



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: April 18, 2023

RE: **ZONING-23-000011 Oak Brook Lakes (York/District 2)**

DuPage County Board: April 25, 2023:

Development Committee: April 18, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed:

1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375 sq. ft.
2. Proposed sign height from permitted 10 feet to approximately 30 feet.

Subject to the following conditions:

1. That the proposed sign on the subject property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000011 Oak Brook Lakes** dated April 5, 2023.
2. That only one (1) sign shall be permitted on the subject property for the Planned Development.
3. That the subject multi-tenant sign shall be internally lit.
4. That the subject multi-tenant sign shall be static/fixed with no digital display.
5. That the subject multi-tenant sign shall not display any off-premises advertising.
6. That the owner/developer shall apply for and receive a Building permit for all construction and/or excavation that occurs on the subject property.

7. That the subject property be developed in accordance with all other codes and ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: April 5, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed:

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3. That the subject multi-tenant sign shall be internally lit.
4. That the subject multi-tenant sign shall be static/fixed with no digital display.
5. That the subject multi-tenant sign shall not display any off-premises advertising.
6. That the owner/developer shall apply for and receive a Building permit for all construction and/or excavation that occurs on the subject property.
7. That the subject property be developed in accordance with all other codes and ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that he seeks the subject zoning relief to construct a multi-tenant sign for Oak Brook Lakes Planned Development.
- B. That petitioner testified that the Planned Development is approximately ninety (90) acres and is to include a grocer, hotel, restaurant, apartments, senior housing, and a fifteen (15) story condominium building.
- C. That petitioner testified that in lieu of having several smaller signs, petitioner would like to install one (1) multi-tenant sign at the entrance of the Planned Development.

- D. That petitioner offered to build only one (1) multi-tenant sign that is approximately 375 sq. ft. in size and approximately thirty (30) feet tall, rather than multiple smaller single tenant signs throughout the Planned Development.

STANDARDS FOR CONDITIONAL USES:

(Per Section 37-1413.5)

1. That the Zoning Hearing Officer 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.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** 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 multi-tenant sign will not impair the adequate supply of light and air to the adjacent properties, as it will be located at the northeast corner of Butterfield Road and Oak Brook Lakes Boulevard.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed multi-tenant sign will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed multi-tenant sign will be an added improvement to the surrounding area.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed multi-tenant sign will be built pursuant to all current building codes and IDOT regulations and will not increase traffic congestion.
 - 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 multi-tenant 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 multi-tenant sign.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that they are constructing only one (1) multi-tenant sign compared to several smaller signs on ninety (90) acres, that the proposed sign face will conform to all Building Codes and IDOT regulations, and therefore, the proposed sign will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000011 Oak Brook Lakes	
ZONING REQUEST	Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed: 1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375 sq. ft. 2. Proposed sign height from permitted 10 feet to approximately 30 feet.	
OWNER	OAK BROOK LAKES SERIES, 1000 ROYCE BLVD, OAKBROOK TERRACE, ILL 60181 / AGENT: DANIEL GALLAGHER (OLYMPIK SIGNS, INC.), 1130 N. GARFIELD, LOMBARD, IL 60148	
ADDRESS/LOCATION	1S625 OAKBROOK LAKES BLVD, OAK BROOK, IL 60181 (NE CORNER OF BUTTERFIELD ROAD AND OAK BROOK LAKES BOULEVARD)	
PIN	06-21-409-001	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	UNCLASSIFIED
AREA	5.86 ACRES (255,262 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: MARCH 21, 2023	
PUBLIC HEARING	WEDNESDAY, APRIL 5, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	No Objections. "We are the water provider for the area."	
EXTERNAL:		
City of Oakbrook Terrace:	Objects. See attached documentation	
Village of Lombard:	"This is out of our planning boundary, therefore, we have no comments."	
Village of Villa Park:	<i>No Comments Received.</i>	
City of Elmhurst:	<i>No Comments Received.</i>	
Village of Oak Brook:	<i>No Comments Received.</i>	
York Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections.	
York Center Fire Dist.:	No Objections.	
Sch. Dist. 45:	<i>No Comments Received.</i>	

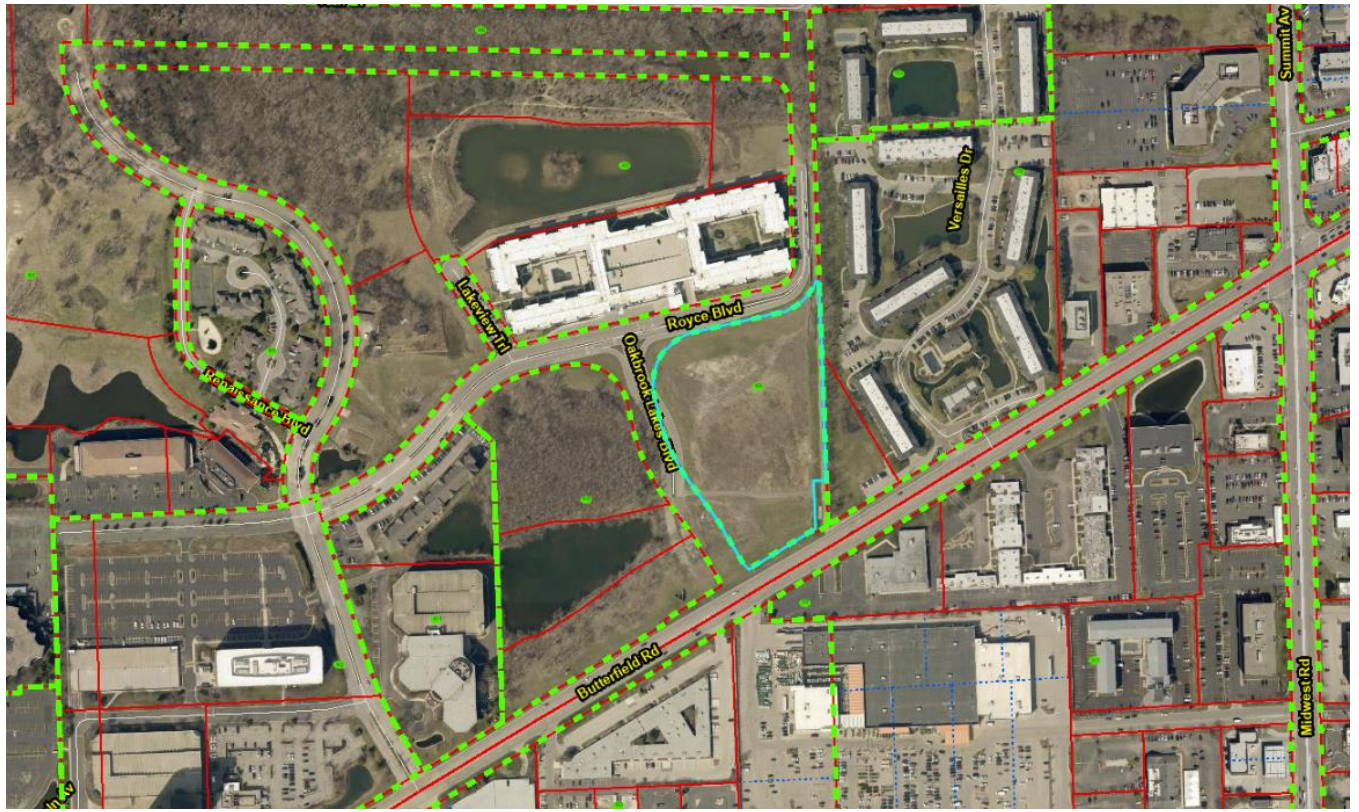
Forest Preserve:	“The Forest Preserve District of DuPage County has reviewed the information provided and due to the location of the subject property, we do not have any specific comments. Thank you.”
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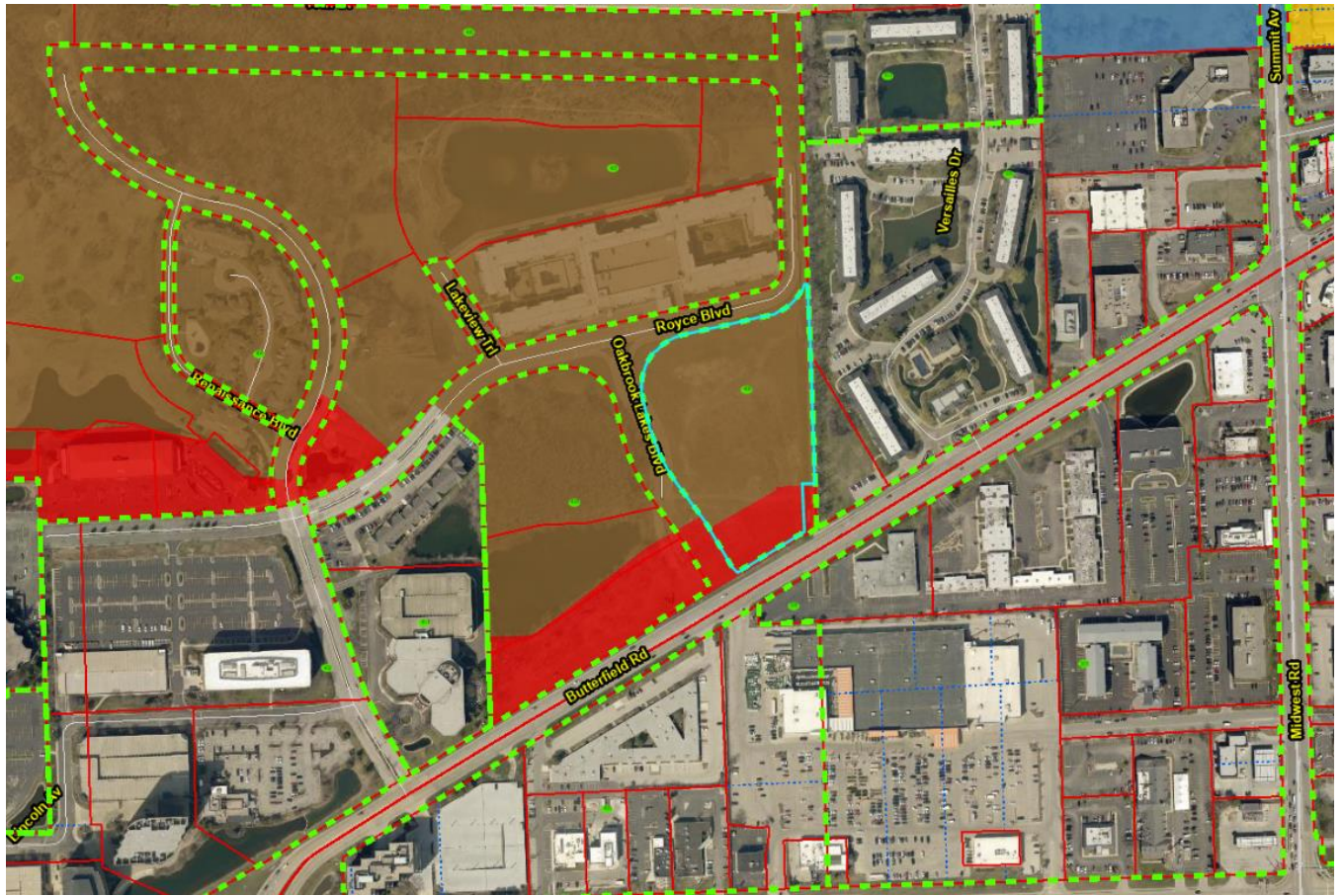
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	10 FT	NA	30 FT
Sign Area:	192 SQ FT	NA	375 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	VACANT	UNCLASSIFIED
North	R-6 MULTI-FAMILY	MULTI-FAMILY	UNCLASSIFIED
South	CITY OF OAKBROOK TERRACE	COMMERCIAL	CITY OF OAKBROOK TERRACE
East	CITY OF OAKBROOK TERRACE	MULTI-FAMILY	CITY OF OAKBROOK TERRACE
West	RENAISSANCE BOULEVARD AND BEYOND B-2 GENERAL BUSINESS/ R-6 MULTI-FAMILY	VACANT	UNCLASSIFIED









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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-23-000011 Oak Brook Lakes

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 630-407-6702 by **April 4, 2023**.

COMMENT SECTION:

: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER.

: 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

X : I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS: The City of Oakbrook Terrace objects to the granting of the amendment to the Conditional Use PDD to allow an increase in area and height for signage. The applicant is requesting to double the amount of signage for a development that has no tenants. They do not need this amount of signage. Additionally, the fact that this development is being called "Oakbrook Lakes" is out of character considering property is most closely located to Oakbrook Terrace's jurisdiction.

The City has the following questions:

Will the two signs at the northwest corner of Oakbrook Lakes Boulevard (i.e. Royce Boulevard) be removed? How long will they be permitted to remain?



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The area where the sign is proposed is currently a large mound of dirt & weeds. Will that be regraded or will the sign be constructed on top of the mound?



MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

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UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: MARCH 21, 2023	
PUBLIC HEARING	WEDNESDAY, APRIL 5, 2023	

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

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