



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, February 20, 2024**

**10:30 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

**2. ROLL CALL**

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| <b>PRESENT</b> Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore |
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**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chairman Tornatore entertained a motion to move item 6.A. to the end of the meeting. The motion was made by Member Chaplin, seconded by Member Krajewski and unanimously approved.

**4. PUBLIC COMMENT**

Phil Luetkehans, attorney, spoke on behalf of Lamar Advertising, petition Zoning-23-000098. They are asking for an LED sign, on the east side of an already existing sign at the northwest corner of North Avenue and Swift Road.

Keith Meiser spoke in support of beekeeping and encouraged less restrictions.

Dennis Wisnosky, also spoke in support of beekeeping and gave a handout to the Committee Members, titled, "Honey Bees vx. Native Bees", which can be found at the end of the minutes packet after electronic comment.

\*\*\*Public Comment submitted electronically can be found at the end of the meeting minutes packet.

**5. MINUTES APPROVAL**

5.A. [24-0700](#)

Development Committee - Regular Meeting - January 16, 2024

**Attachments:** [Dev Comm Minutes 1-16-2024.pdf](#)

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

**6. REGULATORY SERVICES**

6.A. [24-0701](#)

Informational Item: Bee Keeping Regulations in DuPage County and Collar Counties

The agenda packet provided a table of the municipalities and collar counties with their status on allowing beekping. Paul Hoss, reviewed some of details of other community ordinances, including registration with the State, number of hives, size of property, flyaway zones, setback and signage requirements. He stated that many of the municipalities follow state guidelines.Mr. Hoss informed Members how the County currently allows beekeeping through the 4-H program on properties 40,000 sq. ft. or larger and agriculture exempt properties.

With the Members encouragement, Paul Hoss said zoning will come back with several iterations to allow beekeeping.

**Attachments:** [Beekeeping\\_.pdf](#)  
[Beekeeping Applications and Codes.pdf](#)

6.B. [DC-R-0001-24](#)

To approve a resolution to enter into an Intergovernmental Agreement between the Winfield Park District and the County of DuPage, to enable the County to make use of a Minibus from the Winfield Park District for the County’s March 20, 2024 field trip, relative to the County’s Grounded Solutions Network/Housing Solutions program.

**Attachments:** [IGA between County and WPDistrict 2024.pdf](#)

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

6.C. [24-0702](#)

Recommendation for the approval of a contract to Veritext LLC, to furnish professional services to provide court reporting for the DuPage County Zoning Board of Appeals hearings, for the period of January 22, 2024 through December 23, 2024, for a contract amount not to exceed \$22,350; per renewal option under bid award #20-138-BZ, third and final option to renew.

**Attachments:** [PRCC - Veritext FY24.pdf](#)  
[Renewal Agreement FY24.pdf](#)  
[COURT REPORTER SERVICES 20-138-BZ Bid Tab \(Final\).pdf](#)  
[VE Placeholder](#)  
[VERITEXT\\_Redacted.pdf](#)

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | APPROVED  |
| <b>MOVER:</b>    | Mary Ozog   |
| <b>SECONDER:</b> | Brian Krajewski   |
| <b>AYES:</b>     | Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore |

6.D. [DC-O-0008-24](#)

Z20-078 Maywood Sportsman’s Club (Addison/ District 1): To Approve as “Essentially in Accordance” that the proposed revised landscaping plan is essentially in accord with the site plan granted per Z20-078 Maywood Sportsman’s Club.

**Attachments:** [Z20-078 Maywood Sportsman's Club Dev. Com. 2-20-24 Est. in Accord\).doc](#)  
[DC-O-0106-20 Approved.pdf](#)

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | APPROVED  |
| <b>MOVER:</b>    | Mary Ozog   |
| <b>SECONDER:</b> | Patty Gustin  |
| <b>AYES:</b>     | Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore |

6.E. [DC-O-0010-24](#)

ZONING-23-000097 – Gaffney: To approve the following zoning relief:  
Variation to reduce the interior side setback from required 10' to approximately 5' for an aircraft hangar in Aero Estates Fly-in Community. (Naperville/ District 5)  
ZHO Recommendation to Approve  
Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

**Attachments:** [Z-23-000097 Gaffney Cty. Bd. \(02-27-2024\).pdf](#)

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

6.F. [DC-O-0011-24](#)

ZONING-23-000098 – Lamar Advertising: To approve the following zoning relief:  
1. Variation to increase the overall height of the new relocated electronic message center sign, from the permitted 20 feet overall height to approximately 60 feet;  
2. Variation to increase the sign square footage from the permitted 50 square feet to approximately 672 square feet per face (1,344 square feet total); and  
3. Conditional Use to permit the installation of a 14' x 48' LED digital display panels

(electronic message center sign) on the newly re-located sign structure. (Bloomingdale/ District 4)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

**Attachments:** [Z-23-000098 Lamar Advertising Cty. Bd. \(02-27-2024\) Redacted.pdf](#)

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

6.G. [DC-O-0012-24](#)

ZONING-23-000099 – Bonadeo: To approve the following zoning relief:  
 Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom. (Naperville/ District 5)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

**Attachments:** [Z-23-000099 Bonadeo Cty. Bd. \(02-27-2024\).pdf](#)

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

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:07 a.m.