



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: March 21, 2023

RE: **ZONING-23-000005 Clear Channel Outdoor, LLC.
(Bloomingdale/ District 1)**

DuPage County Board: March 28, 2023:

Development Committee: March 21, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow an electronic message center sign on the south face of an existing billboard sign.

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-23-000005 Clear Channel Outdoor** dated February 8, 2023.
2. That the Conditional Use zoning relief shall expire after fifteen (15) 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 relative to development 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): 3 Ayes, 2 Nays, 1 Absent

Zoning Hearing Officer: February 8, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an electronic message center sign on the south face of an existing billboard sign.

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-23-000005 **Clear Channel Outdoor** dated February 8, 2023.
2. That the Conditional Use zoning relief shall expire after fifteen (15) 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 relative to development 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 he seeks the subject zoning relief to change out the existing south static sign face to an LED/electric sign face, on a sign that has existed for at least 30 years.
- B. That petitioner testified that the existing sign face is 20' x 60' in size and is static lighted.
- C. That petitioner testified that proposed new LED sign face will be smaller than the existing sign, approximately 17' x 59' in size.
- D. That petitioner testified that the proposed sign would comply with all light standards of the County and would include light sensors to adjust with the weather and time to automatically dim the sign face.

- E. That petitioner testified that the proposed sign would have ten (10) second duration/refresh times.
- F. That petitioner testified that the existing sign is angled away from Rohlwing Road due to the sign's purpose of contacting drivers on I-355.

STANDARDS FOR CONDITIONAL USES:

**Per Section 37-1413.5*

- 1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed LED billboard sign face will not impair the adequate supply of light and air to the adjacent properties. Furthermore, that the proposed billboard sign face will be smaller in size than the existing south billboard sign face.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed LED billboard sign face 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 static billboard sign face, 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 LED billboard sign face will conform to all current building codes and IDOT regulations, including 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 LED billboard sign face.
 - 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 LED billboard sign face.
 - 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 replacing the existing billboard sign face with an LED sign face, that the proposed sign face will conform to all Building Codes

and IDOT regulations, and therefore will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

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 District property, we do not have any specific comments. Thank you.”
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LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-2 General Business	Sign	OFFICE LOW
North	I-355 and beyond R-4 SF RES	I-355 and beyond House	Unclassified
South	B-2 General Business	Vacant	OFFICE LOW
East	Rohlwing Road and beyond R-4 SF RES	House	0-5 DU AC
West	I-355 and beyond R-4 SF RES/R-6 GEN RES	I-355 and beyond House	Unclassified







