



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, August 1, 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. [23-2496](#)
Development Committee - Regular Meeting - Tuesday, July 11, 2023
6. REGULATORY SERVICES
 - 6.A. [23-2497](#)
ZSE-23-000005 Abhyudaya Retreat Center Wedding: To approve the special event action item:
A wedding ceremony and two (2) pre-wedding events to be held at the Abhyudaya Retreat Center on September 2, 2023 and September 3, 2023 for between 200-220 guests. (Downers Grove/ District 3) (Generally located northwest of Route 83 and Bluff Road)
 - 6.B. [DC-O-0031-23](#)
ZONING-23-000021 – Malinin: The Zoning Hearing Officer recommended to deny the following zoning relief:
 1. Variation to reduce the required lot width from required 165' to approximately 145.3' for Lot 1 and 145.3 for Lot 2.
 2. Variation to reduce the required lot size from required 100,000 sq. ft. to approximately 34,635 sq. ft. for Lot 1 and 34,632 sq. ft. for Lot 2. (Downers Grove/ District 3) (Located at the northwest corner of 90th Street and Vine Street)
ZHO Recommendation to Deny
 - 6.C. [DC-O-0032-23](#)
ZONING-23-000028 – Catie's Place, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:
Variation to reduce the required parking spaces for a Class A Restaurant from 19 parking spaces to 10 parking spaces. (York/District 2) (Located on the southside of Roosevelt Road, in between Third Street and Addison Avenue)
ZBA VOTE (to Deny): 4 Ayes, 2 Nays, 1 Absent

6.D. [DC-O-0033-23](#)

ZONING-23-000030 – Bakas: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback. (Lisle/District 2) (Located at the southwest corner of Ridgeview Lane and Park Meadow Drive)

ZHO Recommendation to Approve

6.E. [DC-O-0034-23](#)

ZONING-23-000031 – Eiternick: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow existing deck structure to remain less than 3 feet (approximately 1 foot) from the interior side property line, where it has existed for at least 5 years. (Addison/ District 1) (Generally located northwest of Howard Street and Diversey Place, on the west side of Howard Street)

ZHO Recommendation to Approve

6.F. [DC-O-0035-23](#)

ZONING-23-000040 – JB Capital Management, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

Conditional Use with exceptions for the existing buildings and improvements:

1. Exception from 40' required front yard setback from Jeans Road (widened in 1992) on proposed Lot 1 to approximately 0'.
2. Exception from 20' required rear yard setback on proposed Lot 1 to approximately 14.53'.
3. Exception to allow parking in existing 40' corner side yard on proposed Lot 1.
4. Exception to allow parking in existing 20' interior side yard on proposed Lot 1.
5. Exception from 20' required interior side yard setback on proposed Lot 2 to approximately 16.12'.
6. Exception from 20' required interior side yard setback on proposed Lot 2 to approximately 15'. (Downers Grove/ District 3) (Generally located southwest of Madison Street and Jeans Road)

ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

7. ADMINISTRATIVE APPEAL HEARING7.A. [23-2498](#)

Action Item - Request by VB BTSII, LLC for Appeal of the Building Official's decision on issuance of a new building permit under Building Code Section 8-112.6's Exception after revocation of Permit Number T69474

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**