



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, April 16, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

PRESENT	Chaplin, Gustin, Ozog, and Rutledge
ABSENT	Krajewski, and Tornatore

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Vice Chair Rutledge led the meeting in absence of Chair Tornatore's due to illness. She wished him a speedy recovery.

4. PUBLIC COMMENT

No public comments were offered in person.

***Public comment submitted electronically can be found at the end of the meeting minutes packet.

5. MINUTES APPROVAL

5.A. [24-1272](#)

Development Committee - Regular Meeting - April 2, 2024

Attachments: [Dev Comm Final Summary Minutes 4-2-24.pdf](#)

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

6. REGULATORY SERVICES

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

ZONING-23-000090 – Wag Suites: To approve the following zoning relief:
Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.
(Wayne/District 6)

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

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000090 WagSuites Cty. Bd \(04-23-2024\).pdf](#)

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

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

ZONING-24-000009 – Barnas: 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)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000009 Barnas Cty. Bd. \(04-23-2024\) Redacted.pdf](#)

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

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

ZONING-24-000010 – CHICAGO TITLE TR800239101: 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)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000010 CHICAGO TITLE TR800239101 Cty. Bd. \(04-23-2024\).pdf](#)

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

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

ZONING-24-000012 – Mobil-Glen Ellyn: 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)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000012 Mobil - Glen Ellyn Cty. Bd. \(04-23-2024\).pdf](#)

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

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

ZONING-24-000013 – CTLTC #8002391179: To approve the following zoning relief:
Variation 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)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000013 CTLTC #8002391179 Cty. Bd. \(04-23-2024\)_Redacted.pdf](#)

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

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

ZONING-24-000015 – Weiss: 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)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000015 Weiss Cty. Bd. \(04-23-2024\).pdf](#)

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

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

ZONING-24-000016 – Correa: 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)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000016 Correa Cty. Bd. \(04-23-2024\) Redacted.pdf](#)

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

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.

Paul Hoss, Planning & Zoning Administration Coordinator clarified that this item is informational only. Jason Blumenthal, Policy and Program Manager shared that the County has audited the liquor code and started a review. Currently, video game terminals facilities have a Class B restaurant/tavern liquor license. In order to obtain a gaming license with the State of Illinois, facilities need a pour license from the local jurisdiction. They are looking at creating two new classes of liquor licenses. Class G1, for a stand alone video gaming cafe, which would allow consumption on premises. Also, Class G2 license, for an accessory video gaming terminal license, which would coincide with the Class A license for packaged liquor sales, which would be the necessary pour license for consumption on premises. Mr. Blumenthal advised these additions will help clarify regulations. Discussion ensued.

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.

Attachments:

[1. Memo Proposed Text Amendments Dev. Com. Mandate \(4-16-24\).pdf](#)

[2. Exhibit #1 Proposed Text Amendments Dev. Com. Mandate \(4-16-24\).pdf](#)

[3. Exhibit #2 Lake St - Draft Public Hearing Version 2.12.2024.pdf](#)

Mr. Hoss instructed the Committee that a motion and second are needed to forward these proposed text amendments to the Zoning Board Appeals for a public hearing. He reviewed each amendment with Members. T-1-24 coincides with the changes being made on liquor licensing. T-2-24, will also include beekeeping, along with dark skies initiatives and electric vehicle charging stations. T-3-24 deals with historical lots of record being able to be developed under any utility service without a conditional use. Also, changing additional dwelling units as of right in an existing principal structure or existing detached accessory structure. T-4-24 is a result of the Lake Street Corridor Study Overlay Land Use Plan which included the County, CMAP, Teska Associates, Hanover Park, Bloomingdale, and Roselle. This is to overlay a new zoning district on Lake Street with use allowances, regulations and bulk requirements.

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

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 11:08 A.M.