



**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 Board

FROM: DuPage County Development Committee

DATE: August 15, 2023

RE: **ZONING-23-000043 Village Theatre Guild (Milton/District 4)**

DuPage County Board: August 22, 2023:

Development Committee: August 15, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Conditional Use to allow an electronic message center sign.
2. Variation to increase height of an existing sign from permitted 10' to existing 11.5' (sign height not changing – only changing static sign to electronic message center 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-23-000043 Village Theatre Guild** dated July 20, 2023.
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 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 Board of Appeals Meeting: August 3, 2023: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Conditional Use to allow an electronic message center sign.
2. Variation to increase height of an existing sign from permitted 10' to existing 11.5' (sign height not changing – only changing static sign to electronic message center 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-23-000043 Village Theatre Guild dated July 20, 2023.
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 the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

FINDINGS OF FACT:

1. That petitioner testified that the Village Theatre Guild seeks the subject zoning relief to replace the existing static sign face with an electronic message center sign face.
2. That petitioner testified that the Village Theatre Guild is not altering the height of the forty (40) year old existing sign and that the sign's height is 11.5', as existing.
3. That petitioner testified that the proposed electronic message center sign will not have any music, flashing images, or light spillover onto adjacent properties, and that they will meet all applicable lighting requirements as listed in the DuPage County Zoning Ordinance.
4. That petitioner testified that the purpose of the electronic message center sign is to advertise for Village Theatre Guild events and productions, and that they will not advertise for other businesses.
5. That the Zoning Board of Appeals finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in carrying out the strict letter of the regulations of the Zoning Ordinance, due to the sign base/structure existing for over forty (40) years on the subject property at 11.5' in height and furthermore, that petitioner has demonstrated evidence for a Conditional Use to allow an electronic message center sign, as petitioner will only be changing out their static sign face to electronic message center sign face to better advertise performances and productions held by the Village Theatre Guild.

STANDARDS FOR CONDITIONAL USES AND VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use and 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; 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 electronic message center sign will not impair an adequate supply of light and air to adjacent properties, as petitioner will be changing out the existing static sign face for an electronic message center sign and that the proposed sign will be located on the existing sign structure/base.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed electronic message center sign will not increase the hazard from fire or other dangers to said property, as petitioner will be changing out the existing static sign face for an electronic message center sign and that petitioner will receive a building permit for the proposed sign.

- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed electronic message center sign will not diminish the value of land and buildings throughout the County, as the proposed sign will be an added benefit to the surrounding area and will increase the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed electronic message center sign will meet all required setbacks, will adhere to all applicable sign/lighting requirements, which will assist in safe accessibility to the subject property.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed electronic message center sign will not increase the potential for flood damages to adjacent properties, as the existing sign base has been located on the subject property for approximately forty (40) years and that petitioner will only be changing out the existing static sign face for an electronic message center sign face.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated proposed electronic message center sign will not incur additional public expense for flood protection, rescue, or relief, as the existing sign base has been located on the subject property for approximately forty (40) years and that petitioner will only be changing out the existing static sign face for an electronic message center 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 the proposed electronic message center sign will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County, that the proposed sign will improve the surrounding area, and that the proposed sign will display emergency notifications, such as Amber Alerts.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000043 Village Theatre Guild
ZONING REQUEST	1. Conditional Use to allow an electronic message center sign. 2. Variation to increase height of an existing sign from permitted 10' to existing 11.5' (sign height not changing – only changing static sign to electronic message center sign).
OWNER	VILLAGE THEATRE GUILD LTD, PO BOX 184, GLEN ELLYN, IL 60138/ AGENT: JODY VOGEL, 107 WHITE BIRCH LANE, WESTMONT, IL 60559
ADDRESS/LOCATION	2S720 PARK BOULEVARD, GLEN ELLYN, IL 60137
PIN	05-26-306-006
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	O-OFFICE OFFICE LOW/ INSTITUTIONAL
AREA	1.25 ACRES (54,450 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: JULY 5, 2023
PUBLIC HEARING	THURSDAY, JULY 20, 2023
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	<i>No Comments Received.</i>
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objections.
Public Works:	Our office has no jurisdiction in this matter.
EXTERNAL:	
Village of Glen Ellyn:	<i>No Comments Received.</i>
Village of Lombard:	“As this is outside of our planning jurisdiction, we have no comments on the petition.”
Village of Downers Grove:	<i>No Comments Received.</i>
City of Wheaton:	<i>No Comments Received.</i>
Village of Lisle:	Our office has no jurisdiction in this matter. “Subject property is not located within the Village of Lisle’s boundary agreement.”
Milton Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Lisle-Woodridge Fire Dist.:	“N/A”
Sch. Dist. 89:	<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 specific comments. Thank you.”
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GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	10'	APPROX. 11.5'	APPROX. 11.5'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	O-Office	Office	OFFICE LOW/ INSTITUTIONAL
North	O-Office	Office	INSTITUTIONAL
South	O-Office	Office	OFFICE LOW
East	Park Boulevard and beyond R-5 General Residential	Townhouse/Attached Single Family	5-15 DU AC
West	O-Office	Hospital/Care Center	INSTITUTIONAL









