



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, May 2, 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. [23-1681](#)
Development Committee - Regular Meeting - Tuesday, April 18, 2023
6. REGULATORY SERVICES
 - 6.A. [23-1682](#)
20 Minute Presentation by Teska Associates, Inc. and Ancel Glink regarding the Lake Street Zoning Overlay District
7. OLD BUSINESS
8. NEW BUSINESS
9. ADJOURNMENT



Minutes

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File #: 23-1681

Agenda Date: 5/2/2023

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
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Tuesday, April 18, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:35 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Dan Geary spoke on behalf of his Zoning Petition 23-000015.

5. MOTION TO PULL ITEMS 6.A. AND 6.B. FROM AGENDA

Chair Tornatore entertained a motion to amend the agenda to pull items 6.A and 6.B.

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

5. MINUTES APPROVAL

5.A. [23-1562](#)

Development Committee - Regular Meeting - Tuesday, March 21, 2023

Attachments: [Summary 3-21-2023](#)

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

6. REGULATORY SERVICES

6.A. [23-1563](#)

ZSE-23-000001 International Swaminarayan (I.S.S.O): To approve the special event action item:

Parade from U-Haul parking lot located off Irving Park Road to the Midwest Shree Swaminarayan Temple, to be held on Saturday, August 5, 2023, from 2-4 PM. (Bloomingdale/ District 1) (Generally located on Irving Park Road, between Medinah Road and N. Rohlwing Road)

Attachments: [ZSE-23-000001 International Swaminarayan \(ISSO\) \(04-18-2023\)](#)

RESULT:	WITHDRAWN
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6.B. [23-1564](#)

ZSE-23-000002 International Swaminarayan (I.S.S.O): To approve the special event action item:

Traditional and folk music concert, to be held on Friday, July 28, 2023, from 8-11:30 PM. (Bloomingdale/ District 1) (Generally located northeast of Medinah Road and Irving Park Road, on the north side of Irving Park Road)

Attachments: [ZSE-23-000002 International Swaminarayan \(ISSO\) \(04-18-2023\)](#)

RESULT:	WITHDRAWN
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6.C. [DC-O-0021-23](#)

ZONING-23-000015 – Geary: To approve the following bifurcated zoning relief:

1. Variation to reduce the corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage.

ZHO Recommendation to Approve

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

2. Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio. (Winfield/District 6) (If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

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

Chair Tornatore asked Paul Hoss for more information on the Zoning Hearing Officer's recommendation to deny the second request. Mr. Hoss explained when the house was built the corner side yard setback was 15 ft. This has since been changed to 30 ft. The septic field location is on the southwest side of the property. The ZHO found that the location for detached garage was acceptable. He recommended to deny the variation for the screened in lean to, because he felt there was no practical difficulty or hardship demonstrated.

Member Chaplin moved and Member Rutledge seconded 1. Variation to reduce the

corner side setback from 30 feet to approximately 9 feet, to build a 440 sq. ft. detached garage. All ayes, motion carried.

Member Chaplin moved and Member Rutledge seconded 2. Variation to reduce the corner side setback from 30 feet to approximately 15 feet, to build a roofed patio. All ayes, motion carried.

Attachments: [Z-23-000015 Geary Cty. Bd. \(04-25-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge

6.D. [DC-O-0022-23](#)

ZONING-22-000065 – Aliyeva: To approve 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) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

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

Paul Hoss gave some information on the recommendation to deny the petition. The proposed development would divide the subject property into two lots. This subject property is unique and irregularly shaped and has wetlands on it. The petitioner in dividing, wanted to keep all the wetlands on one property. The ZHO felt the petitioner didn't present a hardship or practical difficulty for the width variation of 165 ft. to 143 ft. for Lot 2.

Attachments: [Z-22-000065 Aliyeva Cty. Bd. \(04-25-2023\) Redacted.pdf](#)

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

6.E. [DC-O-0023-23](#)

ZONING-23-000011 – Oak Brook Lakes: To approve the following zoning relief: Amendment to the Conditional Use PDD (Z08-099A) to allow the height and size of the multi-tenant sign as proposed:

1. Proposed sign area from permitted 192 sq. ft. (per Z08-099A) to approximately 375

sq. ft.

2. Proposed sign height from permitted 10 feet to approximately 30 feet. (York/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-23-000011 Oak Brook Lakes Cty. Bd. \(04-25-2023\).pdf](#)

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

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 10:58 a.m.



Informational

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