



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 7, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore told the Committee that many members of the Board have received correspondence concerning a petition that is going to the Zoning Board of Appeals meeting tonight. He asked the Committee members to be open minded and hear all the evidence before formulating an opinion.

4. PUBLIC COMMENT

Sharon Eckler spoke in support of her Zoning petition 23-000068. She also submitted an electronic comment that can be found in the last pages of the meetings packet.

5. MINUTES APPROVAL

5.A. [23-3402](#)

Development Committee - Regular Meeting - October 17, 2023

Attachments: [Dev Comm Final Meeting Minutes 10-17-2023.pdf](#)

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6. INFORMATIONAL

6.A. [23-3582](#)

Recommendation for the approval of a purchase order to Zips Car Wash, LLC d/b/a Jet Brite Car Wash, to provide unlimited car washes, including undercarriage wash and rust inhibitor, as needed for the DuPage County fleet of vehicles, for the period November 8, 2023 through November 7, 2024, for a contact total not to exceed \$29,900; per low bid #23-117-DOT.

- Attachments:** [Jet Brite Checklist](#)
 [Jet Brite Bid Tab](#)
 [Car Wash Contract](#)
 [Jet Brite - Vendor Ethics](#)

7. REGULATORY SERVICES

7.A. [DC-R-0002-23](#)

To Approve: INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEATON AND THE COUNTY OF DUPAGE FOR THE TRANSFER OF CERTAIN REGULATORY AUTHORITY FROM THE CITY TO THE COUNTY EXCLUSIVELY FOR THE DEVELOPMENT OF THE NEW DUPAGE COUNTY HEALTH DEPARTMENT CRISIS RECOVERY CENTER (“CRC”)

- Attachments:** [DC-R-0002-23 CRC Res-IGA \(10-23-23\) 1.pdf](#)

Chair Tornatore explained that there was a new amended copy of the resolution. This resolution is concerning the new proposed crisis center. We will be using the City of Wheaton's zoning ordinance, but our staff will handle the application, review and inspections. The permit review and inspection fees will be based on the City of Wheaton's fee schedule.

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

7.B. [DC-R-0003-23](#)

To Approve: A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY’S STRONG COMMUNITIES PROGRAM – ROUND 2

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

7.C. [DC-O-0057-23](#)

ZONING-23-000054 – Blacha: To approve the following zoning relief:

1. Conditional Use to increase the height of an existing shed from permitted 15' to approximately 16', where it has existed for at least 5 years.

- 2. Conditional Use to reduce the interior side setback for an existing covered patio/gazebo from permitted 6.7' to approximately 4', where it has existed for at least 5 years.
 - 3. Conditional Use to reduce the interior side setback for an existing spiral staircase from permitted 6.7' to approximately 4.5', where it has existed for at least 5 years. (Downers Grove/ District 3)
- ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

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

7.D. [DC-O-0058-23](#)

ZONING-23-000062 – Murphy: To approve the following zoning relief:
 Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback. (Downers Grove/ District 3)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

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

7.E. [DC-O-0059-23](#)

ZONING-23-000065 – Hammersmith: To approve the following zoning relief:
 1. Conditional Use to increase the total permitted area of detached accessory buildings from 850 sq. ft. to approximately 924 sq. ft., where it has existed for at least 5 years.
 2. Conditional Use to reduce the rear setback for an existing shed from permitted 3 feet to approximately 1.8 feet, where it has existed for at least 5 years. (Winfield/ District 6)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore

ABSENT:	Krajewski
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7.F. [DC-O-0060-23](#)

ZONING-23-000068 – Eckler: To approve the following zoning relief:
 Conditional Use to allow existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
 (Winfield/ District 6)
 ZHO Recommendation to Deny
 Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Chair Tornatore asked Paul Hoss for more information on why the Zoning Hearing Officer recommended to deny the petition. Mr. Hoss explained the Hearing Officer said there was ample room on the property to meet the setback requirements, this is a self imposed hardship. There was also a complaint from the adjacent property owner about the location of the RV that is currently under violation.

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, and Rutledge
NAY:	Tornatore
ABSENT:	Krajewski

7.G. [DC-O-0061-23](#)

ZONING-23-000071 – Gilman: To approve the following zoning relief:
 Conditional Use to allow the finished side of fence to face inward instead of outward toward the adjacent property. (Lisle/ District 2)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7.H. [DC-O-0062-23](#)

Update to the DuPage County Building Code (Request to waive the first reading)

- Attachments:** [Building Code Proposed Changes Struck Version 10-31-2023.pdf](#)
 [Building Code Proposed Changes Clean Version 10-31-2023.pdf](#)

Chair Tornatore asked Jim Stran to give some details on the this agenda item. Jim explained that it has been two years since the last update and only the residential County drafted code was updated. He went over some of the changes made and new additions made. Copies of both the struck and clean versions of the building code are in the packet.

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

8. OLD BUSINESS

Member Rutledge brought up the Dark Skies ordinance and if we are ready to add that to the zoning code. Mr. Hoss explained that there will be an update to the zoning code in the beginning of next year. This will include some corrections, Dark Skies and accessory dwelling units.

Member Gustin spoke to safety issues, carbon monoxide and smoke detectors in homes. At the City of Naperville, she explained they modified the ordinance to reflect more smart technology. Jim Stran advised that we do allow that, our Building Department follows the State of Illinois Smoke Detector Act. We do allow for residents on a case-by-case basis for review a wireless updated alarm system.

Member DeSart inquired if others received an email from a District 5 constituent regarding his Home Owners Association Agreement. Nick Kottmeyer, Director of Public Works informed the Committee that he has spoken to the property owner and he is working with our State's Attorney and with the Recorder's Office to resolve this issue.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:11 A.M.