



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, October 17, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 11:03 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore informed the Committee that the petitioner for the scheduled appeal hearing had withdrawn his request.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [23-3325](#)

Development Committee - Regular Meeting - October 3, 2023

Attachments: [Meeting Minutes](#)

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

6. REGULATORY SERVICES

6.A. [23-3326](#)

SAFEbuilt Illinois LLC 5532-0001 SERV - This purchase order is decreasing in the amount of \$85,927.50 and closing due to the purchase order expiring.

Attachments: [CO to DEC & CLOSE SAFEbuilt 5532](#)

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

6.B. [23-3327](#)

TPI Building Code Consultants 5558-0001 SERV - This purchase order is decreasing in the amount of \$50,000 and closing due to the purchase order expiring.

Attachments: [CO DEC & CLOSE TPI 5558](#)

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

6.C. [23-3328](#)

County Court Reporters 5653-0001 SERV - This purchase order is decreasing in the amount of \$10,777 and closing due to the purchase order expiring.

Attachments: [CO DEC & CLOSE CCR 5653](#)

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

6.D. [DC-O-0051-23](#)

ZONING-23-000056 – Almedia: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter). (Wayne/ District 6) (Generally located southwest of Schick Road and Cuyahoga Terrace, on the south side of Schick Road)

ZHO Recommendation to Approve

Attachments: [Z-23-000056 Almedia Dev. Com. \(10-17-2023\).pdf](#)

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

6.E. [DC-O-0052-23](#)

ZONING-23-000057 – Schmidt: The Zoning Hearing Officer recommended to approve the following zoning relief:
 Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage). (Lisle/District 3) (Generally located northeast of 79th Street and Wayewood Lane, on the east side of Wayewood Lane)
 ZHO Recommendation to Approve

Attachments: [Z-23-000057 Schmidt Dev. Com. \(10-17-2023\).pdf](#)

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

6.F. [DC-O-0053-23](#)

ZONING-23-000058 – McCann: The Zoning Hearing Officer recommended to approve the following zoning relief:
 Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line. (Milton/District 4) (Generally located southeast of Balsam Drive and Shagbark Lane, on the south side of Balsam Drive)
 ZHO Recommendation to Approve

Attachments: [Z-23-000058 MCANN Dev. Com. \(10-17-2023\).pdf](#)

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

6.G. [DC-O-0054-23](#)

ZONING-23-000060 – Taft: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3" to approximately 0" for a proposed fence on the property line. (Milton/District 4) (Generally located southeast of Balsam Drive and Shagbark Lane, on the south side of Balsam Drive)

ZHO Recommendation to Approve

Attachments: [Z-23-000060 TAFT Dev. Com. \(10-17-2023\).pdf](#)

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

6.H. [DC-O-0055-23](#)

ZONING-23-000061 – Ruth Lake Country Club: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the front yard setback from 30’ to approximately 18’ for the construction of two recreational pickleball courts. (Downers Grove/ District 3) (Generally located northwest of 63rd Street and Madison Street, on the west side of Madison Street)

ZHO Recommendation to Approve

Attachments: [Z-23-000061 RUTH LAKE COUNTRY CLUB Dev. Com. \(10-17-2023\) Redacted.pdf](#)

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

6.I. [DC-O-0056-23](#)

ZONING-23-000064 – Szul: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet. (Wayne/ District 6) (Generally located northwest of Timberline Drive and Cape Avenue, on the west side of Timberline Drive)

ZHO Recommendation to Approve

Attachments: [Z-23-000064 Szul Dev. Com. \(10-17-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	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 11:09 A.M.

10. **ADMINISTRATIVE HEARING**

11. **ROLL CALL**

12. **PUBLIC COMMENT**

13. **ADMINISTRATIVE APPEAL HEARING**

13.A. [23-3329](#)

Request to review Building Code Violation BZ-V-23-000779 was issued in error.

Attachments: [BBA Memo_Redacted.pdf](#)

RESULT:	WITHDRAWN
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14. **ADJOURNMENT**