



www.downers.us

August 3, 2005

Mr. Joel Andersen
Andersen Homes Ltd.
4509 Oakwood St.
Downers Grove, Illinois 60515

Dear Mr. Andersen:

I am responding per written format as requested, regarding the sign and silt fence on your pending development site in the Nelson Meadows proposed development.

Please be advised that the zoning code regarding fences signs and located in the Zoning Code at 28-1301, beginning with Section (g), "Residence district regulations" reads as follows:

"In residence districts, the following are allowed: (1) Front and side yards abutting streets. In front yards and side yards abutting a street: (i) Open-design fences of no more than four (4) feet in height are permitted within required front yards and on corner lots within required side yards abutting streets." Section (b) states that it shall be unlawful to erect or alter any fence within the Village unless a permit has been issued by the Director and fee paid, in conformance with this zoning ordinance. A fence permit issued under this section shall be valid for a term of six (6) months."

That is you can install a four foot fence around your property of open design with the finished side facing away from the property. Any fence not having a permit must be removed. In addition to the fence not being permitted, it is also not of open design as would be required above in Section (i) of the Zoning Code.

Finally, you also expressed concern regarding your contractor's sign. Zoning Code Section 28-1516, Section (a) entitled Contractor's signs, states that,

"No more than one contractor's sign shall be allowed for each street frontage of the property for which such sign is proposed. Each such sign shall be no more than 36 square feet in surface area. The content of such sign shall be limited to naming the contractors engaged in the construction on the property where the sign is located or to the name and business of the company which shall occupy the site. Signs shall be removed at the time of issuance of an occupancy permit, and shall not be erected until a building permit is issued for the property. The maximum height of such sign shall be ten (10) feet. Contractor's signs are not included when calculating total sign surface area on a zoning lot."

The contractor cannot install a sign until after the building permit has been issued.

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630.434.CALL (2255)

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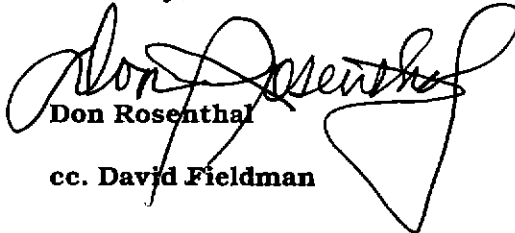


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As you can see, if we stop reading at the first couple of sentences we would assume that a contractor's sign is fine at any time. But if we read down to the end of the section, we notice that the sign can only be erected after the building permit is issued.

Therefore, we are requesting that the sign and silt fence be removed in accordance with the Zoning Ordinance regulations. Village staff will inspect the property on or around Monday, August 9, 2005. If the silt fence and sign are not removed at that time, the Village may elect to proceed with enforcement activities. We truly appreciate your cooperation in this matter.

Sincerely,


Don Rosenthal

cc. David Fieldman