



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, August 15, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Jim Kurckowski spoke on behalf of his petition. He spoke to the variation of the increase of height, which was recommended to disapprove. There were some issues about water runoff, but he does have a storm sewer in the corner of his lot. He noted the light issue, the nearest the house is 250 feet away, there would be no blockage of light. The height of the roof on the garage and the dormer would match the house.

5. MINUTES APPROVAL

5.A. [23-2713](#)

Development Committee - Regular Meeting - Tuesday, August 11, 2023

Attachments: [Summary07-Aug-2023-08-57-04.pdf](#)

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

6. REGULATORY SERVICES

6.A. [23-2714](#)

SZE-23-000006 Chicago Kali Bari Maharashtra Mandal Chicago (MMC) Performance:
To approve the special event action item:
CKB Chicago Kali Bari, in association with Maharashtra Mandal Chicago (MMC), is planning an outdoor performance on Saturday, August 26, 2023, between the hours of 1:00 P.M. and 6:00 P.M. (Milton/ District 4) (Generally located northeast of Butterfield Road and Route 53, on the east side of Route 53)

Attachments: [ZSE-23-000006 Chicago Kali Bari Maharashtra Mandal Chicago \(MMC\) Performance.pdf](#)

RESULT: WITHDRAWN

6.B. [DC-O-0036-23](#)

ZONING-23-000033 – Christiansen: To approve the following zoning relief: Conditional Use to allow an existing Rooster to be considered as a pet. (Lisle/ District 2) ZHO Recommendation to Deny Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

Attachments: [Z-23-000033 Christiansen Cty. Bd. \(08-22-2023\).pdf](#)

Member Rutledge noted the City of Chicago allows roosters on residential properties.

Chair Tornatore noted that the ordinance agreed upon, distinctly states only hens be allowed.

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

6.C. [DC-O-0037-23](#)

ZONING-23-000035 – 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 (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Attachments: [Z-23-000035 Eckler Cty. Bd. \(08-22-2023\).pdf](#)

RESULT: DEFERRED
MOVER: Liz Chaplin
SECONDER: Patty Gustin
NAY: Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT: Krajewski

6.D. [DC-O-0038-23](#)

ZONING-23-000039 – Kuczkowski: To approve the following bifurcated zoning relief:
1. Variation to reduce the corner side setback for a detached garage from permitted 30' to

approximately 11.'

ZHO Recommendation to Approve

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

2. Variation to increase the height of a detached garage from permitted 15' to approximately 23.5'. (Downers Grove/ District 3) (If the County Board seeks to approve the zoning relief it will require a 3/4 majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Attachments: [Z-23-000039 Kuczkowski Cty. Bd. \(08-22-2023\) Redacted.pdf](#)

Chair Tornatore asked Paul Hoss for more information on the Zoning Hearing Officer's recommendation to deny the variation of height. The maximum height for a detached building is 15' and the peitioner is asking for 23'. The concern of the ZHO, who approved the setback variation due to the septic location, thought there was a concern of having too much bulk at the adjacent right-of-way. The height addition is for aesthetics, there was no hardship presented.

Member Rutledge moved and Member Chaplin seconded 1. Variation to reduce the corner side setback for a detached garage from permitted 30' to approximately 11'. All ayes, motion carries.

Member Rutledge moved and Member Chaplin seconded 2. Variation to increase the height of a detached garage from permitted 15' to approximately 23.5'. Member Rutledge, aye, Member Chaplin, aye, Member Gustin, aye, Member Ozog aye and Chair Tornatore nay. The motion passed.

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

6.E. [DC-O-0039-23](#)

ZONING-23-000043 – Village Theatre Guild: To approve the following zoning relief:

1. Conditional Use to allow an electronic message center sign.
2. Variation to increase height of an existing sign from permitted 10' to existing 11.5' (sign height not changing – only changing static sign to electronic message center sign). (Milton/District 4)

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

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

Attachments: [Z-23-000043 Village Theatre Guild Cty. Bd. \(08-22-2023\).pdf](#)

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

6.F. [23-2673](#)

Recommendation for approval of a contract to Harris Govern, for annual software maintenance and support services, as needed, for the period of April 1, 2023 through March 31, 2024, for Building & Zoning - \$9,306.52, Division of Transportation - \$5,583.91 and Public Works - \$1,861.30, for a contract total amount not to exceed \$16,751.73; per 55 ILCS 5/5-1022(c) not suitable for competitive bids - Sole Source. (Support for Govern System.)

- Attachments:** [Harris Govern PRCC FY23 8.15.23](#)
[GOVERN Inv #GOVMN0000183](#)
[Harris Govern - Vendor Ethics](#)
[DuPageSoleSourceLetter_20230809](#)

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

7. PRESENTATION

7.A. [23-2715](#)

FY24 Building and Zoning Budget Discussion

- Attachments:** [BZ Fiscal 2024 Budget.pptx 8-15-2023 \(002\).pdf](#)

Jim Stran, Building and Zoning Manager gave the presentation for the Annual Budget for the Department. There are currently 30 employees working in the Enterprise Funded Department. There are three divisions of the Department, Building, Zoning and Environmental. He went over the current numbers compared with previous years. Permitting was the only lower number, which he thought might be down due to the economy. He covered the upcoming special projects, revenue projections, and the breakdown of the budget.

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

ABSENT: Krajewski

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 10:54 a.m.