



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, September 19, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [23-3063](#)

Development Committee - Regular Meeting - Tuesday, September 5, 2023

6. REGULATORY SERVICES

6.A. [23-3062](#)

ZSE-23-000008 Montini Octoberfest Fall Fundraiser: To approve ZSE-23-000008 Montini Octoberfest Fall Fundraiser for a fundraiser held at Montini Catholic High School on Saturday, October 21, 2023, between the hours of 7:00 P.M. and 10:30 P.M. (York/ District 2) (Generally located northwest of Meyers Road and 16th Street, on the north side of 16th Street)

6.B. [DC-O-0045-23](#)

ZONING-23-000045 – Biegun: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'/100% closed (privacy) fence within the 30' front yard setback. (Downers Grove/ District 3) (Generally located southwest of Lemont Road and 99th Street, on the west side of Lemont Road)

ZHO Recommendation to Approve

6.C. [DC-O-0046-23](#)

ZONING-23-000048 - Ongkiko: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce front yard setback from 30' to approximately 10' for an addition. (York/District 2) (Generally located southwest of Linden Avenue and Fillmore Street, on the west side of Linden Avenue)

ZHO Recommendation to Approve

6.D. [DC-O-0047-23](#)

ZONING-23-000050 – Juraga: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the height of a fence in the interior side yard from permitted 6'6" to approximately 9'1", as existing. (Downers Grove/ District 2) (Generally located southwest of Park Street and 40th Street, on the west side of Park Street)

ZHO Recommendation to Approve

6.E. [DC-O-0048-23](#)

ZONING-23-000052 – McHale: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3' to approximately 2', for an existing detached garage addition to match existing detached garage structure. (Lisle/ District 5) (Generally located northeast of Ogden Avenue and Case Street/Vest Avenue, on the east side of Vest Avenue)

ZHO Recommendation to Approve

6.F. [DC-O-0049-23](#)

ZONING-23-000053 – Niemer: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback for a paver patio from required 3' to approximately 0', as existing. (Downers Grove/ District 2) (Generally located northeast of Lincoln Street and 40th Street, on the east side of Lincoln Street)

ZHO Recommendation to Deny

6.G. [DC-O-0050-23](#)

ZONING-23-000055 – Matthews: The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback

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

ZHO Recommendation to Approve

The Zoning Hearing Officer recommended to deny the following zoning relief:

3. Variation to increase the height of a fence within the required 25' line of sight/ vision clearance on a corner from 3' to approximately 6'. (Winfield/ District 6) (Located at the southwest corner of Purnell Road and Verdun Drive)

ZHO Recommendation to Deny

7. OLD BUSINESS**8. NEW BUSINESS****9. ADJOURNMENT**