



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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Tuesday, April 16, 2024

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. [24-1272](#)

Development Committee - Regular Meeting - April 2, 2024

6. REGULATORY SERVICES

6.A. [DC-O-0023-24](#)

ZONING-23-000090 – Wag Suites: The Zoning Board of Appeals recommended to approve the following zoning relief:

Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District. (Wayne/District 6) (Located at the southeast corner of North Avenue and St. Charles Road)

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

6.B. [DC-O-0024-24](#)

ZONING-24-000009 – Barnas: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback for a new pool shed from required 3' to approximately 2' (replacing previous pool shed in same location). (Wayne/District 6) (Located at the northwest corner of Timber Lane and Lakeview Court)

ZHO Recommendation to Approve

6.C. [DC-O-0025-24](#)

ZONING-24-000010 – CHICAGO TITLE TR800239101: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for a Principal Recreational Use in the R-2 Zoning District to allow for a 2,112 square foot timber frame barn with horse stables to be built for the owner's horses. (Winfield/District 6) (Generally located northwest of Herrick Road and Galusha Avenue, on the west side of Herrick Road)

ZHO Recommendation to Approve

6.D. [DC-O-0026-24](#)

ZONING-24-000012 – Mobil-Glen Ellyn: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the corner side setback for a relocated sign from required 15' setback to approximately 3.1 feet, due to IDOT R.O.W. taking.
2. Variation to reduce the rear yard setback for a relocated sign from required 20' setback to approximately 2.7 feet, due to IDOT R.O.W. taking. (Milton/District 4) (Located at the northwest corner of Butterfield Road and Route 53)

ZHO Recommendation to Approve

6.E. [DC-O-0027-24](#)

ZONING-24-000013 – CTLTC #8002391179: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior setback of an existing fence from 3" to approximately 0" for an existing fence post on the property line. (Downers Grove/District 3) (Generally located southeast of Sunrise Avenue and Meadow Court, on the south side of Meadow Court)

ZHO Recommendation to Approve

6.F. [DC-O-0028-24](#)

ZONING-24-000015 – Weiss: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow existing shed to remain less than 10' from the west property line (approximately 2') where it has existed for at least 5 years (extension of previously approved zoning relief Z15-006 Weiss). (Downers Grove/District 3) (Generally located northeast of 86th Place and Washington Street, on the north side of 86th Place)

ZHO Recommendation to Approve

6.G. [DC-O-0029-24](#)

ZONING-24-000016 – Correa: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow a 6'/100% closed fence within the 10' corner side yard setback. (York/District 4) (Located at the southwest corner of Hampton Lane and Marlborough Lane)

ZHO Recommendation to Approve

6.H. [24-1273](#)

“DuPage County Liquor Ordinance Proposed changes related to Video Gaming” Documents to be distributed from Liquor Control Office at Committee Meeting.

6.I. [24-1275](#)

T-1-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to video gaming uses and Permitted and Conditional Use sections of the B-1 Local Commercial, B-2 General Commercial, I-1 Light Industrial and I-2 General Industrial Zoning districts to include Video Gaming Cafe and video gaming facilities ancillary to permitted uses in these various zoning districts.

T-2-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to electric vehicles and Permitted and Conditional Use sections to allow for electric vehicle charging stations, and to add further regulations for lighting performance standards in all zoning districts.

T-3-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to Accessory Dwelling Units and Dwelling units in general and add new residential use requirements and bulk regulations in all zoning districts.

T-4-24 Text Amendments to the DuPage County Zoning Ordinance to add the Lake Street Corridor Overlay District Regulations to the DuPage County Zoning Ordinance.

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