition Z18-048 Group A Architecture

Please review the information herein and return with your comments to:

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Farm Road, Wheaton, Illinois 60187; or Jessica.Infeise@dupageco.org via email at
or via facsimile at 630-407-6702 by August 22, 2018.

COMMENT SECTION:

X) NO OBJECTION/CONCERNS WITH THE PETITION

X) NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT
APPLICATION.

) I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.

) I OBJECT/HAVE CONCERNS WITH THE PETITION.

COMMENTS: There appears to be a potential wetland and associated buffer in the northwest corner of
the property. A wetland determination will be required and if wetlands are identified a wetland
delamination and assessment will be needed to determine what, if any, impact the proposed
development will have on the wetland and buffer, and if any impact will meet the requirements of the
Stormwater Ordinance.

SIGNATURE: Clayton Hoffer
DATE: 8/22/18
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DuPage County Stormwater
Management

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER Z18-048 Group A Architecture
ZONING REQUEST 1. Conditional Use for a Planned Development.
2. Rezoning from R-4 to R-5.
OWNER HAROLD LIESENFELT (AGENT) 50 BURR RIDGE
PARKWAY, BURR RIDGE, IL 60527
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AREA Total: 2.89 Acres (125,888 sq. ft.)
09.35.401-001: 1.41 Acres
09.35.401-002: 1.48 Acres
UTILITIES N/A
PUBLICATION DATE Daily Herald: July 21, 2018
PUBLIC HEARING August 23, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION
Pursuant to the Illinois State Statutes.

Jack T. Kruepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Fax 630-407-6702 8/23/18

Paul Hoss:

Re: Zoning Petition
Z18-048
A Architecture

Greetings,

Here are our comments for today's hearing. Please make this a part of the record.

Best regards

[Signature]

[Name] [Title]
ZOROASTRIAN ASSOCIATION OF METROPOLITAN CHICAGO

23 August 2018

To:
DuPage County Zoning Board of Appeals
421 North County Farm Road, Wheaton, IL 60187

Re: Zoning Petition Z18-048 Group A Architecture

In the above matter the Zoroastrian Association of Metropolitan Chicago, the owner of the property to the immediate east of the subject property affirms and attests that it has no objection to the rezoning of the subject property from R4 single family residence to R5 multi family residence. The Zoroastrian Association of Metropolitan Chicago would like their support so recorded at the August 23, 2018 Public Hearing.

Yours sincerely,
Zoroastrian Association of Metropolitan Chicago

Rohinton Rivfina
August 30, 2018

To: DuPage County Zoning Board of Appeals:

From: Group A Architectural & Harry Liesenfelt, Provencal Building & Development, Inc.

Pursuant to our recent Public Hearing before the DuPage County Board we offer the following additional information relative to our proposed zoning request and development proposal.

Historic zoning & development trends:

1. Recognizing the need to address rapid growth and ensure sustainable development, DuPage County has adopted several major corridor plans to assist developers, municipalities and the County with the future development potential along high traffic corridors and specifically Route 83 corridor.

2. These plans seek to proactively guide growth in a manner ensuring future growth is sustainable and consistent with the needs of each individual municipality and the County.

3. These plans provide a framework in which the development of each individual municipality along with the County will mesh together to support the overall development vision within the DuPage County.

4. Toward that end we find that the Route 83 corridor has remained stagnant for quite some time and only recently has this corridor seen an influx of new development and redevelopment through annexation to the Village of Burr Ridge and new zoning entitlement from the County of DuPage all consistent with the land use plan of the County and the adjacent local communities.

5. The acute corridor we are discussing here is from I-55 on the north to generally Bluff Road and the Des Plaines river to the south.

6. While the properties along the stretch of Route 83 have been zoned in the single family residential zoning district and have been either vacant like the subject property or underutilized with agricultural uses, the following recent developments and entitlements have been approved with new zoning districts, new development trends in the area and new development consistent with and complimentary to development along the high speed, heavily traveled Route 83 transportation corridor.
One lot to the south of the subject property along Route 83 the County has rezoned vacant property that was essentially used as a landfill from the R-4 single family residential to multi-family residential to allow for 25 units of townhouses that have been partially constructed and continue to be developed.

At the northeast corner of Route 83 and 91st the County has rezoned the subject property from R-4 SF residential to B-2 to allow for a court order automobile service station to be redeveloped from an antiquated facility to a new facility that not only services vehicle customers but now services the SF residential homes to the northeast of the facility with well planned pedestrian access to the site.

At the northeast corner of Route 83 and 91st the County has rezoned the property from R-4 SF residential to B-2 to allow for redevelopment of the property to a Walgreens Pharmacy and retail store.

At the northwest corner of Route 83 and 91st, approximately ½ mile from the subject property the Village of Burr Ridge has annexed a property used as an agricultural and zoned R-4 SF residential in the County and rezoned to a mixed use PUD for senior care facility, office and retail. The property is currently being developed for the senior care facility and shortly a new McDonald’s restaurant will be developed at the “hard corner”.

The southwest corner of Route 83 and 91st, the County has recently rezoned over 6 acres of land previously zoned in the R-4 SF residential district to a B-2 Regional Commercial PDD for a new 70K shopping facility.

Just to the west of the southwest corner of route 83 and 91st, the County has rezoned property from R-4SF residential to R-5 multifamily PPDD for the development of 45 townhomes.

Use of Property:

1. The subject property has been zoned in the R-4 SF residential zoning district for over 75 years when the County first adopted a formal zoning map for the area. Even when the adjacent properties along Route 83 were developed with single family homes, the subject property was vacant.

2. Per DuPage County records we have determined that at least within the last 25 years there has been no zoning of subdivision cases or building permit requests seeking development or redevelopment for single family homes for the subject property.

3. In the past 15 years, we have determined the subject property has been earmarked for sale with no interest in development as single family residential or commercial development.

4. Per DuPage County records we have determined that the single family residential zoned and single family homes on the adjacent properties to the north of the subject property are currently vacant and current within the County’s Neighborhood Revitalization plan for demolition.
5. As such, we propose that given the location of the subject property along the heavily traveled and high speed Route 83 corridor the desirability for commercial retail use and the dilapidation of the existing single family homes on Route 83 adjacent to the subject property that commercial development nor single family development is a viable or desirable option for the subject property.

6. By contrast there are several instances where the County and the Village have permitted the redevelopment of these single family residential properties to other non-residential and multifamily type development in close proximity to the subject property consistent with the proposed development.

Effect of Annexation on Unincorporated DuPage County:

1. As a result of municipal annexations, the total land area of unincorporated DuPage County has steadily been in decline. As of 2010, the unincorporated area totaled 91.30 square miles or only 27.2% of the total DuPage County area, with Regional Open Space making up approximately 33% of this area, therefore leaving only roughly 60 acres of developable land in unincorporated DuPage County. Furthermore, contiguity between unincorporated areas is in decline, leaving pockets of unincorporated land spread throughout the County.

2. This subject development will enable land that has been vacant for a long time to be developed into a land use consistent with other land uses within the corridor both within the Village of Burr Ridge and in the unincorporated area.

3. In addition, the new retail land uses to the south will be complimented by the recent multifamily development in Burr Ridge and the unincorporated areas to maintain a sustainable corridor where uses can compliment one another.

Positive Impact on Area Properties:

1. Both the contiguous neighbors to the subject property have endorsed the proposed development and have voiced that support at the Public Hearing.

2. There are no objections by any area residents, the nearby Village of Burr Ridge, the fire prevention district or any other agencies.

3. The proposed development is upscale and will positively affect area residents all along Meadowbrook Dr. and create an attractive well landscaped entry point to the Meadowbrook area. Property along Route 83 on the east going north would also benefit and this may inspire development of that property which currently includes an abandoned home and under developed Route 83 Frontage.

4. There are no negatives to the proposed land use that we are aware of and we truly believe that proposed development will enhance the local property values and future development potential of the area.
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: September 6, 2018
RE: Z18-049 Martens (Addison/ District 1)

Development Committee: September 18, 2018:

Zoning Board of Appeals Meeting: September 6, 2018: The Zoning Board of Appeals approved the following zoning relief:

A Variation to reduce the interior (west) side setback from 10 feet to approximately 3 feet for a new detached garage.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z18-049 Martens dated August 23, 2018.

2. That petitioner is not permitted to operate a business out of the subject detached garage.

3. That petitioner shall not cause illumination in excess of one-half (1/2) foot-candle at property lines.

4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

5. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
FINDINGS OF FACT:

1. That petitioner testified that she seeks the subject zoning relief to demolish the existing detached garage on the subject property and replace it with the proposed detached garage.
   - That petitioner testified that the existing detached garage has foundation problems, including large cracks and exposed rebar.

2. That petitioner testified that she has lived at the property for approximately 15 years.

3. That petitioner testified that the proposed detached garage will be located within the exact footprint of the existing detached garage.

4. That petitioner testified that the subject property’s septic field is located directly behind the existing detached garage. As such, that petitioner testified that the only location she can build a new detached garage is within the exact footprint of the existing detached garage.
   - Furthermore, that petitioner testified that building the proposed detached garage directly behind the house and within the buildable area, would create difficulties pulling vehicles in and out of the garage due to the location of the principal building, driveway, and septic field on the subject property.

5. That petitioner testified that she nor will anyone at the subject property run a business out of the proposed detached garage.

6. That petitioner testified that the proposed detached garage will not have any heat nor running water and will only have basic electrical outlets typically found in a residential garage.

7. That petitioner testified that the proposed detached garage will maintain general lighting typically found on a residential garage.

8. That petitioner testified that the adjacent neighbor to the west of the proposed detached garage signed a letter of support for the development and does not have any objections.
STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.

2. The Zoning Board of Appeals finds that due to the location of petitioner’s septic field on the subject property, the only location to place the proposed detached garage is within the exact footprint of the existing detached garage, which is located approximately 3 feet from the interior (west) side setback.

3. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variation will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed detached garage will be located within the exact footprint of the existing garage.
   b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed detached garage and that it will be built pursuant to the current building codes.
   c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they will tear down the existing detached garage and will replace it with the proposed detached garage, which will be an added benefit to the neighborhood.
   d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed detached garage will store the same number of vehicles as the existing, two-car garage.

   • Furthermore, that traffic will not be increased on the subject property, as petitioner has demonstrated that the proposed detached garage will be located at the same location of the existing garage, which is set back behind the rear the principal building and will not affect traffic.
   e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed detached garage will be located within the same footprint as the existing garage.
• As such, that the County’s Stormwater Department has no objections on the proposed detached garage and will review the building plans at the time of permit application.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed detached garage and will review the building plans at the time of permit application.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed detached garage will be located within the exact same footprint as the existing detached garage. As such, petitioner has demonstrated that the proposed detached garage will not impact adjacent property owners or the surrounding area.

• Furthermore, that petitioner has demonstrated that they have received a signed petition from the adjacent property to west stating their support for a Variation to reduce the interior (west) side setback from 10 feet to approximately 3 feet for a new detached garage.

PETITIONER’S DEVELOPMENT FACT SHEET
GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-049 Martens</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>A Variation to reduce the interior (west) side setback from 10 feet to approximately 3 feet for a new detached garage.</td>
</tr>
<tr>
<td>OWNER</td>
<td>MARTENS, JASON &amp; JENNIFER, 17W081 NORTH STREET, BENSENVILLE, IL 60106</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>17W081 NORTH STREET, BENSENVILLE, IL 60106</td>
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<tr>
<td>PIN</td>
<td>03-10-205-005</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>ADDISON</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES</td>
</tr>
<tr>
<td>AREA</td>
<td>.63 (27,442 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Septic</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: August 6, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>August 23, 2018</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION:</td>
<td></td>
</tr>
<tr>
<td>Building:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>DUDOT:</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Health:</td>
<td>No Objections.</td>
</tr>
<tr>
<td>Stormwater:</td>
<td>No Objections.</td>
</tr>
</tbody>
</table>
| Public Works:     | No Objections. “We are not the provider of sewer or water to
that area.”

**EXTERNAL:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Bensenville</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Addison Township</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Township Highway</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Wood Dale Fire Dist.</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Sch. Dist. 7:</td>
<td>No Comment.</td>
</tr>
<tr>
<td>City of Wood Dale</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Elk Grove Village</td>
<td>No Comment.</td>
</tr>
<tr>
<td>Village of Itasca</td>
<td>No Comment.</td>
</tr>
</tbody>
</table>

**GENERAL BULK REQUIREMENTS:**

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Front Yard</td>
<td>Behind Front Wall</td>
<td>Behind Front Wall &amp; 76 FT</td>
<td>Behind Front Wall &amp; 76 FT</td>
</tr>
<tr>
<td>West Int. Side Yard</td>
<td>10 FT</td>
<td>APPROX. 3 FT</td>
<td>APPROX. 3 FT</td>
</tr>
<tr>
<td>East Int. Side Yard</td>
<td>10 FT</td>
<td>APPROX. 100 FT</td>
<td>APPROX. 100 FT</td>
</tr>
<tr>
<td>South Rear Yard</td>
<td>3 FT</td>
<td>APPROX. 101 FT</td>
<td>APPROX. 101 FT</td>
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</table>

**LAND USE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject North</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>North Street and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-049 Martens

Jennifer Martens, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 20 day of July, 2018.

Petitioner's Name: Jennifer Martens

Petitioner's Address:
173081 North Street
Bensenville, IL 60106

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:
30 DAY OF July, 2018

Jewelry

NOTARY PUBLIC SIGNATURE

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
July 17, 2018

Dear Mr. & Mrs. Olague,

We are requesting an Accessory Variation from DuPage County to allow us to build a new detached garage approximately 3 feet from the interior side property line. Please note that this is the same exact location and size as the current garage. Current DuPage County code would require us to build the garage 10 feet from the interior side property line. However, doing so would shift the garage 7 feet to the east, placing a good portion of it behind our house and making it difficult to drive vehicles in and out of it at that angle. In addition, we are not able to push the garage further back into the yard due to our septic field lines, which are already located the required 10 feet from the detached garage. Our garage is in need of major repairs, including the concrete slab that it sits on, which makes demolition and a brand new rebuild a necessity. We have considered all options, and the Accessory Variation is the most economical and feasible option for our garage. You are welcome to take a detailed look at our garage and view our plat of survey for details. Adjacent property owners will be notified by the county, but your approval here may help us with the hearing process.

Therefore, if you do not object to the Accessory Variation, please complete the following information and sign below:

I: ELEASAR AND SYLVIA OLAGUE
Residing at: 1128101 NORTH ST, BENSONVILLE IL 60106
Immediately adjacent to the subject property herein, do not object to an Accessory Variation as described above.

Print Neighboring Owner Name: ELEASAR & SYLVIA OLAGUE
Signature of Neighboring Owner: [Signature]
Address: 1128101 NORTH ST, BENSONVILLE IL 60106
Phone: 630-477-1035

Thank you for your consideration,
Jason and Jennifer Martin

Property Owner Seeking Zoning Request Information:

Name: Jason and Jennifer Martin
Address: 17 WYSLI NORTH STREET, BENSONVILLE, IL 60106
Phone: 630-936-3581

This petition was signed in my presence: Jennifer Martin
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: September 6, 2018
RE: Z18-050 Foss (Bloomingdale/ District 4)

Development Committee: September 18, 2018:

Zoning Board of Appeals Meeting: September 6, 2018: The Zoning Board of Appeals approved the following zoning relief:

Conditional Use to increase the square footage of all detached structures (1 new detached garage of 960 sq. ft. and 1 existing shed of 144 sq. ft.) from 850 sq. ft. to approximately 1,104 sq. ft.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z18-050 Foss dated August 16, 2018.

2. That petitioner is not permitted to operate a business out of the subject detached garage.

3. That the subject detached garage remains as a garage.

4. That petitioner shall not cause illumination in excess of one-half (1/2) foot-candle at property lines.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
7. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that he seeks the subject zoning relief to construct a new detached garage of approximately 960 sq. ft. and intends to keep an existing shed of 144 sq. ft on the subject property.

2. That petitioner testified that the principal building on the subject property does not have a basement, causing limited storage.
   - Furthermore, that petitioner testified that the proposed detached garage would store the petitioner’s three vehicles, one motorcycle, riding lawnmower, and household equipment.

3. That petitioner testified that they will remove the smaller (approximately 64 sq. ft.) of the two existing sheds and keep the shed that is approximately 12 feet by 12 feet.
   - That petitioner testified that the existing shed is used to store household equipment.

4. That petitioner testified that the proposed detached garage will be built pursuant to the site plan made part of Zoning Petition #Z18-050 Foss dated August 16, 2018.
   - That petitioner testified that the proposed detached garage will be a tandem-style garage, allowing for storage of vehicles and storage of household equipment.

5. That petitioner testified that they will not operate a business out of the proposed detached garage.

6. That petitioner testified that the garage will maintain lighting typically found on a residential garage.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to
the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:

a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed detached garage will be built where the existing garage is currently located and that the proposed detached garage will be larger, extending only in the rear to include additional storage space.

b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit from the County for the proposed detached garage and that it will be built pursuant to the current building codes.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that he will tear down the existing garage and will replace it with the proposed detached garage, which will be an added benefit to the neighborhood.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed detached garage will be set back behind the rear of the principal building and will not affect traffic.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed detached garage and will review the building plans at the time of permit application.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed detached garage and will review the building plans at the time of permit application.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that adjacent neighbors have signed a petition in support of the development and do not object to a Conditional Use to increase the square footage of all detached structures (1 new detached garage of 960 sq. ft. and 1 existing shed of 144 sq. ft.) from 850 sq. ft. to approximately 1,104 sq. ft.
## GENERAL ZONING CASE INFORMATION

<table>
<thead>
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<th>Z18-050 Foss</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>OWNER</td>
<td>MICHAEL FOSS, 2N316 VIRGINIA AVENUE, GLEN ELLYN, IL 60137</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>2N316 VIRGINIA AVENUE, GLEN ELLYN, IL 60137</td>
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<tr>
<td>PIN</td>
<td>02-34-402-018</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Bloomingdale District 4</td>
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<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES 0-5 DU AC</td>
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<tr>
<td>AREA</td>
<td>.44 (19,166 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Septic</td>
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<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: July 31, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>August 16, 2018</td>
</tr>
</tbody>
</table>

### ADDITIONAL INFORMATION:

**Building:**
No Objections.

**DUDOT:**
The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.

**Health:**
No Objections.

**Stormwater:**
No Objections. Additional information may be required at time of permit application.

**Public Works:**
No Objections.

**EXTERNAL:**

- **Village of Glen Ellyn:**
  No Comment.
- **Village of Glendale Heights:**
  No Comment.
- **Village of Carol Stream:**
  No Objections. “Outside of Carol Stream’s planning area.”
- **Bloomingdale Township:**
  No Comment.
- **Bloomingdale Township Highway:**
  No Objections.
- **Glenside Fire Dist.:**
  No Comment.
- **Sch. Dist. 16:**
  No Comment.
### GENERAL BULK REQUIREMENTS:

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<thead>
<tr>
<th>REQUIREMENTS</th>
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<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>Behind Front Wall</td>
<td>Behind Front Wall</td>
<td>Behind Front Wall, APPROX. 79 FEET</td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>3 FEET</td>
<td>APPROX. 4.1 FEET</td>
<td>APPROX. 4 FEET</td>
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<td>Rear Yard:</td>
<td>3 FEET</td>
<td>APPROX. 82 FEET</td>
<td>APPROX. 65 FEET</td>
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<tr>
<td>Floor Area Ratio:</td>
<td>850 sq. ft. for all detached accessory buildings</td>
<td>APPROX. 782 sq. ft. for all detached accessory buildings</td>
<td>APPROX. 1,104 sq. ft. for all detached accessory buildings</td>
</tr>
</tbody>
</table>

### LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Virginia Avenue and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-050 FOSS

I, ____________________________, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this __________ day of _______ 2018.

Petitioner's Name: ____________________________

Petitioner's Address: 2W114 Virginia Ave, Glen Ellyn, IL 60137

[Signature]

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:
20__ DAY OF ___________ 20__

[Notary Public Signature]

[Official Seal]

Arlita L. Mezaunas
Notary Public, State of Illinois
My Commission Expires 02/24/21
Additional Information Submitted by Petitioner:
Petition Letter to Neighbors

For the home at:
2N319 Virginia Ave.
Glen Ellyn, IL 60137

We are requesting a conditional use variance from DuPage County to allow us to build a new detached garage with square footage of 080SF. The current code allows for 850 square feet of detached structures. We will need 1194 SF to cover the new garage and our existing shed.

As this zoning request is over the current DuPage County Zoning Code requirements, we are required to circulate this petition and have our immediate neighbors approve of the proposed variation request. As such, if you do not object to the variation, please sign below.

MARIJA SMADAK  
Name

3N304 Virginia Ave  
Address

Signature

Tracy Di仕die  
Name

2N330 Virginia Ave  
Address

Signature

I attest these signatures are true and accurate.

Signature

Subscribed and sworn to before me this:

12 Day of August, 2018

Notary Public

[Official Seal]
Anita L. Messers
Notary Public State of Illinois
My Commission Expires 01/24/21