



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, April 2, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

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

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Mike Roth, attorney for the Oburrdale, Inc. petition spoke on their behalf. He explained the reason for the ZBA recommendation to deny petition. There was a concern of a fire hazard due to a woodpile being located near the property line. The petitioner proposed to revise the site plan and eliminate the setback deviation request and meet the required 20 foot setback. The Zoning Board of Appeals did not allow them to make the change at the hearing and were advised to bring this information to the Development Committee. He asked that the Committee either consider this new site plan or return petition to the ZBA.

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

5. MINUTES APPROVAL

5.A. [24-1109](#)

Development Committee - Regular Meeting - March 19, 2024

Attachments: [Final Summary Meeting Minutes 3-19-24.pdf](#)

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

6. REGULATORY SERVICES

6.A. [24-1110](#)

ZSE-24-000001 Naperville Country Club: To approve the special event action item: The Naperville Country Club Fireworks Display scheduled for Sunday, June 30, 2024, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

Attachments: [ZSE-24-000001 Naperville C.C. Fireworks_Redacted 1.pdf](#)

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

6.B. [DC-O-0013-24](#)

ZONING-23-000078 Hehl: To Approve as “Essentially in Accordance” that the proposed revised site plan is essentially in accordance with the site plan granted per ZONING-23-000078 Hehl and to allow the proposed garage to be attached to the existing home instead of detached. (Downers Grove/ District 3)

Attachments: [Z-23-000078 Hehl Dev. Com. \(04-02-2024\) Essentially In Accordance.pdf](#)

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

6.C. [DC-O-0014-24](#)

ZONING-23-000095 – Dr. Smoke: To approve the following zoning relief:
1. Conditional Use to allow a restaurant/tavern in the B-1 Local Business District.
2. Variation to reduce the required amount of parking spaces from 15 to 11 spaces, as existing. (York/District 2) (If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)
ZHO Recommendation to Deny
Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Paul Hoss, Planning & Zoning Administration Coordinator explained the reason for the Hearing Officer's recommendation to deny the petition. Per state gaming laws, a pour license is needed from the local jurisdiction. Conditional use is needed for a Class B restaurant in a B-1 zoning district, as well as 15 parking spaces per 1,000 sq ft of gross floor area. They don't have even 5 parking spaces and currently patrons are parking in the

street and in the public right-of-way. There was no hardship, unique circumstance or practical difficulty established at the hearing.

Attachments: [Z-23-000095 Dr. Smoke Cty. Bd. \(04-09-2024\).pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Sheila Rutledge
SECONDER:	Patty Gustin
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.D. [DC-O-0015-24](#)

ZONING-23-000096 – Anjuman-e-Saifee: To approve the following zoning relief: Variation to reduce the minimum interior side yard setbacks from 40 feet to approximately 20 feet for the construction of two proposed parking lots (Section 37-704.4A). (Downers Grove/District 3)

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

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Paul Hoss informed the Committee, as part of this petition, the developer has agreed to provide a pedestrian pathway easement in the front of their property on Route 83. This is consistent with the County's Route 83 plan of providing a connection to other pedestrian pathways in this area.

Attachments: [Z-23-000096 Anjuman-e-Saifee Cty. Bd. \(04-09-2024\).pdf](#)

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

6.E. [DC-O-0016-24](#)

ZONING-24-000001 – Cardinal Fence & Supply, Inc.: To approve the following zoning relief:

Variation to reduce the front yard setback for a new 7' fence from required 40' to approximately 3" (replacing current fence with new fence in same location). (Winfield/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

(That petitioner has withdrawn the Variation to allow a barbed-wire fence on the subject property (replacing current barbed wire with new barbed wire in same location) on April 2, 2024)

Chair Tornatore verified the barbed wire fence denial was due to subject property not being located in a completely industrial area. Paul Hoss told the Committee that most likely the petitioner is going to remove the request for the barbed wire fencing, but item would still needed to be voted on today.

Petition was bifurcated, the second request is for a variation to allow a barbed wire fence on the property. The motion was made by Member Gustin, seconded by Member Chaplin, vote was unanimous to deny.

Attachments: [Z-24-000001 Cardinal Fence & Supply, Inc. Cty. Bd. Flyer \(04-09-2024\).pdf](#)

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

6.F. [DC-O-0017-24](#)

ZONING-24-000005 – Oburrdale, Inc.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use for open storage of equipment, equipment storage containers, and landscape materials.
2. Exception/Variation to reduce the south (front yard) setback from required 40 feet to approximately 2 feet.
3. Exception/Variation to reduce the east (interior side yard) setback from required 20 feet to approximately 1.5 feet.
4. Exception/Variation to reduce the west (interior side yard) setback from required 20 feet to approximately 2 feet.
5. Exception/Variation to reduce north (rear yard) setback from required 20 feet to approximately 0 feet. (Downers Grove/District 3) (Generally located northeast of Route 83 and Jeans Road, on the north side of Jeans Road)

ZBA VOTE (to Deny): 5 Ayes, 2 Nays, 0 Absent

Chair Tornatore told the Members that if the petitioner was in agreement, due to the new site plan, the petition would be sent back to the Zoning Board of Appeals.

Attachments: [Z-24-000005 Oburrdale, Inc. Dev. Com. Flyer \(04-02-2024\) Redacted.pdf](#)

RESULT:	DEFERRED
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MOTION TO REMAND ZONING-24-000005 OBURRDALE, INC. PETITION BACK TO ZONING BOARD OF APPEALS

RESULT:	APPROVED
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MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge

6.G. [DC-O-0018-24](#)

ZONING-24-000008 – Castillo: To approve the following zoning relief:
 Conditional Use to allow existing deck and pool to remain less than 30' (approximately 3.6') from the corner side setback, where it has existed for at least 5 years.
 (Bloomingdale/District 1)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-24-000008 Castillo Cty. Bd. \(04-09-2024\)_Redacted.pdf](#)

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

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 10:48 A.M.