



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 6, 2024

RE: **ZONING-24-000029 Molex Real Estate Holding  
(Lisle/District 2)**

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**DuPage County Board: August 13, 2024:**

**DuPage County Development Committee: August 6, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow a principal recreational use for walking paths.

**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-24-000029 Molex Real Estate Holdings** dated July 10, 2024.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
  - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
  - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

4. 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**

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

Conditional Use to allow a principal recreational use for walking paths.

**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-24-000029 **Molex Real Estate Holdings** dated July 10, 2024.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
  - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
  - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the 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 allow a recreational use on the subject properties in order to incorporate walking paths for Molex employees on their campus.
- B. That petitioner testified that the Molex property have over sixty (60) acres on their corporate campus and the proposed walking paths will restore several properties to their natural state to be used recreationally.
- C. That petitioner testified that the proposed walking paths will be only used by employees, with access to the entire campus 24/7.

- D. That petitioner testified that there will be no lighting on the proposed walking paths and that there will only be natural landscaping growth (trees/brush) and wildflowers.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated and provided sufficient evidence for a Conditional Use to allow a principal recreational use for walking paths, and that the proposed walking paths will restore the subject properties back to the natural state, which will be an added benefit to the surrounding area.

**STANDARDS FOR CONDITIONAL USES:**

- 1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed recreational use for walking paths will not impair an adequate supply of light and air to the adjacent properties, and that the walking paths will not impact the supply of light and air in any way.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed recreational use for walking paths will not increase the hazard from fire or other dangers to the property and that the proposed walking paths are for recreational use only, with no lighting.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed recreational use for walking paths will not diminish the value of land and buildings throughout the County and that they will be an added benefit to the surrounding area.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed recreational use for walking paths will not impact or increase traffic congestion in the public streets and highways, as the proposed walking paths are for Molex employees only.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed recreational use for walking paths will not increase the potential for flood damages to adjacent property.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed recreational use for walking paths 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 recreational use for walking paths will not impair the public health, safety, comfort, morals, or general

welfare of the surrounding area, and that the walking paths will be an added benefit to the surrounding area by incorporating existing vegetation and natural habitats into a recreational walking path.

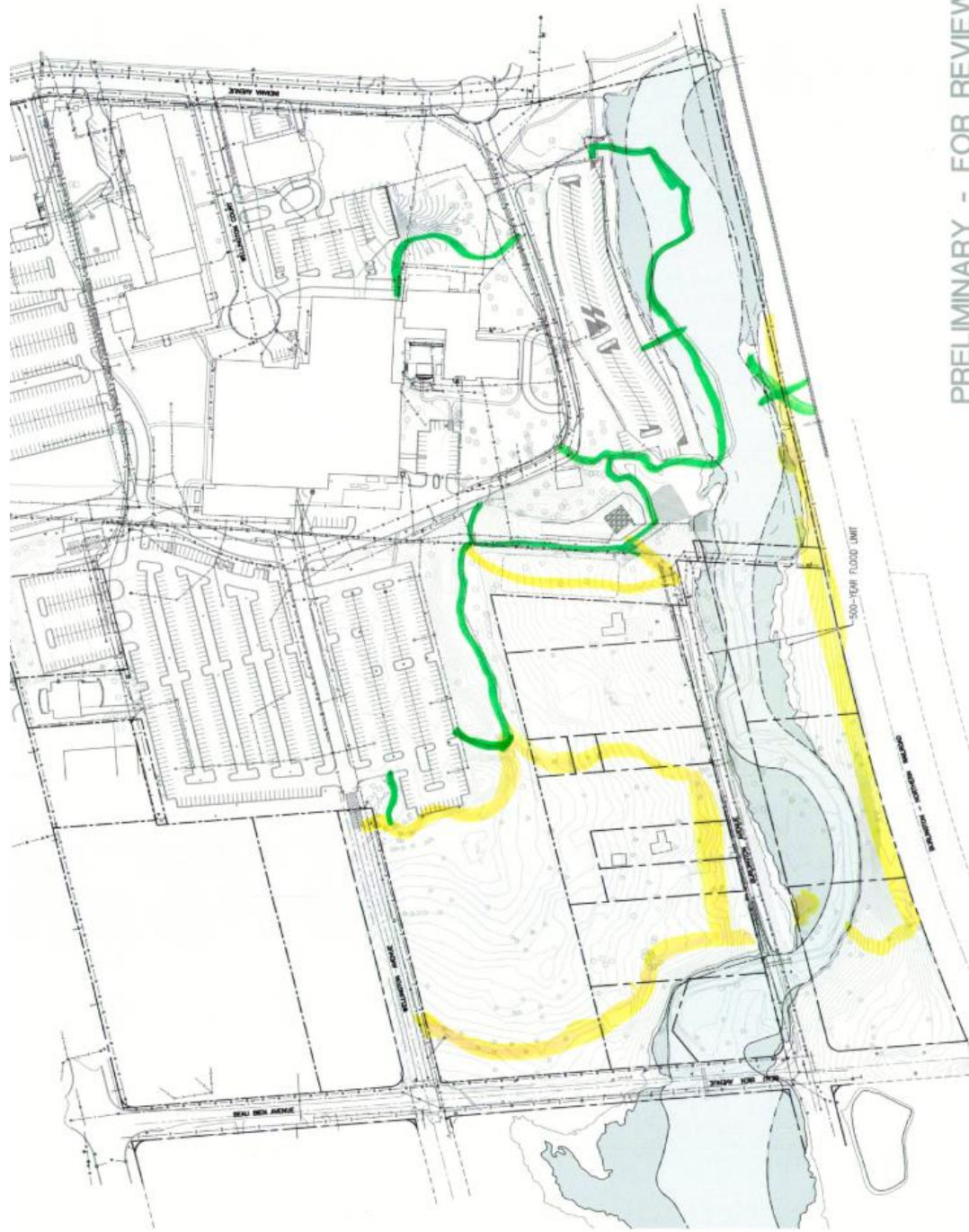
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000029 Molex Real Estate Holding</b>
<b>ZONING REQUEST</b>	Conditional Use to allow a principal recreational use for walking paths.
<b>OWNER</b>	MOLEX REAL ESTATE HOLDING, 24W440 BURLINGTON AVENUE, NAPERVILLE, IL 60563 / MOLEX REAL ESTATE HOLDING, P.O. BOX 2900, WICHITA, KS 67201-2900
<b>ADDRESS/LOCATION</b>	5S301 BEAU BIEN BLVD, NAPERVILLE, IL 60563-1661 5S323 BEAU BIEN BLVD, NAPERVILLE, IL 60563-1661 24W454 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 24W446 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 24W424 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 24W414 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 24W475 BURLINGTON AVENUE, NAPERVILLE, IL 60540
<b>PIN</b>	08-09-108-004, 08-09-108-005, 08-09-108-006, 08-09-108-007, 08-09-108-008, 08-09-108-009, 08-09-108-010, 08-09-108-011, 08-09-108-012, 08-09-108-013, 08-09-206-001, 08-09-110-002, 08-09-110-001
<b>TWSP./CTY. BD. DIST.</b>	Lisle <span style="float: right;">DISTRICT 2</span>
<b>ZONING/LUP</b>	R-3 SF RES <span style="float: right;">0-5 DU AC</span>
<b>AREA</b>	10.24 ACRES (446,054 SQ. FT.)
<b>UTILITIES</b>	N/A
<b>PUBLICATION DATE</b>	Daily Herald: May 21, 2024
<b>PUBLIC HEARING</b>	Wednesday, June 5, 2024, CONTINUED TO JULY 10, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Public Works:	No Objections. "We are the sanitary sewer provider for the area."
<b>EXTERNAL:</b>	
Village of Lisle:	No Objections. "On June 3, 2024, the Lisle Village Board of Trustees voted to not object this zoning petition."
City of Naperville:	<i>No Comments Received.</i>
Lisle Township:	<i>No Comments Received.</i>
Township Highway:	No Objections.
Lisle-Woodridge Fire Dist.:	"N/A"
Sch. Dist. 203:	<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.”
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**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	VILLAGE OF LISLE	OFFICE	VILLAGE OF LISLE
South	R-4 SF RES	RAILROAD	0-5 DU AC
East	VILLAGE OF LISLE	OFFICE	VILLAGE OF LISLE
West	BEAU BIEN AND BEYOND VILLAGE OF LISLE/R-3 SF RES	HOUSE	0-5 DU AC



PRELIMINARY - FOR REVIEW ONLY



2025 RELEASE UNDER E.O. 14176  
 MOLEX INCORPORATED  
 2222 WELLINGTON COURT  
 LISLE, IL 60632

NO.	DATE	DESCRIPTION
1	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
2	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
3	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
4	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
5	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
6	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
7	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
8	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
9	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
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18	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
19	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET
20	11/20/24	REVISION: SEE SHEET 2 FOR REVISIONS TO THIS SHEET

PROJECT:  
**ZONING PETITION - 24-00029**  
**RECREATIONAL USE FOR**  
**WALKING PATHS**  
 SHEET NO.: 22333/025  
 DATE: 07/26/24  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPR'D BY: [Redacted]



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LISLE ZONING ORDINANCE, CHAPTER 101.00.
  3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LISLE SUBDIVISION MAP ACT, CHAPTER 102.00.
  4. ALL DIMENSIONS ARE GIVEN AS DISTANCES BETWEEN CENTERLINES UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE GIVEN AS DISTANCES BETWEEN CENTERLINES UNLESS OTHERWISE NOTED.
  6. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LISLE SUBDIVISION MAP ACT, CHAPTER 102.00.
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- NOTES:**
1. THIS PLAN SHOWS THE PROPOSED WALKING PATHS AND PARKING LOTS. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LISLE ZONING ORDINANCE, CHAPTER 101.00.
  2. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LISLE SUBDIVISION MAP ACT, CHAPTER 102.00.
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