



**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 Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: October 16, 2024  
RE: **ZONING-24-000063 SMM Management Co.  
(Lisle/District 2)**

---

**Development Committee: November 19, 2024:**

**Zoning Hearing Officer: October 16, 2024:** The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the subject zoning relief is to reduce the front setback for a pole sign from the required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).
- B. That petitioner testified that the existing sign cabinet is approximately 14 feet wide by 8 feet high (approximately 112 sq. ft./per side), and that the new sign would be significantly smaller, at 10 feet wide by 5 feet high (approximately 50 sq. ft./per side).
  - a. That petitioner testified that the only the proposed sign cabinet would be ten (10) inches from the front property line and that there would be no new sign pole constructed on the property.
- C. That petitioner testified that the existing sign pole and cabinet are already encroaching into the parking lot and that they would not be able to place both a

new sign fifteen (15) feet from the front property line, as it would be in the middle of their driveway/drive aisle and parking lot.

- D. That petitioner testified that over the years, Maple Avenue has been widened and that the existing sign cabinet is over the property line due to the widening of Maple Avenue right-of-way.
- E. That petitioner testified that there is no other location on the subject property to move the sign to and that the only way to update the dilapidated sign cabinet is to replace only the sign cabinet and utilize the existing sign pole.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty and particular hardship in relation to the subject Variation to reduce the front setback for a pole sign from the required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base) and that petitioner has not provided sufficient evidence for the seven (7) Standards to support a Variation.
- G. Furthermore, that the Zoning Hearing Officer finds that testimony presented at the October 2, 2024 public hearing by the representatives of the Village of Downers Grove to be persuasive.
- H. That the Zoning Hearing Officer finds that there are alternative locations available on the subject property for a sign that would meet the Zoning Ordinance and not require a Variation.

**STANDARDS FOR VARIATIONS:**

- 1. That the Zoning Hearing Officer finds that petitioner **has not 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 not demonstrated** the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet will not increase the hazard from fire or other dangers.

- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed new sign cabinet will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed new sign cabinet will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

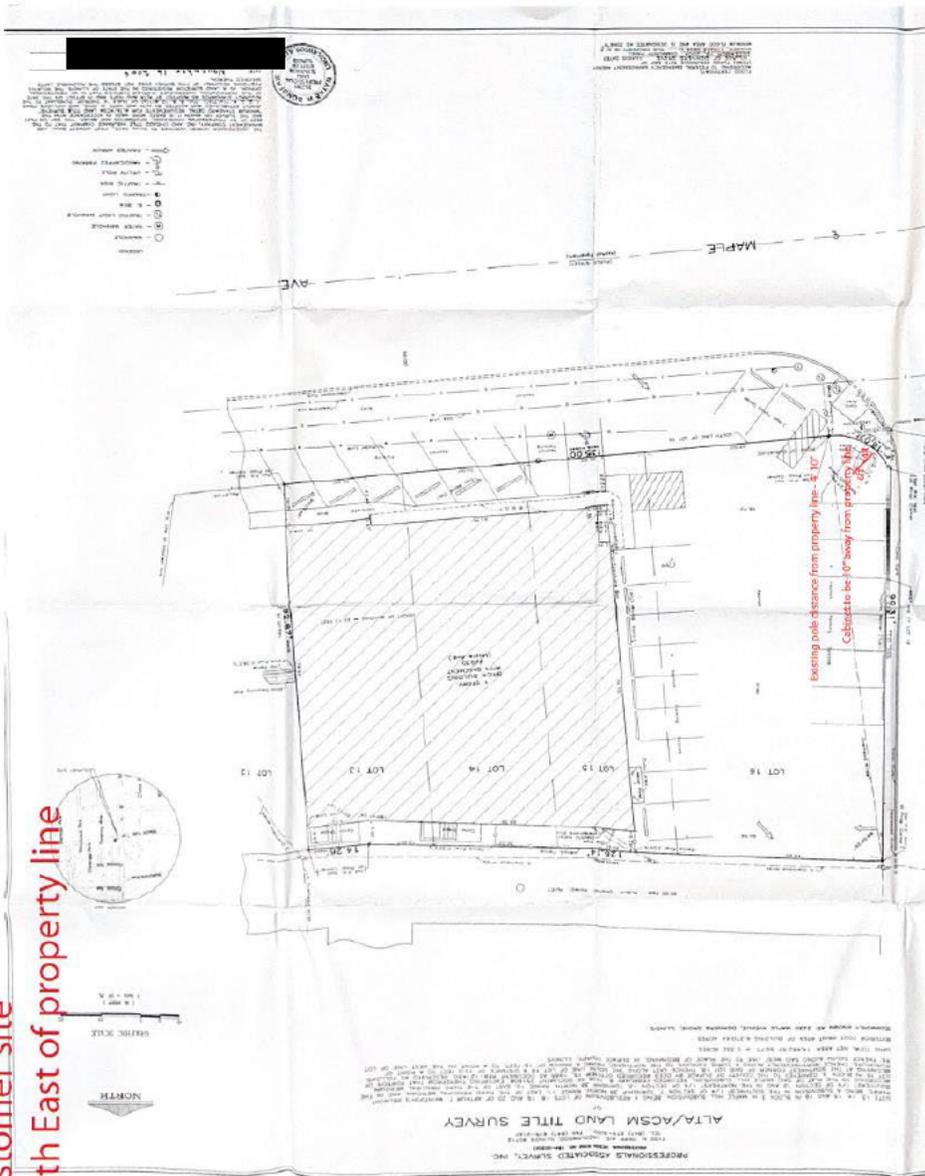
**PETITIONER'S DEVELOPMENT FACT SHEET**

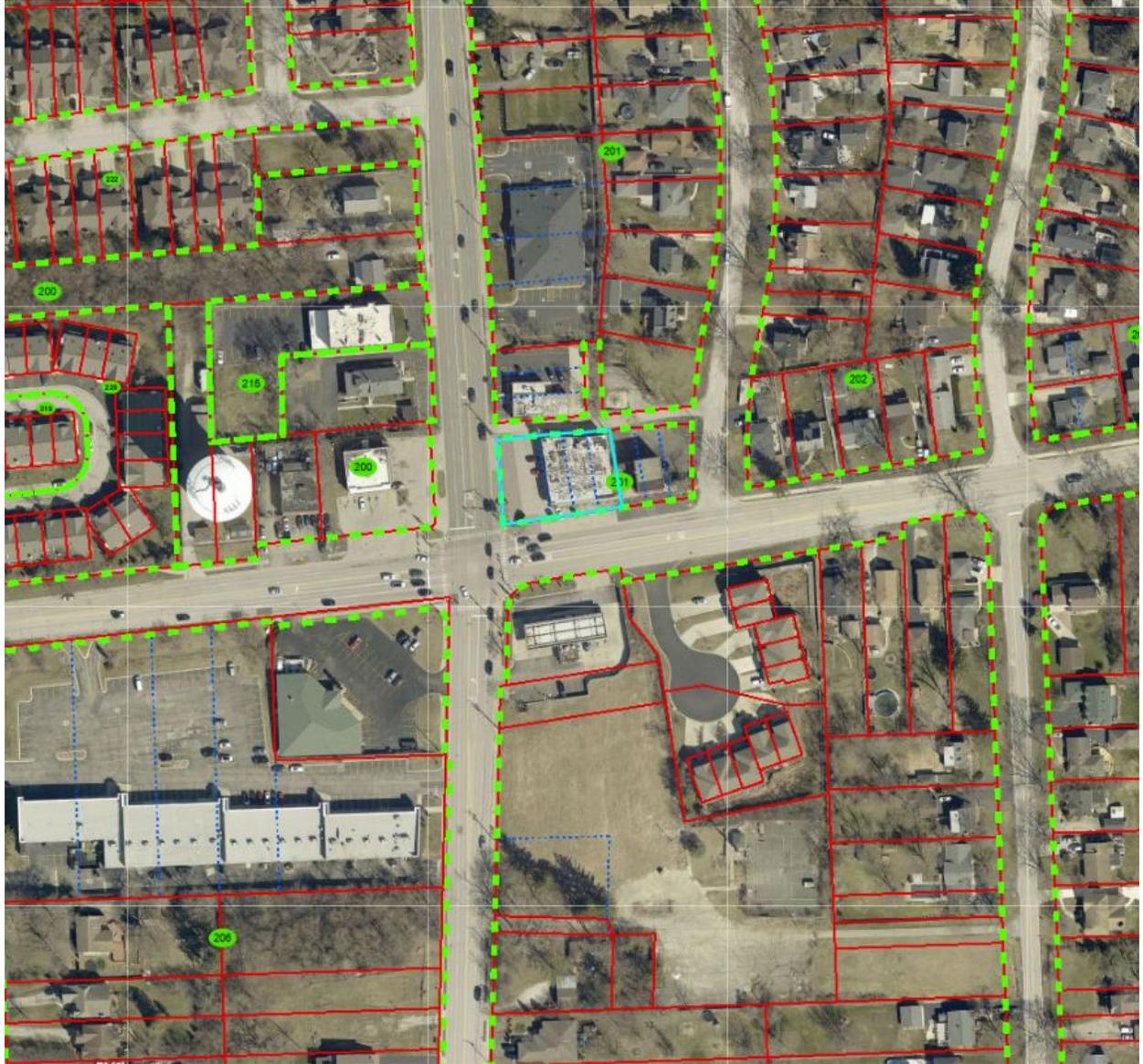
<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000063 SMM Management Co.</b>
<b>ZONING REQUEST</b>	Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).
<b>OWNER</b>	SMM MANAGEMENT CO., 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515 / SMM MANAGEMENT CO., 1842 CRANSHIRE LANE, NAPERVILLE, IL 60565/ AGENT: PAOLA SILVESTER, ANGELO'S FOODS, 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515
<b>ADDRESS/LOCATION</b>	2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515
<b>PIN</b>	08-13-201-023
<b>TWSP./CTY. BD. DIST.</b>	LISLE DISTRICT 2
<b>ZONING/LUP</b>	B-2 GENERAL BUSINESS LOCAL COMMERCIAL
<b>AREA</b>	0.34 ACRES (14,810 SQ. FT.)
<b>UTILITIES</b>	WATER/SEWER
<b>PUBLICATION DATE</b>	Daily Herald: SEPTEMBER 17, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, OCTOBER 2, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	No Objection.
DUDOT:	<i>No Comments Received.</i>
Health:	<i>No Comments Received.</i>
Stormwater:	No Objections.
Public Works:	"This property is located in the Downers Grove Sanitary District, DPC PW doesn't have any utilities."
<b>EXTERNAL:</b>	
Village of Downers Grove:	Objects. (See attached documentation)
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village of Lisle's Boundary Agreement."
Village of Woodridge:	<i>No Comments Received.</i>
Lisle Township:	<i>No Comments Received.</i>
Township Highway:	No Objection.
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 58:	<i>No Comments Received.</i>
Sch. Dist. 99:	<i>No Comments Received.</i>
Forest Preserve:	"We do not have any specific comments."

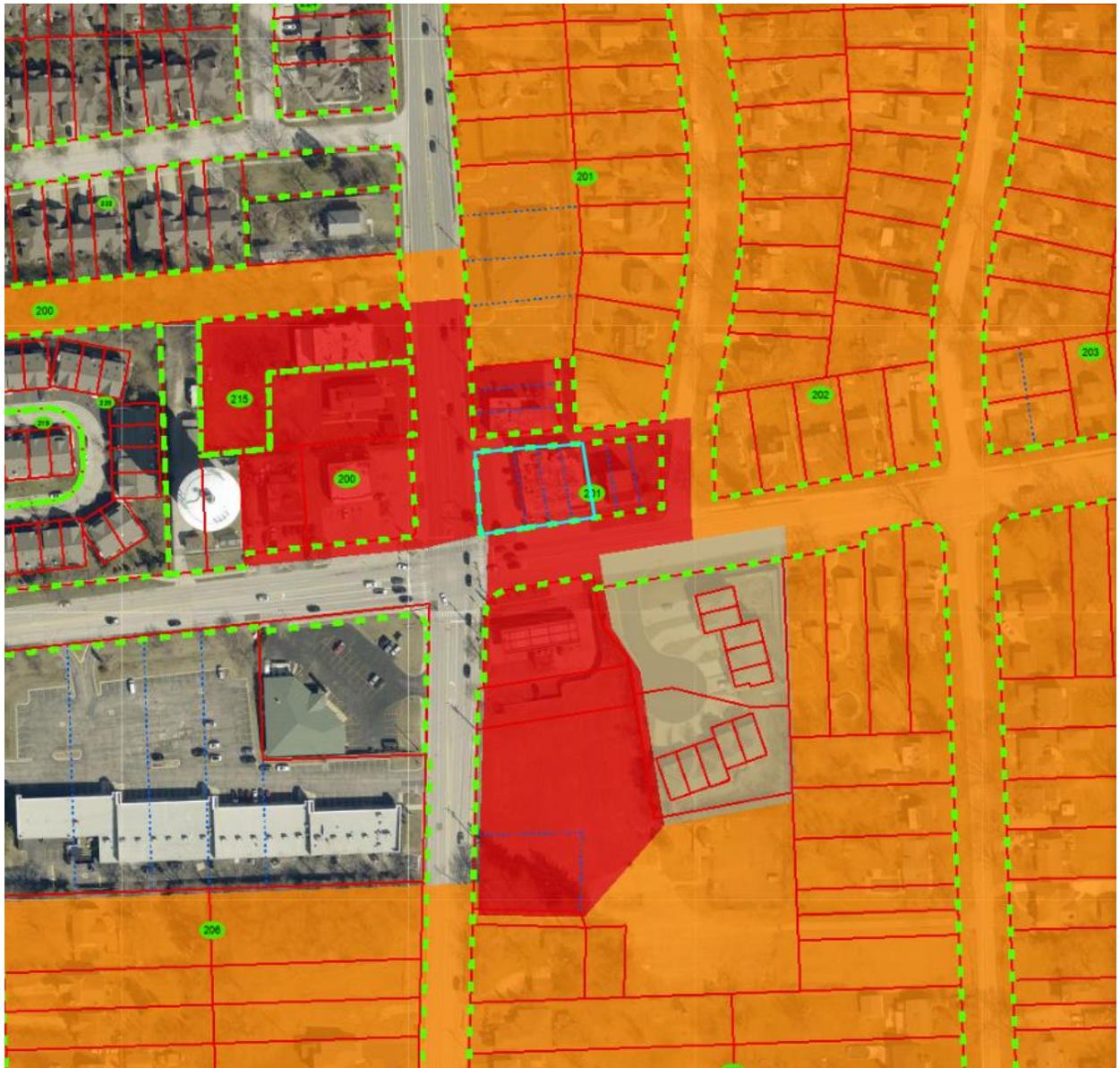
**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	ALLEYWAY AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	MAPLE AVENUE AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	BELMONT ROAD AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL

Sign location on customer site  
Sign will be 10" North East of property line









#### Petition for sign variance relief

Client would like to update the sign and display different messaging. The current sign is over the property line, it is old and in a poor condition. The existing sign is 13 feet wide and 9' tall. We would like to install a new but smaller sign cabinet that is 10 feet wide and 5 feet tall using the existing pole mechanism and we will ensure that the new sign is within the property line. We are seeking your help and support for a variance relief from 15 feet of property line to 10 inches for the following reasons:

1. Over the years, due to the widening of the road and losing space, the sign location has come very close to the roadside
2. Relocating the pole is not very practical since the current location of the pole is already in the parking lot. Currently the center of the pole is 4' 10" from the property line, and to meet the setback requirement, the pole would have to be moved towards the building by another 15' which would put the pole in the middle of the driveway.
3. Putting the sign at this new location would put the sign very close to the building and interfere with the entrance, and block the cars from entering and exiting the property
4. Relocating sign would make the sign not visible for the west bound traffic on Maple Ave
5. We explored the idea of a flag mount sign, but this will push the sign towards the building and will have reduced visibility thus not serve the function.
6. To meet the requirements, we will install the sign off-centered. The new sign is a 10' wide x 5' h sign, and rather than installing the sign in the middle, we will install the sign cabinet projecting four feet towards the roadside, and six feet towards the parking lot. This will make the edge of the sign 10" offset from the property line.
7. The sign cabinet will be installed at 105" from the ground, almost 9 feet from the ground, well above the minimum height requirements, and the overall height of the sign will be 165", below the 20' requirement.

Given the circumstances and trying to reuse existing pole, this is the practical option that will allow our client to have a functioning sign.

Thanks for your help and support!



[downers.us](http://downers.us)

**CIVIC CENTER**  
850 Curtiss St.  
Downers Grove, IL  
60515-4782

**MAIN** 630.434.5500  
**POLICE** 630.434.5600

**FIRE DEPT**  
Administration  
5420 Main St.  
Downers Grove, IL  
60515-4834

630.434.5980

**PUBLIC WORKS**  
5101 Walnut Ave.  
Downers Grove, IL  
60515-4046

630.434.5460

September 24, 2024

Jessica Infelise  
DuPage County Department of Building and Zoning  
421 North County Farm Road  
Wheaton, IL 60187

Re: Z-24-000063  
PIN 08-13-201-023, Address 2230 Maple Avenue

Dear Ms. Infelise,

The Village of Downers Grove has had the opportunity to review the requested sign variance for the property at 2230 Maple Avenue. The Village of Downers Grove has an opinion in this matter because of the subject property's adjacency to the municipal boundary, and location within the Village's ultimate planning area.

The site is in unincorporated DuPage County and is classified as B -2 General Business District by the County's zoning ordinance. The petitioner is proposing to construct a pole sign that is setback only 10 inches from the property line instead of the DuPage County Zoning Ordinance setback requirement of 15 feet from the property line. The Village frequently receives complaints about this property and the excessive number and types of signs that are currently on the property.

After reviewing the plans, staff has the following comments and concerns:

1. Per Section 28.9.020(t) of the Downers Grove Village Ordinance pole signs are specifically prohibited. The request identifies that the sign will be constructed as a pole sign.
2. Per Section 28.9.050(b)(1) of the Downers Grove Village Ordinance monument signs are allowed a maximum height of 10 feet. The request identifies that the sign will be constructed to a height of nearly 14 feet.
3. Per Section 28.9.050(b)(1)b of the Downers Grove Village Ordinance, monument signs must be placed at least 10 feet from the property line. The request identifies the sign will be located 10 inches from the property line.
4. Per Section 28.9.050(b)(1)f of the Downers Grove Village Ordinance requires the base of all monument signs must be landscaped. Landscaping is not provided with the proposed signage.

The Village has also observed the subject property utilizing the following types of signs that are prohibited in Downers Grove:

1. Per Section 28.9.020(i) of the Downers Grove Village Ordinance, LED and flashing signs are specifically prohibited.
2. Per Section 28.9.020(k), of the Downers Grove Village Ordinance, attention-getting devices are specifically prohibited.

The standards for relief for the variance or evidence of a hardship do not appear to be met. It appears the subject property has other suitable signage options including the installation of a curbed landscaping bed which provides a location for the sign that is compliant with setback requirements.

The Village of Downers Grove does not recommend approval of the variation requests for the proposed signage. The Village of Downers Grove asks DuPage County to deny the variation request as the case for a hardship has not been proven and allowance of the proposed signage

and existing signage is not “in harmony with the general purpose and intent of the Zoning Ordinance.” The proposed and existing signage will noticeably vary from the existing characteristics of signage located in the immediate neighborhood and similar zoning districts.

The Village of Downers Grove would like to attend the public hearing on Wednesday, October 2, 2024 at 2:30pm. Please provide log-in information for the Zoom meeting.

Sincerely,



Jason Zawila, AICP  
Planning Manager  
Community Development Department

Cc: Stan Popovich, Community Development Director  
Eman Petrarca, Village Attorney