



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, January 16, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

Member Liz Chaplin left the meeting at 10:59 a.m.

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Mohand Beilani spoke in support of his petition Z-23-000085 to allow a conditional use for auto sales at a property that he is has a contingent contract on.

Nan Messieha, spoke in support of her petition Z-23-000077 for a conditional use to reduce rear yard setback for her shed.

Brian Armstrong, Attorney representing Flash Property Management, LLC and their petition. They are asking for approval for rezoning, variation and conditional use. The current zoning is residential, but surrounding area is B-2. The setbacks requested are for an existing building.

Martin Teague spoke in opposition to the Messieha petition. He is the neighbor to the north, states a new shed was built in 2021, over existing concrete pad. This shed encroaches on his property.

5. MINUTES APPROVAL

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

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

Development Committee - Regular Meeting - November 21, 2023

Attachments: [Meeting Minutes 11-21-23.pdf](#)

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.

Attachments: [PRCC SAFEBuilt FY24.pdf](#)
[SAFEbuilt price and signature_Redacted.pdf](#)
[DuPage_Plans Examiner RFP 24 006 BZP_Technical_Redacted.pdf](#)
[Bid Tabulation for PLANS EXAMINER SERVICES](#)
[24-006-BZP.pdf](#)
[SAFEbuilt VE_Redacted.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Liz Chaplin
SECONDER:	Mary Ozog
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

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

ZONING-23-000077 – Messieha: To approve 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)
ZHO Recommendation to Deny
Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Paul Hoss explained why the Zoning Hearing Officer recommended to deny petition. He gave Committee Members copies of the site plan submitted for the building permit to reside the shed. The other document was a new survey/site plan, which showed the shed on the property line. The ZHO felt that the petition did not meet the requirement for the shed to be existing as it is for the last five years.

Copies of the site plans distributed at the meeting can be found at the end of the meeting minutes packet.

Attachments: [Z-23-000077 Messieha Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

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

ZONING-23-000070 – Flash Property Management, LLC.: 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)

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

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

Attachments: [Z-23-000070 Flash Property Management LLC Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

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

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

ZONING-23-000085 – Beilani: To approve 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)

ZHO Recommendation to Deny

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

Chair Tornatore asked Paul Hoss to clarify why the Zoning Hearing Officer recommended to deny the petition.

The ZHO stated the lack of testimony evidence given at the hearing. The location of where the cars would be parked would require the petitioner to request a variation to park in the front and side yards (not on current petition).

Attachments: [Z-23-000085 Beilani Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

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

ZONING-23-000086 – Davis Land Holdings: 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)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000086 Davis Land Holdings, LLC. Cty. Bd. \(01-23-2024\).pdf](#)

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

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

ZONING-23-000087 – Route 53 Café: To approve the following zoning relief: Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000087 ROUTE 53 CAFE Cty. Bd. \(01-23-2024\).pdf](#)

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

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

ZONING-23-000092 – Seoles: To approve 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. (Bloomingdale/District 1)

ZHO Recommendation to Deny

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

The Zoning Hearing Officer recommended to deny petition. This was due to the proposed new detached garage being built on a adjacent property to where the owner lives. They would be storing household items from the other property and since they are also business owners, there was concern that they may store business materials there as well.

Attachments: [Z-23-000092 Seoles Cty. Bd. \(01-23-2024\)_Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Sheila Rutledge
NAY:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

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

ZONING-23-000093 – Courtney: 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)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000093 Courtney Cty. Bd. \(01-23-2024\).pdf](#)

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

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

Member Rutledge stated she would like to discuss beekeeping at the next meeting.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:04 A.M.

