



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: February 20, 2024

RE: **Z20-078 Maywood Sportsman's Club (Addison/ District 1)  
Essentially in Accordance Request**

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**ACTION REQUESTED:** To Approve as “Essentially in Accordance” that the proposed revised landscaping plan is essentially in accord with the site plan granted per Z20-078 Maywood Sportsman’s Club.

**SUMMARY:**

- A. Section 37-1404.3. G of the DuPage County Zoning Ordinance provides that the County Development Committee, among other things has jurisdiction to review the following relative to a zoning petition:
- G. To review proposed changes in site plans for zoning petitions which have been granted previously by the county board and to make determination that the proposed changes are or are not essentially in accordance with the approved site plan.*
- B. In 2020 The County Board approved zoning relief Z20-078 Maywood Sportsman’s Club as a Conditional Use to allow the development of two (2) pole mounted advertising signs as permitted signs on the subject property.
- C. Condition #2 of the zoning relief required, “...that the petitioner provides a landscape plan showing partial landscape screens at the northwestern and western perimeter of the property...”
- As part of that site plan petitioner proposed to put up a sound wall the northwest side of the property to be provided by the State of Illinois as part its condemnation of certain portions of the eastern portion of the subject property for the States widening of the I-294 Tollway.



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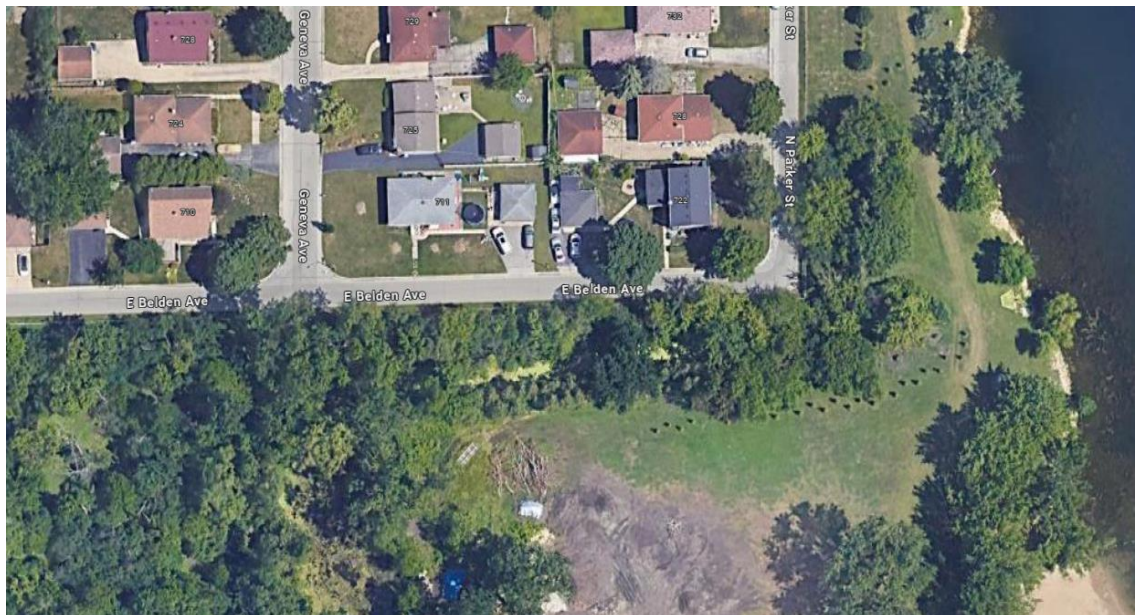
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- The sound walls will not be provided by the State due to changes in the engineering of I-294 and the property owner seeks to replace those proposed walls with a new landscape application on the western portion of the property.
  - The new landscape plan will consist of ornamental trees and shrubs along with retaining the existing vegetation which has been reviewed by the neighbors to the west and they expressed no concerns with the change of application.
- D. In addition, the owner has indicated that the existing vegetation to be removed to put in the sound walls would have required disturbance into a wetland area and removal of much taller and thicker areas of vegetation that currently provide both sound and visual protection for the neighborhood to the northwest.

### **View of Existing Vegetation:**





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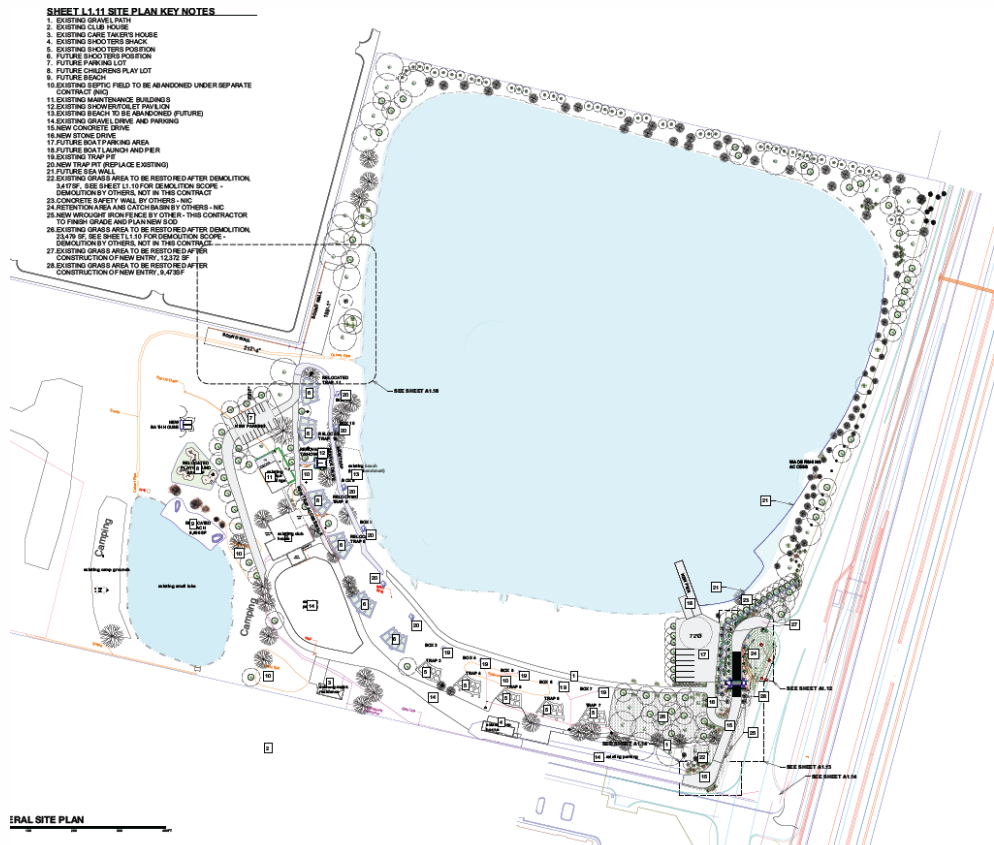
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## Proposed Sound Wall Location:





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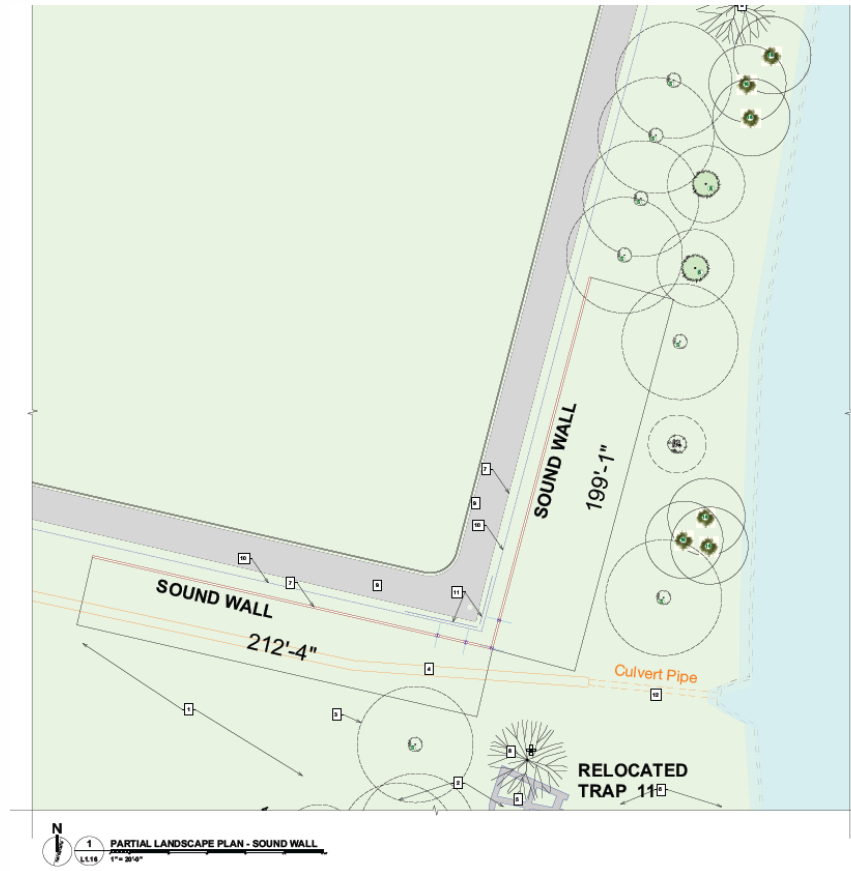
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