



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, January 16, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [24-0138](#)

Development Committee - Regular Meeting - November 21, 2023

6. REGULATORY SERVICES

6.A. [DC-P-0001-24](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building and plumbing plan reviews, and inspections on an "as-needed" basis, in unincorporated DuPage County, for the period January 29, 2024, through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP# 24-006-BZP.

6.B. [DC-O-0001-24](#)

ZONING-23-000077 – Messieha: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years. (Milton/ District 4) (Located at the northwest corner of Huntington Road and Huntington Court)

ZHO Recommendation to Deny

6.C. [DC-O-0002-24](#)

ZONING-23-000070 – Flash Property Management, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10'; and
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'. (Milton/District 6) (Generally located northeast of Schmale Road and St. Charles Road, on the northside of St. Charles Road)

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

6.D. [DC-O-0003-24](#)

ZONING-23-000085 – Beilani: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District. (Downers Grove/ District 3) (Located at the northwest corner of Route 83 and Mockingbird Lane)

ZHO Recommendation to Deny

6.E. [DC-O-0004-24](#)

ZONING-23-000086 – Davis Land Holdings: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage). (Wayne/District 6) (Generally located west of County Farm Road and Jefferson Road, on the southwest side of Jefferson Road)

ZHO Recommendation to Approve

6.F. [DC-O-0005-24](#)

ZONING-23-000087 – Route 53 Café: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District. (Milton/District 4) (Generally located at the southwest corner of Route 53 and Butterfield Road)

ZHO Recommendation to Approve

6.G. [DC-O-0006-24](#)

ZONING-23-000092 – Seoles: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft. (Bloomington/District 1) (Generally located northeast of Medinah Road and Maple Avenue, on the north side of Maple Avenue)

ZHO Recommendation to Deny

6.H. [DC-O-0007-24](#)

ZONING-23-000093 – Courtney: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property. (Downers Grove/ District 2) (Generally located southeast of Grant Street and 40th Street, on the east side of Grant Street)

ZHO Recommendation to Approve

7. **OLD BUSINESS**8. **NEW BUSINESS**9. **ADJOURNMENT**