



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
www.dupagecounty.gov

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**File #:** DC-O-0046-24

**Agenda Date:** 8/6/2024

**Agenda #:** 12.B.

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### ORDINANCE

Zoning Petition ZONING-24-000029 Molex Real Estate Holding

WHEREAS, a public hearing was held on June 5, 2024 and July 10, 2024 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to allow a principal recreational use for walking paths, on the property hereinafter described:

LOT 1 IN GOOCH'S DIVISION OF THE WEST ½ OF LOT 6, BLOCK 4, IN A.T. MCINTOSH AND COMPANY'S OGDEN FARMS, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION RECORDED JANUARY 22, 1957, AS DOCUMENT 830422 IN DUPAGE COUNTY, ILLINOIS

LOT 2 IN GOOCH'S DIVISION OF THE WEST ½ OF LOT 6, BLOCK 4, IN A.T. MCINTOSH AND COMPANY'S OGDEN FARMS, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION RECORDED JANUARY 22, 1957, AS DOCUMENT 830422 IN DUPAGE COUNTY, ILLINOIS.

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LOT 4 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.

LOT 3 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.

IN LISLE TOWNSHIP LOT 002 IN WEHRSTEIN RESUB/ EX N 75 FT E 75 FT IN THE NORTHWEST ¼ SECTION 09 TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

THE SOUTH 200 FEET OF LOT 1 (AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT 1) IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOT 1 LYING NORTH OF AND ADJOINING THE SOUTH 200 FEET THEREOF IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.

THE EAST 75 FEET OF LOT 2 IN WEHRSTEIN RESUBDIVISION PLAT OF LOT 5 IN BLOCK 4 IN ARTHUR T. MCINTOWSH AND COMPANY'S OGDEN FARMS IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1946 AS DOCUMENT 512049, IN DUPAGE COUNTY, ILLINOIS.

LOTS 1, 2, AND 3 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S OGDEN FARMS, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 226938, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on July 10, 2024 does find as follows:

**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 has 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

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-24-000029 Molex Real Estate Holding	
ZONING REQUEST	Conditional Use to allow a principal recreational walking paths.	
OWNER	MOLEX REAL ESTATE HOLDING, 24W440 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 MOLEX REAL ESTATE HOLDING, P.O. BOX 24W446, WICHITA, KS 67201-2900	
ADDRESS/LOCATION	5S301 BEAU BIEN BLVD, NAPERVILLE, IL 60563-1600 5S323 BEAU BIEN BLVD, NAPERVILLE, IL 60563-1600 24W454 BURLINGTON AVENUE, NAPERVILLE, IL 60563-1600 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	
PIN	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, 08-09-108-014, 08-09-110-002, 08-09-110-001	
TWSP./CTY. BD. DIST.	Lisle	DISTRICT 2
ZONING/LUP	R-3 SF RES	0-5 DU AC

<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 must be provided at the 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 approve 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 District:	"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 the District property, we do not have any specific comments. Thank you."

**LAND USE**

Location	Zoning	Existing Use	LUP
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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on July 10, 2024, recommends 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**

WHEREAS, the County Board Development Committee on August 6, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

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

**Subject to the following conditions:**

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  - 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**

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to allow a principal recreational use for walking paths, on the property hereinafter described:

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**The Zoning Relief is 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.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MOLEX REAL ESTATE HOLDING, 24W440 BURLINGTON AVENUE, NAPERVILLE, IL 60563 / MOLEX REAL ESTATE HOLDING, P.O. BOX 2900, WICHITA, KS 67201-2900; and Township Assessor, Lisle Township, 4721 Indiana Avenue, Lisle, IL 60532

Enacted and approved this 13<sup>th</sup> day of August, 2024 at Wheaton, Illinois.



DEBORAH A. CONROY, CHAIR  
DU PAGE COUNTY BOARD

Attest:   
JEAN KACZMAREK, COUNTY CLERK