



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, September 5, 2023**

**10:30 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

**2. ROLL CALL**

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

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

No remarks were offered.

**4. PUBLIC COMMENT**

The online submission for public comment from Dana Al-Khaled, MD in opposition of the QuikTrip petition is included for the record in it's entirety. It can be found at the back of the minutes packet.

**5. MINUTES APPROVAL**

5.A. [23-2923](#)

Development Committee - Regular Meeting - Tuesday, August 15, 2023

**Attachments:** [Final Meeting Minutes 8-15-2023](#)

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

**6. INFORMATIONAL**

6.A. [23-2895](#)

Request to direct staff to commence discussion with the Chicago Metropolitan Agency For Planning (CMAP) on a joint funding opportunity from the Department of Housing and Urban Development (HUD), and potential application for funding under the authority of the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022) (Appropriations Act), which appropriates \$85 million for competitive grant funding for the identification and removal of barriers to affordable housing production and preservation.

**Attachments:** [CMAP-HUD Grant \(9-5-23\).pdf](#)

Paul Hoss told the Committee that he and Mary Keating, Director of Community Services met with CMAP last week about an opportunity through HUD to make application for a grant. There has been 85 million dollars set aside for HUD issues as well as affordable housing and sustainability. Potentially 10 million dollars could be allotted to the collar counties region. A brief discussion followed and there was a consensus by the Committee to move forward with the application.

**7. REGULATORY SERVICES**

**7.A. [FI-R-0200-23](#)**

Additional appropriation for the Building, Zoning & Planning Fund, Company 1100, Accounting Unit 2810, \$2,500,000. (Housing Solutions)

**Attachments:** [Appropriation - BZ - FY2023 - \\$2,500,000.pdf](#)

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

**7.B. [FI-R-0201-23](#)**

Additional appropriation for the Housing Solutions Program Fund, Company 1100, Accounting Unit 2835, \$150,000. (Housing Solutions)

**Attachments:** [Appropriation Housing Solutions.pdf](#)

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

**7.C. [DC-O-0040-23](#)**

ZONING-23-000041 – ORDINANCE – Leathers: To approve the following zoning relief:

1. Variation to allow a proposed detached garage in front of the front wall of the house.
2. Variation to increase the fence height in the front yard from permitted 4’6” to approximately 5’, for an aluminum picket fence. (Milton/ District 6)

ZHO Recommendation to Approve

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

**Attachments:** [Z-23-000041 Leathers Cty. Bd. \(09-12-2023\).pdf](#)

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

7.D. [DC-O-0041-23](#)

ZONING-23-000042 – ORDINANCE – Ryan: To approve the following zoning relief: Variation to allow a 6’/100% closed (privacy) fence within the 10’ corner side yard setback. (Milton/ District 6)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-23-000042 Ryan Cty. Bd. \(09-12-2023\).pdf](#)

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

7.E. [DC-O-0042-23](#)

ZONING-23-000044 – ORDINANCE – Jedrejek: To approve the following zoning relief: Variation to reduce the corner side setback from 30' to approximately 16.99' for a house addition. (Milton/ District 4)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-23-000044 Jedrejek Cty. Bd. \(09-12-2023\).pdf](#)

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

7.F. [DC-O-0043-23](#)

ZONING-23-000047 – ORDINANCE – CTLTC 008002384419: To approve the following zoning relief:  
 Variation to allow a 6' tall fence within the 40' front yard setback. (Lisle/ District 5)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-23-000047 CTLTC Cty. Bd. \(09-12-2023\) Redacted.pdf](#)

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

7.G. [DC-O-0044-23](#)

ZONING-23-000049 – ORDINANCE – Leathers: To approve the following zoning relief:  
 Conditional Use to allow the total detached accessory buildings area (approximately 2,120 sq. ft.) to be larger than the principal building on the subject property (approximately 1,804 sq. ft.).(Milton/ District 6)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-23-000049 Leathers Cty. Bd. \(09-12-2023\).pdf](#)

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

8. **OLD BUSINESS**

No old business was discussed.

9. **NEW BUSINESS**

No new business was discussed.

10. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:39 a.m.

