



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, August 6, 2024**

**10:30 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

**2. ROLL CALL**

<b>PRESENT</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT</b>	Ozog
<b>LATE</b>	Chaplin

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chair Tornatore reminded everyone that public comment is limited to 30 minutes. All public comments are for two cases, the beekeeping text amendment and the Medinah Road Residences petition.

**4. PUBLIC COMMENT**

John Cebula of Glen Ellyn requested the Committee oppose what he feels is a well intended but misconceived proposal about bees. Honeybees are not in danger of extinction, but some native bees are. He prepared a document explaining the importance of native bees and the threat honeybees pose, which was made available to Members.

Connie Schmidt, Chair of the local Sierra Club and resident. Healthy native habitats are dwindling and she feels the current zoning for bees is appropriate. Native bees are effective crop pollinators and their population is declining due to disease and loss of food sources. Native bees need our protection, so that one population does not overtake the other.

Attorney Phil Luetkehans spoke on behalf of the petitioner for Zoning 24-000069 Medinah Road Residences. He advised the Committee that some false narratives about the project and he wants to debunk them. He spoke about the project not being as dense as the property to the north, it has more and that it includes workforce housing. The traffic study showed that Medinah Road could handle 70 units, which has been reduced to 60. There is 20% more parking than required by the County. Stormwater ordinances will be required to be met when permitting.

Peter Scolera, Village of Bloomingdale spoke opposing the Medinah petition. This is based on stormwater impact this project will create, on-site sanitary system, density and inconsistency of architectural design. He asked that the Members recommend to deny the petition.

Jim Tierney of Villa Torino, which includes 19 town homes to the north of the Medinah subject property. The Zoning Board of Appeals have recommended to deny the petition twice. He doesn't believe the developer has showed this proposal will enhance the neighborhood.

Natalie Stec, resident of Medinah Road spoke in opposition to the petition. She spoke of the definition of density in the DuPage County Code is based on total number of dwelling units. The project has been circulated shows 44 pads, but 60 units. It is double or triple the density of the homes surrounding the subject property. She feels the petition is based on a self imposed hardship.

Lori Harmon was in opposition to the Medinah Road petition

Joe Tamburello also opposed the Medinah proposal.

\*\*\*Electronic comments submitted can be found in the last pages of the meeting minute packet.

**5. MINUTES APPROVAL**

5.A. [24-1864](#)

Development Committee - Regular Meeting - June 18, 2024

**Attachments:** [Dev Comm Minutes Summary 6-18-2024.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

**6. REGULATORY SERVICES**

6.A. [DC-O-0045-24](#)

ZONING-24-000024 – ORDINANCE – Rektorski: To approve the following zoning relief:

Variation to allow a 6’/100% closed (privacy) fence within the 30’ front yard setback. (Lisle/District 2)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Chair Tornatore asked Paul Hoss why the Zoning Hearing Officer recommended to deny this petition. Mr. Hoss explained the variation is to allow a 6’/100% closed fence in the front yard at the intersection of two streets. No zoning relief has previously been granted for a petition like this.

**Attachments:** [Z-24-000024 Rektorski Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
<b>MOVER:</b>	Patty Gustin

<b>SECONDER:</b>	Sheila Rutledge
<b>NAY:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.B. [DC-O-0046-24](#)

ZONING-24-000029 – ORDINANCE – Molex Real Estate Holding: To approve the following zoning relief:  
 Conditional Use to allow a principal recreational use for walking paths. (Lisle/District 2)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000029 Molex Real Estate Holdings Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.C. [DC-O-0047-24](#)

ZONING-24-000039 – ORDINANCE – Tucker: To approve the following zoning relief:  
 Variation to reduce the required setback for a new fence from required 3” to approximately 0”. (Milton/District 4)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000039 Tucker Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.D. [DC-O-0048-24](#)

ZONING-24-000043 – ORDINANCE – Clark: To approve the following zoning relief:

1. Conditional Use to increase the total area of detached accessory buildings from permitted 1,200 sq. ft. to approximately 1,440 sq. ft. for a new 48'x30' detached garage.
2. Variation to increase the total height 15' to approximately 25' for a new detached garage.

3. Variation to reduce the interior side setback from required 10' to approximately 5' for a new detached garage. (Bloomingdale/District 1)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000043 Clark Dev. Com. \(08-06-2024\) Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.E. [DC-O-0049-24](#)

ZONING-24-000052 – ORDINANCE – Ruth Lake Woods Condominium Association:  
 To approve the following zoning relief:  
 Variation to allow the finished side of the proposed privacy fence to face inward instead of outward. (Downers Grove/District 3)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000052 Ruth Lake Woods HOA Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.F. [DC-O-0050-24](#)

T-1-24 Text Amendments (b) to the DuPage County Zoning Ordinance: To approve the following zoning relief:  
 Zoning Petition T-1-24 (b) proposed text amendments to the DuPage County Zoning Ordinance relative to beekeeping.  
 ZBA VOTE (No Recommendation): 7 Ayes, 0 Nays, 0 Absent  
 Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Paul Hoss informed the Committee Members that currently beekeeping is through the local 4-H program on properties more than 40,000 sq. ft. and there are no limitations on the number of bees or any regulations. Under this proposal, any size property will require certification annually from the Department of Agriculture, a 4-H certificate, limited to two hives, 25' setbacks, and a flyaway zone 6' requirement.

**Attachments:** [T-1-24 TEXT AMENDMENT \(b\) \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>NAY:</b>	Chaplin
<b>ABSENT:</b>	Ozog

6.G. [24-2063](#)

Intergovernmental Agreement between the Village of Roselle and the County of DuPage with regards to the removal of hazardous materials from a dangerous and unsafe building within the Village of Roselle with funds from the Neighborhood Revitalization Fund. Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Paul Hoss made a correction to the description that the funds would be coming from the Neighborhood Revitalization Program, not the Housing Solutions Fund.

**Attachments:** [2023-2711 DuPage County IGA - Asbestos Removal \(003\) Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Sheila Rutledge
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.H. [FI-R-0127-24](#)

Additional appropriation for the Building, Zoning & Planning Fund, Company 1100, Accounting Unit 2810, \$30,700.

**Attachments:** [Appropriation - BZ - FY2024 - \\$30,700](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog
<b>LATE:</b>	Chaplin

6.I. [DC-O-0044-24](#)

ZONING-23-000069 – ORDINANCE – Medinah Road Residences: To approve the following zoning relief:

Conditional Use for a Planned Development in the R-2 Zoning District (60 attached dwelling units on 44 building pads), with the following exceptions:

1. To increase the maximum height from 36’ to approximately 40’
2. To increase the maximum FAR from 0.25 to approximately 0.55. (Bloomingdale/ District 1)

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

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Member Krajewski stated that Stormwater shouldn't be an issue due permit requirements meeting our Stormwater ordinance. He inquired why there were no specifics mentioned for the denials for each standard.

Board Member Evans asked if there was a sewer line nearby, which there is.

Member Chaplin was concerned about affordable housing availability in the County, as well as animosity between the County and municipalities.

Board Member Cahill, who represents District 1 shared with the Committee that she has received countless calls and emails from residents in Addison and Bloomingdale who opposes this project. The ZBA felt very strongly to deny this petition twice, even with the reduction of units. No one in the community wants this and she is strongly opposed to the petition.

Chair Tornatore stated there are two primary reasons to vote against this petition. The ZBA denied the petition twice and more importantly the residents are opposed.

**Attachments:**     [Z-23-000069 MEDINAH ROAD RESIDENCES1Dev. Com. \(08-06-2024\)\\_Redacted.pdf](#)

<b>RESULT:</b>	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>NAY:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

**9. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:24 AM.