

DU PAGE COUNTY
DEVELOPMENT COMMITTEE
FINAL AGENDA

January 16, 2018

Regular Meeting

11:00 AM

ROOM 3500B

421 NORTH COUNTY FARM ROAD
WHEATON, IL 60187

1. CALL TO ORDER

A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

3. CHAIRMAN'S REMARKS

4. PUBLIC COMMENT

A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Tuesday December 5th, 2017

6. REGULATORY SERVICES

A. DC-O-0010-18 ORDINANCE -- Z17-049 - MASIO: The Zoning Board of Appeals recommended to approve the following zoning relief: A Variation to reduce the side yard setback from 10 feet to approximately 8.5 feet for a garage addition. (Bloom/Dist. 1) (Generally located in a neighborhood on the west side of Plum Grove Rd. south of Devon Ave.) ZBA VOTE (to Approve): 6 Ayes, 0 Nay, 1 Absent

B. DC-O-0011-18 ORDINANCE -- Z17-038 - LSCD of Glen Ellyn LLC: The Zoning Board of Appeals recommended to approve the following zoning relief: A Conditional Use to allow for open storage of boats, trailers, recreational vehicles and campers. (Milton/ Dist. 4) (Located at the northwest corner of Main and Poss St. Wheaton) ZBA VOTE (to Approve): 4 Ayes, 1 Nay, 2 Absent

C. DC-O-0012-18 ORDINANCE -- Z17-036 - PONTARELLI: The Zoning Board of Appeals recommended to deny the following zoning relief: A Conditional Use: to allow open Storage of commercial vehicles and equipment; 1. A Variation: to reduce the interior side and rear yard setbacks from 20 feet to 5 feet 2. A Variation: to eliminate the requirement to provide a transition yard in the south, east and north yards; 3. A Variation: to permit gravel parking spaces, drives and circulation aisles instead of all-weather material. (Bloomingdale/ District 1) (Generally 800 feet south of the southeast corner of Lake and Swift Rds.) ZBA VOTE (to deny): 7 Ayes, 0 Nays

D. Action Item -- T-1-17 Text Amendments to the County Zoning Ordinance relative message center signs and fences and Conditional Use Requirement for development in a special management area: The Zoning Board of Appeals considered the following zoning relief: 1. To allow for the que for message center signs from 5 minutes to 10 seconds. 2. To allow fences to be limited to certain heights in residential zoning districts to accommodate the attenuation of drainage below the fence to wit: a. In residential zoning districts where the fence height requirement is no taller than 4 feet change the Code from 4 feet to 4 feet 6 inches. b. In residential zoning districts where the fence height requirement is no taller than 6 feet, change the code to 6 feet 6 inches c. In residential zoning districts where the fence height requirement is no taller than 8 feet, change the code to 6 feet 6 inches. d. In non- residential zoning districts where the fence height requirement is no taller than 8 feet, change the code to 8 feet 6 inches. 3.

To remove the requirement for a Conditional Use for the development of uses which disturb a regulatory floodplain and/or wetland pursuant to section 37-423 of this chapter; Section 37-423 DEVELOPMENT IN A REGULATORY FLOODPLAIN AND/OR A WETLAND and 37-701.2: CONDITIONAL USES; 37-702.2: CONDITIONAL USES; 37-703.2: CONDITIONAL USES; 37-704.2: CONDITIONAL USES; 37-705.2: CONDITIONAL USES; 37-706.2: CONDITIONAL USES; 37-707.2: 37-801.2: CONDITIONAL USES; 37-802.2: CONDITIONAL USES; 37-901.2: CONDITIONAL USES; 37-1001.2: CONDITIONAL USES; 37-1002.2: CONDITIONAL USES. ZBA VOTE (to approve): 7 Ayes, 0 Nays

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **ADJOURNMENT**