DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

July 10, 2023

TO: VB BTSII, LLC (Vertical Bridge)
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

FROM: Jim Stran
Building & Zoning Department Manager
DuPage County

RE: Request for the review and issuance of the building permit for the construction of a cell tower and access drive based on the Building Code Section 8-112.6 Access Drive and Culvert: Exception

REVIEW DECISION STATUS:
Formal rejection for permit approval request based on *Section 8-112.6 Access Drive and Culvert: Exception: On such permits that are able to be issued immediately on site by field personnel and where the proposed project will have no impact on access drives and/or culverts, a written notarized affidavit from the property owner, assuring the above cash bond or waiver will be obtained from the highway authorities having jurisdiction before any delivery of construction materials and/or commencement of construction, may be accepted prior to the issuance of such permit.*

ANALYSIS AND DETERMINATION:
It is the determination of the department that VB BTSII, LLC's amended permit application for a cell tower and access drive requires review by multiple disciplines, including but not limited to the Building Division, Zoning Division, and Stormwater Management department, as well as the Local Fire district and Bloomingdale Township, before a building permit may be issued. Additionally, based on both the original and amended construction plans submitted by VB BTSII, LLC, the proposed entrance for the project would have an impact on the access drive and/or culvert.

Therefore, application of the Code's Section 8-112.6 Exception is not appropriate for this project as the permit is not *able to be issued immediately on site by field personnel*, and the *proposed project would have an impact on the access drive and/or culvert*. As such, the exception cannot apply to a commercial project of this nature and description. County staff are not authorized to issue the permit based on the contents of VB BTSII, LLC's amended permit application.

Based on the amended permit application as submitted, DuPage County Building Code, Section 8-112.6: Access Drive and Culvert, remains applicable to VB BTSII, LLC's proposed construction project, and submittal of the approval of a bond or waiver from the highway authority having jurisdiction to the County by VB BTSII, LLC will still be required before a building permit may be issued.

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Please therefore accept this correspondence as a rejection of your request to have the permit issued under the exception to Code Section 8-112.6.

Regards,

Jim Stran
Building & Zoning Manager
DuPage County Building & Zoning Department