



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, August 20, 2024

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. [24-2244](#)

Development Committee - Regular Meeting - August 6, 2024

6. REGULATORY SERVICES

6.A. [DC-O-0051-24](#)

ZONING-24-000023 – ORDINANCE – Griese: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.

2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle). (Winfield/District 6) (Located at the northeast corner of Home Avenue and Butterfield Frontage Road)

ZHO Recommendation to Deny

6.B. [DC-O-0052-24](#)

ZONING-24-000035 – ORDINANCE – Bagalanon (10%): The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase). (Milton/District 6) (Generally located northeast of Geneva Road and Morse Street, on the east side of Morse Street)

ZHO Recommendation to Approve

- 6.C. [DC-O-0053-24](#)
ZONING-24-000040 – ORDINANCE – Jimenez: The Zoning Hearing Officer recommended to approve the following zoning relief:
1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.
 2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition. (Winfield/District 6) (Generally located southwest of Indian Knoll Road and Hickory Lane, on the south side of Hickory Lane)
ZHO Recommendation to Approve
- 6.D. [DC-O-0054-24](#)
ZONING-24-000050 – ORDINANCE – Stout: The Zoning Hearing Officer recommended to approve the following zoning relief:
Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property. (Winfield/District 6) (Generally located northeast of Roosevelt Road and River Glen Road, on the east side of River Glen Road)
ZHO Recommendation to Approve
- 6.E. [DC-O-0055-24](#)
ZONING-24-000056 – ORDINANCE – McElligott: The Zoning Hearing Officer recommended to approve the following zoning relief:
Conditional Use to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), where it has existed for at least 5 years. (Milton/District 4) (Generally located southwest of Arboretum Road and Hackberry Drive, on the south side of Hackberry Drive)
ZHO Recommendation to Approve
- 6.F. [DC-O-0056-24](#)
T-2-24 Text Amendments to the DuPage County Zoning Ordinance: The Zoning Board of Appeals recommended to approve the following zoning relief:
Zoning Petition T-2-24 proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units:
- Add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts.
 - Add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements).
- ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

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