



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, May 7, 2024

10:30 AM

Room 3500B

1. **CALL TO ORDER**

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. **ROLL CALL**

PRESENT Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore
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3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

No remarks were offered.

4. **PUBLIC COMMENT**

No public comments were offered.

5. **MINUTES APPROVAL**

5.A. [24-1356](#)

Development Committee - Regular Meeting - April 16, 2024

Attachments: [Dev Comm Meeting Minutes Summary 4-16-2024.pdf](#)

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

6. **REGULATORY SERVICES**

6.A. [24-1443](#)

Transfer of funds from 1100-2810-53830 (Other Contractual Expenses) \$65,000 to 1100-2810-50000 (Regular Salaries) \$65,000. Budget transfer needed to cover a job reclassification and one (1) additional headcount.

Attachments: [BT \\$65,000 5.7.24](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge

SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.B. [24-1444](#)

Essentially in Accord: Z21-085 Stults (Does not require County Board Approval)

Attachments: [Z-23-000016 Stults Essentially in Accord \(04-23-2024\)_Redacted.pdf](#)

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

6.C. [DC-O-0019-24](#)

ZONING-24-000011 – Cabral: To approve the following zoning relief:

1. Conditional Use to reduce the required side yard setback for existing carport from required 20 feet to approximately 3.5 feet, where it has existed for at least five (5) years.
2. Conditional Use to allow the existing detached accessory buildings/structures (two sheds) to remain in front of the front wall of the house, where they have existed for at least five (5) years.
3. Conditional Use to increase the total area of detached accessory buildings from 2,600 sq. ft. to approximately 5,280 sq. ft. for all existing detached buildings have existed for at least five (5) years (approx. 1,770 sq. ft. stable, 477 sq. ft. shed, 697 sq. ft. detached garage, 1,477 sq. ft. detached accessory building, 460 sq. ft. shed, and 399 sq. ft. shed).
4. Variation to allow the total area of detached accessory buildings to exceed the total area of the principal building. (Winfield/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Member Gustin had a question on if the County "grandfathers" any structures. Paul Hoss advised that anything built prior to 1957 relative to zoning is technically grandfathered in. This specific piece of property was previously zoned agriculturally exempt and did not need permits, however pieces of the property were sold off and it is now less than 5 acres and no longer qualifies for the exemption.

Attachments: [Z-24-000011 Cabral Cty. Bd. \(05-14-2024\)_Redacted.pdf](#)

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

6.D. [DC-O-0020-24](#)

ZONING-24-000018 – Roman (a): To approve the following zoning relief:

- 1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. (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 (Motion to Approve Failed): 2 Ayes, 4 Nays, 0 Absent

ZONING-24-000018 – Roman (b): To approve the following zoning relief:

- 2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft. . (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 (Motion to Approve Failed): 2 Ayes, 4 Nays, 0 Absent

ZONING-24-000018 – Roman (c): To approve the following zoning relief:

- 3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft. (Downers Grove/ District 3)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Forwarded to County Board as three separate items.

Attachments: [Z-24-000018 Roman Dev. Com. \(05-07-2024\)_Redacted.pdf](#)

RESULT: NO ACTION REQUIRED

[DC-O-0030-24](#)

ZONING-24-000018 – Roman (a): To approve the following zoning relief:

- 1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. (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 (Motion to Approve Failed): 2 Ayes, 4 Nays, 0 Absent

Attachments: [Z-24-000018 Roman Cty. Bd. \(05-14-2024\)_Redacted.pdf](#)

RESULT: RECOMMENDED TO DENY (DEVELOPMENT ONLY)

MOVER: Patty Gustin

SECONDER: Sheila Rutledge

AYES: Krajewski, and Rutledge

NAY: Chaplin, Gustin, Ozog, and Tornatore

DC-O-0031-24

ZONING-24-000018 – Roman (b): To approve the following zoning relief:
2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft. . (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 (Motion to Approve Failed): 2 Ayes, 4 Nays, 0 Absent

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

DC-O-0032-24

ZONING-24-000018 – Roman (c): To approve the following zoning relief:
3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft. (Downers Grove/ District 3)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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

6.E. **DC-O-0021-24**

ZONING-24-000020 – Sanchez: To approve the following zoning relief:
1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition. (Downers Grove/District 3)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-24-000020 Sanchez Cty. Bd. \(05-14-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin

7. OLD BUSINESS

Member Lucy Chang Evans who was in attendance had a question about residents that will not mow their grass. Paul Hoss stated that all the Townships have a weed cutting program.

Member Rutledge advised the Committee that the City of Chicago has no limit on the number of hens or roosters allowed on a residential property.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:42 A.M.