



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, August 20, 2024

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered at the meeting in person.

***Comments submitted electronically are included for the record in their entirety and can be found at the end of the minutes packet.

5. MINUTES APPROVAL

5.A. [24-2244](#)

Development Committee - Regular Meeting - August 6, 2024

Attachments: [Dev Comm Meeting Minutes summary 8-6-2024.pdf](#)

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

6. REGULATORY SERVICES

6.A. [DC-O-0051-24](#)

ZONING-24-000023 – ORDINANCE – Griese: To approve the following zoning relief:
1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.

2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle). (Winfield/District 6)
(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 (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

Attachments: [Z-24-000023 Griese Cty. Bd. \(08-27-2024\)_Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
NAY:	Chaplin, Ozog, Rutledge, and Tornatore
ABSENT:	Gustin, and Krajewski

6.B. [DC-O-0052-24](#)

ZONING-24-000035 – ORDINANCE – Bagalanon (10%): To approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase). (Milton/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000035 Bagalanon \(10%\) CTY BD \(08-27-2024\).pdf](#)

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

6.C. [DC-O-0053-24](#)

ZONING-24-000040 – ORDINANCE – Jimenez: To approve the following zoning relief:

1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.

2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition. (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000040 Jimenez CTY BD \(08-27-2024\).pdf](#)

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

6.D. [DC-O-0054-24](#)

ZONING-24-000050 – ORDINANCE – Stout: To approve the following zoning relief: Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property. (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000050 Stout CTY BD \(08-27-2024\).pdf](#)

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

6.E. [DC-O-0055-24](#)

ZONING-24-000056 – ORDINANCE – McElligott: To approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), where it has existed for at least 5 years. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000056 McElligott CTY BD \(08-27-2024\).pdf](#)

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

6.F. [DC-O-0056-24](#)

T-2-24 Text Amendments to the DuPage County Zoning Ordinance: To approve the following zoning relief:

Zoning Petition T-2-24 proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units: (Waive First Reading)

- Add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts.
- Add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements).

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

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

Paul Hoss clarified the change for electric vehicle charging stations. With the amendment they would be able to be permitted as a stand alone use.

County Board Member Yoo inquired if the County has ever had Accessory Dwelling Units before. Paul Hoss explained currently, it is allowed with a conditional use, requiring the occupant to be 62 years or older and a family member. With the text amendment people would still need a conditional use, but occupant no longer needs to be related and no age restriction. Also, it would allow the ADU to be located in an existing detached building and would increase the allowance of square footage from 400 to 1,000, but still must meet the floor area ratio requirements. The property must be owner occupied, either living in principal structure or the ADU. Leases would be required to at least six months. Parking requirements will still remain, no more than six vehicles.

Attachments: [T-2-24 Cty. Bd. \(08-27-2024\)_Redacted.pdf](#)

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

[DC-O-0050-24](#)

T-1-24 Text Amendments (b) to the DuPage County Zoning Ordinance: To approve the following: Zoning Petition T-1-24 (b) proposed text amendments to the DuPage County Zoning Ordinance relative to beekeeping.

ZBA VOTE (No Recommendation): 7 Ayes, 0 Nays, 0 Absent Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Attachments: [T-1-24 TEXT AMENDMENT \(b\) \(08-27-2024\).pdf](#)

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 10:55 AM