



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, October 2, 2024

2:30 P.M.

Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

1. CALL TO ORDER

The 2:30 PM Zoning Hearing Officer Meeting with Public Hearings was called to order by the Zoning Hearing Officer (ZHO), Robert Kartholl, at 2:30 PM.

2. PUBLIC COMMENT

No public comments during the meeting portion were offered.

3. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the Zoning Hearing Officer Recommendation Meeting of September 18, 2024.

4. PUBLIC HEARING

CASE	TOWNSHIP	STATUS
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ZONING-24-000063 SMM Management Co.	Lisle	
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Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000063 SMM Management Co. before petitioners Paola Silvester (appearing in person), Bimal Silvester (appearing in person), and Atul Akhand, sign contractor with Captivating Signs (appearing via Zoom), and members of the public. The subject zoning relief is for a Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).

Exhibits were entered into the record as Exhibit #1 (Survey), Exhibit #2 (Site Plan), Exhibit #3 (Narrative), and Exhibit #4 (Sign Rendering).

(Whereupon, the oath was duly administered by the Notary and all Witnesses and Public Sworn)

Atul Akhand presented the case and indicated that the subject zoning relief is to reduce the front setback for a pole sign from the required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base. Petitioner testified that the existing sign cabinet is approximately 14 feet wide by 8 feet high (approximately 112 sq. ft./per side), and that the new sign would be significantly smaller, at 10 feet wide by 5 feet high (approximately 50 sq. ft./per side). Petitioner testified that the only the proposed sign cabinet would be ten (10) inches from the front property line and that there would be no new sign pole constructed on the property. Petitioner testified that the existing sign pole and cabinet are already encroaching into the parking lot and that they would not be able to place both a new sign fifteen (15) feet from the front property line, as it would be in the middle of their driveway/drive aisle and parking lot. Petitioner testified that over the years, Maple Avenue has been widened and that the existing sign cabinet is over the property line due to the widening of Maple Avenue right-of-way.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000063 SMM Management Co.:

- Stan Popovich, Community Development Director of the Village Downers Grove, (appearing via Zoom) spoke on behalf of the Village of Downers Grove on the matter and stated that the Village objects to the proposed zoning relief. Furthermore, that Mr. Popovich stated that the Village of Downers Grove believes that there are other locations on the property for a sign and that the sign should be brought into total conformance with the code.
- Jason Zawila, Planning Manager of the Village of Downers Grove, (appearing via Zoom).

Atul Akhand testified that there is no other location on the subject property to move the sign to without impacting the ingress/egress points on the subject property, and that the only way to update the dilapidated sign cabinet is to replace only the sign cabinet and utilize the existing sign pole.

ZHO Kartholl stated that zoning petition ZONING-24-000063 SMM Management Co. would be up for recommendation at the October 16, 2024 Recommendation Meeting at 3:00 PM in the Building and Zoning Conference Room.

ZHO Kartholl closed the public hearing of ZONING-24-000063 SMM Management Co.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

No new business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned by Zoning Hearing Officer Robert Kartholl at 2:59 PM.

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