



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, February 20, 2024

10:30 AM

ROOM 3500B

1. **CALL TO ORDER**

2. **ROLL CALL**

PRESENT	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore
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3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chairman Tornatore entertained a motion to move item 6.A. to the end of the meeting. The motion was made by Member Chaplin, seconded by Member Krajewski and unanimously approved.

4. **PUBLIC COMMENT**

Phil Luetkehans, attorney, spoke on behalf of Lamar Advertising, petition Zoning-23-000098. They are asking for an LED sign, on the east side of an already existing sign at the northwest corner of North Avenue and Swift Road.

Keith Meiser spoke in support of beekeeping and encouraged less restrictions.

Dennis Wisnosky, also spoke in support of beekeeping and gave a handout to the Committee Members, titled, "Honey Bees vx. Native Bees", which can be found at the end of the minutes packet after electronic comment.

***Public Comment submitted electronically can be found at the end of the meeting minutes packet.

5. **MINUTES APPROVAL**

5.A. [24-0700](#)

Development Committee - Regular Meeting - January 16, 2024

Attachments: [Dev Comm Minutes 1-16-2024.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6. REGULATORY SERVICES

6.A. [24-0701](#)

Informational Item: Bee Keeping Regulations in DuPage County and Collar Counties

The agenda packet provided a table of the municipalities and collar counties with their status on allowing beekping. Paul Hoss, reviewed some of details of other community ordinances, including registration with the State, number of hives, size of property, flyaway zones, setback and signage requirements. He stated that many of the municipalities follow state guidelines.Mr. Hoss informed Members how the County currently allows beekeeping through the 4-H program on properties 40,000 sq. ft. or larger and agriculture exempt properties.

With the Members encouragement, Paul Hoss said zoning will come back with several iterations to allow beekeeping.

Attachments: [Beekeeping_.pdf](#)
[Beekeeping Applications and Codes.pdf](#)

6.B. [DC-R-0001-24](#)

To approve a resolution to enter into an Intergovernmental Agreement between the Winfield Park District and the County of DuPage, to enable the County to make use of a Minibus from the Winfield Park District for the County’s March 20, 2024 field trip, relative to the County’s Grounded Solutions Network/Housing Solutions program.

Attachments: [IGA between County and WPDistrict 2024.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Brian Krajewski
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.C. [24-0702](#)

Recommendation for the approval of a contract to Veritext LLC, to furnish professional services to provide court reporting for the DuPage County Zoning Board of Appeals hearings, for the period of January 22, 2024 through December 23, 2024, for a contract amount not to exceed \$22,350; per renewal option under bid award #20-138-BZ, third and final option to renew.

Attachments: [PRCC - Veritext FY24.pdf](#)
[Renewal Agreement FY24.pdf](#)
[COURT REPORTER SERVICES 20-138-BZ Bid Tab \(Final\).pdf](#)
[VE Placeholder](#)
[VERITEXT_Redacted.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Brian Krajewski
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.D. [DC-O-0008-24](#)

Z20-078 Maywood Sportsman’s Club (Addison/ District 1): 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.

Attachments: [Z20-078 Maywood Sportsman's Club Dev. Com. 2-20-24 Est. in Accord\).doc](#)
[DC-O-0106-20 Approved.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.E. [DC-O-0010-24](#)

ZONING-23-000097 – Gaffney: To approve the following zoning relief:
Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community. (Naperville/ District 5)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-23-000097 Gaffney Cty. Bd. \(02-27-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.F. [DC-O-0011-24](#)

ZONING-23-000098 – Lamar Advertising: To approve the following zoning relief:
1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels

(electronic message center sign) on the newly re-located sign structure. (Bloomingdale/ District 4)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-23-000098 Lamar Advertising Cty. Bd. \(02-27-2024\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.G. [DC-O-0012-24](#)

ZONING-23-000099 – Bonadeo: To approve the following zoning relief:
 Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom. (Naperville/ District 5)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-23-000099 Bonadeo Cty. Bd. \(02-27-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:07 a.m.



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 24-0700

Agenda Date: 2/20/2024

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, January 16, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

Member Liz Chaplin left the meeting at 10:59 a.m.

PRESENT	Chaplin, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski
REMOTE	Gustin

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Mohand Beilani spoke in support of his petition Z-23-000085 to allow a conditional use for auto sales at a property that he is has a contingent contract on.

Nan Messieha, spoke in support of her petition Z-23-000077 for a conditional use to reduce rear yard setback for her shed.

Brian Armstrong, Attorney representing Flash Property Management, LLC and their petition. They are asking for approval for rezoning, variation and conditional use. The current zoning is residential, but surrounding area is B-2. The setbacks requested are for an existing building.

Martin Teague spoke in opposition to the Messieha petition. He is the neighbor to the north, states a new shed was built in 2021, over existing concrete pad. This shed encroaches on his property.

5. MINUTES APPROVAL

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

5.A. [24-0138](#)

Development Committee - Regular Meeting - November 21, 2023

Attachments: [Meeting Minutes 11-21-23.pdf](#)

6. REGULATORY SERVICES

6.A. [DC-P-0001-24](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building and plumbing plan reviews, and inspections on an "as-needed" basis, in unincorporated DuPage County, for the period January 29, 2024, through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP# 24-006-BZP.

Attachments: [PRCC SAFEBuilt FY24.pdf](#)
[SAFEbuilt price and signature_Redacted.pdf](#)
[DuPage_Plans Examiner RFP 24 006 BZP Technical_Redacted.pdf](#)
[Bid Tabulation for PLANS EXAMINER SERVICES 24-006-BZP.pdf](#)
[SAFEbuilt VE_Redacted.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Liz Chaplin
SECONDER:	Mary Ozog
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.B. [DC-O-0001-24](#)

ZONING-23-000077 – Messieha: To approve the following zoning relief: Conditional Use to reduce the rear yard setback for an existing shed from required 3’ to approximately 0.6’, where it has existed for at least 5 years. (Milton/ District 4)
ZHO Recommendation to Deny
Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent
Paul Hoss explained why the Zoning Hearing Officer recommended to deny petition. He gave Committee Members copies of the site plan submitted for the building permit to reside the shed. The other document was a new survey/site plan, which showed the shed on the property line. The ZHO felt that the petition did not meet the requirement for the shed to be existing as it is for the last five years.

Copies of the site plans distributed at the meeting can be found at the end of the meeting minutes packet.

Attachments: [Z-23-000077 Messieha Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.C. [DC-O-0002-24](#)

ZONING-23-000070 – Flash Property Management, LLC.: To approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40’ to approximately 10’; and
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40’ to approximately 20’. (Milton/District 6)

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

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000070 Flash Property Management LLC Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.D. [DC-O-0003-24](#)

ZONING-23-000085 – Beilani: To approve the following zoning relief:
Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District. (Downers Grove/ District 3)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Chair Tornatore asked Paul Hoss to clarify why the Zoning Hearing Officer recommended to deny the petition.

The ZHO stated the lack of testimony evidence given at the hearing. The location of where the cars would be parked would require the petitioner to request a variation to park in the front and side yards (not on current petition).

Attachments: [Z-23-000085 Beilani Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.E. [DC-O-0004-24](#)

ZONING-23-000086 – Davis Land Holdings: To approve the following zoning relief: Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage). (Wayne/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000086 Davis Land Holdings, LLC. Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Sheila Rutledge
AYES:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

6.F. [DC-O-0005-24](#)

ZONING-23-000087 – Route 53 Café: To approve the following zoning relief: Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000087 ROUTE 53 CAFE Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Sheila Rutledge
AYES:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

6.G. [DC-O-0006-24](#)

ZONING-23-000092 – Seoles: To approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft. (Bloomingdale/District 1)
 ZHO Recommendation to Deny
 Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

The Zoning Hearing Officer recommended to deny petition. This was due to the proposed new detached garage being built on a adjacent property to where the owner lives. They would be storing household items from the other property and since they are also business owners, there was concern that they may store business materials there as well.

Attachments: [Z-23-000092 Seoles Cty. Bd. \(01-23-2024\)_Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Sheila Rutledge
NAY:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

6.H. [DC-O-0007-24](#)

ZONING-23-000093 – Courtney: To approve the following zoning relief:
 Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property. (Downers Grove/ District 2)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000093 Courtney Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Mary Ozog
AYES:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

Member Rutledge stated she would like to discuss beekeeping at the next meeting.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:04 A.M.



Informational

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 24-0701

Agenda Date: 2/20/2024

Agenda #: 6.A.

DuPage County Bee Keeping

Municipality	Response	Registration	# Of Hives Min Lot Size	Setbacks Flyways
Addison	Not Permitted			
Aurora	Not Permitted			
Bartlett	Permitted	Registration/Permit required	Max 2 hives Min 10,000 sq ft lot	either rear yard enclosed with min 5 ft tall solid fence/dense vegetation or 5' barrier provided
Bensenville	Permitted	Registration/Permit required	2 colonies for lots less than 80,000 sq ft, 4 colonies max for over 80k sq ft	Location of hives in rear yard and setback 10' from lot lines
Bloomington				Left message
Bolingbrook	Nothing in code either way			
Burr Ridge	Permitted			Rear yard min 15' setback from all lot lines
Carol Stream	Not Permitted			
Clarendon Hills	Permitted	Registration/Permit required	Lots smaller than 80k sq ft max 2 colonies, over 80k, may have 4 colonies	Rear yard min 10' setback, under 20' requires flyway barrier which may consist of solid wall, fence, dense vegetation, or combination
Darien	Permitted	Permit Required	Max 2 hives allowed on min 10,000 sq ft property	Rear yard setback 15' from all lot lines, flyway barrier at least 5 ft.
Downers Grove	Not Permitted	Have grandfathered longtime beekeeping residents previously		

Elmhurst	Permitted	Registration required		Setback 10' from any property line and right-of way
Glendale Heights				Left message
Glen Ellyn	Not Permitted			
Hanover Park	Permitted	Permit required		Rear yard at min 15' from rear property line and min 25' from any occupied structure. Flyaway should be no less than 6'.
Hinsdale	Permitted			
Lemont	Permitted	Registration required		100 ft from property lines with signage
Lisle	Permitted		Min ½ acre to have bees, less than 2 acres, 2 colonies, 2-10 acres 4 colonies	Setback 10' from any lot line, flyway barrier at least 6'
Lombard				Left message
Naperville	Permitted		3 hives on lots less than ¼ acre, 6 hives up to ½ acre, 10 for any larger lots	Not allowed in front yard, 5' from property lines, 10' from sidewalk/path
Oak Brook	Not Permitted			
Oakbrook Terrace				Left message
Roselle	Not Permitted			
Villa Park	Permitted	Registration/Permit required	2 hives allowed in R-districts	Rear yard, set back 10' from all lot lines and 10' from principal structure. Flyway barrier at least 6'.
Warrenville	Permitted as a home occupation		4colonies for the first 20k sq ft and 2 colonies for each 10K sq ft	Rear yard 10 ft from all lot lines, if within 15 ft' of line, must maintain flyway barrier 6'.
Wayne				Left message
West Chicago				Left message
Westmont	Permitted		Max 2 colonies per 1/3 acre	Rear yard setback 15' from any lot line
Wheaton	Nothing in code either way			

Willowbrook	Not Permitted			
Winfield	Not Permitted			
Wood Dale	Permitted	No registration		Allowed if not a nuisance and is registered with the State of Illinois Dept of Agriculture.
Woodridge	Not Permitted			
Cook County				Left message
Lake County	Permitted	Registration required	Min lot size 10,000 sq. ft allow 2 hives and 2 nucleus hives, for each add 10k sq ft, 1 hive & 1 nucleus hive allowed,	10' setback from property line, min 30 ft setback away from existing fixed structures on any adjoining parcel (not including garages or sheds) Lot less than 40k sq ft require 4' fence, hedge or wall.
McHenry County	Permitted	No registration		Setback 25 feet from property line and establish a flyway barrier at least 6 ft
Kane County	Permitted	No registration	Less than ¼ acre 2 hives, ½ acre 4 hives, ¾ acre 8 hives	Not allowed in front yard, min 5' from property lines and 10' from sidewalk/path.
Will County	Permitted	No registration	2 hives per every 1 acre or fraction thereof with min zoning lot of at least 22k sq ft.	If barrier between subject property and adjacent, no setback, otherwise 5'. Flyway required if hive within 20' from principal structure, sidewalk, road, or path.

***All require registration with the State of Illinois Department of Agriculture

***A “colony” is a collective organism made up of a single bee family, consisting of one queen, drones, and thousands of worker honeybees, while a “beehive” is a structure that houses them.

***All information for residential zoning districts.



VILLAGE OF BARTLETT BEEHIVE BUILDING PERMIT AND BEE KEEPING LICENSE APPLICATION

Building Permit Fee: \$35 Bee Keeping License Fee: \$25

For Office Use Only	
<i>(Village Stamp)</i>	
Approved by: _____	Date: _____

APPLICANT INFORMATION

Name: _____ Phone: _____

Address: _____ Email: _____

Address where bees will be located (if different then above): _____

CONTRACTOR INFORMATION IF HOMEOWNER IS DOING THE WORK, WRITE HOMEOWNER

Company: _____ Phone: _____

Address: _____

PROPERTY AND BEE HIVE INFORMATION:

Lot square footage _____ sq.ft. (Minimum 10,000 sq.ft. lot)

Number of hives to be located on the property: _____ (Max. of 2)

Size of hive(s): _____ sq.ft (Maximum 30 sq.ft.) Height of hive(s): _____ (Maximum 5-ft)

Check one: the rear yard is enclosed with a min. 5-ft tall solid fence/dense vegetation

a 5' tall fly-away barrier is provided *(only if lot is at least 20,000 sq.ft.)*

PLEASE SUBMIT THE FOLLOWING WITH THIS APPLICATION:

Plat of Survey depicting the location of the bee hive and dimensioning the distances from the hive(s) to the property lines, the location of the signage warning of the presence of bees, the location of the fence or fly-away barrier, and the location and type of water source provided

A copy of your the II Department of Agriculture registration <https://www.agr.state.il.us/programs/bces/beekeep.pdf>

Product specifications and dimensions for the bee hive(s)

Product specifications for the fence/fly-away barrier

Image of the sign to be posted on the property

Signed Disclosure Regarding Private Covenants

LANDLORD OR PROPERTY OWNER AUTHORIZATION:

I, owner of the property listed above, agree to assume responsibility for any legal issues associated with the bees housed on my property and am familiar with the attached regulations. I hereby certify this submittal is in conformance with all regulations for beekeeping as stated in the Bartlett Zoning Ordinance Section 10-4A-2-C-3.

SIGNED: _____ DATED: _____

PRINT NAME: _____

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner(s) of real estate in the _____ subdivision or PUD (the "Subdivision") in the Village of Bartlett hereby acknowledge that the Village of Bartlett had advised them that there may be private covenants, restrictions, and conditions of record (the "private covenants") which do not allow the undersigned to **keep bees** even though doing so may be allowed under the Village's ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants, a homeowner's association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney's fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make the proposed improvements, you should review the private covenants before installing them and before entering into a contract to have the improvements installed by a contractor.

OWNER SIGNATURE: _____

ADDRESS: _____

TITLE 10-4A-2-C-3: BEEKEEPING

3. Beekeeping.

- a. Bees and Bee Hives shall be permitted on residential zoning lots containing a minimum of 10,000 square feet.
- b. A maximum of two (2) hives/colonies shall be permitted on properties zoned and occupied for single family residential uses.
- c. The hive(s) shall be located only in the rear yard and a minimum of 15 feet from all lot lines.
- d. A flyway barrier at least five (5) feet in height, consisting of either a solid fence with a secure gate, or dense vegetation/landscaping shall be required for the perimeter of the rear yard in which the hive is located. Those lots exceeding 20,000 square feet in area shall only be required to screen the hive(s) with either dense landscaping or solid fencing at least five (5) feet in height to create a flyway barrier for the bees and to minimize the impact to adjoining properties.
- e. Prominent signage warning of the presence of bees shall be required on the property (i.e. gate).
- f. Each hive shall not exceed five (5) feet in height, nor shall the land area designated for the hives exceed 30 square feet in total.
- g. A source of water shall be available at all times on the property during the beehive's active months (March-November).
- h. All areas where beehives are kept shall be clean and well maintained with no accumulation of bee combs, wax, etc. around the site.
- i. An initial building permit shall be required for all hives and an inspection/approval is required prior to obtaining a beekeeping license.
- j. A beekeeping license issued by the Village with a one-time fee of \$25 shall be required prior to obtaining the bees. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
- k. Proof of registration with the Illinois Department of Agricultural will be required with the annual license.
- l. A maximum of 25 residential zoning lots will be licensed to have bees in the Village at one time.



APIARY LICENSE APPLICATION

- New Permit
- Renewal

1. Address & Contact Information

Applicant I am also the property owner

Full Name _____
 Address _____
 City, State, Zip _____
 Phone _____
 Email _____

2. Owner Information

*If the applicant is not the owner, an owner disclosure statement is required.

Property Owner _____
 Full Name _____
 Address _____
 City, State, Zip _____
 Phone _____
 Email _____

3. Property Information

PIN _____
 Current Property Zoning _____
 Current Land Use _____
 Lot Dimensions _____
 Existing Structures (Total Sq. Ft.) _____

4. Department of Agriculture Registration

I have completed the IL Dept. of Agriculture Apiary Registration.
 Reg. #: _____

5. Restrictive Covenants

I certify that my property is not subject to restrictive covenants that prohibit keeping bees or having hives on my property.
 Subdivision Name: _____

6. Municipal Code Violations

I certify that I have no active enforcement actions against my property and am current in all payments to the Village.

7. Apiary Checklist

Has each adjacent neighbor been given a written notice of your intentions? YES NO

Dimensions of hives: _____

Is the apiary located in the rear yard? YES NO

How many hives do you have? _____

Is the apiary set back 10 feet from any lot line?

YES NO

*Additional materials may be required during the review process. Incomplete applications will not be processed.

Safety and Maintenance:

- Beekeepers shall requeen colonies that exhibit unusually aggressive behavior.
- Beekeepers shall ensure a source of water is accessible on the zoning lot within 50 ft. of apiary.
- Apiaries shall be maintained so as not to become a nuisance.
- Colonies shall be maintained in movable-frame hives with adequate spacing.
- Apiaries shall be screened to provide a flyway barrier.
- Retail sales of any products on-site is prohibited.

Attachments

- A. Site Plan
- B. Apiary Plan with dimensions
- C. Architectural Elevation/Perspective Drawings.
- D. Owner Authorization Form, if required.

FOR STAFF USE: Application Complete <input type="checkbox"/> Received By: _____ Date: _____ Permit No.: _____

APIARY LICENSE APPLICATION

8. Applicant Signature

By signing this application, I am certifying that I have read and understand the information outlined in the Bensenville Municipal Code. I have provided the necessary documentation as listed. I certify that I will comply with all standards outlined in Sec. 10 – 7 – 4C – 1 and all applicable sections of the Bensenville Municipal Code.

Signature of Applicant: _____

Date: _____

Owner Authorization Form

*If the applicant is **not** the owner of the property, please have the owner(s) or owner(s)' agent sign the appropriate section and have the signature(s) notarized to authorize said applicant to process the application*

Section I. Owner/Tenant Certification

The undersigned hereby states that she/he/they is/are the Owner(s) of the property that is the subject of the forgoing application for a Apiary Permit, that she/he/they has/have read said application, and that she/he/they hereby authorize(s) _____ to act as the keeper of the apiary for the purpose of keeping bees.

Owner's Full Name (printed or typed)

Owner's Signature

If additional names, please provide the names and signatures on an attachment.

I certify that I am ultimately responsible for my property meeting the standards outlined in Sec. 10 – 7 – 4C – 1.

Section II. Notary

STATE OF _____)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that she/he/they signed and delivered the forgoing Owner Authorization Form as her/his/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20_____.

Notary Public

NOTARY SEAL

Apiary License Worksheet

The following tips will help you complete the Apiary License Application. Entries correspond to the numbers on the application.

1. and 2. Address and Contact Information and Owner Information

This should be the address/contact information for you, the applicant. If you are also the property owner, check the box and skip number 2. *Owner Information*. If you are not the property owner, you must provide owner contact information. You must also obtain permission from the owner. See the 'Owner Authorization Form' on the back of the application.

3. Property Information

- The parcel identification or PIN number can be found on your property tax record. You can also find this by using the DuPage County's online map tool.
- Current land use describes the way the land is used. For example, the land use could be single-family residential.
- Lot dimensions are the measurement of each side of the lot.
- For existing structures, calculate the square footage of each building on the lot.

4. Department of Agriculture Registration

All applicants must complete a free registration with the Illinois Department of Agriculture. This is to ensure that the Department of Agriculture can contact you in case of an animal emergency or disease outbreak. This form can be completed online at www2.illinois.gov/sites/agr/Insects/Bees.

5. Restrictive Covenants

Restrictive covenants are placed on the deed of the property. This can be found in the property deed or an attached document that lists the restrictions. Many residential developments have restrictive covenants. If you live in a neighborhood with a Homeowner's Association contact the association to learn about covenants on your lot.

6. Municipal Code Violations

If you have active municipal code violations involving your property, a Apiary License will not be issued to you.

7. Apiary Checklist

Apiary standards are established in the municipal ordinance under accessory structures.

Attachments:

A. Site Plan

The site plan should include the following:

- Drawing should be to scale.
- Lot dimensions.
- Location of existing structures on the site.
- Proposed apiary location with setback distances from property lines.
- Distance from the apiary to adjacent homes.

B. Apiary Plan with Dimensions

- This should include the building/structural plan of the hives with dimensions.

C. Architectural Elevation/Perspective Drawings

- Drawings and images should indicate general size/height of the hives.
- If the hive is from a stock plan or is pre-fabricated, photographs can take the place of drawings.

Apiary License Worksheet

A large rectangular area filled with a fine grid of small squares, typical of graph paper, intended for writing or drawing.

**ILLINOIS DEPARTMENT OF AGRICULTURE
 APIARY INSPECTION SECTION
 P.O. BOX 19281 - FAIRGROUNDS
 SPRINGFIELD, IL 62794-9281**

<i>For Agency Use Only</i>	
Registration No.	_____
Registration Date	_____

APPLICATION FOR APIARY REGISTRATION

TO ALL BEEKEEPERS IN THE STATE OF ILLINOIS:

In compliance with the Illinois *Bees and Apiaries Act*, every person keeping bees must register with the Illinois Department of Agriculture. There is no charge for registration. To register, complete and return this form to the address listed above.

Mr/Mrs/Ms _____
 (Circle one)

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____ COUNTY of RESIDENCE _____

EMAIL ADDRESS _____

SIGNATURE _____ DATE _____

* Please consider registering your colonies on DriftWatch at www.driftwatch.org.

APIARY LOCATION INFORMATION

An apiary is any place where one or more colonies of bees are kept. Location of all apiaries must be listed.

Please provide GPS (Global Positioning System) Coordinates which are required for registration. They can be obtained from the website www.itouchmap.com/latlong.html. Address and Legal Description (example below) are also helpful.

EXAMPLE OF LEGAL DESCRIPTION: (CAN BE OBTAINED FROM YOUR COUNTY PLAT BOOK OR SIDWELL BOOK IN THE COUNTY RECORDER'S OFFICE OR THROUGH THE GPS TAX BOOK IN THE COUNTY ASSESSOR'S OFFICE)

1/4 1/4 SECTION SW	1/4 SECTION SE	SECTION 27	TOWNSHIP 17 NORTH	RANGE 5 WEST	P.M. 3RD
-----------------------	-------------------	---------------	----------------------	-----------------	-------------

Number of Colonies	County	Name of Township	GPS Coordinates, Address and Legal Description (Section, Township, Range)	Landowner or Name of Person at Premises Where the Colonies Are Kept
--------------------	--------	------------------	---	---

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under the Illinois Compiled Statutes, Chapter 510, Act 20. Failure to provide this information shall prevent this form from being processed. This form has been approved by the State Forms Management Center.

Burr Ridge

Keeping of Livestock, Chickens, and Bees as Accessory Uses in Residential Districts

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

1. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets and except for chickens and bees as regulated herein) shall be kept only on lots or parcels of at least five acres in size. (Amended by Ordinance A-834-05-14)
2. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area except for chickens and rabbits as regulated herein.
3. Accessory buildings or structures for livestock shall be located at least 50 feet from the side or rear lot lines.
4. Chickens, also referred to herein as domestic hens or hens, are permitted on properties of one acre or more and zoned for single-family residential use subject to the following terms and conditions:
 1. A maximum of four domestic hens are permitted;
 2. The keeping of roosters and the slaughtering of any chickens is prohibited;
 3. Hens shall be kept in an enclosure at all times and the enclosure shall comply with the following:
 1. The area of the enclosure shall not exceed 150 square feet.
 2. The enclosure shall be designed for the specific purpose of keeping chickens, to prevent access by wild animals, and to prevent attraction of rodents.
 3. The enclosure shall include an open area enclosed with hardware cloth that is buried at the perimeter at least six inches in the ground.
 4. The enclosure shall be considered an accessory building for purposes of zoning, shall comply with all zoning regulations for accessory buildings not specifically modified herein, and shall be subject to the issuance of permit.
 4. The enclosure shall be located in the rear buildable area of the property with a minimum setback from the interior side and corner side lot lines equal to the setback of the principal building and may encroach into the required rear yard setback subject to a minimum setback from the rear lot line of 10 feet.

(H.3.b,c,d amended by Ordinance A-834-23-12).
5. Bee colonies maintained as a hobby by a resident of the same property and which is not for commercial purposes are permitted as within the R-1, R-2, R-2A, R-2B, and R-3 Districts subject to the following terms and conditions:
 1. All bees shall be of the common domestic honey bees of the *Apis Mellifera* species.
 2. All bee colonies and beekeepers shall be registered with the Illinois Department of Agriculture as required by the Illinois Bees and Apiaries Act

(510 ILCS 20/1 et seq.) and shall comply with all applicable regulations of said Department and legislation as may be amended from time to time.

3. All colonies must be kept in inspectable-type hives, with removable combs, which shall be kept in sound, usable and sanitary condition.
4. All colonies must be kept within the rear yard and rear buildable area with a minimum setback from all lot lines of 15 feet.
5. Bee hives shall be kept within one or more contiguous bee hive structure(s) with a combined area not exceeding 8 square feet and 6 feet in height.
6. Lots having 80,000 square feet of lot area or less shall not have more than two colonies. Lots exceeding 80,000 square feet of lot area may have a maximum of four colonies.
7. In any instance where a bee colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to re-queen the colony. Queens shall be selected from a stock bred for gentleness and non-swarming characteristics. (H.3.e Added by Ordinance A-834-05-14)

Clarendon Hills

CHAPTER 15 HOBBY BEEKEEPING

15.1:					PURPOSE	
15.2:					DEFINITIONS	
15.3:	PERMIT	AND	REGISTRATION		REQUIRED	
15.4:	KEEPING	OF	BEEES	FOR	HOBBY	PURPOSES
15.5:		STANDARDS		OF		PRACTICE
15.6:						ENFORCEMENT

15.1: PURPOSE

1. The purpose of this chapter is to establish requirements for sound beekeeping practices for hobby beekeeping, so that the hobby beekeeping does not become a nuisance. These requirements are intended to avoid problems that may otherwise result from the keeping of bees in populated urban areas.
2. In addition to the requirements set forth in this chapter, all beekeepers shall maintain their bee colonies in a manner that complies with the provisions of the Illinois bees and apiaries act¹, or any successor thereto, as amended.

(Ord. 13-12-43)

Notes

¹ 510 ILCS 20/1 et seq.

15.2: DEFINITIONS

As used in this chapter, the following terms shall have the meanings indicated:

APIARY: A place where one or more bee colonies are kept.

BEE: Any stage of the common domestic honeybee, *Apis mellifera* species.

BEEKEEPER: A person who owns or has charge of one or more colonies of bees.

BEEKEEPING EQUIPMENT: Anything used in the operation of an apiary, including, but not limited to, hive bodies, supers, frames, top and bottom boards and extractors.

COLONY (COLONIES): A hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.

HIVE: A structure intended for the housing of a bee colony.

HOBBY BEEKEEPING: The keeping of bees subject to the restrictions set forth in this chapter.

NUCLEUS COLONY: A small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

(Ord. 13-12-43)

15.3: PERMIT AND REGISTRATION REQUIRED

1. Village Permit: It shall be unlawful to establish a bee apiary in the village of Clarendon Hills without first obtaining a no fee beekeeping permit from the village. Beekeepers, who owned and operated a bee apiary within the village prior to the effective date of this chapter (December 27, 2013), and who continue to do so after the effective date of this chapter, shall have thirty (30) days after such effective date of this chapter to apply for a beekeeping permit. The village manager or his/her designee shall have the authority to approve or deny permits, based upon compliance with this chapter.
2. State Registration: All beekeepers must register their apiary with the Illinois department of agriculture, as required by the Illinois bees and apiaries act¹.

(Ord. 13-12-43)

Notes

¹ 510 ILCS 20/1 et seq.

15.4: KEEPING OF BEES FOR HOBBY PURPOSES

1. No owner of any property within the village of Clarendon Hills shall allow other persons, not residing on such property, to maintain bee colonies on such property.
2. Notwithstanding compliance with the various requirements of this chapter, it shall constitute a nuisance, and shall be unlawful, for any beekeeper to keep any colony or colonies of bees in such a manner or condition as to cause any unhealthy condition to exist, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of any public property or the property of individuals other than the beekeeper.

(Ord. 13-12-43)

15.5: STANDARDS OF PRACTICE

1. Hives: All colonies shall be kept in inspectable type hives, with removable combs, which shall be kept in sound, usable and sanitary condition.
2. Setback And Fencing Of Flyways: Colonies shall not be located within any required front or side yards, or within ten feet (10') of the rear yard property line. Notwithstanding the foregoing, if any colony is situated within twenty feet (20') of any property line, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier, which may consist of a solid wall, fence, dense vegetation, or combination thereof, that completely encloses the apiary, or forms an effective barrier, so that the bees are forced to fly at an elevation of at least six feet (6') above ground level when crossing the property line to reach the hives. Any such flyway barrier shall be constructed in compliance with applicable village ordinances.
3. Water: Each beekeeper shall provide a convenient source of water to the bees at all times.

4. Colony Density: Lots having less than eighty thousand (80,000) square feet of lot area shall not have more than two (2) colonies. Lots having eighty thousand (80,000) square feet or more of lot area shall not have more than four (4) colonies. A nucleus colony shall be considered a colony when determining the number of colonies on a lot.

(Ord. 13-12-43)

15.6: ENFORCEMENT

1. Any person violating any provision of this chapter shall be fined not less than seventy five dollars (\$75.00), nor more than seven hundred fifty dollars (\$750.00) for each offense. Each day a violation continues shall be considered a separate and distinct offense.
2. If any colony is not brought into compliance with this chapter within fifteen (15) days after the date of the notice of violation is given by the village, the village may remove or cause the removal of such colony, at the property owner's expense, subject to the village complying with the nuisance abatement provisions set forth in sections 12.3 and 12.4 of this code.
3. In addition to any penalty imposed, the village manager, or his/her designee, may suspend or revoke any beekeeping permit for violations of this chapter, subject to complying with sections 31.12 and 31.13 of this code in regard thereto.



Community Development Department
1702 Plainfield Road Darien, Illinois 60561
Tel: 630-852-8115 Fax: 630-852-4709

BEEKEEPING, SUBJECT TO THE FOLLOWING REGULATIONS AND RESTRICTIONS

ADDRESS: _____

SUBMIT THE FOLLOWING (*intake staff to verify required submittal documents indicated below*):

- **Building Permit Application** that is filled out and **signed by owner**
- **Bee Hive / Bee Colony Specification Sheet** (both pages 1 and 2) filled out and **signed by owner**
- **Legal Plat of Survey** that is Scale and indicates All Existing Conditions
- **Site Plan** (typically, a copy of the plat of survey) indicating the bee hive location and distances to lot lines and other structures (i.e. house, detached garage, shed, etc.)

Bee Hive and Colony Yard Requirements

- Maximum of two (2) bee hives/colonies shall be permitted on residential zoning lots containing a minimum of ten thousand (10,000) square feet as an accessory use-hives/colony yards shall occur only in rear yards of single family properties.
- The hive(s) shall be located only in the rear yard and a minimum of fifteen feet (15') from all lot lines.
- A flyway barrier at least five feet (5') in height, consisting of a solid fence, tall bushes, the side of your garage or shed, or anything else that forces the bees to immediately fly up into the air and away from people adjacent to the beekeeping hives.
- Prominent signage warning of the presence of bees shall be required on the property (i.e., gate).
- Each hive shall not exceed five feet (5') in height, nor shall the land area designated for the hives exceed thirty (30) square feet in total.
- An initial building-registration permit shall be required for all hives and an inspection/approval is required prior to obtaining a beekeeping permit.
- A beekeeping permit issued by the City with a one-time fee of twenty five dollars (\$25.00) shall be required. A renewal permit shall be required each year thereafter, with no additional fee or building inspection required.

Sanitation requirements

- A source of water shall be available at all times on the property during the beehive's active months (March - November). Humane conditions are to be maintained year round.
- All areas where beehives are kept shall be clean and well maintained with no accumulation of bee combs, wax, etc., around the site.
- All hives are required to register and maintain requirements with the Illinois Department of Agriculture as required.
- Sales of honey or anything related to beekeeping are not allowed.

On or prior to May 1, 2021 all nonconforming properties must be brought into conformance with the hobby beekeeping regulations of this article. This period is for all purposes deemed an appropriate amortization period for each and every nonconforming property presently located within the corporate limits of the City or hereinafter located within the City by reason of annexation into the City of the lot or parcel on which the uses are located.



Community Development Department
 1702 Plainfield Road Darien, Illinois 60561
 Tel: 630-852-8115 Fax: 630-852-4709

BEEKEEPING PERMIT

PERMIT FEE \$25.00

1. ADDRESS AND APPLICANT INFORMATION

FULL NAME			
ADDRESS			
PHONE (H)		PHONE (C)	
EMAIL			

2. OWNER INFORMATION WHEN APPLICANT IS NOT OWNER

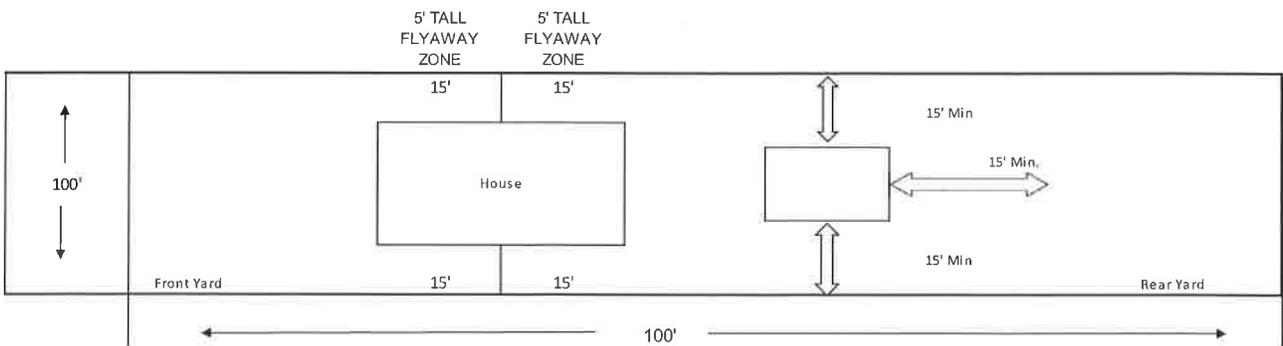
FULL NAME			
ADDRESS			
PHONE (H)		PHONE (C)	
EMAIL			

3. PROPERTY INFORMATION (SITE PLAN REQUIRED)

ZONING DISTRICT	R1 R2 R3		SINGLE FAMILY DETACHED		
LOT SQ FT*		* minimum lot size 10,000 square feet	# OF COLONIES*		* Maximum of 2

4. COLONY INFORMATION

SETBACK DISTANCE 1 (minimum 15' to property line)				SETBACK DISTANCE 2 (minimum 15' to property line)			
	SIDE (ft)	REAR (ft)	SIDE (ft)		SIDE	REAR	SIDE



5. VERIFICATION

Applicant and Owner agree to allow City staff personnel to access the property for the purpose of verifying compliance with all applicable codes.

BY SIGNING THIS DOCUMENT, I UNDERSTAND AND AGREE TO THE CONDITIONS SET FORTH.

APPLICANT:					DATE:			
OWNER:					DATE:			
OFFICE USE ONLY				1st Violation	2nd Violation	3rd Violation	Revoked	Removed
APPROVED BY:		DATE:						



CITY OF ELMHURST

209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759

www.elmhurst.org

Building Department – 630-530-3030

Fax: 630-530-3127

License # _____

BEEKEEPER LICENSE APPLICATION

FIRST TIME OR RENEWAL

Date: _____

Is this a first time or renewal application? First time Renewal

Beekeeper's Full Name: _____

Address: _____

Home Number: _____

24 Hour Emergency Contact Phone Number: _____

Email Address: _____

Alternate 24 Hour Emergency Contact Name: _____

24 Hour Emergency Contact Phone Number: _____

Number of colonies/hives at the Apiary Address or to be located there (maximum of two) _____

The following is a checklist of requirements to be completed BEFORE a Beekeeper License can be issued:

- 1. Submit proof of registration of the colonies with the State of Illinois Department of Agriculture Including Apiary Registration number (if this is a First Time Application you must provide this number to the City within 60 days of establishing your hive(s) in the Apiary)
- 2. Pay \$50.00 non-refundable application fee
- 3. Include Plat of Survey indicating size of Apiaries and location on plat
- 4. Review and complete attached Apiaries Check list
- 5. Read attached Instructions for Beekeeping

- I have read the rules of Terms & Conditions of the City of Elmhurst Beekeeping License on page 3 of this Form and agree to adhere to them. Bee Code Enforcement may schedule inspection visits or hearings if Complaints are received. The License may be revoked for non-compliance of the rules.

Beekeeper Signature: _____

Date: _____

Application Reviewed by: _____

Date: _____

Inspected By: _____

Date: _____



CITY OF ELMHURST

209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759

www.elmhurst.org

Building Department – 630-530-3030

Fax: 630-530-3127

Checklist for Apiaries

- Bees must be of the Apis Mellifera Species.
- Queens and starter nucleus packages should be obtained from reliable, preferably local sources to ensure the bees are suited to the Illinois Climate.
- No more than two colonies are permitted at each licensed person's property. In addition, one temporary nucleus not to exceed the size of one standard deep box are permitted for management of swarms or splits.
- Hives shall be at least ten (10) feet from any lot property line and within setbacks and right-of-ways. Provide plat of survey which indicates where the beehives, apiaries, source of water for the bees and signage are located. Provide dimensions from the property line and other structures for all of the previous items mentioned. Indicate the anticipated flight path of the bees off of your property.
- Flight paths shall not go through other lots. Redirect such flight paths by using appropriate barriers such as fencing, hedges, shrubs etc.
- Hives shall be enclosed by fencing with a secure gate and prominent signage.
- Bees should have access to a convenient water source. The water source shall be maintained so as not to become stagnant.
- If a hive becomes overly aggressive, re-queening should be done immediately.
- Demonstrate or explain your steps to control swarming behavior.
- Demonstrate or explain your steps to control Varroa Mites, Small Hive Beetle, or other transmittable hive diseases.
- Colonies shall be kept in inspectable-type hives with removable frames, which shall be kept in sound and usable condition. If you are considering any other type of hive than the standard Langstroth or Top-Bar style, please contact the Bee Enforcement for approval.



CITY OF ELMHURST

209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759

www.elmhurst.org
Building Department – 630-530-3030
Fax: 630-530-3127

Instructions for Beekeeping License Application

To promote Elmhurst's green and sustainable goals, and to support the backyard beekeeping movement the City of Elmhurst allows beekeeping and apiaries in residential areas.

Beekeeping will be regulated through a Beekeeping License, and will be prohibited without a valid license.

Please follow these instructions to apply for a Beekeeping License. You must provide all of the information requested on the application, and you will be contacted for a site visit.

There is a \$50 annual fee for maintaining a Beekeeping License. Checks should be made out to City of Elmhurst, with Beekeeping License in the subject line.

First Time Permit

You must first apply using the provided form. Then meet with the Bee Code Enforcement to review your set up at your Apiary site.

Contact the Bee Code Enforcement (email: jostein.alvestad@elmhurst.org) for any questions or when you are ready to schedule an appointment.

If the Apiary is found to comply with all local Laws and Regulations, an annual Beekeeping License will be issued. The license is valid one year from the date of issue.

Beekeeping applications can be e-mailed to jostein.alvestad@elmhurst.org

or Mailed to:
Bee Code Enforcement/Building Department
209 North York Street
Elmhurst, IL 60126-2759

Renewal Application

Use the provided form, place a checkmark on the line next to "Renewal Application."
Note any changes or updates to your personal contact information, and any changes to the beekeeping activities.
Mail or e-mail the completed renewal application the address shown above.
You must submit your renewal by March 30 of each year.

Terms and Conditions of License

Licensee must maintain the hives in accordance with State regulations 510 ILCS 20, Title 8, Chapter 1, Subchapter 6, Part 60, Bees and Apiaries.

<https://www2.illinois.gov/sites/agr/Insects/Bees/Documents/beerules.pdf>

Hive(s) shall be registered with the Illinois Department of Agriculture, and each hive must be marked with the IL-registration number.

<https://www2.illinois.gov/sites/agr/Insects/Bees/Documents/beekeep.pdf>

Licensee must comply with the City of Elmhurst Bees and Beehives Ordinance Bees and beehives.
(Add Link to March 2019 Ordinance)

51.29 - Bees and beehives.

(A) **Definitions.** As used in this Section, the following words, terms and phrases shall have the meanings ascribed to them in this section:

1. "Apiary" shall mean a place where bee colonies are kept.
2. "Bee" shall mean any stage of the common domestic honeybee, *Apis Mellifera Species*.
3. "Colony" shall mean a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.
4. "Hive" shall mean a structure intended for the housing of a bee colony.

(B) **Annual Licensing.**

Beekeepers shall apply for a City Beekeeping License upon bringing any colony into the City. For bee colonies existing within the City prior to the effective date of this section, beekeepers shall have two (2) weeks from the date this section goes into effect to apply for a City Beekeeping License. Applications shall be submitted to the City of Elmhurst Building Commissioner. At the time of application for a City Beekeeping License, the applicant shall:

1. Submit proof of registration of the colonies with the State of Illinois Department of Agriculture; and
2. Be in compliance with the other requirements of this section;
3. Pay a fifty dollar (\$50.00) non-refundable application fee; and
4. Provide a twenty-four (24) hour telephone number and home address as well as an alternate contact to the City for emergency contact situations.

The City Beekeeping License shall be renewed each year by submitting a renewal application to the City of Elmhurst Building Commissioner no more than two (2) weeks prior to the one (1) year anniversary date of the then current City Beekeeping License. To renew a City Beekeeping License, the applicant shall submit the same documents, comply with the same requirements, and pay the same fee set forth in this subsection (C) and required for the initial City Beekeeping License application, which if not otherwise extended shall be void.

(C) **Compliance with Laws and Regulations.**

1. Bees, beehives and apiaries, shall be maintained in the City pursuant to 510 ILCS 20 *et seq.*, of the Bees and Apiaries Act and Title 8, Chapter I, Subchapter b, Part 60 *et seq.*, of the Illinois Administrative Code.
2. Any bee colonies in the City not in compliance with this Section are prohibited.
3. Any bee colony not residing in a hive structure intended for beekeeping, or any swarm of bees, or any colony residing in a standard or homemade hive that, by virtue of its

condition, has obviously been abandoned is hereby declared a nuisance and is prohibited and unlawful.

4. Nuisance: Bees, colonies, or items of bee equipment where bee diseases, bee parasites or exotic strains of bees exist; or hives that cannot be readily inspected; or colonies that are not registered are hereby declared a nuisance and are prohibited and unlawful.

(D) Hives and Placement.

1. All bee colonies shall be kept in inspectable-type hives with removable combs, which shall be kept in sound and usable condition.
2. Hives shall be placed in a quiet area of the lot and not directly against a neighboring property, and shall be kept as far away as possible from roads, sidewalks and rights of way, but in any and all events shall not be located within any lot setbacks and, if none, then at least ten (10) feet from any lot property line and right-of-way.
3. Flight paths into the hive shall remain within the lot. Barriers, including solid fencing, hedges and shrubs not more than six feet high may be used to redirect the bees' flight pattern.
4. If apiaries, colonies, or hives are maintained on rooftops, then herb, vegetable and flower gardens, whenever feasible, shall be maintained on the rooftop in conjunction with beehives and bee keeping.
5. All hives shall be enclosed by fencing with a secure gate and prominent signage, with a minimum of four (4) inches contrasting letter in form and placement as approved by the City, warning of "Beehive on Premises."
6. A convenient source of water shall be available at all times to the bees so that the bees do not congregate at swimming pools, bibcocks, pet water bowls, birdbaths or other water sources where they may cause human, bird, or domestic pet contact. The water shall be maintained so as not to become stagnant.
7. The beekeeping activity, hive, colony or apiary, shall ensure that no bee comb or other materials that might encourage "robbing" are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee proof enclosure.

(E) Colonies.

1. Types of Bees:
 - a. Only *Apis Mellifera* bees shall be permitted in hives, colonies or apiaries, in the City of Elmhurst.
 - b. Bi-annual re-queening of hives and re-queening of swarms with certified European stock purchased from reliable local sources, whenever possible, is required and replacement of queens shall be done immediately if the hive becomes difficult to manage. Upon witnessing unusual defensive behavior, the Illinois Department of Agriculture Apiary Inspector shall be consulted.

2. Queens:

- a. A colony's temperament is determined by its queen's characteristics. Any colony exhibiting unusually defensive behavior (stinging or attempting to sting without provocation) or an excessive swarming tendency shall be re-queened as soon as possible.
- b. Each licensed person responsible for the bee keeping activity, hive, colony or apiary, shall evaluate their queens on a regular basis for performance and hive gentleness. Only queens of European origin shall be used.
- c. Queens should only be obtained from the most reliable sources. Local sources, where available, are required in order to reduce the chances of introducing Africanized honeybees and to ensure that the queen is well suited to the climate.

3. Densities:

- a. There shall be no more than two colonies at each licensed person's property and/or at each high school or college. In the event that there are two or more licensed persons operating beekeeping activity on property adjacent to one another, the City reserves the right to revoke a beekeeping license and/or limit beekeeping activity so as to protect the public health, safety and welfare consistent with the provisions of paragraph F of this Section.
 - b. For each two colonies, there may be maintained one nucleus colony in a hive structure not exceeding one standard nine and five-eighths inch depth ten (10) frame hive body with no supers attached as required from time to time for management of swarms. Each such nucleus colony shall be disposed of or combined with an authorized colony within thirty (30) days after the date it is acquired.
4. Swarming: Swarming is a natural honeybee behavior. Two primary causes of swarming are congestion and poor ventilation in the hive. To avoid these conditions, beekeepers shall implement the following:
- a. Brood chamber manipulation.
 - b. Colony division.
 - c. Addition of supers for brood rearing and honey storage.
 - d. Replacement of old or failing queens.

When swarming occurs, efforts shall be made to collect the swarm, in order to prevent or minimize it especially in urban and suburban settings.

(F) Enforcement and Remedies.

1. Any person who violates this Section shall, upon conviction from a court of competent jurisdiction, or through the administrative hearing process, be subject to a fine from not less than twenty-five dollars (\$25.00) to one thousand dollars (\$1,000.00).
2. Each day on which a violation exists shall be deemed a separate violation.
3. The City Manager or his designee is authorized to suspend for not more than thirty (30) days or revoke the license of any such violator for cause, after a hearing on the merits. The hearing shall be recorded and the City Manager shall within five (5) days after such

hearing file his written report stating the reason or reasons for his determination. Strict rules of evidence shall not apply and any evidence relevant to the existence or non-existence of a violation may be heard. Hearsay is admissible if the type commonly relied on by a reasonable and prudent person in the conduct of their affairs. The decision of the City Manager may be appealed to the circuit court, pursuant to Illinois Statutes. In addition the City Manager may authorize the City Attorney to file an action in the appropriate court to enforce the provisions hereof.

(Ord. No. 17-2016, § 2, 8-15-2016; INSERT)

14-150. - Definitions.

For the purpose of this article, the following terms shall have the meaning set forth in this section. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular, words in the singular number include the plural, and words in the male gender include all genders.

Apiary means a place where bee colonies are kept.

Bee means any stage of the common domestic honeybee.

Beekeeping means the maintenance of honeybee colonies, for any purpose including, but not limited to, the collection of honey and other products that hives produce or as a hobby.

Colony means a hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.

Hive means a structure intended for the housing of a bee colony.

Ord. No. O-19-38, § 3, 11-21-2019)

14-151. - Permitted locations.

(a) It shall be unlawful for any person to keep, harbor or maintain any bees or hives used or occupied by bees in the village unless:

- (1) located on village-owned land with a permit from the village, or
- (2) located on private property in accordance with the provisions of this chapter.

Ord. No. O-19-38, § 3, 11-21-2019)

14-152. - Registration, permits and inspections.

- (a) *Registration of colonies and beekeepers.* All bee colonies and beekeepers must be registered with the State of Illinois Department of Agriculture in compliance with the Illinois Bees and Apiaries Act.
- (b) *Village permit required.* A permit from the village is required for any hives located on village-owned property.
- (c) *Inspectable hives.* All bee colonies must be kept in inspectable type hives with removable combs, which must be kept in sound and usable condition.

Ord. No. O-19-38, § 3, 11-21-2019)

14-153. - Requirements.

- (a) *Fencing/screening.* All hives located on property not owned by the village shall be screened from neighboring properties by fencing or vegetation at a height no less than six feet. All fencing must be installed in conformance with the regulations of the Village Code.
- (b) *Signage.* Beekeepers shall conspicuously post weatherproof signs at least ten inches by 12 inches on all lot lines facing abutting properties and on the apiary fence or immediately adjacent to vegetative apiary screening with the statement, "State Registered Beehive(s) on Property" or similar language that makes clear that bees are on the premises. The sign must be visible and easily read from outside the property. This requirement shall not apply to apiaries located on village-owned property.
- (c) *Water.* Each beekeeper shall ensure that a convenient source of water is located within ten feet of all beehives and is available at all times to the bees, so that the bees will not congregate at swimming pools, hose bibs, pet water bowls, birdbaths or other water sources where they may cause human, bird or domestic pet contact. The water shall be maintained so as not to become stagnant. This requirement shall only apply to the beehive's active months (March through November).
- (d) *Maintenance.* Each beekeeper shall ensure that no bee comb or other materials that might encourage robbing are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

wnership. Each hive shall not exceed five feet in height, nor shall the land area designated for the hives exceed 30 square feet in total. Apiaries located on village-owned property shall not be restricted by the number of hives, nor the total land area.

(f) *Apiary location.* Apiaries located on property not owned by the village may only be located and maintained on properties zoned and occupied for single-family, owner-occupied residences, occupied by the beekeeper.

(1) Apiaries shall be located only in a rear yard.

(2) Apiaries shall be located at least 15 feet from all side and rear property lines, and a minimum of 25 feet from any occupied structure other than that of the owner.

(3) Apiaries shall not be permitted on rooftops or balconies.

Ord. No. O-19-38, § 3, 11-21-2019)

14-154. - Otherwise prohibited.

The keeping by any person of bee colonies in the village and not in compliance with this article is prohibited. Any bee colony not residing in a hive structure intended for beekeeping, or any colony residing in a standard or homemade hive which, by virtue of its condition, has obviously been abandoned, neglected, or mismanaged by the beekeeper, is unlawful.

Ord. No. O-19-38, § 3, 11-21-2019)

Lemont

Beehive or apiary in INT, provided that they are located at least 100 feet from all property lines with signage required for apiaries or beehives in locations where the public may occupy	-	P	MUST REGISTER WITH VILLAGE	
Cabanas, provided they are at least 10 feet from all lot lines or equal to the setback of a conforming principal structure, whichever is less. Such accessory structures shall have a maximum height of 15 feet and maximum area of 320 square feet.	-	P	P	P
Children's playhouses and/or treehouses; a maximum of 160 SF with 3' setbacks from all property lines	-	P	P	-
Chimneys, attached, provided they project not more than 2 feet into a yard and at least 3 feet from lot lines	P	P	P	P
Compost bins	-	P	-	-

A) Definitions:

BEE: Any stage of the common domestic honeybee, *Apis mellifera*.

BEEKEEPING: The keeping of one or more colonies of honeybees on one's own property.

COLONY: A hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.

HIVE: A man-made receptacle or container inhabited by a colony of bees.

B) Regulations And Restrictions: Beekeeping shall comply with the following regulations and restrictions:

1. Property: Beekeeping is prohibited on multi-family property.
2. Lot Area: The minimum lot area for beekeeping shall be one-half ($1/2$) acre.
3. Yard Location: Beekeeping is prohibited in all front, side, and street yard areas.
4. Number Of Colonies: Lots having less than two (2) acres of lot area shall not have more than two (2) colonies. Lots having two (2) to ten (10) acres of lot area shall not have more than four (4) colonies. Lots having over ten (10) acres of lot area shall not have more than ten (10) colonies.
5. Setbacks: No colony shall be kept closer than ten feet (10') from any lot line.
6. Fencing Or Flyways: The owner shall establish and maintain a flyway barrier at least six feet (6') in height consisting of a solid wall, fence, dense vegetation or combination thereof. The flyway barrier shall be parallel to the property line, located only upon such property line as is closest to the colony, and extend ten feet (10') beyond the colony in each direction so that all bees are forced to fly an elevation of at least six feet (6') above the ground level over the property lines in the vicinity of the hive. In instances where more than one hive is kept, a flyway shall be installed and maintained per this flyway barrier requirement shall not apply if the setback between any colony and the closest lot line is twenty five feet (25') or more.
7. General Maintenance: Each owner shall ensure that no bee comb or other materials are left upon the grounds of the property where a hive is maintained. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other beeproof enclosure.
8. Queens: In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation, or exhibits an unusual disposition toward swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and nonswarming characteristics.
9. Noncommercial Use: No commercial use or retail sales of bees, honey, honeycomb or other bee products or beekeeping products shall be permitted from any residential property.
10. Water: Each beekeeper shall ensure a convenient source of water is available to the bees at all times during the year so the bees will not congregate at swimming pools, pet watering bowls, dog baths, or other water sources where they may cause human, bird, or domestic pet contact.
11. Registration: The beekeeper must register the colonies and maintain valid registration with the Illinois Department of Agriculture or as otherwise required by the State of Illinois.
12. Compliance: All beekeepers shall be in compliance with the Illinois Bees and Apiaries Act, including, but not limited to having all hives accessible for State inspectors to check on a routine basis per their practice and schedule or as needed.
13. Permit Required: Beekeeping shall require a permit from the Village. (Ord. 2018-4801, 12-17-2018)

1. Definitions: As used in this Section, the following words and terms are hereby defined as follows:

APIARY:	The assembly of one or more colonies of bees at a single location.
BEES:	Any life stage of the common domestic honey bee, <i>Apis Mellifera Species</i> .
BEEKEEPER:	The person who owns or has charge of one or more colonies of bees.
COLONY:	An aggregate of bees consisting of workers, and at times a queen, drones, brood, combs and honey.
HIVE:	The human-made receptacle inhabited by a colony of bees.

2. Location:

- 2.1. Bee keeping of domestic honeybees is allowed in all zoning districts except R2, R3, R3A, R4 and R5. The keeping of non-domestic bees is prohibited.
- 2.2. Hives may not be located in the front yard.
- 2.3. Hives must be located a minimum of five (5) feet from any property line.
- 2.4. Hives must be a minimum of ten (10) feet away from any sidewalk or publicly designated path, and if possible kept out of sight.

3. Limits:

- 3.1. The maximum number of hives that may be located on a property is limited as follows:
 - 3.1.1. Three (3) hives for all lots less than one-quarter (1/4) of an acre.
 - 3.1.2. Six (6) hives for all lots from one-quarter (1/4) acre to one-half (1/2) acre.
 - 3.1.3. Ten (10) hives for all lots greater than one-half (1/2) acre.

4. Registration:

- 4.1. All colonies must be registered with the State of Illinois, who inspects and regulates the colonies.
- 4.2. Hives must be accessible for the State inspectors to check on a routine basis based on their practice and schedule.

5. Amortization Clause: Any apiary lawfully established prior to the date of the adoption of this Section shall be permitted to continue operating in accordance with provisions of law and the Municipal Code related to nonconforming uses for a six-month period expiring April 30, 2017. Upon completion of the amortization period, all apiaries shall operate in compliance with the provisions of Section 10-4-7.

6. Violations:

- 6.1. Violations of this Section of the Municipal Code shall result in a fine of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each offense. A separate offense shall be deemed committed upon each and every day such violation continues.



Apiary Registration

Bees may be kept in apiaries in accordance with the regulations of this section.

A. Permits

Before erecting or placing an apiary, an applicant must provide written notice to all abutting property owners and obtain a permit from the community development department. Apiary permits must be renewed annually.

B. Registration

Apiaries must be registered with the Illinois Department of Agriculture. Proof of registration must be submitted to the community development director.

C. Siting

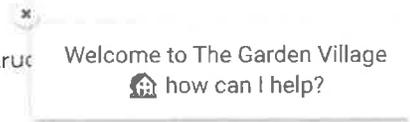
Apiaries are allowed only in the rear yard.

D. Setbacks

Apiaries must be set back at least ten (10) feet from all lot lines and at least 10 feet from the principal structure.

E. Number

A maximum of two (2) hives are allowed per lot in R districts. A maximum of six (6) hives are allowed per lot in all other zoning districts.



Beekeepers must requeen colonies that exhibit unusually aggressive behavior, such as stinging or swarming, and ensure that an on-site water source is available within twenty-five (25) feet of the apiary during the months of March through November.

G. Maintenance

Apiaries must be maintained so as not to become a nuisance. Colonies must be maintained in moveable-frame hives with adequate spacing and management techniques to avoid overcrowding and swarming.

H. Screening

Apiaries must be screened to provide a flyway barrier. Such screening shall be at least six (6) feet in height and consist of a solid fence, vegetative barrier, or combination of such materials. The entrance to the apiary must include a latched gate that must remain closed at all times that a beekeeper is not present.

I. Sales

On-site retail sales activities are prohibited unless retail sales is permitted in the subject zoning district.

APPLICATIONS

You can fill out the application online by visiting: <https://forms.invillapark.com/forms/apiaryapplication>

The credentials for the application are:

Username- public@villaparkvillage.com

Password- public

Please use the link below to view the apiary license application and to see the guidelines for apiaries in the Village of Villa Park.

[Apiary Application \(PDF\)](#)



VILLAGE OF VILLA PARK
APIARY REGISTRATION APPLICATION
 Community Development Department
 11 W. Home Avenue, Villa Park, IL 60181
 P: 630-834-8505 Fax: 630-834-8509
 Email: pboksha@invillapark.com

APPLICANT INFORMATION

Name of Applicant: _____

Address/PIN: _____

Primary Phone: _____ Primary Email: _____

Illinois Department of Agriculture Registration Number: _____

Address where apiary will be located (if different than above): _____

APPLICATION REQUIREMENTS

<input type="checkbox"/> Plat of Survey / Site Plan	<input type="checkbox"/> Location of apiaries and hives, including setbacks
<input type="checkbox"/> Number of hives and apiaries	<input type="checkbox"/> Screening Details, including type and height
<input type="checkbox"/> Copies of written notice to all abutting property owners	

READ AND INITIAL EACH STATEMENT BELOW

Permit approval is required prior to erecting or placing an apiary.	
Written notice to all abutting property owners is required.	
Registration with the Illinois Department of Agriculture and proof of registration is required.	
Apiaries will be located in the rear yard, a minimum of ten feet (10') from lot lines and from the principal structure on the lot.	
Maximum of two (2) hives per residential lot. A maximum of six (6) hives are allowed per lot in all other zoning districts.	
Screening to provide a flyway barrier, at least six (6) feet in height, and a latched gate to remain closed at all times that a beekeeper is not present.	
I have read and will comply with all applicable Villa Park Municipal Code regulations on the keeping of bees, and will comply with all applicable regulations, including local and state.	

I, owner of the property listed above, agree to assume responsibility for any legal issues associated with the apiary on my property and am familiar with the attached regulations. I hereby certify this submittal is in conformance with all regulations for bees/apiaries.

SIGNED: _____ DATE: _____

PRINT NAME: _____

OFFICE USE ONLY

Date Received _____ Date Approved/Initials _____ Permit No. _____



VILLAGE OF VILLA PARK
APIARY REGULATIONS
Community Development Department
11 W. Home Avenue, Villa Park, IL 60181
P: 630-834-8505 Fax: 630-834-8509
Email: pboksha@invillapark.com

Bees may be kept in apiaries in accordance with the regulations of this section.

A. Permits

Before erecting or placing an apiary, an applicant must provide written notice to all abutting property owners and obtain a permit from the community development director. Apiary permits must be renewed annually.

B. Registration

Apiaries must be registered with the Illinois Department of Agriculture. Proof of registration must be submitted to the community development director.

C. Siting

Apiaries are allowed only in the rear yard.

D. Setbacks

Apiaries must be set back at least ten (10) feet from all lot lines and at least of 10 feet from the principal structure on the lot.

E. Number

A maximum of two (2) hives are allowed per lot in R districts. A maximum of six (6) hives are allowed per lot in all other zoning districts.

F. Safety

Beekeepers must requeen colonies that exhibit unusually aggressive behavior, such as stinging or swarming, and ensure that an on-site water source is available within twenty-five (25) feet of the apiary during the months of March through November.

G. Maintenance

Apiaries must be maintained so as not to become a nuisance. Colonies must be maintained in movable-frame hives with adequate spacing and management techniques to avoid overcrowding and swarming.

H. Screening

Apiaries must be screened to provide a flyway barrier. Such screening shall be at least six (6) feet in height and consist of a solid fence, vegetative barrier, or combination of such materials. The entrance to the apiary must include a latched gate that must remain closed at all times that a beekeeper is not present.

I. Sales

On-site retail sales activities are prohibited unless retail sales is permitted in the subject zoning district.

- (a) Hives shall be registered with the Illinois Department of Agriculture.
- (b) *Yard location.* Beekeeping shall occur only in rear yards of single family or commercial property, or on roofs of commercial properties. Beekeeping shall not occur on multi-family property. A regularly cleaned and emptied water source should be located near the hive.
- (c) *Number of colonies.* No more than two colonies per 1/3 acre of property.
- (d) *Setbacks.* No colony shall be kept closer than 15 feet from any lot line.

rd. No. 15-024, § 3, 2-5-2015; Ord. No. 17-147, § 1, 9-28-2017)



LakeCounty
 Central Permit Facility
 500 W. Winchester Road Unit #101
 Libertyville, IL 60048-1331
 PHONE: (847) 377-2600
 FAX: (847) 984-5854

Registration Form - Beekeeping

Use this registration form to establish beehives and beekeeping practices on residential properties that meet the requirements of Chapter 151 of the Lake County Code of Ordinances (LCCO). Lake County reserves the right to inspect any improvement performed whether permitted or registered.

Please sign and complete the information below and return this form to the Central Permit Facility. These documents and a non-refundable registration fee must be submitted to the Central Permit Facility in order to register your project. A fee schedule can be found at lakecountyil.gov/3678/Fee-Schedule. **CONSTRUCTION CANNOT BEGIN UNTIL YOU RECEIVE CONFIRMATION FROM THIS OFFICE THAT YOUR REGISTRATION IS COMPLETE.** **NOTE: By signing below you agree to comply with the requirements of the LCCO Section: "Beekeeping and Apiaries" 151.113(R)**

(Please complete the form and sign, see reverse for conditions)

PIN: _____ **Address of Property:** _____

Owner address (if different from above): _____

Owner Name: _____ **Owner Phone Number:** _____

Owner Fax Number: _____ **Email:** _____

Brief Description of Proposed Project (Include a sketch showing the number and location of hives, including distance from property line and occupied buildings, signage, fencing and/or flyway barriers on property):

Lot Size (sq. ft.): _____

Expected Start Date of Operation: _____ **Cost of Project:** _____

Owner/Authorized Name: (Print) _____ **Phone #:** _____

Owner/Authorized Agent Signature: _____ **Date:** _____

OFFICE USE ONLY:

- Floodplain Floodway Wetland 30' from Water's Edge Drainage Easement
 Utility Easement Recorded Access Easement Deed Restricted Open Space

Application #: _____ **Completed By:** _____ **Date:** _____

Paid By: Cash Check #: _____ Credit Card #: _____

Comments: _____

REGISTRATION COMPLETE (You may now proceed with your project. Please save a copy of this completed Registration Form for your records)

BEEKEEPING AND APIARIES

Homeowner Association Covenants

- Before proceeding with registration, each applicant should determine whether his or her property is subject to homeowner’s association covenants, conditions, or restrictions and whether such restrictions would allow beekeeping.

● **Zoning**

- Honeybees are allowed in the Agricultural, Rural Estate, Estate, R1, R2, R3, and R4 zoning districts
- Hives may not be located in floodways, drainage easements, deed restricted open space, recorded access easements, or unbuilt rights-of-way

● **Number of Hives**

Minimum Lot Size	Maximum Number of Hives Allowed
Up to 10,000 square feet	2 hives and 2 nucleus hives
For each additional 10,000 square feet	1 hive and 1 nucleus hive per additional increment
200,000 square feet	No limit, if AG exempt

● **Hive Setbacks to Property Lines**

- Minimum 10 feet from property lines
- Minimum 30 feet from any adjoining road right-of-way, alley, or access easement

● **Hive Setbacks to Neighboring Structures**

- Minimum 30 feet away from existing fixed structures on any adjoining parcel (not including storage structures such as garages or sheds)

● **On Lots less than 40,000 square feet**

- Hives must be either enclosed behind a minimum four-foot high fence, hedge, or wall, or be identified with appropriate signage, reasonably visible from the apiary
- If the beehive entrance is oriented to an exterior property line, a six-foot high flyway barrier (in accordance with the Lake County Code) must be located between the hive entrance and the property line.

● **Water Supply**

- A supply of water must be continuously available and located closer than water sources on any adjoining parcel

Per the Illinois Department of Agriculture, hives shall be registered with the Illinois Department of Agriculture and actively maintained in accordance with 510 ILCS 20/1 et seq. the Illinois Bees and Apiaries Act. See <http://www.agr.state.il.us/programs/bees/beekeep.pdf> for more information.

16.56.050 ACCESSORY STRUCTURE AND USE STANDARDS.

C. Apiaries (Non-Agriculture Exempt).

1. In compliance with the Illinois Bees and Apiaries Act (510 ILCS 201/), every person keeping bees shall register with the Illinois Department of Agriculture.

2. All bee colonies shall be kept in a removable frame hive, which shall be kept in sound and usable condition.

3. Where any colony is situated within twenty-five (25) feet of a property line, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least six (6) feet in height consisting of a dense vegetation, fence, solid wall, or combination thereof that is parallel to the property line and extends ten (10) feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the apiary.

4. Each beekeeper shall provide that a convenient source of water is available to the bees at all times during the year.

5. In any instance in which a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper must promptly re-queen the colony.

EXHIBIT A

Chapter 15

NUISANCES AND PROPERTY MAINTENANCE

Amendments

Sec. 15-1. Definitions:

APIARY: The assembly of one or more colonies of bees at a single location.

BEE: Any life stage of the common domestic honey bee, Apis Mellifera Species.

BEEKEEPER: The person who owns or has charge of one or more colonies of bees.

COLONY: An aggregate of bees consisting of workers, and at times a queen, drones, brood, combs and honey.

HIVE: The man-made receptacle inhabited by a colony of bees.

HIVE, PERMANENT: The man-made receptacle inhabited by a colony of bees permitted on a parcel year-round.

HIVE, TEMPORARY: The man-made receptacle for swarm control permitted on a parcel for no more than one sixty (60) day period per year.

D. Animals And Infestations:

6. To keep bees in any manner not in compliance with the following:

The keeping of non-domestic bees is prohibited. Hives may not be located in the front yard. Hives must be located a minimum of five (5) feet from any property line. Hives must be a minimum of ten (10) feet away from any sidewalk or publicly designated path. Parcel must have an adequate water source on site for the number of hives. All colonies must be registered with the State of Illinois, who inspects and regulates the colonies, and be kept in compliance with State rules and regulations. Hives must be accessible for the State inspectors to check on a routine basis based on their practice and schedule. The maximum number of permanent hives and temporary hives for swarm control for not more than a 60 day time period per year that may be located on a parcel is limited as follows:

Less than one-quarter (1/4) of an acre - Two (2) permanent hives and up to two (2) additional temporary hives

1/4 - 1/2 acre - Four (4) permanent hives and up to six (6) additional temporary hives

1/2- 3/4 Acre - Eight (8) permanent hives and up to ten (10) additional temporary hives

3/4 - 1 Acre - Twelve (12) permanent hives and up to sixteen (16) additional temporary

1-1.5 Acre – Sixteen (16) permanent hives and up to twenty-five (25) additional temporary hives

1.5 – 2 Acres – Twenty (20) permanent hives and up to thirty (30) additional temporary hives

2-2.5 Acres – Twenty-five (25) permanent hives and up to thirty (30) additional temporary hives

2.5 -3.5 Acres – Thirty (30) permanent hives and up to forty (40) additional temporary hives

3.5 - 5 Acres – Forty (40) permanent hives and up to fifty (50) additional temporary hives

No limit for all parcels five acres or greater

15-3: EXEMPTIONS:

A. The terms and provisions of this chapter shall not apply to any parcel which is both zoned and primarily used for any agricultural purpose. For the purposes of beekeeping, residentially used parcels under five (5) acres and located within residential neighborhoods and/or adjacent to residential uses shall not be exempt.

STATE OF ILLINOIS
COUNTY OF KANE

ORDINANCE NO.

ORDINANCE AMENDING CHAPTER 15 OF THE KANE COUNTY CODE, NUISANCES AND PROPERTY MAINTENANCE

WHEREAS, the County of Kane ("County") has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government affairs and to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the County of Kane has adopted ordinances from time to time related to nuisances and dangerous and unsafe structures and such ordinances are located in a number of chapters in the Kane County Code; and

WHEREAS, the County of Kane desires to amend the existing Chapter 15 in order to more clearly define and include certain nuisances.

NOW, THEREFORE, BE IT ORDAINED by the Chairman and Board of Commissioners of the County of Kane as follows:

Section 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Adoption of amendments to Chapter 15, Nuisances and Property Maintenance. Chapter 15 of the Kane County Code shall be amended as identified in Exhibit A attached hereto.

Section 3. Effective Date. The effective date for this ordinance shall be March 8, 2022.

Passed by the Kane County Board on March 8, 2022.

John A. Cunningham
Clerk, County Board
Kane County, Illinois

Corinne M. Pierog MA, MBA
Chairman, County Board
Kane County, Illinois

Vote:

22-03 Ordinance Beekeeping

Apiculture/beekeeping.

(a) General regulations. All beekeeping activities shall comply with the following:

1. State registration. The beekeeper must register the colonies and maintain valid registration with the Illinois Department of Agriculture or as otherwise required by the State of Illinois.

2. Illinois Bees and Apiaries Act. All beekeepers shall be in compliance with the Illinois Bees and Apiaries Act, including, but not limited to having all hives accessible for state inspectors to check on a routine basis on their practice and schedule or as needed.

3. Fences. Any fencing used for beekeeping shall comply with § 155-14.90 Fences and Walls.

4. Water. Each beekeeper shall ensure a convenient source of water is available to the bees at all times during the year so the bees will not congregate at swimming pools, pet watering bowls, birdbaths, or other water sources where they may cause human, bird, or domestic pet contact.

5. General maintenance. Each beekeeper shall ensure that no bee comb or other materials might encourage robbing, are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

6. Maximum size for a single hive shall exceed 20 cubic feet in size.

7. Setbacks.

a. Where there is a wall, lattice or solid fence, dense hedge or bushes, or similar barrier between the subject property and adjacent property, no setback from the property line is required. Where there is no existing barrier between the two properties, hives shall be set back at least five feet from the property line.

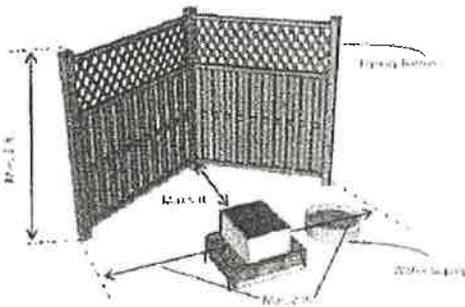
b. No hive shall be closer than ten feet from a dedicated road, sidewalk, or path.

8. Flyway barriers. Any hive within 20 feet from the principle building of an abutting lot or from a dedicated road, sidewalk, or path, shall have a flyway barrier consisting of:

a. A lattice or solid fence, wall, or dense hedge or bushes at least six feet in height in front of the hive openings such that the bees fly upward and away from neighboring properties or dedicated roads, sidewalks or paths. An existing barrier described previously in this section may be acceptable.

b. Set no more than five feet from the hive openings.

c. Extend at least two feet in width from either side of the hive opening.



Illustrative Example of Flyway Barrier.

Flyway barrier may also be straight or curved along with V-shaped

(b) A-1, C-6, and SP-PO districts.

1. The keeping of bees is allowed as of right in the A-1, C-6, and SP-PO zoning districts.

2. There is no zoning-based limit on the number of hives that may be kept in the A-1, C-6, and SP-PO zoning districts.

3. Hives may be located within all yards (front, side, and rear) in the A-1, C-6, and SP-PO zoning districts.

(c) A-2, E-1, and E-2 districts.

1. The keeping of bees is allowed as of right in the A-2, E-1 and E-2 districts.

2. The limit on the number of hives that may be kept in the A-2, E-1 and E-2 zoning districts is two hives per every one-half acre of lot area or fraction thereof. There is no minimum lot size requirement.

3. Hives may be located within all yards (front, side, and rear) in the A-2, E-1 and E-2 zoning districts.

(d) R-1, R-2, R-2A, R-3, R-4, and R-5 districts.

1. The keeping of bees is allowed as of right in the R-1, R-2, R-2A, R-3, R-4, and R-5 zoning districts.

2. The limit on the number of hives that may be kept in the R-1, R-2, R-2A, R-3, R-4, and R-5 zoning districts is two hives per every one acre of lot area or fraction thereof with a minimum zoning lot size of at least 22,000 square feet.

3. Hives may be located within all yards (front, side, and rear) in the R-1, R-2, R-2A, R-3, R-4, and R-5 zoning districts.

(e) R-6 District - The keeping of bees is prohibited in the R-6 zoning district.

(f) All other zoning districts.

1. The keeping of bees may be approved as a special use in all other districts not listed above (see the special use procedures of § 155-16.40).

2. The limit on the number of hives that may be kept in all other zoning districts is two hives per every one acre of lot area or fraction thereof with a minimum zoning lot size of at least 22,000 square feet.

3. Hives may be located in any yard or on the roof top in all other zoning districts.



Development Resolution

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-R-0001-24

Agenda Date: 2/20/2024

Agenda #: 12.A.

RESOLUTION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COUNTY OF DUPAGE AND WINFIELD PARK DISTRICT
FOR USE OF A WINFIELD PARK DISTRICT MINIBUS

WHEREAS the Winfield Park District, DuPage County, Illinois and the County of DuPage are units of local government as defined by Article VII, Section 1 of the Constitution of the State of Illinois; and

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois authorizes units of local government to contract and associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance; and

WHEREAS, under said Constitutional provision, participating units of local government may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, as amended (5 ILCS 220/1, et seq.) authorizes units of local government to exercise, combine, transfer, and enjoy jointly any power or powers, privileges, functions, or authority exercised or which may be exercised by any one of them, and to enter into intergovernmental agreements for that purpose; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., provides that any power or powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

WHEREAS, the County has engaged in extensive fact-finding steps in developing its Workforce Housing regulations and program; and

WHEREAS, the County seeks to arrange for the travel of certain staff to various sites around DuPage County to view and inspect existing and potential affordable and workforce housing sites; and

WHEREAS, the Winfield Park District possesses a vehicle (hereinafter “minibus”) which can safely and comfortably transport staff to various locations around the County of DuPage; and

WHEREAS, the County and Park District have negotiated the attached Intergovernmental Agreement, attached hereto as Exhibit A, for the shared use of the Park District’s minibus.

NOW, THEREFORE BE IT RESOLVED by the County Board of DuPage County that the Chair of the DuPage County Board be hereby directed and authorized to execute the attached Intergovernmental Agreement; and

BE IT FURTHER RESOLVED, that the DuPage County Clerk be directed to provide copies of this executed resolution and the executed agreement to the Winfield Park District

Enacted and approved this 27th day of February, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE
AND THE WINFIELD PARK DISTRICT FOR USE OF A WINFIELD PARK DISTRICT
MINIBUS**

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is made this 27th day of February, 2024, by and among the COUNTY OF DUPAGE, a body corporate and politic, (hereinafter referred to as “DuPage County” or “County”), and the Winfield Park District (herein after referred to as “District”), with DuPage County and Winfield Park District herein jointly referred to as the “Parties”.

WITNESSETH:

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois authorizes units of local government to contract and associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance; and

WHEREAS, under said Constitutional provision, participating units of local government may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, as amended (5 ILCS 220/1, *et seq.*) authorizes units of local government to exercise, combine, transfer, and enjoy jointly any power or powers, privileges, functions, or authority exercised or which may be exercised by any one of them, and to enter into intergovernmental agreements for that purpose; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any power or powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

WHEREAS, the County has engaged in extensive fact-finding steps in developing its Workforce Housing regulations and program, and

WHEREAS, the County seeks to arrange for the travel of certain staff to various sites around DuPage County to view and inspect existing and potential affordable and workforce housing sites,

WHEREAS, the Winfield Park District possesses a vehicle which can safely and comfortably transport staff to various locations around the County of DuPage.

NOW, Therefore be it resolved by the County of DuPage and the Trustees of the Winfield Park District as follows:

1. The Parties hereby find that all of the recitals hereinbefore stated as contained in the preamble to the resolution are full, true and correct and accurately represent the substantive covenant between the Parties.
2. The District agrees to provide, for the County's sole and exclusive use, on March 20, 2024 or any other future date mutually agreed upon by the Parties, one vehicle mutually acceptable to the Parties (one minibus capable of seating between 12-14 persons).
3. The County agrees to reimburse the District for gas expended in the vehicle during the period of the County's use. The County shall supply a designated staff member acceptable to the District to operate the vehicle.
4. The District agrees to provide a vehicle which meets the County's needs and which the County finds acceptable, free from known defects, properly registered, and in a safe and operable condition. The District shall provide sufficient training to the County's employee in the safe operation of the vehicle.
5. As to all liability, claims, suits, demands, proceedings and actions brought by a third party, including costs, fees and expense of defense, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with this Agreement, the County shall indemnify and hold the District harmless, including the District's officials, officers and employees from and against, any liability or claims, unless the County can demonstrate that the subject of the claim or suit was caused by the District's negligence, recklessness or willful misconduct.

6. In the event that the District or County wish to terminate this Agreement, either party may do so upon written notice to the other party.
7. This Agreement shall not be assigned or transferred without the mutual written assent of the Parties.
8. This Agreement contains the entire agreement between the Parties and all prior discussions and negotiations associated herewith are merged herein. Any amendment to this Agreement shall be mutual and by written consent of both Parties.
9. Nothing in this Agreement shall be construed as a joint partnership with regards to the endeavors listed in this Agreement.

COUNTY OF DUPAGE

By: _____

Deborah Conroy, Chair
DuPage County Board

Attest: _____

Jean Kaczmarek
DuPage County Clerk

WINFIELD PARK DISTRICT

By: _____

Thomas C. Bower
Executive Director

Attest: _____

Christy Liszka
Business Manager down



Development Requisition under \$30,000

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 24-0702

Agenda Date: 2/20/2024

Agenda #: 6.C.



Procurement Review Comprehensive Checklist
 Procurement Services Division
 This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION			
<i>General Tracking</i>		<i>Contract Terms</i>	
FILE ID#: 24-0618	RFP, BID, QUOTE OR RENEWAL #: 20-138-BZ Renewal #3	INITIAL TERM WITH RENEWALS: 1 YR + 3 X 1 YR TERM PERIODS	INITIAL TERM TOTAL COST: \$22,350.00
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: 02/20/2024	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$89,400.00
	CURRENT TERM TOTAL COST: \$22,350.00	MAX LENGTH WITH ALL RENEWALS: FOUR YEARS	CURRENT TERM PERIOD: THIRD RENEWAL
<i>Vendor Information</i>		<i>Department Information</i>	
VENDOR: Veritext LLC	VENDOR #: 11173	DEPT: Building & Zoning	DEPT CONTACT NAME: Marla Flynn
VENDOR CONTACT: Nicholas Rennillo	VENDOR CONTACT PHONE: 216-523-1313	DEPT CONTACT PHONE #: X6789	DEPT CONTACT EMAIL: Marla.Flynn@dupagecounty.gov
VENDOR CONTACT EMAIL: nrennillo@veritext.com	VENDOR WEBSITE:	DEPT REQ #:	
<i>Overview</i>			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Professional court reporting services for DuPage County Zoning Board of Appeals hearings per Quote #20-138-BZ.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished An accurate transcription of each hearing is required by law.			

SECTION 2: DECISION MEMO REQUIREMENTS	
DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required.
RENEWAL	
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

SECTION 3: DECISION MEMO	
STRATEGIC IMPACT	Select an item from the following dropdown menu of County's strategic priorities that this action will most impact.
SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION

JUSTIFICATION	Select an item from the following dropdown menu to justify why this is a sole source procurement.
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted.

SECTION 5: Purchase Requisition Information

<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Veritext LLC	Vendor#: 11173	Dept: Building & Zoning	Division:
Attn: Nicholas Rennillo	Email: nrrennillo@veritext.com	Attn: Marla Flynn	Email: Marla.Flynn@dupagecounty.gov
Address: 1 N Franklin - Suite 3000	City: Chicago	Address: 421 N County Farm Rd	City: Wheaton
State: IL	Zip: 60606	State: IL	Zip: 60187
Phone: 312-442-9087	Fax:	Phone: 630-407-6789	Fax: 630-407-6702
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Veritext	Vendor#: 11173	Dept:	Division:
Attn:	Email:	Attn:	Email:
Address: PO Box 71303	City: Chicago	Address:	City:
State: IL	Zip: 60694-1303	State:	Zip:
Phone:	Fax:	Phone:	Fax:
Shipping		Contract Dates	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Jan 22, 2024	Contract End Date (PO25): Dec 23, 2024
Contract Administrator (PO25):			

Purchase Requisition Line Details

LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/Activity Code	Unit Price	Extension
1	1	EA		Professional Court Reporting Services for DuPage County Zoning Board of Appeals hearings, for the period of 01/22/24 through 11/30/2024, per low quote #20-138-BZ	FY24	1100	2810	53090		22,350.00	22,350.00
<i>FY is required, assure the correct FY is selected.</i>										Requisition Total	\$ 22,350.00

<i>Comments</i>	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO. Dev 2/20/24
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.

The following documents have been attached: W-9 Vendor Ethics Disclosure Statement



AMENDMENT FOR CONTRACT RENEWAL

This contract, made and entered into by The County of DuPage, 421 North County Farm Road, Wheaton, Illinois, 60187, hereinafter called the "COUNTY" and Veritext LLC, located at 290 West Mt. Pleasant Ave., STE 3200, Livingston, NJ 07039 hereinafter called the "CONTRACTOR", witnesseth;

The COUNTY and the CONTRACTOR have previously entered into a Contract, pursuant to Bid #20-138-BZ which became effective on 01/01/2021 and which will expire 12/23/2023. The contract is subject to a third of three options to renew for a twelve (12) month period.

The contract renewal shall be effective on the date of last signature, and shall terminate on 12/23/2024.

The parties now agree to renew said agreement, upon the same terms as previously agreed to, as specified in the original contract.

CONTRACTOR

THE COUNTY OF DUPAGE



SIGNATURE

Nicholas Rennillo

PRINTED NAME

Vice President Veritext

PRINTED TITLE

12/12/2023

DATE

SIGNATURE

Valerie Calvente

PRINTED NAME

Buyer III

PRINTED TITLE

DATE



THE COUNTY OF DUPAGE
 FINANCE - PROCUREMENT
 COURT REPORTER SERVICES 20-138-BZ
 BID TABULATION



NO.	ITEM	UOM	QTY	County Court Reporters		Metro Reporting Service, Ltd.		VERITEXT*	
				PRICE	EXTENDED PRICE	PRICE	EXTENDED PRICE	PRICE	EXTENDED PRICE
1	BASE APPEARANCE FEE (Min 2 hours)	EA	45	\$ 200.00	\$ 9,000.00	\$ 189.00	\$ 8,505.00	\$ 395.00	\$ 17,775.00
2	PER ½ HOUR FEE (after minimum)	EA	30	\$ 100.00	\$ 3,000.00	\$ 47.25	\$ 1,417.50	\$ 55.00	\$ 1,650.00
3	TRANSCRIPT DELIVERY FEE PER PAGE (10-day delivery)	Page	2000	\$ 4.50	\$ 9,000.00	\$ 5.90	\$ 11,800.00	\$ 7.75	\$ 15,500.00
4	TRANSCRIPT DELIVERY FEE PER PAGE (expedited delivery)	Page	225	\$ 6.00	\$ 1,350.00	\$ 6.90	\$ 1,552.50	Varies by day	Varies by day
GRAND TOTAL					\$ 22,350.00		\$ 23,275.00		\$ 34,925.00

NOTES
 1. VERITEXT did not provide pricing on line item four.

Invitations Sent	4
Total Vendors Requesting Documents	0
Total Bid Responses	3

An updated Vendor Ethics Disclosure form has been requested.

PRICE

Any quantities shown are estimated only for bid canvassing purposes. The County has made a good faith effort to estimate the quantity requirements for the contract term. The County reserves the right to increase or decrease quantities ordered under this contract.

NO.	ITEM	UOM	QTY	PRICE	EXTENDED PRICE
1	BASE APPEARANCE FEE (Min 2 hours)	EA	45	\$ 395.00	\$ 17,775.00
2	PER ½ HOUR FEE (after minimum)	EA	30	\$ 55.00	\$ 1,650.00
3	TRANSCRIPT DELIVERY FEE PER PAGE (10-day delivery)	Page	2000	\$ 7.75	\$ 15,500.00
4	TRANSCRIPT DELIVERY FEE PER PAGE (expedited delivery)	Page	225	\$ Varies by day	\$ Varies by day
Grand Total					\$ 34,925.00
GRAND TOTAL (In Words)					

QUOTE SIGNATURE PAGE

COURT REPORTER SERVICES 20-138-BZ

X _____  Midwest Billing Manager
(Signature and Title)

12/4/2020
(Date)

QUOTATION MUST BE SIGNED FOR CONSIDERATION

(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Business Name of Bidder	Veritext
Main Business Address	One North Franklin
	Suite 3000
City, State, Zip Code	Chicago, IL 60606
Telephone Number	312.442.9087
Email Address	billing-midwest@veritext.com
Bid Contact Person	Lauren Grossman



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0008-24

Agenda Date: 2/20/2024

Agenda #: 6.D.



**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 Development Committee

FROM: Staff

DATE: February 20, 2024

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

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.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

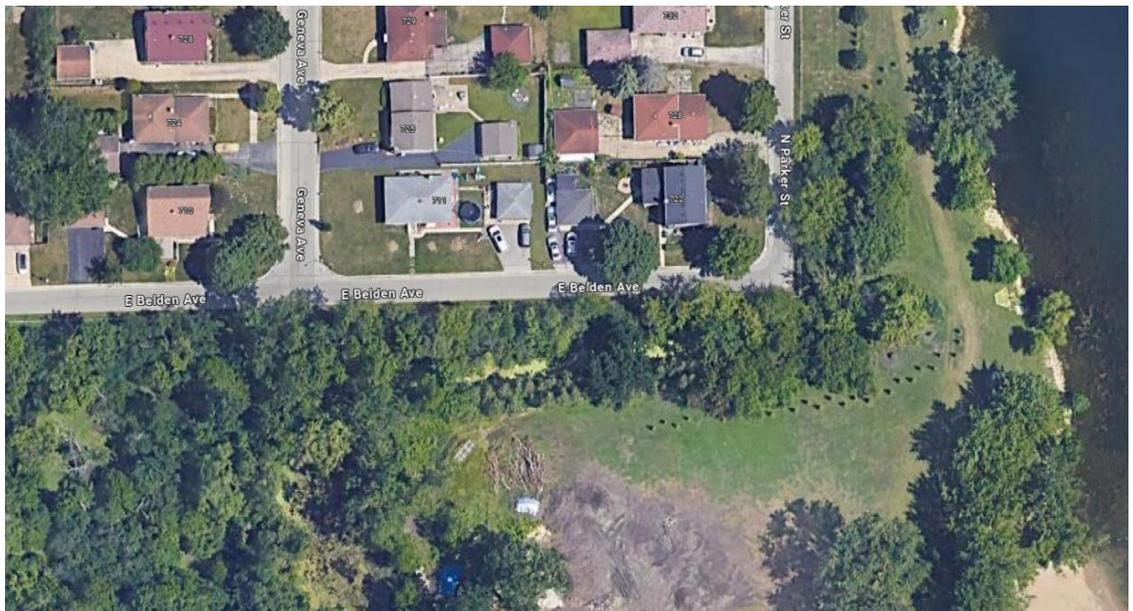
BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

- 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:





DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building



Proposed Sound Wall Location:





**DUPAGE
COUNTY**

Building
Division

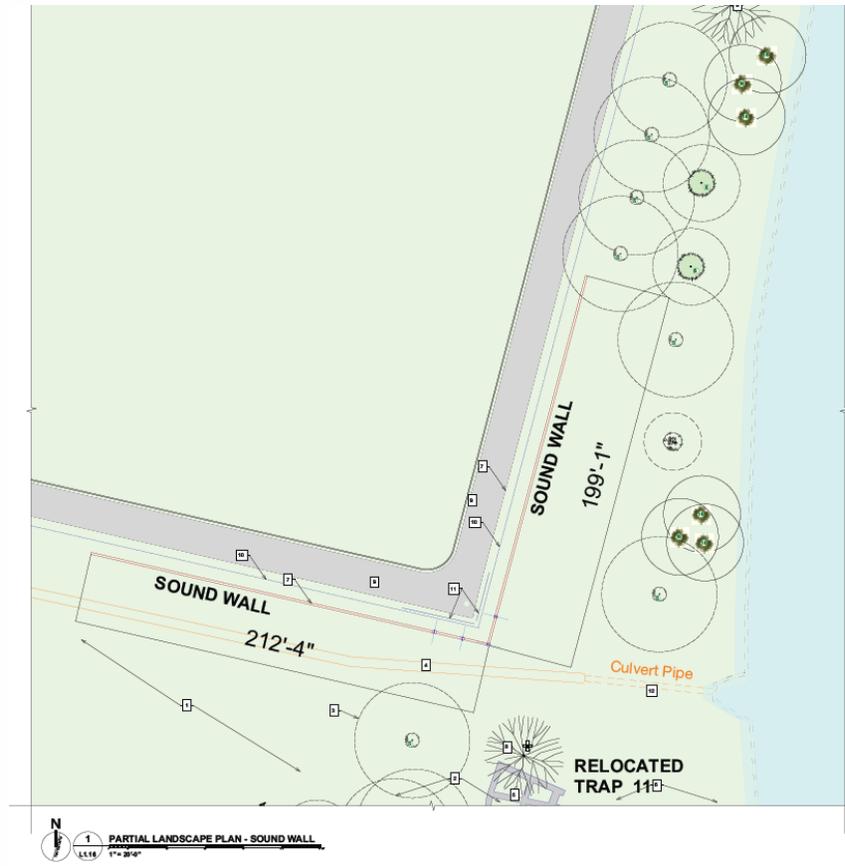
Zoning &
Planning Division

Environmental
Division

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Fax: 630-407-6702

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COUNTY**

Building
Division

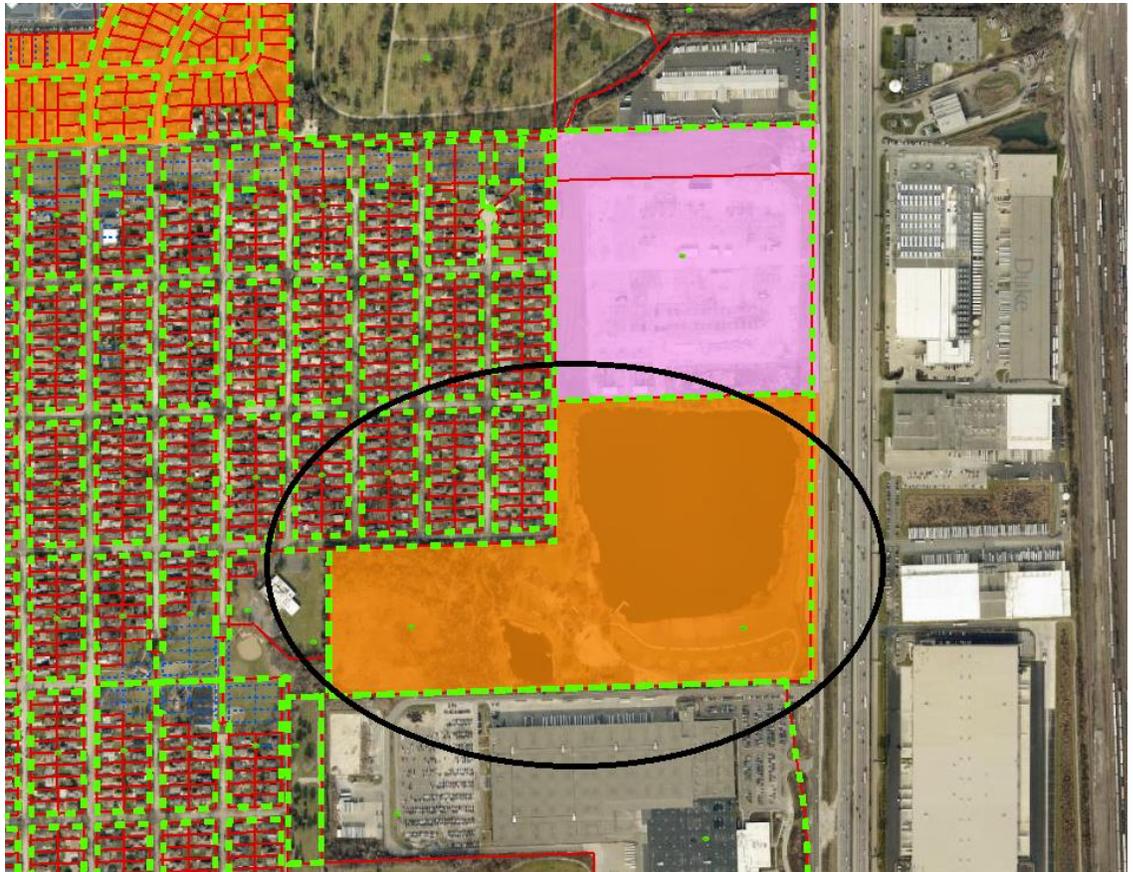
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BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building



Ordinance

DC-O-0106-20

WHEREAS, a public hearing was held on October 28, 2020 and November 4, 2020 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. A Variation from Section 37-1105-1 to allow two (2) pole mounted advertising signs as permitted signs in the R-4 Single Family Residence District; and
2. A Variation to exceed the allowable square foot per face in the R-4 district from twenty-four (24) square feet to approximately twelve hundred (1200) square feet; and
3. A Variation to exceed the maximum height in the R-4 District from six (6) feet to approximately one-hundred (100) feet; and
4. A Variation from the required setback (east) from the right-of-way from one hundred and twenty (120) feet to approximately five (5) feet; and
5. A Variation in side yard (south) setback from twenty (20) feet to approximately five (5) feet; and
6. A Conditional Use to utilize electronic display techniques on the advertising signs, on the property hereinafter described:

PARCEL NO: TW-7-16-001.1 P

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: COMMENCING AS THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 33.02 FEET TO A LINE BEING 33.00 FEET WEST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES 29 SECONDS EAST, ALONG SAID PARALLEL LINE, 1,421.55 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE, 137.12 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 32 SECONDS WEST, 37.31 FEET; THENCE NORTH 5 DEGREES 17 MINUTES 54 SECONDS EAST, 229.06 FEET; THENCE NORTH 8 DEGREES 55 MINUTES 22 SECONDS EAST, 202.22 FEET; THENCE NORTH 6 DEGREES 57 MINUTES 13 SECONDS EAST, 180.44 FEET; THENCE NORTH 5 DEGREES 40 MINUTES 50 SECONDS EAST, 190.00 FEET TO A TANGENTIAL CURVE; THENCE 448, 13 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7,7970.00 FEET AND CHORD THAT BEARS NORTH 4 DEGREES 04 MINUTES 12 SECONDS EAST, 448.07 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 34 SECONDS WEST, 146.50 FEET TO SAID NORTH LINE OF THE NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST, 10.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.037 ACRE, OR 88,737 SQUARE FEET, MORE OR LESS.

PARCEL NO: TW-7-16-001.2P

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLAN COORDINATES, EAST ZONE NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE SOUTH 0 DEGREES 05 MINUTES 29 SECONDS EAST, 1,421.48 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH

Ordinance

DC-O-0106-20

HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 33.02 FEET TO A LINE BEING 33.00 FEET WEST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 05 MINUTES 29 SECONDS WEST, 1,421.55 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE OF NORTHEAST QUARTER, 33.02 FEET THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.077 ACRES OR 46,910 SQUARE FEET, MORE OR LESS.

PARCEL NO: TW-7-16-001.T

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLAN COORDINATES, EAST ZONE NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 43.03 FEET TO POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 01 MINUTES 34 SECONDS EAST, 146.40 FEET; THENCE 448.13 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7970.00 FEET AND A CHORD THAT BEARS SOUTH 4 DEGREES 04 MINUTES 12 SECONDS WEST, 448.07 FEET; THENCE SOUTH 5 DEGREES 40 MINUTES 50 SECONDS WEST, 190.00 FEET THENCE SOUTH 6 DEGREES 57 MINUTES 13 SECONDS WEST, 180.44 FEET; THENCE SOUTH 8 DEGREES 55 MINUTES 22 SECONDS WEST, 202.22 FEET; THENCE SOUTH 5 DEGREES 17 MINUTES 54 SECONDS WEST, 229.06 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 32 SECONDS EAST, 37.31 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 123.05 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 29 SECONDS WEST, 342.87 FEET; THENCE NORTH 44 DEGREES 33 MINUTES 49 SECONDS EAST, 23639 FEET; THENCE NORTH 6 DEGREES 57 MINUTES 25 SECONDS EAST, 139.070 FEET; THENCE NORTH 5 DEGREES 40 MINUTES 50 SECONDS EAST, 190.00 FEET; THENCE 446.96 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7955.00 FEET AND A CHORD THAT BEARS NORTH 4 DEGREES 04 MINUTES 16 SECONDS EAST, 446.90 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 34 SECONDS WEST, 145.56 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST ALONG SAID NORTH LINE 15.01 TO THE POINT OF BEGINNING. SAID PARCEL ALONG SAID NORTH LINE, 15.01 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.714 ACRES, OR 74648 SQUARE FEET, MORE OR LESS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 4, 2020 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that he seeks the subject zoning relief to build two (2) new dual-paneled LED/electronic, "V" shaped billboard signs on the eastern side of the subject property.
- B. That petitioner testified that the subject property is known as the Maywood Sportsman's Club, established in 1952, which provides recreational amenities such as fishing, archery, shooting, hunter safety classes, and Boy Scout's events.
- C. That petitioner testified that the subject property is comprised of approximately sixty-two (62) acres, with a large portion being a lake and wetlands.
- D. That petitioner testified that the two (2) proposed billboard signs will be 1,200 sq. ft. / per face, 100 feet tall, internally lit via LED, and fully in compliance with all IDOT regulations.

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- E. That petitioner testified that the proposed billboard signs will be angled in a way that does not face residential properties to the west and northwest of the subject property and that petitioner has planned to replant trees along the northwestern and western edge of the subject property, and that petitioner also plans to construct a sound wall as an additional buffer between the Club and residential properties.
- F. That petitioner testified that the Illinois Tollway has recently taken land for the expansion of I-294 and that due to the takings, the petitioner will lose three (3) shooting fields and plans to relocate the current driveway/entryway, further requiring the two (2) proposed billboard signs to be located closed to the front/east property line.
- G. That petitioner testified that there are approximately 10-12 billboard signs in the surrounding area due to the proximity of I-294, and that due to the size and layout of the subject property, in order for a sign to be visible to I-294, the subject zoning relief for the two (2) proposed billboard signs are required.
- H. That petitioner testified that he has revised the original zoning request and site plan, moving the two (2) proposed billboard signs to the north, and that the zoning request for a Variation in side yard (south) setback from twenty (20) feet to approximately five (5) feet is no longer required and requests that the Variation in side yard (south) setback from twenty (20) feet to approximately five (5) feet be withdrawn. Accordingly, that part of the original request for relief (namely request 5: Variation for the side yard (south) setback from twenty (20) feet to approximately five (5) feet be) is denied.
- I. The Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in carrying out the strict letter of regulations of the Zoning Ordinance, as the subject property has a takings from the Illinois Tollway for the expansion of I-294 and that due to the size and layout of the subject property, in order for a sign to be visible to I-294, the subject zoning relief for the two (2) proposed billboard signs are required.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:

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- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the two (2) proposed billboard signs will be located at the eastern edge of the property, facing I-294, and not impairing the supply of light and air to adjacent properties.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the sign 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 two (2) proposed billboard signs will be located at the eastern edge of the subject property, facing I-294 and industrial uses, and will not diminish the value of land and buildings.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the two (2) proposed billboard signs will be located at the eastern edge of the subject property, facing I-294 and will comply with all IDOT rules and regulations.
- 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 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 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 two (2) proposed billboard signs will be located at the far eastern edge of the subject property and facing away from all residential areas, and therefore does 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	Z20-078 Maywood Sportsman's Club
ZONING REQUEST	1. A Variation from Section 37-1105-1 to allow two (2) pole mounted advertising signs as permitted signs in the R-4 Single Family Residence District; and 2. A Variation to exceed the allowable square foot per face in the R-4 district from twenty-four (24) square feet to approximately twelve hundred (1200) square feet; and 3. A Variation to exceed the maximum height in the R-4 District from six (6) feet to approximately one-hundred (100) feet; and 4. A Variation from the required setback (east) from the right-of-way from one hundred and twenty (120) feet to approximately five (5) feet; and 5. A Conditional Use to utilize electronic display techniques on the advertising signs.
OWNER	MAYWOOD SPORTSMAN'S CLUB, 2N700 COUNTY LINE ROAD, ELMHURST, IL 60126 / AGENT: PHILLIP A. LUETKEHANS, 105 E.

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	IRVING PARK ROAD, ITASCA, IL 60143	
ADDRESS/LOCATION	2N700 COUNTY LINE ROAD, ELMHURST, IL 60126	
PIN	03-36-204-002	
TWSP./CTY. BD. DIST.	Addison	District 1
ZONING/LUP	R-4 SF RES	Open Space
AREA	62.37 acres (2,716,837 sq. ft.)	
UTILITIES	Well and Septic	
PUBLICATION DATE	Daily Herald: October 13, 2020	
PUBLIC HEARING	Wednesday, October 28, 2020, continued to November 4, 2020 via Zoom Conference Call	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Elmhurst:	No Comments Received.	
Village of Bensenville:	Our office has no jurisdiction in this matter.	
Addison Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Bensenville Fire Dist.:	No Comments Received.	
Sch. Dist. 205:	No Comments Received.	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you."	

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GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	120 FT	NA	5 FT..
Int. Side Yard:	20 FT	NA	411 FT
Height:	6 FT	NA	100 FT
Area:	24 SQ. FT./FACE	NA	1,200 SQ. FT. / FACE

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	Recreational	Open Space
North	City of Elmhurst and I-1 Light Industrial	Residential and Industrial	TUI
South	City of Elmhurst	Industrial	City of Elmhurst
East	County Line Road and beyond Cook County	Industrial	Cook County
West	City of Elmhurst	Place of Assembly	City of Elmhurst

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 4, 2020, recommends to approve the following zoning relief:

1. A Variation from Section 37-1105-1 to allow two (2) pole mounted advertising signs as permitted signs in the R-4 Single Family Residence District; and
2. A Variation to exceed the allowable square foot per face in the R-4 district from twenty-four (24) square feet to approximately twelve hundred (1200) square feet; and
3. A Variation to exceed the maximum height in the R-4 District from six (6) feet to approximately one-hundred (100) feet; and
4. A Variation from the required setback (east) from the right-of-way from one hundred and twenty (120) feet to approximately five (5) feet; and

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5. A Conditional Use to utilize electronic display techniques on the advertising signs.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z20-078 **Maywood Sportsman's Club** on November 4, 2020
2. That the petitioner provides a landscape plan showing partial landscape screens at the northwestern and western perimeter of the property.
3. That the two (2) subject signs comply with all IDOT rules and regulations.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on November 17, 2020, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

1. A Variation from Section 37-1105-1 to allow two (2) pole mounted advertising signs as permitted signs in the R-4 Single Family Residence District; and
2. A Variation to exceed the allowable square foot per face in the R-4 district from twenty-four (24) square feet to approximately twelve hundred (1200) square feet; and
3. A Variation to exceed the maximum height in the R-4 District from six (6) feet to approximately one-hundred (100) feet; and
4. A Variation from the required setback (east) from the right-of-way from one hundred and twenty (120) feet to approximately five (5) feet; and
5. A Conditional Use to utilize electronic display techniques on the advertising signs.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z20-078 **Maywood Sportsman's Club** on November 4, 2020

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2. That the petitioner provides a landscape plan showing partial landscape screens at the northwestern and western perimeter of the property.
3. That the two (2) subject signs comply with all IDOT rules and regulations.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. A Variation from Section 37-1105-1 to allow two (2) pole mounted advertising signs as permitted signs in the R-4 Single Family Residence District; and
2. A Variation to exceed the allowable square foot per face in the R-4 district from twenty-four (24) square feet to approximately twelve hundred (1200) square feet; and
3. A Variation to exceed the maximum height in the R-4 District from six (6) feet to approximately one-hundred (100) feet; and
4. A Variation from the required setback (east) from the right-of-way from one hundred and twenty (120) feet to approximately five (5) feet; and
5. A Conditional Use to utilize electronic display techniques on the advertising signs, on the property hereinafter described:

PARCEL NO: TW-7-16-001.1 P

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: COMMENCING AS THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 33.02 FEET TO A LINE BEING 33.00 FEET WEST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES 29 SECONDS EAST, ALONG SAID PARALLEL LINE, 1,421.55 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE, 137.12 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 32 SECONDS WEST, 37.31 FEET; THENCE NORTH 5 DEGREES 17 MINUTES 54 SECONDS EAST, 229.06 FEET; THENCE NORTH 8 DEGREES 55 MINUTES 22 SECONDS EAST, 202.22 FEET; THENCE NORTH 6 DEGREES 57 MINUTES 13 SECONDS EAST, 180.44 FEET; THENCE NORTH 5 DEGREES 40 MINUTES 50 SECONDS EAST, 190.00 FEET TO A TANGENTIAL CURVE; THENCE 448, 13 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7,7970.00 FEET AND CHORD THAT BEARS NORTH 4 DEGREES 04 MINUTES 12 SECONDS EAST, 448.07 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 34 SECONDS WEST, 146.50 FEET TO SAID NORTH LINE OF THE

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NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST, 10.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.037 ACRE, OR 88,737 SQUARE FEET, MORE OR LESS.

PARCEL NO: TW-7-16-001.2P

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLAN COORDINATES, EAST ZONE NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE SOUTH 0 DEGREES 05 MINUTES 29 SECONDS EAST, 1,421.48 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 33.02 FEET TO A LINE BEING 33.00 FEET WEST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 05 MINUTES 29 SECONDS WEST, 1,421.55 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE OF NORTHEAST QUARTER, 33.02 FEET THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.077 ACRES OR 46,910 SQUARE FEET, MORE OR LESS.

PARCEL NO: TW-7-16-001.T

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, BEARINGS BASED ON ILLINOIS STATE PLAN COORDINATES, EAST ZONE NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 43.03 FEET TO POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 01 MINUTES 34 SECONDS EAST, 146.40 FEET; THENCE 448.13 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7970.00 FEET AND A CHORD THAT BEARS SOUTH 4 DEGREES 04 MINUTES 12 SECONDS WEST, 448.07 FEET; THENCE SOUTH 5 DEGREES 40 MINUTES 50 SECONDS WEST, 190.00 FEET THENCE SOUTH 6 DEGREES 57 MINUTES 13 SECONDS WEST, 180.44 FEET; THENCE SOUTH 8 DEGREES 55 MINUTES 22 SECONDS WEST, 202.22 FEET; THENCE SOUTH 5 DEGREES 17 MINUTES 54 SECONDS WEST, 229.06 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 32 SECONDS EAST, 37.31 FEET TO THE SOUTH LINE OF THE NORTH 98.38 FEET OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 123.05 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 29 SECONDS WEST, 342.87 FEET; THENCE NORTH 44 DEGREES 33 MINUTES 49 SECONDS EAST, 23639 FEET; THENCE NORTH 6 DEGREES 57 MINUTES 25 SECONDS EAST, 139.070 FEET; THENCE NORTH 5 DEGREES 40 MINUTES 50 SECONDS EAST, 190.00 FEET; THENCE 446.96 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7955.00 FEET AND A CHORD THAT BEARS NORTH 4 DEGREES 04 MINUTES 16 SECONDS EAST, 446.90 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 34 SECONDS WEST, 145.56 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 58 MINUTES 47 SECONDS EAST ALONG SAID NORTH LINE 15.01 TO THE POINT OF BEGINNING. SAID PARCEL ALONG SAID NORTH LINE, 15.01 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.714 ACRES, OR 74648 SQUARE FEET, MORE OR LESS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z20-078 Maywood Sportsman's Club on November 4, 2020
2. That the petitioner provides a landscape plan showing partial landscape screens at the northwestern and western perimeter of the property.

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3. That the two (2) subject signs comply with all IDOT rules and regulations.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MAYWOOD SPORTSMAN'S CLUB, 2N700 COUNTY LINE ROAD, ELMHURST, IL 60126 / AGENT: PHILLIP A. LUETKEHANS, 105 E. IRVING PARK ROAD, ITASCA, IL 60143; and Township Assessor, Addison Township, 401 North Addison Road, Addison, IL 60101.

Enacted and approved this 24th day of November, 2020 at Wheaton, Illinois


DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

Attest


JEAN KACZMAREK, COUNTY CLERK

AYES 18
NAYS 0
ABSENT 0



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0010-24

Agenda Date: 2/20/2024

Agenda #: 12.B.

ORDINANCE

Zoning Petition ZONING-23-000097 Gaffney

WHEREAS, a public hearing was held on January 10, 2024, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community, on the property hereinafter described:

LOT 21 IN AERO ESTATES NO 3C, BEING A SUBDIVISION OF PART OF THE EAST 1690.5 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) EXCEPT THE NORTH 100 FEET THEREOF, OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1987, AS DOCUMENT R87015390 IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on January 10, 2024 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.
- B. That petitioner testified that it is common for homes in the neighborhood to have aircraft hangars and that of the ninety-nine (99) homes in the Aero Estates Fly-in Community, seventy-nine (79) have aircraft hangars.
- C. That petitioner testified that he is unable to meet the ten (10) foot interior side setback as the proposed aircraft hangar is required to be located at least ten (10) feet from the existing septic system. Furthermore, that the proposed aircraft hangar would need to be located closer to the south interior side property line due to the septic system setback.
 - a. In addition, that petitioner testified that he is also required to maintain a thirty (30) foot setback from the

neighborhood's existing taxiway, which is protected for wingspan clearance.

- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the request zoning relief to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community, as petitioner is unable to meet the required interior side setback due to the existing septic system and the required taxiway setback which is protected for wingspan clearance.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 aircraft hangar will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed aircraft hangar will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed aircraft hangar
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed aircraft hangar will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood, as most properties in the Aero Estates Fly-in Community have aircraft hangars.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed aircraft hangar will not unduly increase traffic congestion in the public streets and highways, and that it will be built behind the front wall of the house and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed aircraft hangar will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed aircraft hangar will not incur additional public expense for flood protection, rescue, or relief.
 - 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 aircraft hangar will be an added benefit to the neighborhood, and 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-23-000097 Gaffney
ZONING REQUEST	Variation to reduce the interior side setback from re 10' to approximately 5' for an aircraft hangar in Aer Estates Fly-in Community.
OWNER	BRIAN AND KIMBERLY GAFFNEY, 9S181 STEARMAN DRIVE, NAPERVILLE, IL 60564
ADDRESS/LOCATION	9S181 STEARMAN DRIVE, NAPERVILLE, IL 60
PIN	07-34-104-029
TWSP./CTY. BD. DIST.	NAPERVILLE DISTRICT 5
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	1.01 ACRES (43,996 SQ. FT.)
UTILITIES	WELL/ SEPTIC
PUBLICATION DATE	Daily Herald: December 26, 2023
PUBLIC HEARING	Wednesday, January 10, 2024
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections. "Location is ok, per revision provided by licensed septic contr
Stormwater:	No Objections.
Public Works:	Our office has no jurisdiction in this matter.
EXTERNAL:	
City of Naperville:	<i>No Comments Received.</i>
City of Aurora:	"Aurora has no comment as this is outside of our jurisdiction and is on Naperv of the boundary agreement."
Naperville Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Naperville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 204:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	NA	APPROX. 5'

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	R-2 SF RES	HOUSE	0-5 DU AC
West	STEARMAN DRIVE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on January 10, 2024, recommends to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #ZONING-23-000097 Gaffney dated January 10, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on February 20, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000097 Gaffney dated January 10, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community, on the property hereinafter described:

LOT 21 IN AERO ESTATES NO 3C, BEING A SUBDIVISION OF PART OF THE EAST 1690.5 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) EXCEPT THE NORTH 100 FEET THEREOF, OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1987, AS DOCUMENT R87015390 IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000097 Gaffney dated January 10, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; BRIAN AND KIMBERLY GAFFNEY, 9S181 STEARMAN DRIVE, NAPERVILLE, IL 60564; and Township Assessor, Naperville Township, 139 Water Street, Naperville, IL 60540.

Enacted and approved this 27th day of February, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: February 20, 2024

RE: **ZONING-23-000097 Gaffney (Naperville/ District 5)**

DuPage County Board: February 27, 2024:

Development Committee: February 20, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000097 Gaffney** dated January 10, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: January 10, 2024: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000097 Gaffney dated January 10, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the 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 the subject zoning relief is to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.
- B. That petitioner testified that it is common for homes in the neighborhood to have aircraft hangars and that of the ninety-nine (99) homes in the Aero Estates Fly-in Community, seventy-nine (79) have aircraft hangars.
- C. That petitioner testified that he is unable to meet the ten (10) foot interior side setback as the proposed aircraft hangar is required to be located at least ten (10) feet from the existing septic system. Furthermore, that the proposed aircraft hangar would need to be located closer to the south interior side property line due to the septic system setback.
 - a. In addition, that petitioner testified that he is also required to maintain a thirty (30) foot setback from the neighborhood's existing taxiway, which is protected for wingspan clearance.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the request zoning relief to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community, as petitioner is unable to meet the required interior side setback due to the existing septic system and the required taxiway setback which is protected for wingspan clearance.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 aircraft hangar will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed aircraft hangar will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed aircraft hangar
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed aircraft hangar will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood, as most properties in the Aero Estates Fly-in Community have aircraft hangars.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed aircraft hangar will not unduly increase traffic congestion in the public streets and highways, and that it will be built behind the front wall of the house and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed aircraft hangar will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed aircraft hangar will not incur additional public expense for flood protection, rescue, or relief.
 - 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 aircraft hangar will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

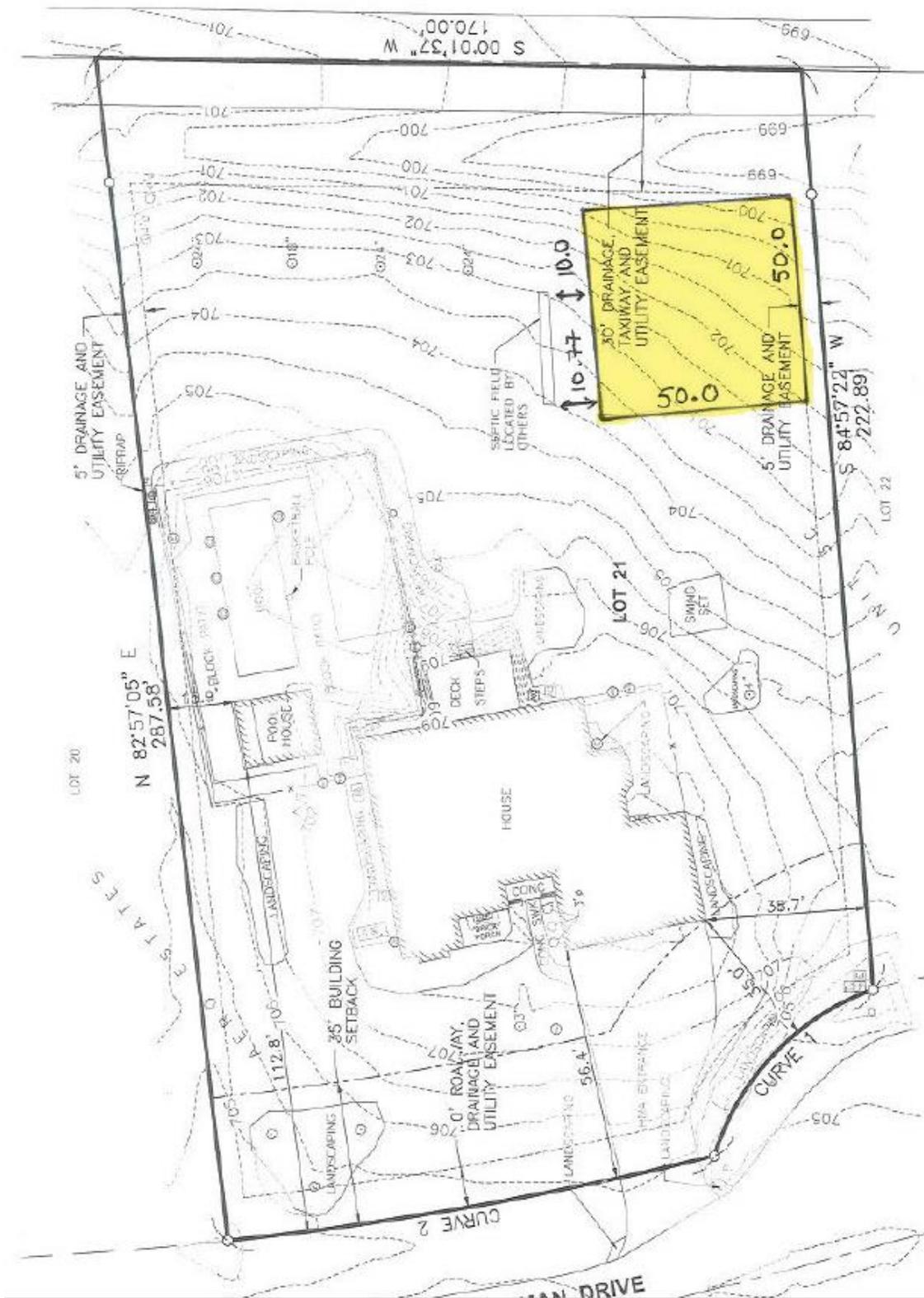
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000097 Gaffney	
ZONING REQUEST	Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community.	
OWNER	BRIAN AND KIMBERLY GAFFNEY, 9S181 STEARMAN DRIVE, NAPERVILLE, IL 60564	
ADDRESS/LOCATION	9S181 STEARMAN DRIVE, NAPERVILLE, IL 60564	
PIN	07-34-104-029	
TWSP./CTY. BD. DIST.	NAPERVILLE	DISTRICT 5
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	1.01 ACRES (43,996 SQ. FT.)	
UTILITIES	WELL/ SEPTIC	
PUBLICATION DATE	Daily Herald: December 26, 2023	
PUBLIC HEARING	Wednesday, January 10, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections. "Location is ok, per revision provided by licensed septic contractor."	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Naperville:	<i>No Comments Received.</i>	
City of Aurora:	"Aurora has no comment as this is outside of our jurisdiction and is on Naperville's side of the boundary agreement."	
Naperville Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Naperville Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 204:	<i>No Comments Received.</i>	
Forest Preserve:	<i>No Comments Received.</i>	

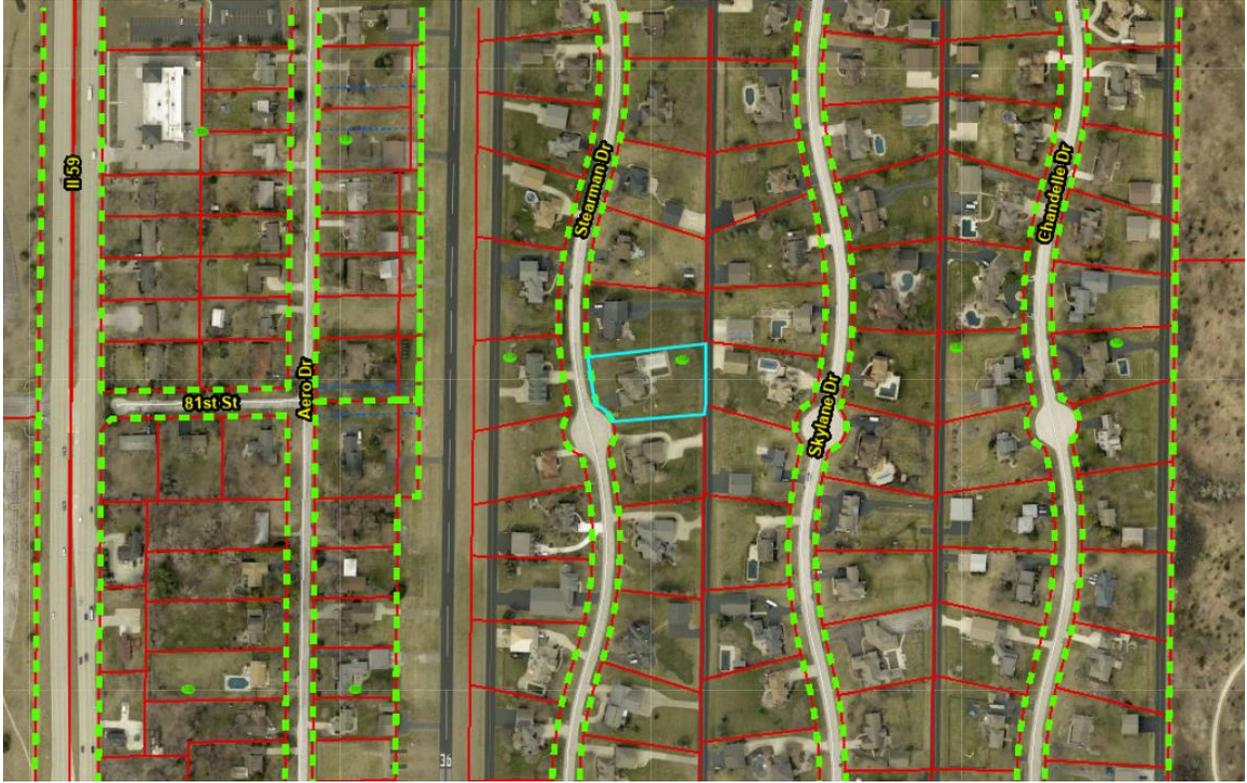
GENERAL BULK REQUIREMENTS:

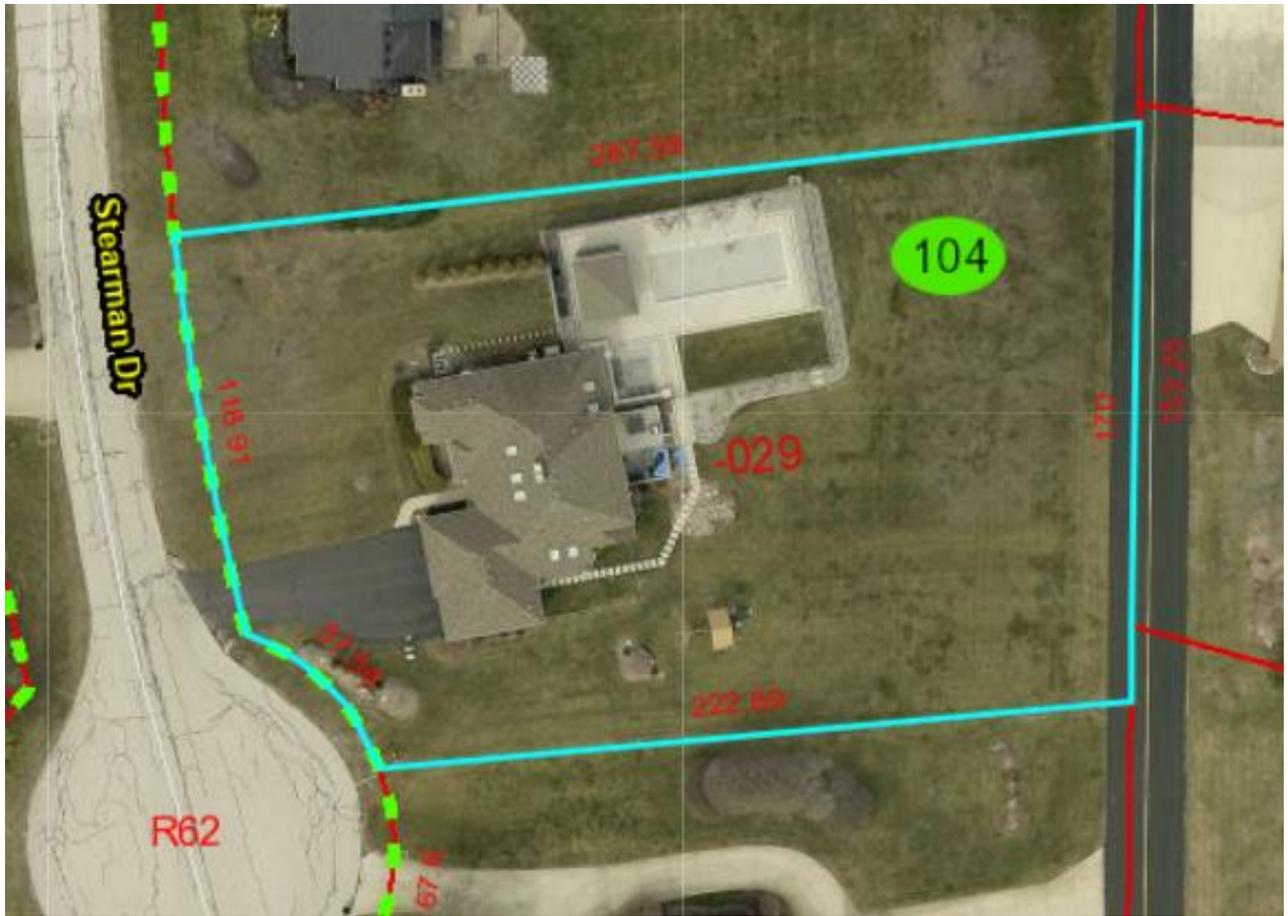
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	NA	APPROX. 5'

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	R-2 SF RES	HOUSE	0-5 DU AC
West	STEARMAN DRIVE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC







VARIATION: Section: 37-1411.3 Standards for Variations

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.

The site of the proposed hangar is the only possible location for a hangar on the variation applicant's property. This site is sandwiched between the septic field setback, the adjacent property line setback and the rear property setback. The rear property setback is a 30' taxiway access easement and cannot be used for building purposes. Building into the 10' septic setback has been advised against in order to respect the recently improved well-functioning septic tank/field. We believe this property was developed uncharacteristically with less than the room required for a hangar of standard size in the neighborhood to be constructed. The result of these multiple setbacks severely reduces buildable area on the property. Due to the multiple encumbrances, we believe a hardship exists. The homeowner is requesting a variation of up to 5' into the 10' adjacent property line setback to the south. This will also allow for safer aircraft movement/operations for the homeowner and neighbors. The adjacent property 5' utility and drainage easement will not be encroached upon. Lack of this ability would place substantial financial and family/life burdens on the homeowner.

It is also believed precedent has been set on zoning relief in Aero Estates with the approval of (Zoning Petition 5251-06 Beinhauer) on September 19, 2006.

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.

Aero Estates is a fly-in community that consists of 99 homes. 79 homes (79.7%) of the homes have hangars. This hangar would be extremely consistent with all others in the neighborhood and congruent to the plan for development.

C. That the granting of the Variation will not:

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

There will be no effect of wind or sun to adjacent property. The only shade the hangar will produce will be on variation applicant's property.

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

The variation will not change any factors related to fire.

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

The addition of a hangar will raise home values in Aero Estates and DuPage County. Homes with hangars in Aero Estates have sold for an additional \$10-26 sq/ft over the last 10 years thus raising neighboring home values. (supporting document attached)

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

The Variation will have no effect on traffic.

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

The variation will cause no increase in flood damages on adjacent properties. All drainage matters will be properly addressed and permitted.

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

The variation will cause no increase in additional public expense for flood protection, rescue or relief.

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

A hangar is in line with Aero Estates and its common theme. It would cause no change in public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0011-24

Agenda Date: 2/20/2024

Agenda #: 12.C.

ORDINANCE

Zoning Petition ZONING-23-000098 Lamar Advertising

WHEREAS, a public hearing was held on January 10, 2024 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure, on the property hereinafter described:

PARCEL ONE: PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION RUNNING THENCE NORTH 87 DEGREES 56 MINUTES EAST ALONG SOUTH LINE OF SAID SECTION 2, 266.35 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 2 DEGREES 4 MINUTES WEST AT A RIGHT ANGLES WITH SOUTH LINE OF SAID SECTION 440 FEET; THENCE NORTH 87 DEGREES 56 MINUTES EAST PARALLEL WITH SOUTH LINE OF SAID SECTION 36, 99 FEET; THENCE SOUTH 2 DEGREES 4 MINUTES EAST 440 FEET TO SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 56 MINUTES WEST ALONG SAID SOUTH LINE, 99 FEET TO PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO: THE WEST 99 FEET OF LOTS 3 AND 4 IN BLOCK 5 IN H.M. CORNELL AND COMPANY'S GLEN ELLYN ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SOUTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on January 10, 2024, does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that he seeks the subject zoning relief to relocate an existing billboard, increase the overall height of the subject sign, and change out a static billboard panel to LED/electronic message center panel.
- B. That petitioner testified that the size of the existing, single-faced sign is 14' x 48' and that the proposed

sign will be the same size and height as the existing, and that an LED/electronic panel will be added to the backside of the static face, making the sign double-sided.

- C. That petitioner testified that the proposed LED/electronic message center panel will refresh in accordance with IDOT regulations.
- D. That petitioner testified that the proposed sign will only have eight (8) slots of advertising.
- E. That petitioner testified that directly to the north of the subject property is a firewood sales business, directly to the east is a tire shop and then Swift Road, directly to the south is a vacant property/parking lot, and directly to the west is an industrial building.
- F. That petitioner testified that due to the industrial and commercial buildings on both sides of the subject property, they request to maintain the existing sign height of sixty (60) feet to allow the sign to remain safely visible from the roadways.
- G. That petitioner testified that the standard size of most billboards is 14' x 48' and that the proposed sign will match the existing sign's size, and that the only different will be an added LED/electronic message center sign panel, making the sign double-faced.
- H. That petitioner testified that the proposed sign will be dimmable, and that the brightness automatically adjusts depending on the time of day/weather near the proposed sign.
- I. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in carrying out the strict letter of regulations of the Zoning Ordinance, as the existing billboard sign does not meet the current zoning regulations and that in order to remove and replace the existing billboard petitioner requires the requested zoning relief.

STANDARDS FOR VARIATIONS AND CONDITIONAL USES:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 billboard sign will not impair the adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed billboard 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 they are replacing the existing billboard sign, which 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 billboard sign and LED panel will conform to all current building codes and IDOT regulations, including the permitted refresh times for electronic message center signs.
- 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 billboard 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 billboard 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 relocating and replacing the existing billboard sign, that the proposed sign will conform to all Building Code and IDOT regulations, and therefore does 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-23-000098 Lamar Advertising
ZONING REQUEST	1. Variation to increase the overall height of the new electronic message center sign, from the permitted 20 overall height to approximately 60 feet; 2. Variation to increase the sign square footage from the permitted 50 feet to approximately 672 square feet per face (1,344 square feet total); and 3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.
OWNER	EDWIN HOFFMAN, 21W448 NORTH AVENUE, LOMBARD, IL 60148/ AGENT: LAMAR ADVERTISING (ATTN: SHAWN PETTIT), 9900 GEORGIA STREET, CROWN POINT, IN 46307 / PHIL LUETKEHANS, EAST IRVING PARK ROAD, ITASCA, IL 60143
ADDRESS/LOCATION	21W448 NORTH AVENUE, LOMBARD, IL 60148
PIN	02-36-304-023
TWSP./CTY. BD. DIST.	BLOOMINGDALE DISTRICT 4
ZONING/LUP	B-1/B-2 BUSINESS LOCAL COMMERCIAL
AREA	1.31 ACRES (57,064 SQ. FT.)
UTILITIES	WATER AND SEWER
PUBLICATION DATE	Daily Herald: December 26, 2023
PUBLIC HEARING	Wednesday, January 10, 2024
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	Our office has no jurisdiction in this matter.
EXTERNAL:	
Village of Glendale Heights:	<i>No Comments Received.</i>
Village of Lombard:	“As the subject property is located outside of the Village’s planning boundaries, the Village of Lombard has no comments on the petition.”
Village of Addison:	<i>No Comments Received.</i>
Village of Glen Ellyn:	<i>No Comments Received.</i>
Bloomington Township:	<i>No Comments Received.</i>
Township Highway:	No Objections.
Bloomington Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 41:	<i>No Comments Received.</i>

Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	20 FT	59.9 FT	60 FT
Sign Face Area:	50 SQ FT per face	639 SQ FT per face	672 SQ FT per face

LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-1/B-2 BUSINESS	COMMERCIAL	Local Commercial
North	R-4 SF RES	HOUSE	0-5 DU AC
South	NORTH AVENUE AND BEYOND B-2 BUSINESS	VACANT/PARKING	COMMERCIAL
East	B-1/B-2 BUSINESS/R-4 SF RES	COMMERCIAL/RESIDENTIAL	COMMERCIAL
West	VILLAGE OF GLENDALE HEIGHTS	INDUSTRIAL	VILLAGE OF GLENDALE HEIGHTS

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on January 10, 2024, recommends to approve the following zoning relief:

1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # **ZONING-23-000098 Lamar Advertising** dated January 10, 2024.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on February 20, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-23-000098 Lamar Advertising** dated January 10, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure, on the property hereinafter described:

PARCEL ONE: PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION RUNNING THENCE NORTH 87 DEGREES 56 MINUTES EAST ALONG SOUTH LINE OF SAID SECTION 2, 266.35 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 2 DEGREES 4 MINUTES WEST AT A RIGHT ANGLES WITH SOUTH LINE OF SAID SECTION 440 FEET; THENCE NORTH 87 DEGREES 56 MINUTES EAST

PARALLEL WITH SOUTH LINE OF SAID SECTION 36, 99 FEET; THENCE SOUTH 2 DEGREES 4 MINUTES EAST 440 FEET TO SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 56 MINUTES WEST ALONG SAID SOUTH LINE, 99 FEET TO PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO: THE WEST 99 FEET OF LOTS 3 AND 4 IN BLOCK 5 IN H.M. CORNELL AND COMPANY'S GLEN ELLYN ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SOUTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-23-000098 Lamar Advertising** dated January 10, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; EDWIN HOFFMAN, 21W448 NORTH AVENUE, LOMBARD, IL 60148/ AGENT: LAMAR ADVERTISING (ATTN: SHAWN PETTIT), 9900 GEORGIA STREET, CROWN POINT, IN 46307 / PHIL LUETKEHANS, 105 EAST IRVING PARK ROAD, ITASCA, IL 60143; and Township Assessor, Bloomingdale Township, 123 N. Rosedale, Bloomingdale, IL 60108.

Enacted and approved this 27th day of February, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: February 20, 2024

RE: **ZONING-23-000098 Lamar Advertising
(Bloomingdale/District 4)**

DuPage County Board: February 27, 2024:

Development Committee: February 20, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000098 Lamar Advertising** dated January 10, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: January 10, 2024: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000098 Lamar Advertising** dated January 10, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation relative to development on the property.
3. That the 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 relocate an existing billboard, increase the overall height of the subject sign, and change out a static billboard panel to LED/electronic message center panel.
- B. That petitioner testified that the size of the existing, single-faced sign is 14' x 48' and that the proposed sign will be the same size and height as the existing, and that an LED/electronic panel will be added to the backside of the static face, making the sign double-sided.
- C. That petitioner testified that the proposed LED/electronic message center panel will refresh in accordance with IDOT regulations.
- D. That petitioner testified that the proposed sign will only have eight (8) slots of advertising.
- E. That petitioner testified that directly to the north of the subject property is a firewood sales business, directly to the east is a tire shop and then Swift Road, directly to the south is a vacant property/parking lot, and directly to the west is an industrial building.
- F. That petitioner testified that due to the industrial and commercial buildings on both sides of the subject property, they request to maintain the existing sign height of sixty (60) feet to allow the sign to remain safely visible from the roadways.

- G. That petitioner testified that the standard size of most billboards is 14' x 48' and that the proposed sign will match the existing sign's size, and that the only different will be an added LED/electronic message center sign panel, making the sign double-faced.
- H. That petitioner testified that the proposed sign will be dimmable, and that the brightness automatically adjusts depending on the time of day/weather near the proposed sign.
- I. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in carrying out the strict letter of regulations of the Zoning Ordinance, as the existing billboard sign does not meet the current zoning regulations and that in order to remove and replace the existing billboard petitioner requires the requested zoning relief.

STANDARDS FOR VARIATIONS AND CONDITIONAL USES:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 billboard sign will not impair the adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed billboard 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 they are replacing the existing billboard sign, which 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 billboard sign and LED panel will conform to all current building codes and IDOT regulations, including the permitted refresh times for electronic message center signs.
 - 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 billboard 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 billboard 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 relocating and replacing the existing billboard sign, that the proposed sign will conform to all Building Code and IDOT regulations, and therefore does 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-23-000098 Lamar Advertising
ZONING REQUEST	<ol style="list-style-type: none"> 1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet; 2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and 3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels (electronic message center sign) on the newly re-located sign structure.
OWNER	EDWIN HOFFMAN, 21W448 NORTH AVENUE, LOMBARD, IL 60148/ AGENT: LAMAR ADVERTISING (ATTN: SHAWN PETTIT), 9900 GEORGIA STREET, CROWN POINT, IN 46307 / PHIL LUETKEHANS, 105 EAST IRVING PARK ROAD, ITASCA, IL 60143
ADDRESS/LOCATION	21W448 NORTH AVENUE, LOMBARD, IL 60148
PIN	02-36-304-023
TWSP./CTY. BD. DIST.	BLOOMINGDALE DISTRICT 4
ZONING/LUP	B-1/B-2 BUSINESS LOCAL COMMERCIAL
AREA	1.31 ACRES (57,064 SQ. FT.)
UTILITIES	WATER AND SEWER
PUBLICATION DATE	Daily Herald: December 26, 2023
PUBLIC HEARING	Wednesday, January 10, 2024
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	Our office has no jurisdiction in this matter.
EXTERNAL:	
Village of Glendale Heights:	<i>No Comments Received.</i>
Village of Lombard:	“As the subject property is located outside of the Village’s planning boundaries, the Village of Lombard has no comments on the petition.”
Village of Addison:	<i>No Comments Received.</i>
Village of Glen Ellyn:	<i>No Comments Received.</i>
Bloomingtondale Township:	<i>No Comments Received.</i>
Township Highway:	No Objections.
Bloomingtondale Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 41:	<i>No Comments Received.</i>

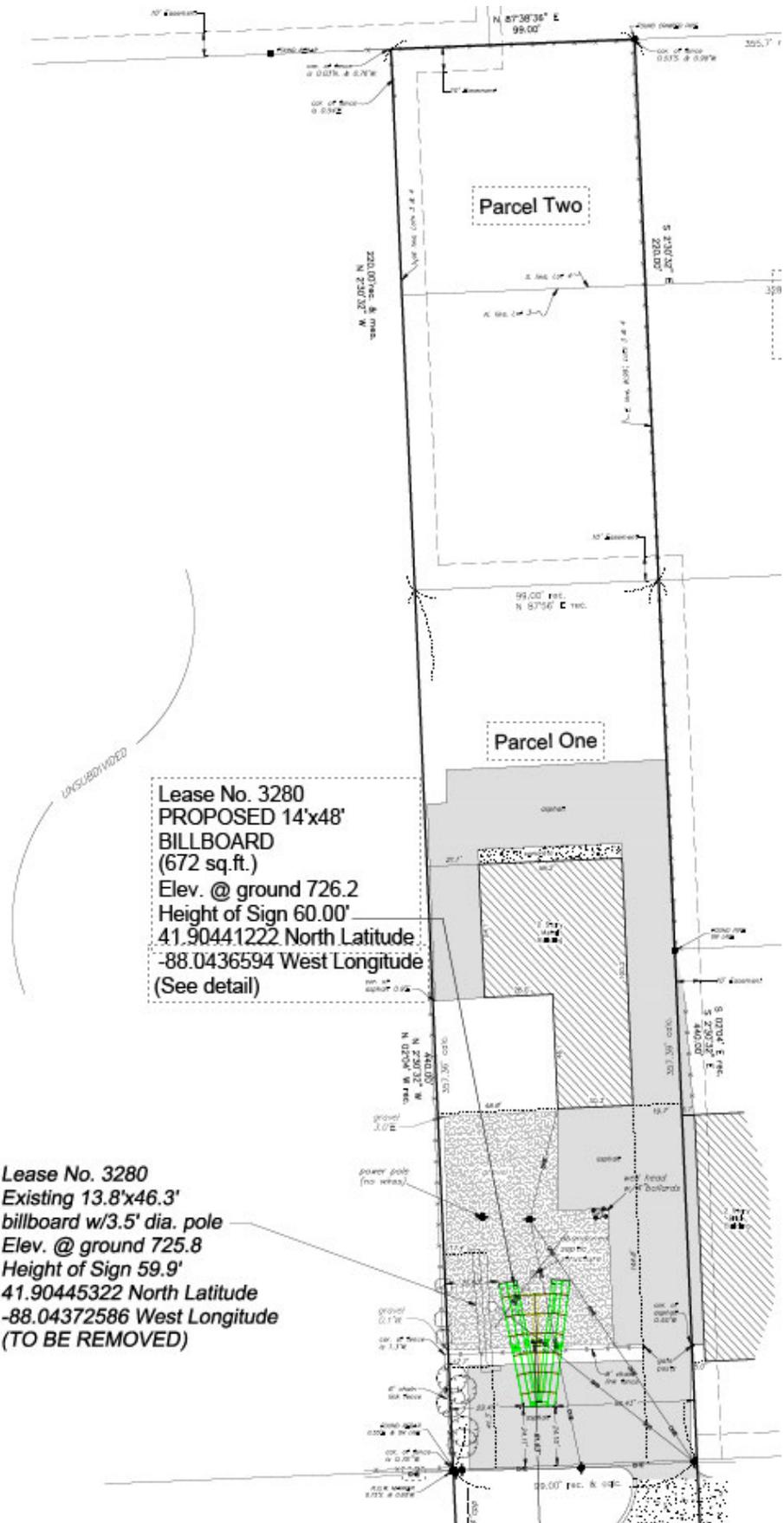
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	20 FT	59.9 FT	60 FT
Sign Face Area:	50 SQ FT per face	639 SQ FT per face	672 SQ FT per face

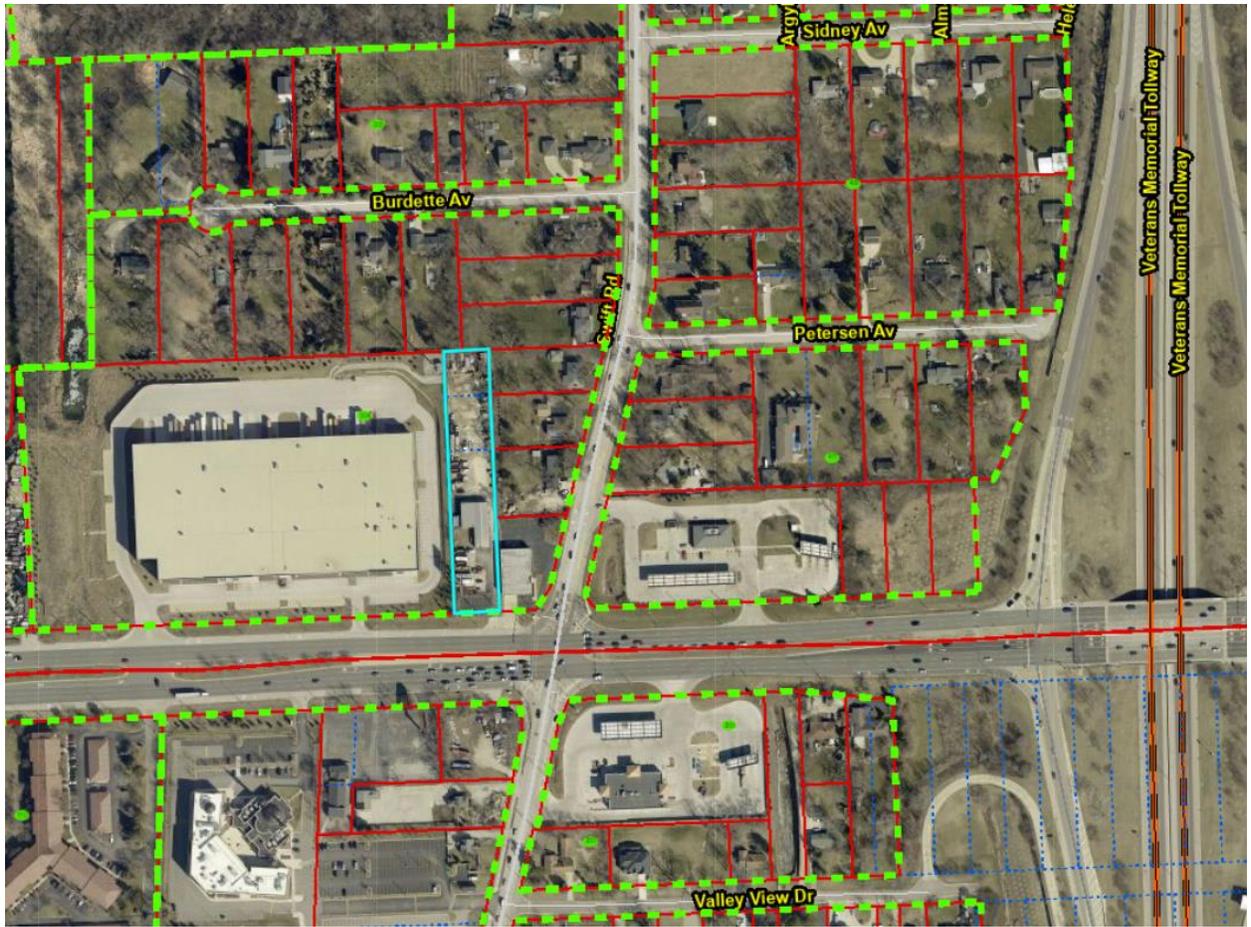
LAND USE

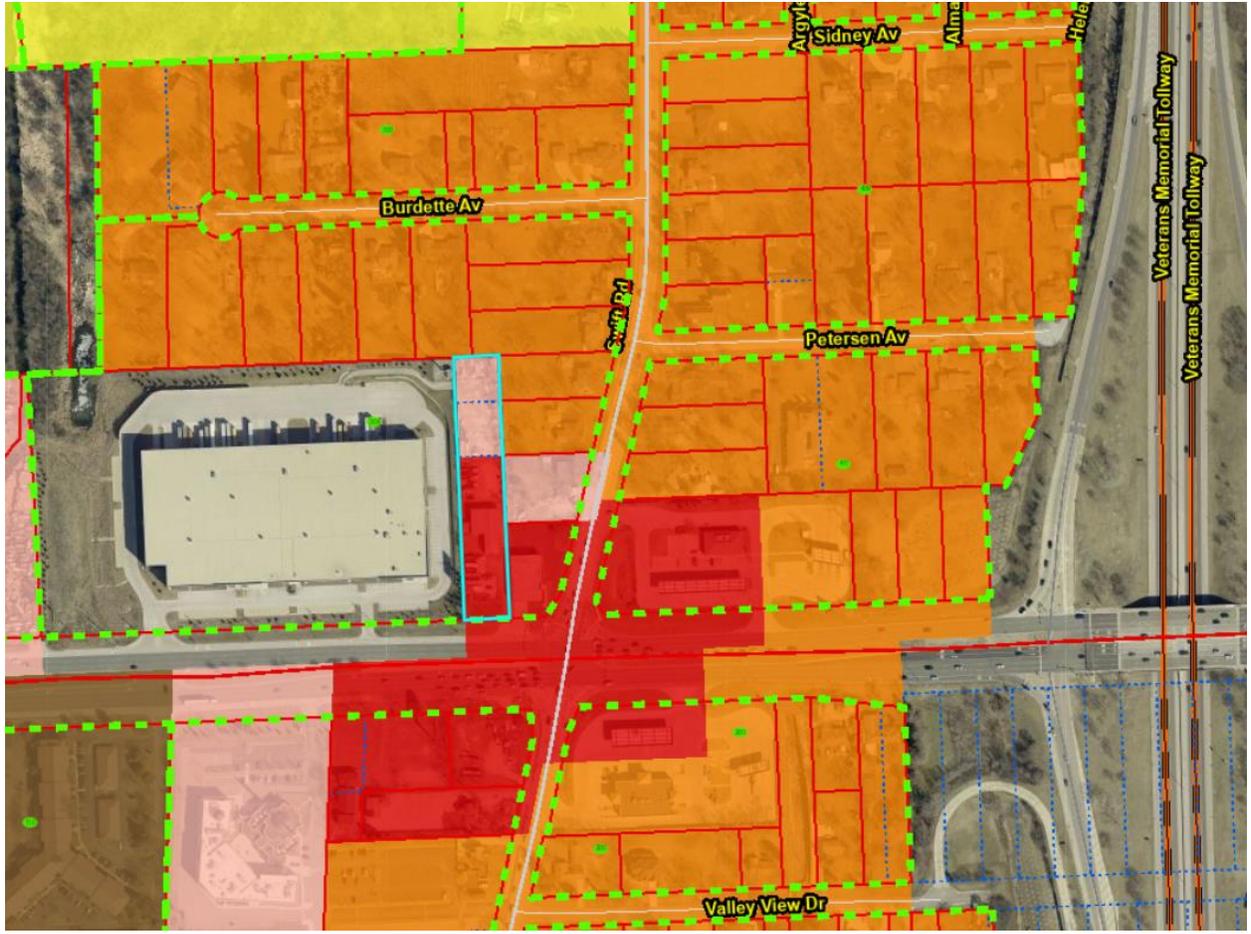
Location	Zoning	Existing Use	LUP
Subject	B-1/B-2 BUSINESS	COMMERCIAL	Local Commercial
North	R-4 SF RES	HOUSE	0-5 DU AC
South	NORTH AVENUE AND BEYOND B-2 BUSINESS	VACANT/PARKING	COMMERCIAL
East	B-1/B-2 BUSINESS/R-4 SF RES	COMMERCIAL/ RESIDENTIAL	COMMERCIAL
West	VILLAGE OF GLENDALE HEIGHTS	INDUSTRIAL	VILLAGE OF GLENDALE HEIGHTS



Lease No. 3280
PROPOSED 14'x48'
BILLBOARD
 (672 sq.ft.)
 Elev. @ ground 726.2
 Height of Sign 60.00'
 41.90441222 North Latitude
 -88.0436594 West Longitude
 (See detail)

Lease No. 3280
 Existing 13.8'x46.3'
 billboard w/3.5' dia. pole
 Elev. @ ground 725.8
 Height of Sign 59.9'
 41.90445322 North Latitude
 -88.04372586 West Longitude
 (TO BE REMOVED)









DAKTRONICS.COM

201 Daktronics Drive, PO Box 5128
Brookings, South Dakota 57006-5128
T 605-325-8766 605-692-0200 F 605-697-4700
signagelegislation@daktronics.com

December 18, 2023

Re: **Lighting Analysis for Daktronics DB 14' x 48'**
Lamar Outdoor Advertising

The attached lighting analysis pertains to the digital display manufactured by Daktronics, Inc., and proposed for installation at DuPage County North Avenue N/S @ Swift Road in Lombard, IL. The following is an explanation of the analysis:

1. Units of Measurement. A foot-candle (or foot-candle, fc, lm/ft², or ft-c) is a measurement of light intensity. One foot-candle is defined as enough light to saturate a one-foot square with one lumen of light. For example, where the display illuminates at 0.22 foot-candles, it has a light intensity of approximately 22% of a single wax candle as viewed from 1 foot away.
2. Assumptions: The accompanying graph depicts illumination levels in foot candles that the display will produce based on nighttime running levels measured at a height of 60'. The measurements assume *total darkness* with regards to the surrounding light and an *all-white content* on the display. These assumptions provide for the worst-case scenario, not the more likely application.
3. Practical Application: Typical content runs at 25-35% of the brightness of all-white content, therefore, the actual levels of illumination will nearly always be markedly lower than that shown in the graph.
4. Ambient Light Effects. The presence of ambient light producing elements at night including, but not limited to, roadway and traffic lighting, commercial lighting from nearby commercial properties, the moon, etc., will further diminish the impact of the light output from the display in question.
5. Display Features. The display is equipped so as not to exceed 0.3-foot candles above ambient light as measured from the appropriate distance. This standard is based on the acceptable standards for outdoor illumination from the Illuminating Engineering Society of North America, and has been implemented in the numerous states and municipalities throughout the U.S.
6. Automatic Dimming Technology. The perceived brightness of an electronic message center is dependent on a variety of factors. Ambient light conditions play the largest role in affecting the brightness of the display.

An electronic message center communicates its messages by emitting light. It therefore must not be too dim, since it couldn't be distinguished in sunlight; nor should it be too bright, as the image will be distorted and difficult to read. The sign must adjust its brightness over the course of the day. Today's signs can dim from 100% during a bright sunny afternoon, to around 4% (depending on manufacturer and model) during the darkest night. That means the sign is only 4% as bright at night as during the



DAKTRONICS.COM

201 Daktronics Drive PO Box 5128
Brookings, South Dakota 57006-5128
T 800-325-8766 605-692-0200 F 605-697-4700
signagelegislation@daktronics.com

daytime. During the course of the day, the sign will periodically adjust its brightness levels to ensure it is operating appropriately.

This adjustment is possible because of the photocell/light sensor. All electronic message centers manufactured by Daktronics come equipped with a light sensor, which detects the ambient light level, and adjusts the sign's brightness accordingly. There are up to two hundred fifty-six levels of dimming available.

Please let me know if you have any questions or concerns.

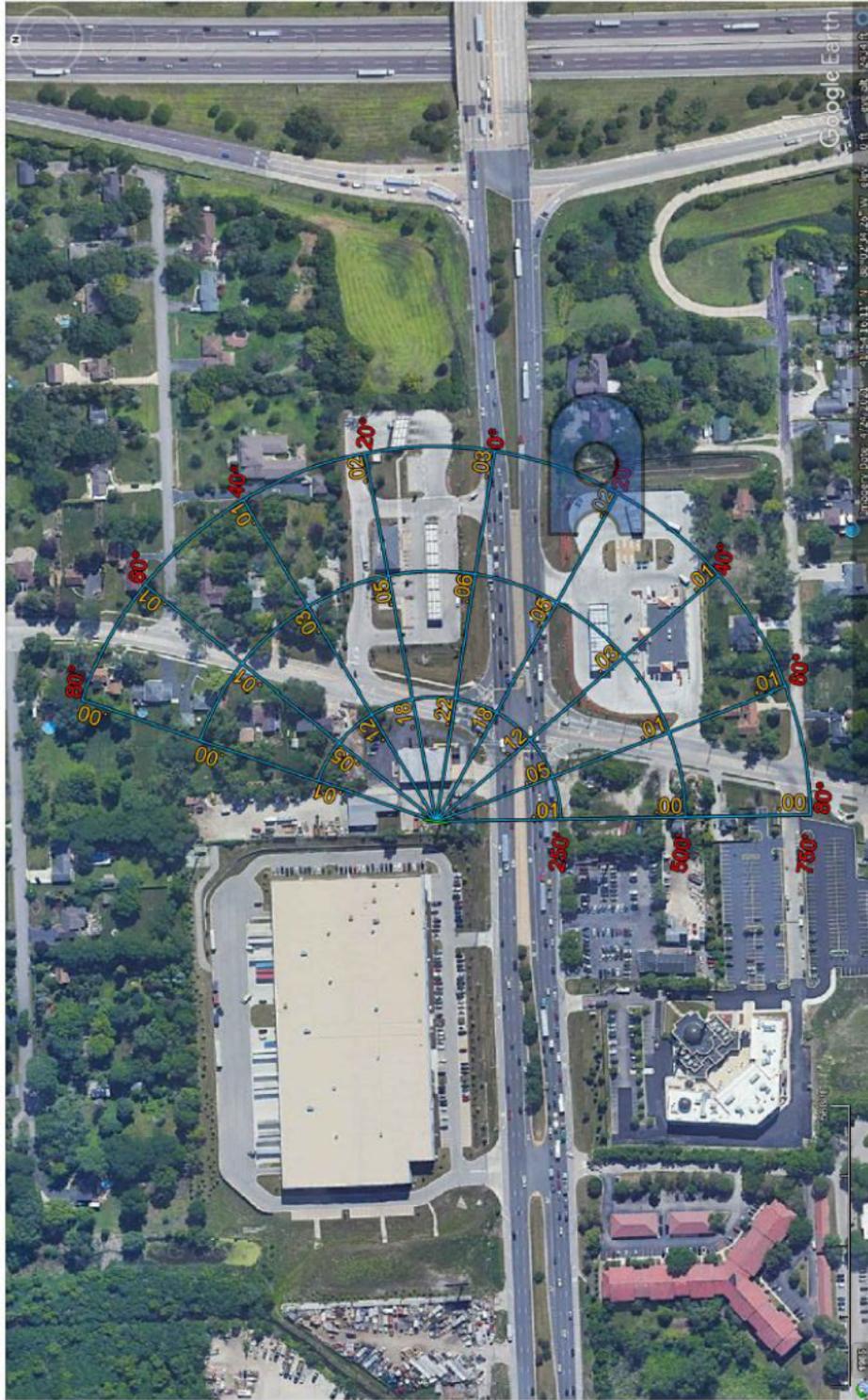
Sincerely,



Eric Johnson
Applications Engineer
605-692-0200



	DB 14' x 48'	Date: 12/18/2023
	Lamar Outdoor Advertising	Prepared by: Eric Johnson
	DuPage County North Avenue N/S @ Swift Road	
Values expressed are specific to Daktronics product only		



*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

- Display at 3% of Maximum Daytime Brightness(8,500)
- Calculations take into account an overall Billboard height of 60'
- Any rise or fall in elevation or physical blockage is not shown in calculations

Untitled Map

Write a description for your map.

Legend

 Feature 1

Will become a digital LED panel
and will be 60' overall height



Untitled Map

Write a description for your map.

Legend

Feature 1

Will remain 60' overall height
and will remain static





Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0012-24

Agenda Date: 2/20/2024

Agenda #: 12.D.

ORDINANCE

Zoning Petition ZONING-23-000099 Bonadeo

WHEREAS, a public hearing was held on February 7, 2024 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom, on the property hereinafter described:

LOT 26 IN BLOCK 5 IN COUNTRY LAKES PHASE 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1977 AS DOCUMENT R77-35318, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on February 7, 2024 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.
- B. That petitioner testified that the proposed sunroom would be located on the existing patio and would be approximately 11'x11' in size.
- C. That petitioner testified that she is limited in usable space on the subject property for the proposed sunroom, as the only location to construct the sunroom is on the existing patio due to the location of existing patio door, windows, and water spigot.
- D. That petitioner testified that the existing subject property is screened with arbor vitae bushes, trees, and a chain-link fence.

E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the request zoning relief to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom, as petitioner is limited in usable space on the subject property for the attached sunroom due to the existing patio, patio door, windows, and water spigot.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 sunroom will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed sunroom will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed sunroom.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed sunroom will not diminish the value of land and buildings throughout the County and 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 sunroom will not unduly increase traffic congestion in the public streets and highways, and that it will be built behind the front wall of the house and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed sunroom will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed sunroom will not incur additional public expense for flood protection, rescue, or relief.
 - 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 sunroom will be an added benefit to the neighborhood, and 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-23-000099 Bonadeo	
ZONING REQUEST	Variation to reduce the rear yard setback from 20' to approximately 20' for an unconditioned sunroom	
OWNER	MICHELLE A BONADEO, 5S764 COUNTRY DRIVE, NAPERVILLE, IL 60563/ AGENT: LEWIS WELBES, TIMBERBUILT ROOMS, 841 EQUINE DRIVE, ST. CHARLES, IL 60174	
ADDRESS/LOCATION	5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563	
PIN	07-09-303-014	
TWSP./CTY. BD. DIST.	NAPERVILLE	DISTRICT 5
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.25 ACRES (10,890 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: JANUARY 23, 2024	
PUBLIC HEARING	WEDNESDAY, FEBRUARY 7, 2024	
<u>ADDITIONAL INFORMATION:</u>		
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:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Naperville:	<i>No Comments Received.</i>	
City of Aurora:	"Aurora has no comment as this is on the Naperville side of the boundary"	
Naperville Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Naperville Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 204:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and the Forest Preserve District property, we do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	25'	NA	20'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	COUNTRY GLEN ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on February 7, 2024, recommends to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #ZONING-23-000099 Bonadeo dated February 7, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on February 20, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000099 **Bonadeo** dated February 7, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom, on the property hereinafter described:

LOT 26 IN BLOCK 5 IN COUNTRY LAKES PHASE 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1977 AS DOCUMENT R77-35318, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000099 **Bonadeo** dated February 7, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MICHELLE A BONADEO, 5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563/ AGENT: LEE WELBES, TIMBERBUILT ROOMS, 841 EQUITY DRIVE, ST. CHARLES, IL 60174; and Township Assessor, Naperville Township, 139 Water Street, Naperville, IL 60540.

Enacted and approved this 27th day of February, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: February 20, 2024

RE: **ZONING-23-000099 Bonadeo (Naperville/ District 5)**

DuPage County Board: February 27, 2024:

Development Committee: February 20, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000099 Bonadeo** dated February 7, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: February 7, 2024: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000099 **Bonadeo** dated February 7, 2024.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the 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 the subject zoning relief is to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.
- B. That petitioner testified that the proposed sunroom would be located on the existing patio and would be approximately 11'x11' in size.
- C. That petitioner testified that she is limited in usable space on the subject property for the proposed sunroom, as the only location to construct the sunroom is on the existing patio due to the location of existing patio door, windows, and water spigot.
- D. That petitioner testified that the existing subject property is screened with arbor vitae bushes, trees, and a chain-link fence.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the request zoning relief to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom, as petitioner is limited in usable space on the subject property for the attached sunroom due to the existing patio, patio door, windows, and water spigot.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer 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. That the Zoning Hearing Officer 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 sunroom will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed sunroom will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed sunroom.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed sunroom will not diminish the value of land and buildings throughout the County and 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 sunroom will not unduly increase traffic congestion in the public streets and highways, and that it will be built behind the front wall of the house and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed sunroom will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed sunroom will not incur additional public expense for flood protection, rescue, or relief.
 - 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 sunroom will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

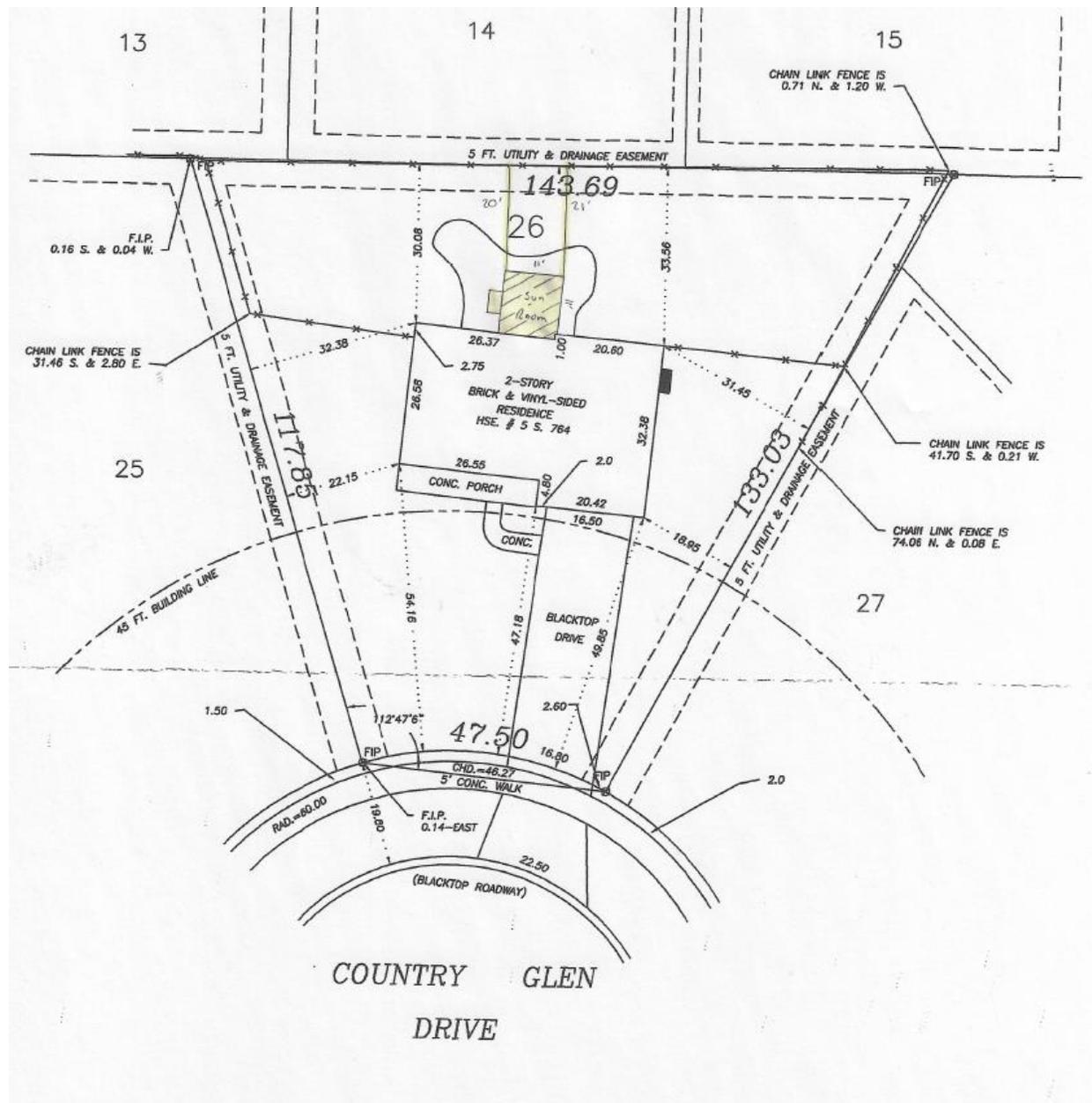
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000099 Bonadeo	
ZONING REQUEST	Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.	
OWNER	MICHELLE A BONADEO, 5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563/ AGENT: LEE WELBES, TIMBERBUILT ROOMS, 841 EQUITY DRIVE, ST. CHARLES, IL 60174	
ADDRESS/LOCATION	5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563	
PIN	07-09-303-014	
TWSP./CTY. BD. DIST.	NAPERVILLE	DISTRICT 5
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.25 ACRES (10,890 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: JANUARY 23, 2024	
PUBLIC HEARING	WEDNESDAY, FEBRUARY 7, 2024	
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:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Naperville:	<i>No Comments Received.</i>	
City of Aurora:	"Aurora has no comment as this is on the Naperville side of the boundary agreement."	
Naperville Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Naperville Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 204:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

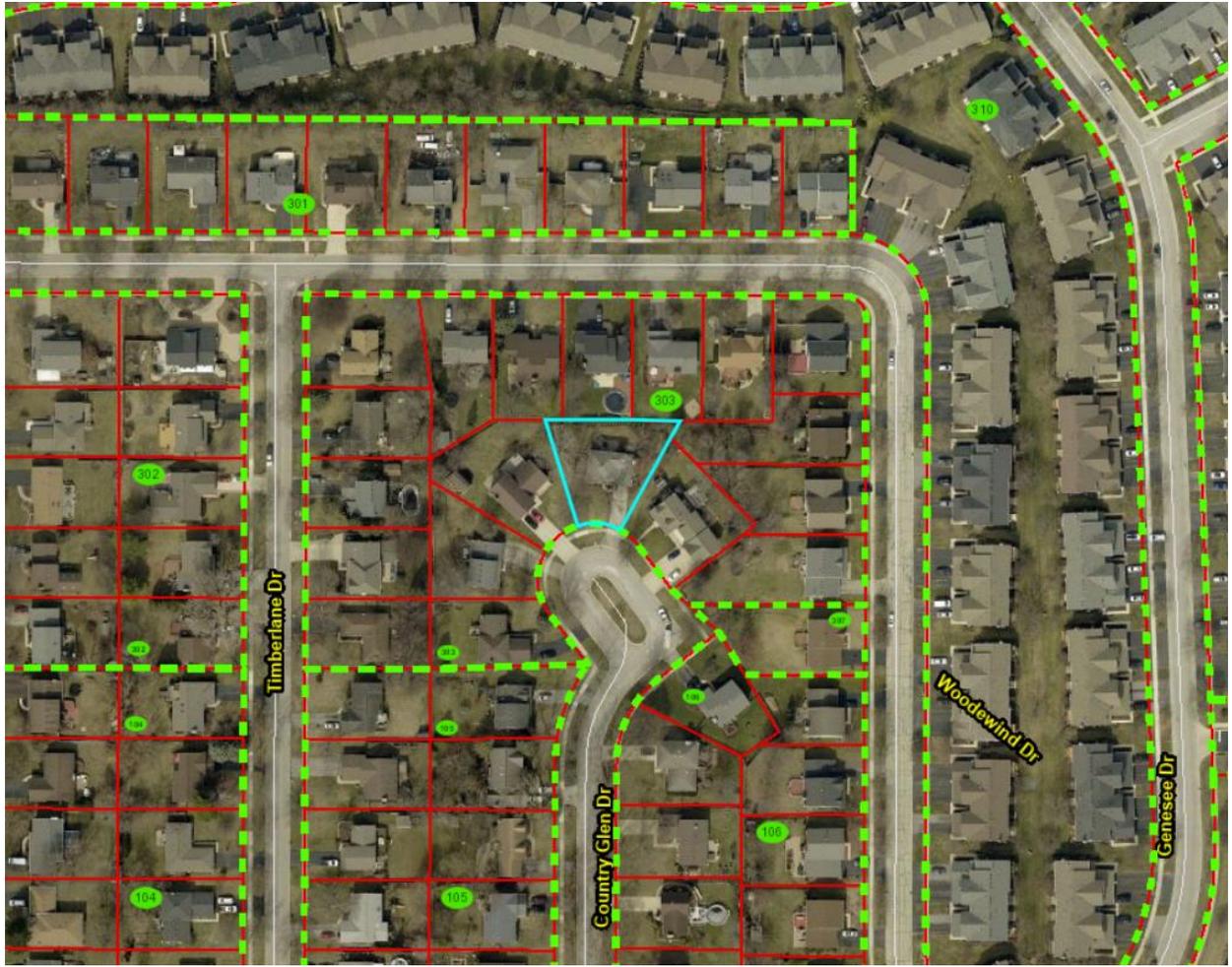
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	25'	NA	20'

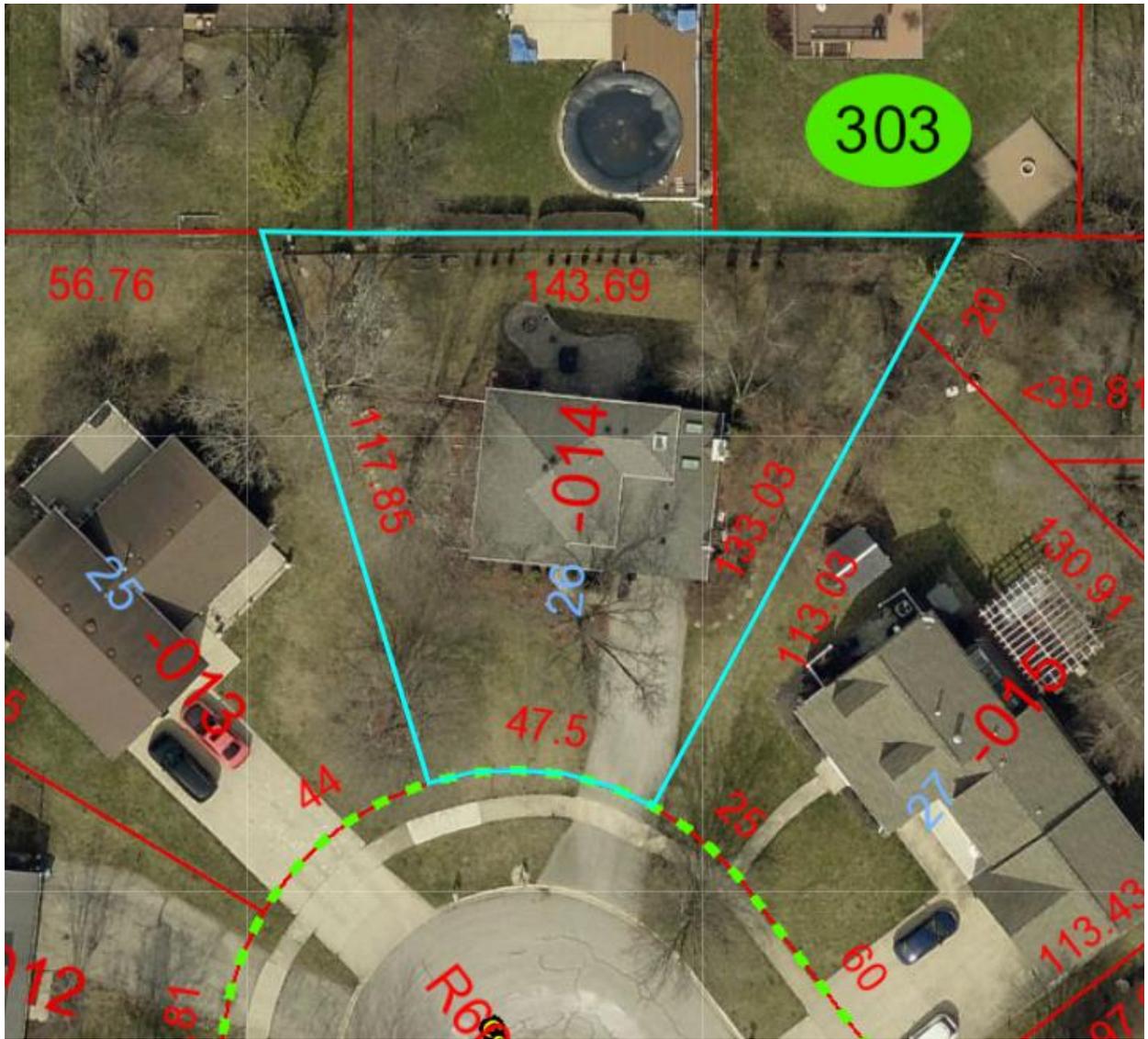
LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	COUNTRY GLEN ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC









From: noreply@formstack.com
To: [Web Master](#); [County Board Public Comment](#)
Subject: PublicComment
Date: Friday, February 9, 2024 9:06:37 AM

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Formstack Submission For: **PublicComment**

Submitted at 02/09/24 9:06 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Ed Capua
Organization:	
Address:	354 Carey Ct. Bloomingtondale, IL 60108
Daytime Phone:	(630) 240-9684
Subject:	Medinah Road Residences
Comment:	<p>I am absolutely opposed to the Medinah Road Residences. The increase in automobiles on Medinah Road will only cause more traffic issues and accidents at the intersection with Lake Street. I moved to this subdivision to avoid the exact type of building that is under consideration and I fear that this new complex will decrease property values and increase crime in the area over time. Feel free to reach out to me</p>

directly if you would like to discuss further.

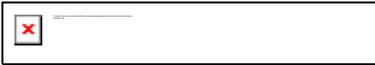
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Blakely, Heidi

From: noreply@formstack.com
Sent: Friday, February 9, 2024 9:22 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/09/24 9:22 AM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Joseph Tamburello

Organization:

Address: 351 Mayo Ln.
Bloomington, IL 60108

Daytime Phone: (847) 374-3340

Subject: Medinah Road Residences

Comment: Hello. I am a homeowner within the Medinah Grove subdivision that is located directly across from the proposed development on Medinah Rd. I am also the President of the Medinah Grove Homeowner's Association ("MGHA"). While I would love to attend and voice my opposition in person at the hearing on 2-20-2024 on behalf of myself and the entire MGHA, I am a tax CPA and the hearing falls on a date and time that makes it impossible for me to attend in person. Nevertheless, as both an affected homeowner and as President on behalf of the MGHA, please

accept this writing as a strong opposition to the contemplated 70-unit Medinah Grove residential housing development due to many reasons, including but not limited to, the adverse impact such a development would have on current residences (i.e. substantially increased traffic; increased burdens on resources, both natural and societal that would be beyond the structural limits currently in place; diminished property values, etc.). This developer previously sought approval of this project through the Village of Addison and, after much deliberation and consideration, was denied - unanimously - on more than one occasion! Now, the developer is sneakily trying to circumvent all of those efforts and go against the wishes of the impacted community (i.e. taxpayers and voters) by going through your office. This unscrupulous way of conducting business should serve as a strong indicator of the character of this developer. Please don't let him win. Thank you for your time and consideration.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Friday, February 9, 2024 2:06 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/09/24 2:05 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Tom Baker
Organization:	
Address:	358 , Carey Ct Bloomingdale 60108
Daytime Phone:	(630) 539-3618
Subject:	Medinah Road Residences
Comment:	<p>I STRONGLY oppose THE PROPOSED MEDINAH ROAD RESIDENCES</p> <p>My residence of 28 years is approximately 1/2 mile So of the proposed site on the west side of Medinah Rd in the MedinahMeadows subdivision. My property backs up to Medinah Rd.</p> <p>Medinah Meadows was the first subdivision of new homes along Medinah Rd.</p>

When we first built, we were the 7th family to move in. There were only a few existing homes and a couple of small farms along the road.

There was hardly any traffic on Medinah Rd and the area was very quiet. Very few people knew that you could travel on Medinah Rd south of Lake St.

Today, there are 200+ new single family homes & 50+ high end town homes.

In last months meeting, the developers representative stated "Medinah Rd is not heavily traveled".

They did their traffic study on 11/11 & 11/12 of 2021. This was during Covid & Thursday Nov/11 was Veterans Day, a holiday & Nov/12 was a Friday, the day after a holiday and before a holiday weekend. This study is not representative of the daily traffic.

My patio is approximately 100' from Medinah Rd & we can hardly sit in our yard because the road is so busy and the traffic is so noisy. We call it the Dan Ryan.

Besides the growth, people have figured out that Medinah Road is a short cut from Lake St to Army Trail with only one stop sign.

I strongly disagree with their statement "Medinah Rd is not heavily traveled". I live it every day!

At the most recent 01/11/24 county board meeting, the development's representative referred to this proposed project as "single family homes with zero lot lines". This was a gross misrepresentation! These are apartments with renters!

Let's talk about schools.

I have an email and presentation dated December 5th, 2023 from Dr. Jon Bartlet, superintendent of district 13 schools. The schools that these renters would attend.

In Dr. Bartlets's correspondence he states -

"If we are going to fix our aging infrastructure, comply with the state's mandate for full-day kindergarten, and give our students the 21st Century learning-environments they deserve, we will need additional funding".

I am happy to share this document with anyone who is interested.

My annual property tax bill includes \$5,564.00 for the grade schools and \$3,788.00 for the high school totaling \$9,352.00. Multiply that by 28 years and it's approximately \$262,000.00.

How many renters will begin attending these schools ?

How much cost will the renters add?

How much will the landlord contribute?

How much will my taxes increase for fire, police, public works, schools & more?

For these concerns and many more not mentioned, I strongly oppose this development.

Thomas Baker
358 Carey Ct.
bloomington, IL 60108

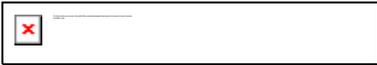
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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, February 10, 2024 5:38 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/10/24 5:38 PM

Meeting Date:	06/20/24
Meeting:	Development Committee
Name:	NATVARLAL PATEL
Organization:	
Address:	350 MAYO LN BLOOMINGDALE, IL 60108
Daytime Phone:	(847) 331-3865
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences.

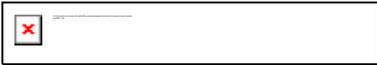
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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, February 10, 2024 10:41 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/10/24 10:41 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Jonathan Winarski
Organization:	
Address:	350 Galway Ct Bloomington, IL 60108-8808
Daytime Phone:	(630) 890-4300
Subject:	Medinah Road Residences
Comment:	<p>I am very strongly opposed to the Medinah Road Residences.</p> <p>I am gravely concerned for the safety of my young children should a large development be built bringing in excessive traffic and far more people to our quiet neighborhood.</p> <p>Again, I am very strongly opposed to the Medinah Road Residences.</p>

Regards,
Jonathan

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, February 11, 2024 9:49 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/11/24 9:48 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Tina Liapis
Organization:	
Address:	340 CLARE DR BLOOMINGDALE, IL 60108
Daytime Phone:	(630) 776-7715
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences. We are a quiet community of homes with many families and young children and the addition of so many apartments will create significant disruption in our community. Medinah road is not meant to have that kind of traffic on it. That area had single family homes on it and should remain the same.

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, February 11, 2024 1:40 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/11/24 1:39 PM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Mike & Kris Moorman

Organization: Medinah Homeowners Assocation

Address: 346 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (614) 561-8421

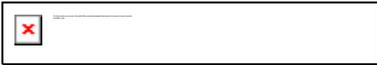
Subject: Medinah Road Residences

Comment: I am writing to express my strong opposition to the Medinah Road Residences. The development under consideration will add 140 vehicles to local traffic. The traffic is already dense and the roads narrow. As presented by the developer, the complex would run on a 20,000 square foot "on-site sanctuary system". According to the Village of Bloomington, this would present health concerns for our neighborhood. Considering the increased density, traffic, noise, flooding and health concerns, we strongly ask that this 70-unit proposed complex not be allowed to move forward.

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, February 11, 2024 4:27 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/11/24 4:27 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Joanne Cataudella
Organization:	
Address:	353 Mayo Lane Bloomington, IL 60108
Daytime Phone:	(847) 975-7000
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, February 12, 2024 8:23 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/12/24 8:22 AM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Nicole Dvorak

Organization:

Address: 342 Clare Dr
Bloomington, IL 60108

Daytime Phone: (630) 244-6407

Subject: Medinah Rd Residences

Comment: Our family is strongly opposed to the proposed plan for the Medinah Rd. Residences. After understanding more about the development and being a resident of the Medinah Estates community for one year, I do not believe the street can handle the traffic that come with this high density residency. I previously lived in Cincinnati where a similar residence was created and it wreaked havoc on the local roadway causing significant congestion. I am concerned for the safety of the residents, as I have witnessed many people on the eastern side of Medinah crossing

to the western side to use the Bloomingdale pathway. It is extremely dangerous with a few close calls from drivers and pedestrians not paying attention. We would ask the committee to deny the proposal for this project. Thank you.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, February 12, 2024 10:49 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/12/24 10:48 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Lea Eliopoulos
Organization:	
Address:	358 Dublin Road Bloomington , IL 60108
Daytime Phone:	(847) 212-4657
Subject:	Medinah Road Residence
Comment:	I am strongly opposing the Medinah Road Residence.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, February 12, 2024 8:55 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/12/24 8:54 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Antoinette Hassenplug
Organization:	
Address:	338 Clare Dr Bloomington, IL 60108
Daytime Phone:	(630) 710-0201
Subject:	Medinah Road Residences
Comment:	<p>I am strongly opposed to the development on Medinah Road, construction of 70 Unit Apartment Complex. This property has been reviewed by the Addison Zoning commission in 2021 and 2022 and again in February 2024 a unanimous vote to deny approval to build this property.</p> <p>There will be significant impact to the property values of the homes within the subdivisions that run along Medinah Road from Lake Street south to Army Trail</p>

Road. The area cannot withstand additional traffic along with supporting additional stormwater support and then septic systems are going to cause problems.

Do Not Approve the Development of this apartment complex.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 1:46 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/13/24 1:45 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Sara Dworianyn
Organization:	
Address:	351 Galway Ct Bloomington, IA 60108
Daytime Phone:	(815) 351-4610
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences. Given the increased density, traffic, noise, flooding and health concerns, the development will decrease the value of our properties. In total effect, the development will have a negative impact on the safety, health and comfort of our neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 3:52 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 3:51 PM

Meeting Date:	02/13/24
Meeting:	Development Committee
Name:	jeanine mirski
Organization:	
Address:	2400 NICOLA CT ADDISON, IL 60101-1040
Daytime Phone:	(847) 401-4000
Subject:	Medinah Road Residences.
Comment:	I object to this project

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 3:54 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 3:53 PM

Meeting Date:	02/13/24
Meeting:	Development Committee
Name:	Villa Tornio HOA HOA
Organization:	Villa Tornio HOA
Address:	2400 NICOLA CT ADDISON, IL 60101-1040
Daytime Phone:	(847) 401-4000
Subject:	Medinah Road Residences.
Comment:	The association board and all homeowners object to this project

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 4:26 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 4:26 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	James Tierney
Organization:	Self
Address:	2406 Nicola Court Addison, IL 60101
Daytime Phone:	(312) 480-3171
Subject:	Medinah Road Residences
Comment:	<p>I urge opposition to the Medinah Road Residences.</p> <p>The Medinah Road Residences does not qualify for any modification under Section 37-1414.3.A.5 of the Du Page County Zoning Ordinance. This section states that the County Board may vary the bulk regulations when such variations will result in better developments and thus, will be of greater benefit both to the occupants and of the development and to the surrounding neighborhood. As a resident and</p>

homeowner in the adjacent property to this development I am absolutely certain that it will not be of any benefit to our neighborhood. On the contrary, it will be of significant detriment to the neighborhood.

Our property values will decrease. The proposed septic system designed for a 70 unit apartment complex will present health issues according to the Village of Bloomingdale. The 140 vehicles added to the neighborhood present safety issues. The traffic study submitted by the developer is deficient as it was conducted a one stationery point and failed to measure speed. Bloomingdale has stated the development will create stormwater management problems. This much too large complex will add nothing positive to our neighborhood.

The Du Page Board of Zoning Appeals voted unanimously against this development on February 1st. The Villages of Addison and Bloomingdale are both opposed.

I urge the Development Committee to unanimously oppose this zoning petition.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 6:00 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/13/24 6:00 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Scott Voytek
Organization:	Home Owner
Address:	2424 Nicola Ct Addison, IL 60101
Daytime Phone:	(312) 933-0402
Subject:	Medinah Road Residences
Comment:	1. In October 2021 and April 2022, the Addison Zoning and Planning Commission reviewed this developer's proposals for this property and on both occasions unanimously voted to deny the request for approval. The Village of Bloomingdale is also opposed to this project, raising objections regarding density, effect on property values, stormwater management, on-site septic

system among other stated concerns. On February 1 st , 2024, the Du Page County Zoning Board of Appeals voted unanimously to deny approval of this 70-unit apartment project.

2. Allowing the development of a 70-apartment complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!
3. It would significantly increase traffic on Medinah Road. Starting from Lake Street and heading south, the entire mile long stretch of Medinah Road has no stop signs, crosswalks, or dedicated turn lanes. Medinah Road south of Lake Street is not designed for this traffic increase, which poses serious safety concerns.
4. Poor drainage and accompanying flooding currently occur along Medinah Road. It is likely that this large development will increase the incidence and severity of flooding.
5. As presented by the developer, the complex would run on a 20,000 square foot “on-site sanitary system”/septic system. According to the Village of Bloomingdale, this would present health concerns for our neighborhood.
6. Given the increased density, traffic, noise, flooding, and health concerns, the development will decrease the value of surrounding properties. In total effect, the development will have a negative impact on the safety, health, and comfort of our neighborhood.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 6:02 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/13/24 6:02 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Emily Voytek
Organization:	Home Owner
Address:	2424 Nicola Ct Addison, IL 60101
Daytime Phone:	(630) 675-7861
Subject:	Medinah Road Residences
Comment:	1. In October 2021 and April 2022, the Addison Zoning and Planning Commission reviewed this developer’s proposals for this property and on both occasions unanimously voted to deny the request for approval. The Village of Bloomingdale is also opposed to this project, raising objections regarding density, effect on property values, stormwater management, on-site septic

system among other stated concerns. On February 1 st , 2024, the Du Page County Zoning Board of Appeals voted unanimously to deny approval of this 70-unit apartment project.

2. Allowing the development of a 70-apartment complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!
3. It would significantly increase traffic on Medinah Road. Starting from Lake Street and heading south, the entire mile long stretch of Medinah Road has no stop signs, crosswalks, or dedicated turn lanes. Medinah Road south of Lake Street is not designed for this traffic increase, which poses serious safety concerns.
4. Poor drainage and accompanying flooding currently occur along Medinah Road. It is likely that this large development will increase the incidence and severity of flooding.
5. As presented by the developer, the complex would run on a 20,000 square foot “on-site sanitary system”/septic system. According to the Village of Bloomingdale, this would present health concerns for our neighborhood.
6. Given the increased density, traffic, noise, flooding, and health concerns, the development will decrease the value of surrounding properties. In total effect, the development will have a negative impact on the safety, health, and comfort of our neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 6:05 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 6:05 PM

Meeting Date:	02/20/24
Meeting:	Zoning Board of Appeals
Name:	Roger Wittersheim
Organization:	
Address:	353 Donna Lane Bloomington , IL 60108
Daytime Phone:	(630) 310-6903
Subject:	70 unit Apartment building
Comment:	I strongly oppose of the construction of this 70 unit apt complex in the area of Medinah rd .This property should be used for single family homes not apt buildings

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 6:33 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 6:32 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Deborah Freeman
Organization:	
Address:	360 Mayo Lane Bloomingtondale , IL 60108
Daytime Phone:	(630) 295-9355
Subject:	Medinah Road Residences
Comment:	<p>I am STRONGLY opposed to the Medinah Road Residences</p> <p>This is a single family area with conscientious owners who do not want their property values to decrease. Medinah road has significant traffic now , adding to it would be a disaster. And the thought of a septic system required for that many units is a cause for worry. Flooding, pollution, fumes, etc.</p>

This development would be a huge negative effect for our community.

Strongly opposed.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 6:39 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/13/24 6:39 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Terry Freeman
Organization:	
Address:	360 Mayo
Daytime Phone:	
Subject:	
Comment:	

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 7:02 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 7:01 PM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Ryan Vance

Organization:

Address: 157 Michigan Dr
Bloomingdale, IL 60108

Daytime Phone: (309) 531-3074

Subject: Medinah Road Residences

Comment:

I am strongly opposed to the Medinah Road Residences.

The safety of our families, particularly our children, is already a concern as traffic continues to increase in and around our neighborhood. Allowing the development of a 70-apartment complex in the limited area under consideration will significantly increase residential density in the neighborhood.

Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. Starting from Lake Street and heading south, the entire mile long stretch of Medinah Road has no stop signs, crosswalks, or dedicated turn lanes. Medinah Road south of Lake Street is not designed for this traffic increase, which poses serious safety concerns.

The environmental damage and costs are significant. Poor drainage and accompanying flooding currently occur along Medinah Road. It is likely that this large development will increase the incidence and severity of flooding.

According to the Village of Bloomingdale, the current plans for an "on-site" septic system would present health concerns for our neighborhood.

Additionally, this development will likely damage and destroy surrounding wetlands and other elements critical to the local ecosystem.

For these reasons, I am strongly opposed the Medinah Road Residences.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, February 13, 2024 7:06 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/13/24 7:06 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Terry Freeman
Organization:	
Address:	360 Mayo Ln Bloomington , IL 60108
Daytime Phone:	(630) 295-9355
Subject:	Medinah Road Residences
Comment:	Strongly oppose" Having been in the large condo building trade for decades, I have seen problems arise from units on city water. A septic system would be severely problematic! The health concerns are endless! Medinah Road has heavy traffic patterns now, this would only increase it further.

Besides the above, our property values would DECREASE!

I am strongly opposed to this plan.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 4:32 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/14/24 4:32 AM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: james rafferty

Organization:

Address: 2403 Nicola Ct
Addison, IL 60101

Daytime Phone: (847) 514-0388

Subject: Medinah road residences

Comment: I strongly disagree with this development. The design of a giant septic field for this many units is not safe. The flood plain or additional water run off further complicates this matter when adding apartment units of this size. We have flood issues, standing water issues already.
This proposed complex is so condensed for such a small area and again the septic approach is simply an act to try to shove so many units into a shoebox-size acreage. How much water is expected to be pumped out of the septic tanks on a worst-case

basis? This contaminated water will have no place to go and will no doubt end up in our yards and fields our streets and community sewers. We again, just strongly disagree with this development. Thank you for considering our opposition.

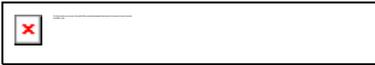
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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 6:05 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/14/24 6:05 AM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Karen Johns

Organization:

Address: 344 Tuttle Dr
Bloomingdale , IL 60108

Daytime Phone: (630) 962-9054

Subject: Medinah Road development

Comment: We are Norm and Karen Johns and live at 344 Tuttle Dr. We strongly oppose the Medinah Road development for the following reasons. The water drainage along Medinah road is poor now with flooding and adding this development will substantially increase this problem and potentially cause damage to our property. We are also very concerned about the septic system that the developer has proposed. As the Village of Bloomingdale stated a septic system for 70 units, approximately 140 people or more, is very concerning and could cause issues for

the adjacent properties. Adding at least 140 more cars to a road that is not designed for this increase in traffic is another big concern. Medinah Road already has too much traffic since motorists have figured out that it is a short cut between Army Trail road and Lake street. This development is way too big for the neighborhood. Thank you

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 8:15 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/14/24 8:14 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Noreen Salvino
Organization:	
Address:	2412 Nicola Ct Addison, IL 60101
Daytime Phone:	(708) 655-5709
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 8:30 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/14/24 8:30 AM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Patrick Sorrentino

Organization:

Address: 304 Juliana Lane
Bloomington, IL 60108

Daytime Phone: (630) 514-9226

Subject: Medinah Road Residences

Comment: I staunchly oppose the proposed construction of a 70-unit apartment complex by the Medinah Road Development Company. The magnitude of this project, coupled with its potential repercussions, poses a serious threat to the integrity and well-being of our neighborhood. Here's why:

Rejection by Local Authorities: The Addison Zoning and Planning Commission, the

Village of Bloomingdale, and the Du Page County Zoning Board of Appeals have all unanimously denied approval for this project on multiple occasions. Their objections regarding density, property values, stormwater management, and other concerns underscore the inherent flaws of this proposal.

Excessive Density: The addition of 70 apartment units in such a confined space will drastically increase residential density beyond sustainable levels. This influx of nearly 200 new residents and over 100 vehicles will overwhelm our neighborhood's infrastructure and resources.

Traffic Congestion: Medinah Road, particularly the stretch south of Lake Street, lacks the necessary infrastructure to accommodate the surge in traffic that this development would inevitably bring. The absence of stop signs, crosswalks, and turn lanes exacerbates safety concerns and jeopardizes the well-being of pedestrians and motorists alike.

Drainage and Flooding: Current issues with poor drainage and flooding along Medinah Road are likely to worsen with the implementation of such a massive development. The strain on existing drainage systems coupled with increased impermeable surfaces will heighten the risk of flooding and property damage for surrounding residents.

Health Hazards: The proposed reliance on a 20,000 square foot on-site septic system raises significant health concerns for our community. The potential for contamination and environmental degradation is simply unacceptable.

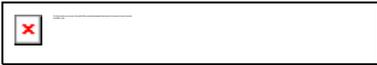
Decrease in Property Values: Beyond the immediate physical and environmental threats, the construction of this apartment complex will undoubtedly diminish the value of surrounding properties. The adverse effects on safety, health, and overall quality of life cannot be overstated.

I am strongly opposed to the Medinah Road Residences

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 8:46 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/14/24 8:45 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	mandeepk kohli
Organization:	
Address:	360 donna lane bloomingtondale, IL 60108
Daytime Phone:	(847) 644-2693
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 8:56 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/14/24 8:56 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	John Romanucc
Organization:	
Address:	2409 Nicola Ct Addison, IL 60101
Daytime Phone:	(847) 989-9879
Subject:	Medinah Road Residences
Comment:	My wife and I are strongly opposed to the Medinah Road Residences. The residents are strongly opposed to this project. The Addison Zoning and Planning Commission reviewed the proposals for this project twice and unanimously denied the proposals twice. The Village of Bloomingdale's opposes the project. The DuPage County Zoning Board of Appeals unanimously denied this project. The Addison Development Committee should likewise deny approval of the project. An approval

would be a slap in the face to the affected residents and other committees, and raise questions regarding the committee's integrity.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 11:00 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

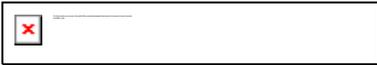
Submitted at 02/14/24 11:00 AM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Frances Castaldo
Organization:	
Address:	359 Galway Ct Bloomington, IL 60108
Daytime Phone:	(630) 878-6257
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah Road Residences!!! I have overwhelming concern for the effect of traffic, noise, flooding in the area as well as overall health concerns of the area. The negative impact on the safety, health and comfort of the existing neighborhood is at stake. We do not want this development to happen.

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 5:41 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/14/24 5:40 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Rajnikant Amin
Organization:	
Address:	344 Mayo Lane Bloomington, IL 60108
Daytime Phone:	(630) 707-5088
Subject:	Medinah Road Residencies
Comment:	I am strongly opposed to the medinah Road residencies. thank you.

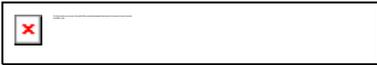
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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 5:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/14/24 5:41 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Rima Amin
Organization:	
Address:	314 Erie Cir Bloomington, IL 60108
Daytime Phone:	(630) 404-9675
Subject:	Medinah Road Residencies
Comment:	I am strongly opposed to the Medinah Road Residencies. Thank you.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, February 14, 2024 7:13 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/14/24 7:12 PM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Ralph Salvino

Organization:

Address: 2412 Nicola Ct
Addison, IL 60101

Daytime Phone: (708) 655-5967

Subject: Medinah Road Residences

Comment: I am strongly opposed to the Medinah Road Residences. This is due to density problems, traffic issues and well and septic health concerns. There is a safety concern for children because of no designated play area. Also placing an apartment complex in the midst of luxury homes and townhomes may decrease our property value.

Blakely, Heidi

From: noreply@formstack.com
Sent: Thursday, February 15, 2024 7:54 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/15/24 7:53 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	george and christina kladis
Organization:	
Address:	356 donna lane bloomington, IL 60108
Daytime Phone:	(773) 895-8752
Subject:	medinah road residents
Comment:	

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Blakely, Heidi

From: noreply@formstack.com
Sent: Thursday, February 15, 2024 7:56 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/15/24 7:55 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	george and christina kladis
Organization:	
Address:	356 donna lane bloomingtondale , IL 60108
Daytime Phone:	(773) 895-8752
Subject:	medinah road residents
Comment:	we are strongly opposed to this thank you

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Blakely, Heidi

From: noreply@formstack.com
Sent: Thursday, February 15, 2024 9:45 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: PublicComment

Submitted at 02/15/24 9:45 PM

Meeting Date:	02/15/24
Meeting:	Development Committee
Name:	Ming Xie
Organization:	
Address:	346 galway ct. Bloomington, IL 60108
Daytime Phone:	
Subject:	Medinah Road Residences
Comment:	I am strongly opposed to the Medinah road Residences.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: noreply@formstack.com
To: [Web Master; County Board Public Comment](#)
Subject: PublicComment
Date: Friday, February 16, 2024 2:52:09 PM

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Formstack Submission For: **PublicComment**

Submitted at 02/16/24 2:51 PM

Meeting Date:	02/16/24
Meeting:	Development Committee
Name:	Teresa Belmonte
Organization:	
Address:	2466 Nicola Court Addison, IL 60101
Daytime Phone:	(630) 640-9597
Subject:	Medinah Road Residences.

We are writing to voice our opposition to the Medinah Road residences project. As long time owners in the Villa Torino Townhome association, this development would be an unmitigated disaster for our neighborhood.

Adding 80+ apartments with entrance/exit off Medinah Road, which is already a dragway for speeding cars and non-residential traffic cutting through between Army Trail Road and Lake Street is a safety threat to our neighborhood. As it stand now, it is a risk just crossing the Medinah Road from out cul-de-sac to take a walk to the park a few blocks away. Adding more traffic to this area in such a dense manner will threaten the safety of those who live here.

We have a quiet and beautiful neighborhood with green space and this complex will destroy that. Who wants to look out of their windows or driveway to see a high rise sticking out amongst houses? Why should we have to?

Mr. Gray has come before our neighborhood many times and upon each subsequent meeting, has proposed one project worse than the next. Apartments, condos, townhouses, etc. , non of which fit into the character of our neighborhood or the safety of our families. Google “Cornice & Rose International, LLC” and read about the litigation his company and partnerships have gone through- again, doesn’t give us much confidence in this project.

Comment:

The goal of developing this land is a moving target for Mr. Gray and now seems to be a solution for affordable housing in DuPage County. In nearby Elmhurst, which is surrounded by public transportation and easy access in all directions, “The vacancy rate works out to 11.5 percent. That's higher than the Chicago metropolitan area's residential rental vacancy rate of 5.6 percent in the fourth quarter of last year, according to the U.S. Census Bureau.” What will make our neighborhood any different?

<https://patch.com/illinois/elmhurst/many-apartments-vacant-downtown-elmhurst>

How can we be reassured that a small two lane road is going to be able to absorb the stress of the increased traffic, that our families and kids won’t be dodging cars while waiting for the bus on the corner or taking a walk, and our beautiful green space be preserved and not be replaced by a concrete jungle of apartments? Not to mention the additional septic needs and lack of public space we have?

We remain opposed to this project for the above

reasons and hope that our voices will be heard. Put yourselves in our shoes, this you represent, and ask yourself if this is what you would want for your neighborhood.

Thank you.

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From: noreply@formstack.com
To: [Web Master](#); [County Board Public Comment](#)
Subject: PublicComment
Date: Friday, February 16, 2024 4:59:14 PM

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Formstack Submission For: **PublicComment**

Submitted at 02/16/24 4:59 PM

Meeting Date:	02/20/24
Meeting:	Development Committee
Name:	Antonio and Josephine Costa
Organization:	Medina Grove homeowner
Address:	357 Mayo Lane Bloomingtondale , IL 60108
Daytime Phone:	(630) 361-2409
Subject:	Medina Road residence
Comment:	I am strongly opposed in the Medina Road residence !!!!

From: [County Board Public Comment](#)
To: [Shields, Evan](#)
Subject: FW: PublicComment
Date: Monday, February 19, 2024 6:25:41 PM
Attachments: [image001.png](#)

Evan Shields
Public Information Officer
DuPage County Board
421 N. County Farm Road
Wheaton, IL 60187
(630) 407-6022 (o)
(630) 200-6401 (c)
www.dupagecounty.gov

Please note: My email address is now evan.shields@dupagecounty.gov.



DUPAGECOUNTY

From: noreply@formstack.com <noreply@formstack.com>
Sent: Saturday, February 17, 2024 12:48 PM
To: Web Master <Webmaster@dupagecounty.gov>; County Board Public Comment <PublicComment@dupagecounty.gov>
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/17/24 12:47 PM

Meeting Date: 03/19/24

Meeting: Development Committee

Name: ketan mody

Organization:

Address: 341 erie ct
bloomingtondale, IL 60108

**Daytime
Phone:** (773) 991-3938

Subject: MEDINAH development

Comment: I strongly oppose the development of the high number of homes/units on Medinah. It will make traffic harsh and threaten safety of children in the area with the large amount of traffic.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: [County Board Public Comment](#)
To: [Shields, Evan](#)
Subject: FW: PublicComment
Date: Monday, February 19, 2024 6:27:47 PM
Attachments: [image001.png](#)

Evan Shields
Public Information Officer
DuPage County Board
421 N. County Farm Road
Wheaton, IL 60187
(630) 407-6022 (o)
(630) 200-6401 (c)
www.dupagecounty.gov

Please note: My email address is now evan.shields@dupagecounty.gov.



DUPAGECOUNTY

From: noreply@formstack.com <noreply@formstack.com>
Sent: Saturday, February 17, 2024 4:40 PM
To: Web Master <Webmaster@dupagecounty.gov>; County Board Public Comment <PublicComment@dupagecounty.gov>
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/17/24 4:40 PM

Meeting Date: 02/20/24

Meeting: Development Committee

Name: Karen Johns

Organization:

Address: 344 Tuttle Dr
Bloomington , IL 60108

**Daytime
Phone:** (630) 962-9054

Subject: Medinah Road development

Comment: We are Norm and Karen Johns and live at 344 Tuttle Dr. We strongly oppose the Medinah Road development for the following reasons. The water drainage along Medinah road is poor now with flooding and adding this development will substantially increase this problem and potentially cause damage to our property. We are also very concerned about the septic system that the developer has proposed. As the Village of Bloomington stated a septic system for 70 units, approximately 140 people or more, is very concerning and could cause issues for the adjacent properties. Adding at least 140 more cars to a road that is not designed for this increase in traffic is another big concern. Medinah Road already has too much traffic since motorists have figured out that it is a short cut between Army Trail road and Lake street. This development is way too big for the neighborhood. Thank you

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: [County Board Public Comment](#)
To: [Shields, Evan](#)
Subject: FW: PublicComment
Date: Monday, February 19, 2024 6:28:03 PM
Attachments: [image001.png](#)

Evan Shields
Public Information Officer
DuPage County Board
421 N. County Farm Road
Wheaton, IL 60187
(630) 407-6022 (o)
(630) 200-6401 (c)
www.dupagecounty.gov

Please note: My email address is now evan.shields@dupagecounty.gov.



DUPAGECOUNTY

From: noreply@formstack.com <noreply@formstack.com>
Sent: Monday, February 19, 2024 12:17 PM
To: Web Master <Webmaster@dupagecounty.gov>; County Board Public Comment <PublicComment@dupagecounty.gov>
Subject: PublicComment

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Formstack Submission For: [PublicComment](#)

Submitted at 02/19/24 12:16 PM

Meeting Date: 03/19/24

Meeting: Development Committee

Name: Parag Kshatriya

Organization:

Address: 364 Dublin Rd
Bloomingtondale, IL 60108

**Daytime
Phone:** (312) 933-2504

Subject: Oppose Medinah Road Residences

I am strongly opposed to the development which is being proposed by:

- Medinah Road Development Co., LLC
- AGENT: CORNICE & ROSE INTERNATIONAL, LLC., C/O JAMES GRAY
- GENERAL LOCATION: 5N141 MEDINAH ROAD, ADDISON, IL 6010; 5N109 MEDINAH ROAD, ADDISON, IL 60101; 5N085 MEDINAH ROAD, ADDISON, IL 60101; 5N061 MEDINAH ROAD, ADDISON, IL 60101; 1281 MEDINAH ROAD, ADDISON, IL 60101.

Dear County Zoning Board,

Thank you for allowing me to voice my concern in regard to this proposal.

There are several concerns which I'd like to point out...

1) Well/Septic – concerned about this type of system in such a dense area with such a heavy population (185 estimated in 70 units). How will the ground be able to support this population. How will the ground water for the neighbors be affected?

2) Flooding - flooding is already an issue in the area. An increased density of concrete, the density of building, lack of green space, and proper flood controls will only lead to add'l flooding. Loss of natural absorption will lead to flooding to the neighbors downhill from the proposed site. Flooding and standing water will also lead increased mosquitos in the area

3) Parking - I am very concerned about where add'l cars and visitors will park their cars. What number of add'l parking spots will be available. Will residents be assigned spots? Do they pay for spots?

What prevents residents and guest from parking in the Neighborhoods & Streets west of Medinah (Nicola Rd, Erie Cir, Dublin Rd, Michigan Court, Michigan Dr, Superior Dr). My personal home backs up to Medinah. My house is on Dublin Rd. I enter my neighborhood off Erie Cir. I'm very concerned about my neighborhood becoming a parking lot and suffocating my neighborhood streets.

4) Snow Removal - I am very concerned about where snow will be pushed/piled. Will the snow remain on the property? Or will it be pushed to the area across Medinah Rd. (West Side) and burden the neighbors. Snow pileup will cost neighboring associations \$\$ to clean up debris in the Spring. Snow pile will melt in warmed weather and cause add'l flooding in the area w/ the lack of proper flood control. Where will add'l cars, contractors, guest park during the snow storms?

5) Parks/Recreation: I am very concerned about the lack of a plan for add'l parks/recreation. My personal home faces Eastgate Park. We have a 20-30 yr old neighborhood which has been very quiet. Eastgate Park has served the neighborhood well as a neighborhood park. Our neighborhood is very concerned about increased probability of "Public" usage of this space within the community.

6) Pets: I'm very concerned about the increased number of pets which will potentially relieve themselves outside of the proposed community as well as the the area across Medinah Rd. (West Side) and Eastgate Park. My personal home backs up to Medinah. My house also faces Eastgate Park. I'm very concerned about 1) people not cleaning up after pets 2) smell of urine and poop 3) stray pets 4) Safety 5) Loose Pets

7) Density: I've very concerned about the density of apartments/townhomes being planned. The estimated sqft of the property is roughly the same size as the Casa Bella Townhomes on Annalisa Ct. This subdivision has 24 townhome units, ample green space, natural habitat (marshland) and pond to absorb rainfalls and snow. 70 Units is a similar space is too significant for the neighborhood. 185 new residents and potential of 140 new cars will change the complexity of the neighborhood for the worse

Comment:

8) Traffic - Very concerned about the number of add'l cars (140 estimated in 70 units). The number cars are too many for the proposed development. 140 potential cars will block the roads, sidewalks, emergency/non-emergency vehicles from passing. Guest will have no where to park

9) Safety – Very concerned about the number of add'l residents (185 estimated in 70 units). The number residents are too dense for the Medinah Rd. This type of apartment development will attract a very different client than the neighborhood has been established with. Increased Traffic, Unknown Cars, Constant change Due to Renters, Unknown Cars Parked West of Medinah, Unfamiliar Faces at Eastgate Park

10) Width of Internal Roads - Proposed Internal Roads are too narrow and make it difficult for Local Delivery Trucks, Emergency Vehicles, Moving Trucks, Garbage Trucks to make tight turns safely

11) Ownership of Internal Roads - Who will own the Roads? HOA? Owners? DuPage County, Bloomingdale, Addison? What happens if HOA defaults

12) Natural Habitat - The increased density & population will scare away the natural wildlife which used to be abundant in the area and commonly seen in the area (i.e. Deer).

13) Schools. - Which schools will the children attend? Dujardin (Bloomindale) and Westfield Middle (Bloomingdale) schools will not be able to handle the increase # of students along w/ the upcoming addition of Full Day Kindergarten

14) Height of Buildings – The building should not be constructed in a way in which it will tower over or cast a shadow over neighboring buildings. The buildings should not be taller than the single-family homes which have already been established in the area. The building should not be built where the primary residence living level looks into the bedrooms of surrounding neighbors. The maximum height request of 40' should be denied.

15) Sidewalks – The property should be built with a side walk which connects to the Villa Torina Sidewalk. The building should be built in

a manner to allow for a proper sidewalk/utility/drainage easement on the Medinah Rd Side of the property. This will ensure residents can walk and walk their pets on the East side of Medinah and will benefit the surrounding neighbors.

16) Rental Units - I've very concerned about the safety of the neighborhood, streets, park, and stress on local services the high level of rental units bring to the neighborhood. Concerned that rental tenants/owners will not tend to property needs. Concerned about constant turnover of residents and affects to the established neighborhoods.

17) Construction – Don't want to see construction/contractor vehicles parked on the West Side of Medinah Rd

Thank you again for allowing me to voice my concern in regard to this proposal.

I do support the development of these properties which have been in limbo for some time, however, the community deserves a development which is a better fit and contributes to the surrounding neighborhood, townships, and villages. The development deserves a developer which listens to the surrounding neighborhood, townships, and villages.

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AUGUST 28, 2023

HONEY BEES VS. NATIVE BEES



By: Alyssum Flowers

Instead of writing about a pollinator plant, I want to address the weary accusation that somehow honey bees outcompete native bees and “don’t belong here” or “we can do just fine without honey bees.” Lately this controversy has gained steam despite countless research articles showing that honey bees and native bees have been getting along just fine for centuries, thank you. Truthfully, these pollinators supplement each other on our behalf. A study by Greenleaf and Kremen observed that interactions between wild bees and honey bees doubled pollination rates and enhanced the prevalence



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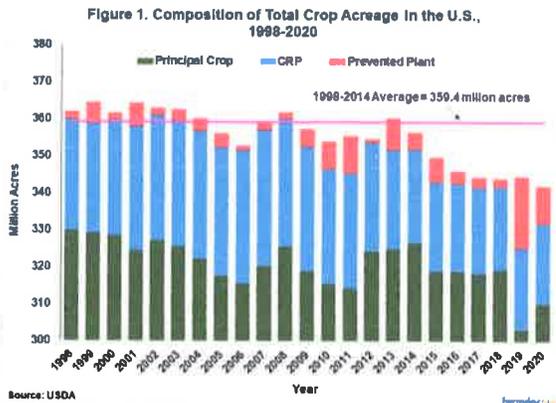
of hybrid sunflowers by five-fold.

Honey bees have been in the United States since at least 1622, but most likely since the 1500's when Spaniards established St. Augustine, Florida – USA's oldest city – to obtain beeswax for their candles. Recent research discovered a fossil of the honey bees' relative *Apis nearctica spp.*, in Stewart Valley, Nevada that dated back to the Miocene Era. So, the honey bees have been getting along with native bees for centuries!

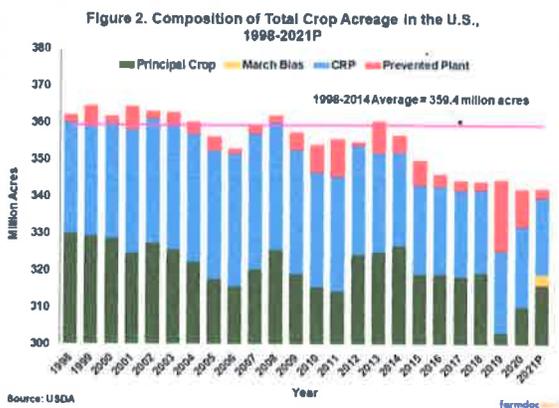
almond-living-magazine/without-honey-bees-there-would-be-no-almonds(<https://www.almonds.com/why-almonds/almond-living-magazine/without-honey-bees-there-would-be-no-almonds>)

So, what has changed? Mankind, or not-so-kind. As areas are bulldozed and stripped of woods, fields, wetlands and streams, the insects, birds and other wildlife lose places to nest, find food and shelter and exist. Pristine lawns and tidy shrubs do not provide habitat for most pollinators, let alone other wildlife. 50 million acres of perfect suburban lawns in the U.S. doesn't help. An environmental 'black hole'.

Honey bees are generalists with short tongues, meaning that they prefer flowers with shallow centers so that they can access the pollen and nectar easily. They like the flowers of many trees, shrubs, perennials, bulbs and annuals, including some non-native "weeds" like Japanese honeysuckle, Autumn olive and spotted knapweed. Generally, they are active on sunny days when the temperature is over 60°F, and back in the colony by evening to cool or warm the colony.



Prevented planting is a failure to plant an insured crop with the proper equipment by the final planting date designated in the insurance policy's Special Provisions or during the late planting period, if applicable. <https://farmdocdaily.illinois.edu/2021/06/estimating-total-crop-acres-in-the-us.html>



in wood or the ground. They are active in mid-Summer (70°F) and pollinate flowers within 100 yards of their nest. Obviously, none of these bees can cover the tens of thousands of acres of orchards, fruit, vegetable and soybean fields in the United States alone.

Other pollinators such as syrphid flies, moths and beetles are far less efficient because their bodies are not hairy nor do the bodies have much contact with the pollen or stigmas. In fact, the USDA showed that the

Native bees have specific preferences for plant species, for instance leafcutter bees pollinate alfalfa, canola, cranberries, onions, peas, blueberries and various other vegetables and melons. Bumble bees visit larkspur, iris, columbine, as well as tomatoes, peppers, blueberries, cranberries, broad beans and other "long throated" flowers. Several species of bumble bees are used in greenhouses, but they are expensive to order and maintain the many colonies that are needed inside these closed CEA's (Controlled Environment Agriculture). Many native bees have long tongues and visit specific wildflowers.

The squash bee is specifically designed to pollinate squash flowers but requires soft soil at the edge of the field in which to dig five to eight inch deep tunnels in which to deposit pollen and lay eggs. Although efficient at pollinating many cucurbit flowers, they only fly a quarter of a mile from their soil tunnels. If the edges of the field are treated with herbicide, plowed or mowed, the squash bees will not survive.

Mason bees are Spring time pollinators. They emerge from tubes or stems in early Spring and are mostly finished by early June. They only fly 100-300 yards from their nests. Leafcutter bees cut those curious perfectly round circles in redbud and rose leaves which they use to fold into cups to place eggs and pollen bundles into stems, holes in

pollination services of non-*Apis* pollinators were valued at USD \$3.44 billion, while honey bees contributed approximately \$15 billion in the USA. Honey bees are responsible for pollinating over 80% of all flowering plants and 130 types of fruits and vegetables in the U.S. alone.



Perhaps the most obvious point to the argument is that honey bees are by far the most efficient pollinator that can withstand regular management and long-distance trucking. What other insect can you pick up its nest, put it on a semi truck, drive it bouncing along for hundreds and hundreds of miles, unload it and have it still be alive, readjust to the new environment and go out and search for pollinator dependent flowers?

Honey bees pollinate \$20 billion worth of crops in the United States each year, including more than 130 types of fruits, nuts and vegetables. This of course, is in addition to the \$3.2 billion's worth of honey produced in 2017 (USDA-National Agricultural Statistics Service (NASS)), beeswax, royal jelly, pollen and propolis that is harvested. Honey bees possess "flower fidelity" in that they will visit 50-100 apple blossoms, onion or carrot flowers or clover flowers in one trip instead of going to an apple flower then a clover then a mustard bloom, therefore the flowers visited by honey bees benefit by receiving only pollen from its cultivar or species, receiving maximum pollination. They can be placed in orchards or fields as needed to supply pollination for the entire field, then moved to meet the demands of another crop. Beehives are often important elements of urban gardens due to the pollination services they provide for backyard and community gardens, wildflowers and parks. Thanks to honey bees, birds, insects and many animals thrive on the fruits produced from the work of the honey bees.

Currently, 330 million people live in the United States with an estimated count of 400 million by 2050. Since 2000, the total area of farmland in U.S. has decreased annually. In that period, the total farmland area has decreased by almost 50 million acres, reaching a total of 893.4 million acres as of 2022. For the first time, the United States has imported more food than it has exported, meaning that we are depending upon other countries for food. In the monoculture system common in the U.S. and other advanced countries, honey bees are crucial to provide the pollination needed to feed animals and people. A study by Ritchie showed that crops are not pollinated sufficiently and that populations in many countries (including the U.S.), are undernourished due to insufficient pollination. Instead of arguing about honey bees or native bees, we should be concentrating on finding ways to keep farmland in production and provide more habitat for *all* pollinators.

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