



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, May 7, 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. [24-1356](#)
Development Committee - Regular Meeting - April 16, 2024
6. REGULATORY SERVICES
 - 6.A. [24-1443](#)
Transfer of funds from 1100-2810-53830 (Other Contractual Expenses) \$65,000 to 1100-2810-50000 (Regular Salaries) \$65,000. Budget transfer needed to cover a job reclassification and one (1) additional headcount.
 - 6.B. [24-1444](#)
Essentially in Accord: Z21-085 Stults (Does not require County Board Approval)
 - 6.C. [DC-O-0019-24](#)
ZONING-24-000011 – Cabral: The Zoning Hearing Officer recommended to approve the following zoning relief:
 1. Conditional Use to reduce the required side yard setback for existing carport from required 20 feet to approximately 3.5 feet, where it has existed for at least five (5) years.
 2. Conditional Use to allow the existing detached accessory buildings/structures (two sheds) to remain in front of the front wall of the house, where they have existed for at least five (5) years.
 3. Conditional Use to increase the total area of detached accessory buildings from 2,600 sq. ft. to approximately 5,280 sq. ft. for all existing detached buildings have existed for at least five (5) years (approx. 1,770 sq. ft. stable, 477 sq. ft. shed, 697 sq. ft. detached garage, 1,477 sq. ft. detached accessory building, 460 sq. ft. shed, and 399 sq. ft. shed).
 4. Variation to allow the total area of detached accessory buildings to exceed the total area of the principal building. (Winfield/District 6) (Generally located northeast of River Glen Road and Childs Street, on the north side of River Glen Road)
ZHO Recommendation to Approve

6.D. [DC-O-0020-24](#)

ZONING-24-000018 – Roman: The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

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

1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop.
2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft.
ZHO Recommendation to Deny

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

3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft. (Downers Grove/ District 3) (Generally located northwest of Joliet Road and Andrus Road, on the west side of Andrus Road)
ZHO Recommendation to Approve

6.E. [DC-O-0021-24](#)

ZONING-24-000020 – Sanchez: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition. (Downers Grove/District 3) (Located at the northeast corner of Sunrise Avenue and Meadow Court)
ZHO Recommendation to Approve

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