



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 19, 2023

10:30 AM

ROOM 3500B

1. **CALL TO ORDER**

2. **ROLL CALL**

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

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

Chair Tornatore was pleased to announce that the County will receive \$299,000 from the Illinois Housing Development Authority. The additional funding will go towards the Neighborhood Revitalization Program and possibly land banking for affordable housing.

4. **PUBLIC COMMENT**

Ron Niemer spoke on behalf of his Petition 23-000053. The Zoning Hearing Officer recommended to deny this request. He explained the drainage issues and flooding on his property. The pavers prevent flooding to his home and he would like to be able to keep the patio the way it is.

Mel Moneka spoke about a short term rental operating next door to him at 5530 Virginia Avenue, Clarendon Hills. He inquired about the rules concerning this and what is being done to stop it.

5. **MINUTES APPROVAL**

5.A. [23-3063](#)

Development Committee - Regular Meeting - Tuesday, September 5, 2023

Attachments: [Summary12-Sep-2023-12-32-03.pdf](#)

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

6. **REGULATORY SERVICES**

6.A. [23-3062](#)

ZSE-23-000008 Montini Octoberfest Fall Fundraiser: To approve ZSE-23-000008 Montini Octoberfest Fall Fundraiser for a fundraiser held at Montini Catholic High

School on Saturday, October 21, 2023, between the hours of 7:00 P.M. and 10:30 P.M. (York/ District 2) (Generally located northwest of Meyers Road and 16th Street, on the north side of 16th Street)

Attachments: [ZSE-23-000008 Montini Octoberfest Fall Fundraiser \(09-19-2023\).pdf](#)

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

6.B. [DC-O-0045-23](#)

ZONING-23-000045 – Biegun: To approve the following zoning relief: Variation to allow a 6’/100% closed (privacy) fence within the 30’ front yard setback. (Downers Grove/ District 3)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000045 Biegun Cty. Bd. \(09-26-2023\) Redacted.pdf](#)

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

6.C. [DC-O-0046-23](#)

ZONING-23-000048 - Ongkiko: To approve the following zoning relief: Variation to reduce front yard setback from 30’ to approximately 10’ for an addition. (York/District 2)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000048 Ongkiko CTY BD \(09-26-2023\).pdf](#)

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

ABSENT: Krajewski, and Ozog

6.D. [DC-O-0047-23](#)

ZONING-23-000050 – Juraga: To approve the following zoning relief:
Variation to increase the height of a fence in the interior side yard from permitted 6'6" to approximately 9'1", as existing. (Downers Grove/ District 2)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000050 Juraga Cty. Bd. \(09-26-2023\)_Redacted.pdf](#)

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

6.E. [DC-O-0048-23](#)

ZONING-23-000052 – McHale: To approve the following zoning relief:
Variation to reduce the interior side setback from 3' to approximately 2', for an existing detached garage addition to match existing detached garage structure. (Lisle/ District 5)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000052 McHale Cty. Bd. \(09-26-2023\).pdf](#)

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

6.F. [DC-O-0049-23](#)

ZONING-23-000053 - Niemer: To approve the following zoning relief:
Variation to reduce the interior side setback for a paver patio from required 3' to approximately 0', as existing. (Downers Grove/ District 2) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)
ZHO Recommendation to Deny
Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 3 Nays, 2 Absent

Attachments: [Z-23-000053 Niemer Dev. Com. \(09-19-2023\) Redacted.pdf](#)

Paul Hoss explained, the Zoning Hearing Officer recommended to deny, due to the petitioner not presenting a hardship or practical difficulty required for a variation. An adjacent neighbor had an engineer present information on how the paver patio does create drainage issues on off site properties. There is an opportunity to remove some of the bricks to have the 3 foot setback and drainage easement, which would bring the patio into compliance.

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

6.G. [DC-O-0050-23](#)

ZONING-23-000055 – Matthews: To approve the following bifurcated zoning relief:

1. Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback

2. Variation to allow a 6'/100% closed (privacy) fence within the 30' front yard setback.

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

3. Variation to increase the height of a fence within the required 25' line of sight/ vision clearance on a corner from 3' to approximately 6'. (Winfield/ District 6) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

Attachments: [Z-23-000055 Matthews Cty. Bd. \(09-26-2023\) Redacted.pdf](#)

The Zoning Hearing Officer recommended to bifurcate the relief for this petition. He recommended to approve 1 and 2 and deny 3.

Paul Hoss offered that the Township Road Commissioner, who has jurisdiction over Purnell Road, did not object to the height of the fence, but had an objection to the line of sight easement.

Member Rutledge moved and Member Chaplin seconded 1.Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback 2.Variation to allow a 6'/100% closed (privacy) fence within the 30' front yard setback.All ayes, motion carried.

Member Gustin moved and Member Chaplin seconded 3.Variation to increase the height of a fence within the required 25' line of sight/ vision clearance on a corner from 3' to approximately 6'. All nays, motion failed.

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

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 10:54 a.m.