



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, March 21, 2023

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. [23-1211](#)

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

6. REGULATORY SERVICES

6.A. [DC-R-0001-23](#)

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

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

ZONING-22-000030 – Sonny Acres: The Zoning Board of Appeals recommended to approve the following zoning relief:

Conditional Use for a banquet venue. (Wayne/District 6) (Located at the northwest corner of St. Charles Road and Klein Road)

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

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

ZONING-22-000052 – Russo: The Zoning Hearing Officer recommended to deny 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) (Located at the northeast corner of Lawrence Avenue and Keeney Road)

ZHO Recommendation to Deny

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

ZONING-22-000061 – VK Acquisitions VI, LLC.: The Zoning Board of Appeals recommended to deny 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) (Generally located southeast of Butterfield Road and Eola Road, on the southside of Butterfield Road)

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

6.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

6.F. [DC-O-0017-23](#)

ZONING-23-000005 – Clear Channel Outdoor, LLC.: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an electronic message center sign on the south face of an existing billboard sign. (Bloomington/ District 1) (Generally located southwest of Rohlwing Road and I-355, on the west side of Rohlwing Road)

ZHO Recommendation to Approve

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

ZONING-23-000007 – Mehmood: The Zoning Hearing Officer recommended 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) (Located at the southwest corner of Holtz Avenue and 9th Avenue)

ZHO Recommendation to Approve

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

ZONING-23-000009 – Gorecki: The Zoning Hearing Officer recommended 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) (Generally located northeast of 14th Street and Luther Avenue)

ZHO Recommendation to Approve

6.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)

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