



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, March 21, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:00 AM meeting was called to order by Chair Sam Tornatore at 10:39 AM.

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

James Bleschke spoke in opposition of Zoning petition 23-000005 Clear Channel Outdoor, LLC. He represented the homeowners from the Hills of Itasca neighborhood. These homes are adjacent to the billboard in the petition. He stressed how this change in the lighting will negatively effect the residents who live so close.

Phil Luetkehans, attorney representing petitioner, Sonny Acres (Item Zoning-22-000030) asked the Committee to approve the ZBA unanimous recommendation.

Brian Armstrong, attorney representing Clear Channel Outdoor petition explained that the billboard in question has existed for approximately 30 years. They are looking to change the billboard from a static face to an electronic face. The brightness of the display will adjust to the current light conditions. He asked that the Zoning Hearing Officer's recommendation of 15 year condition be removed.

Brian Armstrong, also attorney for the Stults Essentially in Accord petition. This was a conditional use that was previously approved by the County Board. They are asking for a modification of the plan, to remove the driveway portion of the storage facility. The modification still complies with all the conditions that were approved. They are also asking for an extension of time from current expiration of June, 2023 and permission to contract out the operation of the facility.

Matt Goode, of Venture One Real Estate explained to the Committee that they are asking to continue to operate on the site as they have for the past 24 years, with a zero lot line. In addition they will be adding landscaping, renovating the building and bringing in a tenant to run the business.

Peter DeFilippio spoke on behalf of the owner of the Russo petition property. He said they want to make the highest and best use of the property and create affordable housing. One of the issues for the Zoning Hearing Officer recommendation to deny was the small size of the proposed property. He added there are five properties that are smaller than the proposed property and believes the size falls in line with the surrounding area. They asked that the Committee to overturn the ZHO recommendation.

Steve Berning, property owner for petition Zoning-22-000061 VK Acquisitions VI, LLC explained the property would continue as it has, but with less spaces. He asked that with the lengthy petition process, the Committee would recommend to approve.

David Barcus, an advocate for International Dark Sky Light Pollution, spoke regarding the Clear Channel petition. He explained that digital billboards are set up to be seen during daylight and need to be dimmed down at dusk 99% to not cause light trespass. He understands the controls are in the software, but most likely they will not be used in accordance to prevent negative effects to people in the surrounding area.

5. MOTION TO PULL ITEM 6.E. FROM AGENDA

Chair Tornatore asked for a motion to be made to pull item 6E. Zoning 22-000065 Aliyeva, the petitioner withdrew the petition.

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

6. MOTION TO REMOVE TIME CONSTRAINT FROM ITEM 6.F.

There was discussion of rapidly changing technology, especially in marketing and advertising. Chair Tornatore asked Ms. Infelise what would happen at the end of the 15 years. She explained that petitioner would have to go through the zoning relief process again. Chair Tornatore made a motion to amend Item 6.F. Clear Channel Outdoor, LLC time constraint of 15 years for the conditional use. He noted that Clear Channel has a 30 year lease on the billboard.

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

7. MINUTES APPROVAL**7.A. [23-1211](#)**

Development Committee - Regular Meeting - Tuesday, February 7, 2023

Attachments: [Summary07-Feb-2023-01-10-26](#)

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

8. REGULATORY SERVICES**8.A. [DC-R-0001-23](#)**

Intergovernmental agreement between the County of DuPage and the Village of Glen Ellyn for inspections and permitting services.

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

Chair Tornatore explained that this is a subdivision in Glen Ellyn that 18 properties annexed into the Village. Some of the properties still have permits open and the Village has proposed that the County complete the inspection process to help the homeowners.

Attachments: [615 Ahlstrand Street Glen Ellyn Committee Memo Final](#)
[IGA VGE and DuPage County, Construction Permitting at 615](#)
[Ahlstrand Road, VGE-signed, March 2023_Redacted](#)

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

8.B. [DC-O-0013-23](#)

ZONING-22-000030 – Sonny Acres: To approve the following zoning relief:
Conditional Use for a banquet venue. (Wayne/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-22-000030 Sonny Acres Cty. Bd. \(03-28-23\)_Redacted](#)

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

8.C. [DC-O-0014-23](#)

ZONING-22-000052 – Russo: To approve the following zoning relief:

1. Variation to reduce the lot size for two lots with well and septic, from required 40,000 sq. ft./each lot to approximately 29,672 sq. ft. for Lot 1 and 14,233 sq. ft. for Lot 2.
2. Variation to reduce the required lot width from 125 feet to approximately 95.74 feet for Lot 2. (Bloomingdale/District 6) (If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ 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): 5 Ayes, 0 Nays, 1 Absent

Jessica Infelise explained to the Committee that the petitioner has been working with the Health Department to operate a Bio-Barrier system on the property. The reason for the proposed lot being smaller is due to the old septic system and lines of the existing home and the distance that is required by the Health Department.

Attachments: [Z-22-000052 Russo Cty. Bd. \(04-11-2023\)](#)

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

8.D. [DC-O-0015-23](#)

ZONING-22-000061 – VK Acquisitions VI, LLC.: To approve the following zoning relief:

1. Conditional Use for open storage of trailers and materials;
2. Variation to reduce the interior side yard setbacks from 20 feet to 0 feet; and
3. Variation to reduce the rear setback from 20 feet to 0 feet. (Winfield/ District 6) (If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

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

Jessica Infelise explained that this property has been used for storage of recreational vehicles for the past 25 years. The proposed use is to store trailers and materials, with the same layout and with a zero set back line. The Zoning Board of Appeals did not find a hardship or practical difficulty.

Chair Tornatore noted the change of the number of spaces, why more room for less spaces? Ms. Infelise answered that the proposed parking of truck trailers are larger than the recreational vehicles currently parking there.

Attachments: [Z-22-000061 VK Acquisitions VI, LLC. Cty. Bd. \(04-11-2023\) Redacted](#)

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

8.E. [DC-O-0016-23](#)

ZONING-22-000065 – Aliyeva: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot width from required 165 feet to approximately 143.55 feet for Lot 2. (Downers Grove/ District 3) (Generally located southwest of 91st Street and Garfield Avenue, on the west side of Garfield Avenue)

ZHO Recommendation to Deny

Attachments: [Z-22-000065 Aliyeva Dev. Com. \(03-21-2023\) Redacted](#)

RESULT:	WITHDRAWN
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8.F. [DC-O-0017-23](#)

ZONING-23-000005 – Clear Channel Outdoor, LLC.: To approve the following zoning relief:

Conditional Use to allow an electronic message center sign on the south face of an existing billboard sign. (Bloomingdale/ District 1)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 3 Ayes, 2 Nays, 1 Absent

Member Rutledge spoke to the Committee about The Dark Skies resolution that has been passed by the County Board. She agreed that the technology exists for the signs to be dimmed, but that would not be required.

Attachments: [Z-23-000005 Clear Channel Outdoor, LLC. Cty. Bd. \(03-28-2023\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, and Tornatore
NAY:	Ozog, and Rutledge

ABSENT: Krajewski

8.G. [DC-O-0018-23](#)

ZONING-23-000007 – Mehmood: To approve the following zoning relief:
Variation to reduce the corner side setback from required 30' to approximately 12.55 feet,
for interior and exterior remodeling of a house on the existing foundation. (Addison/
District 1)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000007 Mehmood Cty. Bd. \(03-28-2023\)](#)

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

8.H. [DC-O-0019-23](#)

ZONING-23-000009 – Gorecki: To approve the following zoning relief:

1. Variation to reduce the required lot size for two lots serviced with well and sewer from required 20,000 sq. ft. to approximately 5,576 sq. ft./ each lot.
2. Variation to reduce required lot width for two lots serviced with well and sewer from required 100 feet to approximately 54 feet/ each lot. (York/ District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000009 Gorecki Cty. Bd. \(03-28-2023\)](#)

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

8.I. [DC-O-0020-23](#)

ZONING-23-000016 (Z21-085)– Stults Essentially in Accord: To revise the approve zoning relief Z21-085 Stults for the following:

1. Essentially in Accord to extend the Conditional Use and all other entitlements for an additional 18 months beyond the current expiration date of June 14, 2023, to allow sufficient time to obtain building permits and commence development (Z21-085 Stults).

2. Essentially in Accord to amend the site plan and design of Z21-085, including (1) removing the covered drive-through lane, reducing the north-south depth of the primary structure by 55 feet, (2) adding 1 detached one-story drive-up self-storage structure north of the primary structure, and (3) making the primary structure a three-story building. (None of these modifications will result in the building's exceeding the FAR as permitted by the ordinance or violating any setbacks and none require any variations.)
3. Essentially in Accord to amend Condition 2 of the Z21-085 Ordinance be amended to allow a self-storage facility operator/manager other than ExtraSpace storage be permitted to operate the self-storage facility once erected. Extra Space does not, and never was, to have any ownership interest in the Property; it was only a potential operator. However, the market for managing and operating self-storage facilities is competitive and dynamic, and the Applicant believes he can command the best operation, service, and maintenance of the facility by opening the operation and management of the facility to competitive proposals from multiple self-storage operator/managers. Mr. Stults, through a limited liability company he and his son control, will continue to own the Property. (Wayne and Bloomingdale/ District 6) (Located at the northeast corner of North Avenue and Ethel Street)

Attachments: [Z-23-000016 Stults Essentially in Accord \(03-21-2023\) _Redacted](#)

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

9. OLD BUSINESS

Member Chapman spoke about time constraint conditions that are placed on petitions, like that were heard on the Stults Essentially Accord. She inquired if there was a way to push those time conditions out longer, so the petitioner does not have to come back if there extenuating circumstances that delay their project. Chair Tornatore said that he was sure that Jim Stran and Paul Hoss could work with the Zoning Hearing Officer and the Zoning Board of Appeals to work this out.

10. NEW BUSINESS

No new business was discussed.

11. ADJOURNMENT

With no further business, the meeting was adjourned at 11:21 a.m.