



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, March 19, 2024

10:30 AM

COUNTY BOARD ROOM
OVERFLOW IN ROOM 3500A

1. CALL TO ORDER

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

2. ROLL CALL

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

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 workhouse 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 Belmonte (Bloomingdale 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
Euginia 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](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Patty Gustin
AYES:	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:

- a. To reduce the front yard setback from required 30' to approximately 18';
- b. To increase the maximum height from 36' to approximately 40'; and
- c. To increase the maximum FAR from 0.25 to approximately 0.57. (Bloomingdale/ 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.

RESULT:	DEFERRED
----------------	----------

MOTION TO REMAND PETITION BACK TO THE ZONING BOARD OF APPEALS

RESULT:	APPROVED
MOVER:	Patty Gustin

SECONDER:	Brian Krajewski
AYES:	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.