



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 18, 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 Ozog left the meeting at 10:46 a.m.

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Attorney Phil Luetkehans spoke on behalf of client, petitioner for Somerset Plaza, LLC. They propose a conditional use for an underlying use of auto sales, for an already existing auto-repair business.

Attorney Vince Tessitore spoke in support of his client Sur Mac Builders, LLC. The petitioner recently purchased the property as a duplex, which is how the house was built in 1900 and used for many years. Sometime between the years of 2012-2017, the building was converted to a single family home for a brief period of time. This changed the status from legal non-conforming to non-conforming. The petitioner is requesting for the building to remain as a duplex and asking that the 3 year condition placed by the Zoning Board of Appeals be removed.

Attorney Joseph McQueeney representing Monte Nido, speaking on their behalf petition 80th St. Investments, LLC. The petition is to extend a conditional use for group quarters. They ask that the condition of the ZBA for a 5 year termination, be removed.

5. MINUTES APPROVAL

5.A. [24-1824](#)

Development Committee - Regular Meeting - June 4, 2024

Attachments: [Dev Comm Minutes Summary 6-4-2024.pdf](#)

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge

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

6. REGULATORY SERVICES

6.A. [DC-O-0038-24](#)

ZONING-24-000006 – Sur Mac Builders, LLC.: To approve the following zoning relief: Conditional Use for a Planned Development to allow an existing duplex to remain on the subject property. (Naperville/District 5)

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

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-24-000006 Sur Mac Builders, LLC. Cty. Bd. \(06-25-2024\).pdf](#)

Paul Hoss explained the 3 year time period condition was placed, because Members of the ZBA are aware of the County Housing Solutions program. They will soon be a considering a text amendment relative to additional dwelling units. He informed the Committee Members that putting the 3 year time period is to correlate to what the County may be doing in the future. He added the two are mutually exclusive and in the opinion of staff is not necessary.

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

6.B. [DC-O-0039-24](#)

ZONING-24-000017 – 80th St. Investments, LLC.: To approve the following zoning relief:

To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z21-023 27W121 80th Street Investments, LLC. on July 13, 2021, by the DuPage County Board. (Naperville/ District 5)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Paul Hoss explained why the 5 year time limit condition was placed on the petition. Parking has always been a concern, which has been mitigated by the petitioner. They haven't executed the agreements, but have agreements with two off site parking facilities. When overflow parking is needed, employees will park in these off site parking lots.

Attachments: [Z-24-000017 27W121 80TH ST INVESTMENTS LLC. Cty. Bd. \(06-25-2024\).pdf](#)

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

6.C. [DC-O-0040-24](#)

ZONING-24-000022 – Somerset Plaza, LLC.: To approve the following zoning relief: Conditional Use to allow auto sales with auto repair in the B-1 Local Business District. (Downers Grove/District 3)

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

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

Paul Hoss told the Committee the reason for recommended to deny. On the surface it appears that the petitioner is asking for two separate uses, auto sales and car repair. Actually, there will be only one use on the property, which has already existed on the property for many years. The other use, car sales is an ancillary use to sell cars, if you fix a car and the owner never picks up the car, they need to be able to sell that car. They must be licensed through the State of Illinois, and with that also need to be approved by the zoning district.

Attachments: [Z-24-000022 Somerset Plaza, LLC. Cty. Bd. \(06-25-2024\) Redacted.pdf](#)

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

6.D. [DC-O-0041-24](#)

ZONING-24-000027 – Bates: To approve the following zoning relief:

Variation to increase the total Floor Area Ratio on the subject property from permitted 35% (approximately 2,135 sq. ft.) to approximately 39.59% (approximately 2,415 sq. ft.), for a new house with detached garage. (Milton/ District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000027 Bates Cty. Bd. \(06-25-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin

SECONDER:	Brian Krajewski
AYES:	Chaplin, Krajewski, Rutledge, and Tornatore
ABSENT:	Gustin, and Ozog

6.E. [DC-O-0043-24](#)

T-1-24 Text Amendments (a) to the DuPage County Zoning Ordinance: To approve the following zoning relief:

Zoning Petition T-1-24 (a) proposed text amendments to the DuPage County Zoning Ordinance relative to places of assembly, restaurants, fences, passenger and commercial vehicles, video gaming regulations, accessory structures and buildings, and historic lots of record. (Waive First Reading)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

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

Attachments: [T-1-24 TEXT AMENDMENT \(a\) \(06-25-2024\).pdf](#)

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

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 10:52 A.M.