



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 17, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:35 AM.

2. ROLL CALL

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

MOTION TO ALLOW REMOTE PARTICIPATION

Member Rutlege joined Meeting remotely.

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Krajewski, Ozog, and Tornatore
REMOTE:	Rutledge

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Brett Paul from X-Site Real Estate, the developer for Zoning Petition 24-000053 spoke first. He informed the Members that they've made great strides getting the community involved with the development and is working with Hobson Villa's HOA, located across the street from the property. He would appreciate the Development Committee's support.

Max Coolidge II spoke on the X-Site petition. He is long time neighbor of the subject property. He questioned some previous approved zoning relief in his neighborhood and would like the Committee to re-evaluate the entire subdivision before making a decision on this proposed project.

Debbie Hojnicky, lives just south of the X-Site property and is concerned with traffic and safety. The only way to enter and exit is on the south side of 75th Street when traveling eastbound. She suggested adding a left turn lane and a deceleration lane on the eastbound side. She also feels the current design of the project is not maintaining the character of the neighborhood.

Phil Leutkehans, Attorney for the X-Site petition spoke on behalf of his client. He feels the project is consistent with the surrounding area. He noted there was a traffic study and analysis completed for the Zoning Board of Appeals meeting. He asked that the Committee recommend petition for approval.

5. MINUTES APPROVAL

5.A. [24-2516](#)

Development Committee - Regular Meeting - September 3, 2024

Attachments: [Final Summary Meeting Minutes 9-3-2024.pdf](#)

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

6. REGULATORY SERVICES

6.A. [DC-CO-0001-24](#)

Change Order to County Contract 4673-0001 SERV, issued to Accela, Inc., for a contract increase of \$4,354.20, resulting in an amended contract total of \$969,863.99, an increase of .45%.

Attachments: [Request for CO - Accela_Redacted.pdf](#)
[Accela Quote #Q-34106.pdf](#)
[Decision Memo - Accela.pdf](#)
[Vendor Ethics Disclosure Accela Inc.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Brian Krajewski
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

6.B. [DC-O-0059-24](#)

ZONING-24-000053 – ORDINANCE – Xsite: To approve the following zoning relief:

1. Rezoning from R-2 to B-2 General Business District.
 2. Conditional Use for a Planned Development with a Self-Storage Facility, Day Care Center, and Drive-Through Coffee Shop with the following exception:
 - a. To increase the FAR from permitted .25 to approximately 0.66. (Lisle/District 5)
- ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
 Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Member Gustin inquired about the engineering plans for the access points and the type of

buffering residents will have with this development. Paul Hoss explained that the Department of Transportation has reviewed the traffic study and have worked out the access points on this divided highway, right in, right out and a shared access with Walgreens to the east side. He added there will be a full landscape screen around entire property.

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

6.C. [DC-O-0060-24](#)

ZONING-24-000058 – ORDINANCE – Mies: To approve the following zoning relief: Variation to reduce the corner side setback from required 30 feet to approximately 12.08 feet. for a one-story, three car garage addition and interior renovation project.

(Lisle/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000058 Mies Dev. Com. \(09-17-2024\).pdf](#)

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

6.D. [DC-O-0061-24](#)

ZONING-24-000062 – ORDINANCE – Falcon Point Subdivision: To approve the following zoning relief:

Conditional Use for a Planned Development in the R-4 Single Family Residential District for a 9-lot single family subdivision, with the following exceptions:

1. To reduce the required lot size from 20,000 sq. ft. to approximately 7,555 sq. ft. for proposed Lots 1-4 and to approximately 7,561 for proposed Lots 5-9.
2. To reduce the required lot width from 100 ft. to approximately 58 ft.
3. To increase the FAR from required 0.35 to approximately 0.45. (Milton/District 6)

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

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

Attachments: [Z-24-000062 Falcon Point Subdivision Dev. Com. \(09-17-2024\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin

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

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 10:55 AM