



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 19, 2024

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

Member Brian Krajewski arrived at 10:56 a.m.

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore said goodbye to Member Chaplin and wished her luck in her new endeavors.

4. PUBLIC COMMENT

Mr. Ramy Shenouda spoke on behalf of the Construction Solutions petition. The property is located at the corner of Madison Street and 90th Street. They are asking for variations to subdivide the property to build two homes. He noted that many larger parcels in the area have already been divided. He feels that this would enhance the look of the neighborhood and be an upgrade to the old dilapidated house that is currently there.

5. MINUTES APPROVAL

5.A. [24-3072](#)

Development Meeting - Regular Meeting - November 5, 2024

Attachments: [Summary Min 11-5-2024.pdf](#)

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

6. REGULATORY SERVICES

6.A. [DC-O-0062-24](#)

ZONING-24-000059 – ORDINANCE – Construction Solutions, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Variation to reduce the lot size for two new lots from required 100,000 sq. ft. to

approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2.

2. Variation to reduce the lot width for two new lots from required 165 feet to approximately 140 feet for Lot 1 and 150 feet for Lot 2. (Downers Grove/ District 3) (Located at the northeast corner of Madison Street and 90th Street)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 1 Absent

Chair Tornatore explained to Members that the Zoning Board of Appeals recommended to deny petition. This was based on the petitioner using financial hardship as the basis for the petition, which is not a standard for variations. There was some discussion of similar sized properties in the area. Paul Hoss explained that Burr Ridge objected to the petition due to when they first incorporated, they allowed smaller lots, but in the last 10 years or so, they rewrote their zoning code which allows a minimum of one acre lots. With this variation, the properties would not meet their current zoning code.

Chair Tornatore had members vote separately for each variation request.

1. Variation to reduce lot size for two new lots. Member Gustin passed, final vote all nays, motion failed.

2. Variation to reduce lot width for two new lots. All nays, motion failed.

Attachments: [Z-24-000059 Construction Solutions, LLC. ZBA Dev. Com. \(11-19-2024\) Redacted - Copy.pdf](#)

RESULT: RECOMMENDED TO DENY (DEVELOPMENT ONLY)

MOVER: Patty Gustin

SECONDER: Sheila Rutledge

6.B. [DC-O-0063-24](#)

ZONING-24-000063 – ORDINANCE – SMM Management Co.: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).

(Lisle/District 2) (Located at the northeast corner of Belmont Road and Maple Avenue)

ZHO Recommendation to Deny

Attachments: [Z-24-000063 SMM Management Co. Dev. Com. \(11-19-2024\) Redacted.pdf](#)

RESULT: WITHDRAWN

6.C. [24-3073](#)

SAFEBuilt Illinois, LLC - PO #6081-0001 SERV - This Purchase Order is decreasing in the amount of \$100,270 and closing due to expiration of the contract.

Attachments: [SAFEbuilt 6081 CO #3 Dec Close.pdf](#)

RESULT: APPROVED

MOVER: Mary Ozog

SECONDER: Patty Gustin

AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
LATE:	Krajewski

6.D. [24-3074](#)

TPI Building Code Consultants, Inc. - PO #6230-0001 SERV - This Purchase Order is decreasing in the amount of \$50,000 and closing due to expiration of the contract.

Attachments: [TPI 6230 CO #1 Dec Close.pdf](#)

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

6.E. [24-3075](#)

T-3-24 Proposed Text Amendments to the County Zoning Code relative to Principal Arterial Two (2) Family Dwelling Conversion Use (Request to conduct public hearing before the Zoning Board of Appeals)

Paul Hoss explained this proposed text amendment would allow a single family residence to convert into two dwelling units. This addresses the County's continuing effort of the Ad-Hoc Housing Solutions program to scale up more opportunities to have additional housing units and also clean up problematic properties. The property would have be zoned R-3 or R-4 single family residential and be located on a principal arterial roadway. Several years ago there was a Zoning proposal, the principal arterial office use, which allowed changing a single family residence to office space, without rezoning. This change was welcomed and successful. Some requirements for new petition are that one of the residents must be owner of property, only two units, needs to be an existing house and all other zoning codes would apply.

Attachments: [T-3-24 TEXT AMENDMENT \(11-19-24\) \(003\).pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	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

Before ending the Meeting, Chair Tornatore said goodbye and thanked Member Gustin for her service on the Committee. With no further business, the meeting was adjourned at 11:01 AM