



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, April 2, 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. [24-1109](#)

Development Committee - Regular Meeting - March 19, 2024

6. REGULATORY SERVICES

6.A. [24-1110](#)

ZSE-24-000001 Naperville Country Club: To approve the special event action item:

The Naperville Country Club Fireworks Display scheduled for Sunday, June 30, 2024, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

6.B. [DC-O-0013-24](#)

ZONING-23-000078 Hehl: To Approve as "Essentially in Accordance" that the proposed revised site plan is essentially in accordance with the site plan granted per ZONING-23-000078 Hehl and to allow the proposed garage to be attached to the existing home instead of detached. (Downers Grove/ District 3)

6.C. [DC-O-0014-24](#)

ZONING-23-000095 – Dr. Smoke: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Conditional Use to allow a restaurant/tavern in the B-1 Local Business District.

2. Variation to reduce the required amount of parking spaces from 15 to 11 spaces, as existing. (York/District 2) (Located at the southwest corner of Roosevelt Road and Luther Avenue)

ZHO Recommendation to Deny

6.D. [DC-O-0015-24](#)

ZONING-23-000096 – Anjuman-e-Saifee: The Zoning Board of Appeals recommended to approve the following zoning relief:

Variation to reduce the minimum interior side yard setbacks from 40 feet to approximately 20 feet for the construction of two proposed parking lots (Section 37-704.4A). (Downers Grove/District 3) (Generally located northwest of Route 83 and 91st Street, on the west side of Route 83)

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

6.E. [DC-O-0016-24](#)

ZONING-24-000001 – Cardinal Fence & Supply, Inc.: The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the front yard setback for a new 7' fence from required 40' to approximately 3" (replacing current fence with new fence in same location).

ZHO Recommendation to Approve

The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to allow a barbed-wire fence on the subject property (replacing current barbed wire with new barbed wire in same location). (Winfield/District 6) (Located at the northwest corner of Roosevelt Road and Garys Mills Road)

ZHO Recommendation to Deny

6.F. [DC-O-0017-24](#)

ZONING-24-000005 – Oburrdale, Inc.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use for open storage of equipment, equipment storage containers, and landscape materials.

2. Exception/Variation to reduce the south (front yard) setback from required 40 feet to approximately 2 feet.

3. Exception/Variation to reduce the east (interior side yard) setback from required 20 feet to approximately 1.5 feet.

4. Exception/Variation to reduce the west (interior side yard) setback from required 20 feet to approximately 2 feet.

5. Exception/Variation to reduce north (rear yard) setback from required 20 feet to approximately 0 feet. (Downers Grove/District 3) (Generally located northeast of Route 83 and Jeans Road, on the north side of Jeans Road)

ZBA VOTE (to Deny): 5 Ayes, 2 Nays, 0 Absent

6.G. [DC-O-0018-24](#)

ZONING-24-000008 – Castillo: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow existing deck and pool to remain less than 30' (approximately 3.6') from the corner side setback, where it has existed for at least 5 years. (Bloomington/District 1) (Generally located northeast of Swift Road and Belden Avenue, on the north side of Belden Avenue)

ZHO Recommendation to Approve

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