



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, June 4, 2024**

**10:30 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

<b>PRESENT</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT</b>	Krajewski

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chair Tornatore thanked Vice-Chair Rutledge for presiding over the last meeting.

**4. PUBLIC COMMENT**

No remarks were offered.

**5. MINUTES APPROVAL**

5.A. [24-1673](#)

Development Committee - Regular Meeting - May 21, 2024

**Attachments:** [Dev Comm Summary 5-21-2024.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

**6. REGULATORY SERVICES**

6.A. [24-1674](#)

ZSE-24-000002 Medinah Country Club: To approve the special event action item:  
The Medinah Country Club Fireworks Display scheduled for Thursday, July 4, 2024, at  
9:15 PM. (Bloomingdale/District 1) (Located at the northeast corner of Lake Street and  
Medinah Road)

**Attachments:** [ZSE-24-000002 Medinah C.C. Firewords Display.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

6.B. [DC-O-0035-24](#)

ZONING-24-000021 – Komlo: To approve the following zoning relief:  
 Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage. (York/District 2)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000021 Komlo Cty. Bd. \(06-11-2024\).pdf](#)

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

6.C. [DC-O-0036-24](#)

ZONING-24-000023 – Griese: The Zoning Hearing Officer recommended to deny 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) (Located at the northeast corner of Butterfield Frontage Road and Home Avenue)  
 ZHO Recommendation to Deny

**Attachments:** [Z-24-000023 Griese Dev. Com. \(06-04-2024\) Redacted.pdf](#)

<b>RESULT:</b>	WITHDRAWN
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6.D. [DC-O-0037-24](#)

ZONING-24-000026 – K&D Elite, LLC.: To approve the following zoning relief:  
 Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage. (Bloomingdale/District 1)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000026 K&D ELITE LLC. Cty. Bd. \(06-11-2024\).pdf](#)

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

**7. OLD BUSINESS**

Member Rutledge asked for a status on allowing bees. Paul Hoss informed the Committee that June 6th, the Zoning Board of Appeals will be reviewing proposed text amendments, including bees, changing a provision that would allow as of right a certain size lot that has been plotted as of 1957, corner side yard setbacks for fences, and increasing the detached accessory building allowance.

Member Rutledge inquired if the accessory building allowance could be used as an accessory dwelling unit. Mr. Hoss added that this will be included in a separate set of text amendments. It will propose allowing people under age 62, who are non-related to live in already existing detached accessory buildings.

**8. NEW BUSINESS**

No new business was discussed.

**9. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:39 A.M.