



**DU PAGE COUNTY
DEVELOPMENT COMMITTEE
FINAL SUMMARY**

January 8, 2019

Regular Meeting

10:30 AM

**ROOM 3500B
421 NORTH COUNTY FARM ROAD
WHEATON, IL 60187**

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

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

2. ROLL CALL

PRESENT: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
ABSENT:

3. CHAIRMAN'S REMARKS

Chairman Tornatore shared that he spoke with an Alderman from Wood Dale about a tree causing problems with an electric line. The tree was located on County property and was a serious situation. He called Paul Hoss and within a few hours ComEd was out there and took care of the tree. The Alderman and the homeowner were very pleased with how expeditiously the issue was handled by the County.

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.**

Simone Halpin the Director of Naomi's House spoke for The Moody Church. She stated that her and her colleague Gabriela Lozano would be available for any questions.

5. APPROVAL OF MINUTES

- A. Development Committee - Regular Meeting - Dec 4, 2018 11:00 AM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Greg Hart, District 3
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



6. BUDGET TRANSFERS

- A. Budget Transfers -- 18-19-43 Transfer of Funds - \$20,000.00 from 1100-2810-53090 (Other Professional Services) to 1100-2810-53110 (Workers Compensation Insurance) to cover Q318 Invoice.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Greg Hart, District 3
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



7. SCHEDULE OF CLAIMS

- A. Payment of Claims -- 18-19-44 Schedule of Claims - FY18 Q4

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Hart, District 3
SECONDER:	Elizabeth Chaplin, Vice Chair
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



REGULATORY SERVICES

- A. DC-P-0015-19 Recommendation for the approval of a contract purchase order issued to TPI Building Code Consultants, Inc, for professional services to perform building & plumbing plan reviews, and building inspections on an "as-needed" basis, in unincorporated DuPage County, for the period December 30, 2018 through December 29, 2019, for Building & Zoning, for a contract total amount not to exceed \$175,000; per renewal option under award of RFP#16-208-JM, second of three twelve (12) month renewal periods provided there is no change in the terms, conditions, specifications and hourly rate, and provided that such renewals are mutually agreed to by both parties. In no event shall the term plus renewals exceed four (4) years TPI Building Code Consultants Inc Plan Review

Chairman Tornatore asked Jim Stran to explain what TPI does. He explained that they are a private company that handles plan reviews and inspections for buildings. This is the second renewal of 3 one-year renewals. Member Chaplin verified that this is not to

exceed \$175,000.00. Mr. Stran replied that this was correct and wanted everyone to understand that this is simply encumbering the money, all of TPI fees are pass through fees.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Mary Ozog, District 4
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



- B. Change Order -- Amendment to County Contract 2939-SERV, issued to County Court Reporters, Inc., to increase the contract \$1,300 to pay final FY18 invoices for Building and Zoning, resulting in an amended contact total amount of \$13,300 (an increase of 10.83%)

Chairman Tornatore explained that the \$1,300.00 increase is what we went over our budget. This is due to having more ZBA Hearings than anticipated.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Greg Hart, District 3
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



- C. DC-O-0006-19 ORDINANCE -- Z18-014 – ORDINANCE – The Moody Church: To approve the following zoning relief: 1.Conditional Use for a group dwelling. (Winfield/ District 6) ZBA VOTE to Approve: 7 Ayes, 0 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

Chairman Tornatore asked Paul Hoss to give the details on this conditional use request. Mr. Hoss explained that this property is located at the northwest corner of Winfield Road and Purnell Road. This was a single family residence that became part of the Clean and Lien Program. The Moody Church secured this property and cleaned it up. They have been housing not more than 5 people here for about a year now, per our zoning code. They are asking for this Conditional Use for a group dwelling so that they can house up to an additional three people. The facility is able accommodate the eight people. The Zoning Board of Appeals have placed a condition that would require additional landscaping and screening at the property. They will provide our department annually with information that they are following their own operational standards. There are some very stringent requirements of who can live at this property. Member Rutledge inquired about the profile of the people who would be living here. Simone Halpin from Naomi's House, responded that they would be adult woman, 18 years or older. Member Rutledge followed up with the question of the need for this specific facility. Ms. Halpin explained that this facility serves women who have been victim of commercial sexual exploitation. The program is designed to give the women new tools to deal with the trauma they have experienced and start a new life. Member Rutledge inquired if the neighbors have been

given an opportunity to voice in. Paul Hoss stated that the County notified owners within 300 feet of the property. Some of the conditions you see here have been worked out with the neighbors and their attorney Kevin Coyne. It is our understanding that the concerns of the neighborhood have been addressed with these conditions. This is a single family residence requesting to be classified as a group dwelling, which is a permitted conditional use of single family home in a residential neighborhood. There are activities that Naomi's House provides, such as counseling, which is done offsite. As well, they have an administrative office at another location. Chair Tornatore added that it is important to note that this use is just for The Moody Church. Member Ozog wanted to verify that The Moody Church is the property owner. Mr. Hoss replied that they are. Member Rutledge inquired if the residents of the home are shielded from public record. Ms. Halpin said that they are. Member Hart asked if all 8 would be residents, or would there be staff living at the property? Ms. Halpin stated that the home is staffed 24 hours, but the staff does not reside there.

Chair Tornatore ended the discussion by saying that this resulted from the Clean and Lien Program. It was established to identify properties in disrepair and send our people out, clean it up and advise the property owners what they needed to do. If they didn't comply, we would take steps to lien the property. This is an extension of our Neighborhood Development Program. The Moody Church was able to take a property that was once in disrepair and make it into something good for the community.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Greg Hart, District 3
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



- D. DC-O-0007-19 ORDINANCE -- Z18-053 – ORDINANCE – Bratta: To approve the following zoning relief: 1.Variation in lot width for two new lots from the required 125 ft, to approximately 120 feet (Lot 2) and approximately 100 feet (Lot 1). 2.Variation in lot size (Lot 2 only) from 40,000 sq. ft. to approximately 24,516 sq. ft (.56 acres). (Bloomingdale/ District 1) ZBA VOTE to Approve: 7 Ayes, 0 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

Jessica Infelise offered information on the Bratta Zoning request. This is a zoning request to split one lot into two, with variations on both lots. There would be a variation on the lot width for both of the new lots and a variation in lot size (lot 2 only), which is due to lot one maintaining ownership of the existing pond. Public sewer and water is not available in this area and the owners have been working with the health department on this issue. There have been no objections from the neighbors and the lots are of similar size in the area.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elizabeth Chaplin, Vice Chair
SECONDER:	Mary Ozog, District 4
AYES:	Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore



9. OLD BUSINESS

10. NEW BUSINESS

Paul Hoss spoke about the Chicago Metropolitan Agency for Planning Land Use Committee. They are going to be merging the Land Use and Housing Committees together and we have been asked to sit on that new merged committee. The first meeting is in March. Each year they provide communities, counties, and municipalities the opportunity to apply for technical assistance grants. The County has been fortunate, that since 2011 we have received three grants. The first was for our Lake Street corridor, the second for the Roosevelt Road corridor and lastly for the Route 83 corridor. This year we have applied for the Lake Street revitalization overlay district. Tomorrow we will be meeting with all the Planning Directors from the 7 collar counties and CMAP staff and reviewing all the applications submitted to CMAP for grant funding. We have two applications, one for the Lake Street corridor and another with the Division of Transportation to extend the trail system.

11. ADJOURNMENT

Without objection the meeting was adjourned at 11:03 AM.