



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

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

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Tuesday, November 7, 2023

10:30 AM

ROOM 3500B

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1. CALL TO ORDER
2. ROLL CALL
3. CHAIRMAN'S REMARKS- CHAIR TORNATORE
4. PUBLIC COMMENT
5. MINUTES APPROVAL
  - 5.A. [23-3402](#)  
Development Committee - Regular Meeting - October 17, 2023
6. INFORMATIONAL
  - 6.A. [23-3582](#)  
Recommendation for the approval of a purchase order to Zips Car Wash, LLC d/b/a Jet Brite Car Wash, to provide unlimited car washes, including undercarriage wash and rust inhibitor, as needed for the DuPage County fleet of vehicles, for the period November 8, 2023 through November 7, 2024, for a contact total not to exceed \$29,900; per low bid #23-117-DOT.
7. REGULATORY SERVICES
  - 7.A. [DC-R-0002-23](#)  
To Approve: INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEATON AND THE COUNTY OF DUPAGE FOR THE TRANSFER OF CERTAIN REGULATORY AUTHORITY FROM THE CITY TO THE COUNTY EXCLUSIVELY FOR THE DEVELOPMENT OF THE NEW DUPAGE COUNTY HEALTH DEPARTMENT CRISIS RECOVERY CENTER ("CRC")
  - 7.B. [DC-R-0003-23](#)  
To Approve: A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S STRONG COMMUNITIES PROGRAM – ROUND 2

7.C. [DC-O-0057-23](#)

ZONING-23-000054 – Blacha: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to increase the height of an existing shed from permitted 15' to approximately 16', where it has existed for at least 5 years.
2. Conditional Use to reduce the interior side setback for an existing covered patio/gazebo from permitted 6.7' to approximately 4', where it has existed for at least 5 years.
3. Conditional Use to reduce the interior side setback for an existing spiral staircase from permitted 6.7' to approximately 4.5', where it has existed for at least 5 years. (Downers Grove/ District 3) (Generally located northwest of Stonewall/Sherman Avenue and 61st Street, on the west side of Stonewall/Sherman Avenue)

ZHO Recommendation to Approve

7.D. [DC-O-0058-23](#)

ZONING-23-000062 – Murphy: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback. (Downers Grove/ District 3) (Located at the southwest corner of Monroe Street and Lakeside Drive, on the west side of Monroe Street)

ZHO Recommendation to Approve

7.E. [DC-O-0059-23](#)

ZONING-23-000065 – Hammersmith: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to increase the total permitted area of detached accessory buildings from 850 sq. ft. to approximately 924 sq. ft., where it has existed for at least 5 years.
2. Conditional Use to reduce the rear setback for an existing shed from permitted 3 feet to approximately 1.8 feet, where it has existed for at least 5 years. (Winfield/ District 6) (Generally located northwest of Center Avenue and James Avenue, on the west side of Center Avenue)

ZHO Recommendation to Approve

7.F. [DC-O-0060-23](#)

ZONING-23-000068 – Eckler: The Zoning Hearing Officer recommended to deny 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) (Located at the northeast corner of Bolles Avenue and Morningside Avenue)

ZHO Recommendation to Deny

7.G. [DC-O-0061-23](#)

ZONING-23-000071 – Gilman: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow the finished side of fence to face inward instead of outward toward the adjacent property. (Lisle/ District 2) (Generally located northwest of Woodward Avenue and 59th Street, on the west side of 59th Street)

ZHO Recommendation to Approve

7.H. [DC-O-0062-23](#)

Update to the DuPage County Building Code (Request to waive the first reading)

**8. OLD BUSINESS****9. NEW BUSINESS****10. ADJOURNMENT**