



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, March 19, 2024**

**10:30 AM**

**COUNTY BOARD ROOM  
OVERFLOW IN ROOM 3500A**

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**1. CALL TO ORDER**

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:34 AM.

**2. ROLL CALL**

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

Chair Tornatore explained to the members of the public that the Committee reviews evidence that has been presented by the Zoning Board of Appeals, there is no new testimony at this hearing, no engaging in questions and answers with the developer or members of the public.

He spoke to the Committee Members who received a letter from the petitioners attorney, stating that it should be treated as public comment, not evidence.

**4. PUBLIC COMMENT**

Attorney Phil Luetkehans representing the petitioner spoke first. He explained his letter to Committee Members was meant as a summary of the evidence, the only new information is that the applicant has agreed to decrease the number of units from 70 to 60. He affirmed the need for workforce housing in DuPage county and this development guarantees 20% of the units would be for workforce housing and will comply with the Fannie Mae workforce housing program.

Peter Scalera representing the Village of Bloomingdale and the Village Board of Trustees spoke in opposition of the petition. They feel this project would negatively effect the residents of the Village. Some of their concerns are increased traffic, stormwater impact, and visitor onsite parking.

Jim Tierney spoke on behalf of Villa Torino Homeowners Association in opposition to the petition. He is a resident of the 19 townhouses are adjacent to the north side of the development. The developer does not provide any benefit of this new development to the surrounding neighbors, only detriments.

Attorney Joseph Fortunato spoke on behalf of Natalie Stec and Scott Benz who live about 200 feet from the proposed development. They have submitted photographs of significant flooding in the area. Adding these homes, will not cure this. Also, concerns of a septic system for 60 units on a 5 acre parcel.

Karen Latham, resident of Casa Bella in Bloomingdale opposes the petition. The water issue concerns her most, her 24 townhouse neighborhood has a wetland and retention pond within and

her HOA is financially responsible for maintaining these.

Meena Patel lives across the street from the project, which she opposes. Her concerns are flooding and sewage.

Parag Kshatriya is concerned about parking, especially when it snows. He mentioned all the additional residents, he is worried about rising crime rates. He also would prefer more environmentally friendly green space with the development.

Also, Thomas Boher, Bill Belmote (Bloomington Trustee) and Karen Johns were also present, were in opposition to the petition, but did not wish to speak.

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

Ketan Mody  
Parag Kshatriya  
Lori Harmon  
Ashish Desai  
Thaddeus Karas  
Ed Capua  
John Romanucci  
Alex Ingardona  
Antoinette Hassenplug  
Thomas Hassenplug  
Manish Shah  
Ryan Vance  
Savan Patel  
Pratik Patel  
Ekta Patel  
Joyce Pope  
Karen Latham  
Lawrence Cerami  
Jeanine Mirski  
Frank Zorrilla  
Jamal Burki  
Amar Shah  
Eugenia Grubb  
James Grubb  
Ravi Achanta  
James Rafferty  
Scott Voytek  
Emily Voytek  
Suryakant Patel  
Michael Procaccio  
Anthony Crudele

Jigna Patel  
Dilip Patel  
Susan Grubb  
Vikas Bhala  
Jesse Perez  
Rick Palandri  
Malisa Patel  
Keith Boyer  
Priti Patel  
Nick Abbinante  
Qamar Rizvi  
Robin Zimmerman  
Denise Echols  
Noreen Salvino  
Leigh Cofrin  
Ralph Salvino  
Jaldip Patel  
Lawrence Brcich  
Anthony Guida  
Penelope Brcich  
Roxanne Boyer  
Amar Shah  
Chris Troiola  
Linda Kim  
Andrzej Rybarski  
Dawn LaVeau  
John Ehrhardt  
Shannon McCormick  
Daniel McCormick  
John Waclawik  
Martha Schulkins  
Krystyna Waclawik  
Elizabeth Waclawik  
Joe Chrzanowski  
Nina Ito  
Craig Thuneman  
Janet Thuneman  
Gopesh Patel  
Jairo Mejia  
Meena Patel  
Natalie Stec  
Zdzislaw Ladzinski  
Scott Benz  
Parul Mehta  
Dr. Pranav Patel  
Sandeep Mehta  
Biju Mathew

Amanda Poreda  
Jason Poreda  
Sonali Kshatriya  
Teresa Belmonte

## 5. MINUTES APPROVAL

### 5.A. [24-0908](#)

Development Committee Minutes - Regular Meeting - Tuesday, March 5, 2024

**Attachments:** [Final Meet Minutes Summary 3-5-2024.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Patty Gustin
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

## 6. REGULATORY SERVICES

### 6.A. [DC-O-0009-24](#)

ZONING-23-000069 – Medinah Road Residences: The Zoning Board of Appeals recommended to deny the following zoning relief:

Conditional Use for a Planned Development in the R-2 Zoning District (70 attached dwelling units on 44 building pads), with the following exceptions:

- To reduce the front yard setback from required 30' to approximately 18';
- To increase the maximum height from 36' to approximately 40'; and
- To increase the maximum FAR from 0.25 to approximately 0.57. (Bloomington/District 1) (Generally located southeast of Lake Street and Medinah Road, on the east side of Medinah Road)

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

**Attachments:** [Z-23-000069 MEDINAH ROAD RESIDENCES Dev. Com. \(03-19-2024\) Redacted.pdf](#)

Chair Tornatore asked counsel since it was indicated by the petitioner's attorney that this petition is going to be amended from 70 to 60 units, whether it is appropriate for the Committee to take this under consideration now? The Assistant State's Attorney Nicholas Alfonso advice was to remand this back to the Zoning Board of Appeals as amended.

<b>RESULT:</b>	DEFERRED
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## MOTION TO REMAND PETITION BACK TO THE ZONING BOARD OF APPEALS

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Patty Gustin

<b>SECONDER:</b>	Brian Krajewski
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

**7. OLD BUSINESS**

Member Cahill who represents District 1, has seen how dramatically opposed people in the neighborhood are to this development. She feels that other County Board Members need to listen to the people who are most effected by this.

**8. NEW BUSINESS**

No new business was discussed.

**9. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:05 AM.