1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

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

2. ROLL CALL

PRESENT: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
ABSENT:

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.

Jason Klinker and Steve Osbourn were present representing Z17-038 LSCD of Glen Ellyn LLC. Mr. Kliker explained they would like the conditions stipulating that zoning relief shall expire upon the sale or transfer of the property to another owner, and that there shall be no storage of commercial equipment or vehicles or materials associated with commercial or industrial uses be re-reviewed.

Chair Tornatore explained that the Development Committee never hears new testimony in the Development Committee Meeting.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Dec 5, 2017 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. DC-O-0010-18 ORDINANCE -- Z17-049 - MASIO: 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) ZBA VOTE (to Approve): 6 Ayes, 0 Nay, 1 Absent Development Committee: (to Approve): 6 Ayes, 0 Nays

RESULT: APPROVED [UNANIMOUS]
MOVER: Grant Eckhoff, District 4
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. DC-O-0011-18 ORDINANCE -- Z17-038 - LSCD of Glen Ellyn LLC: To approve the following zoning relief: A Conditional Use to allow for open storage of boats, trailers, recreational vehicles and campers(Milton/ Dist. 4) ZBA VOTE (to Approve): 4 Ayes, 1 Nay, 2 Absent Development Committee: (to Approve): 5 Ayes, 1 Nay

Chair Tornatore noted that it was his understanding that the Petition was approved by the ZBA because it was dealing with residential/recreational vehicles. Also, Conditional Uses historically apply to the property owner and does not run with the property. The Development Committee reviews the ZBA’s issues and if there is a substantial deviation from what was presented and voted on at the ZBA meeting, we refer the Petition back to the ZBA so the Petitioner can make their case again. Staff answered all questions posed by the Committee. Chair Tornatore stated that the Committee is voting on the Petition as presented. He inquired if the Petitioner wish to relitigate before the ZBA. The Petitioner wished to move forward.

RESULT: APPROVED [5 TO 1]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore
NAYS: Wiley
C. DC-O-0012-18 ORDINANCE -- Z17-036 - PONTARELLI: The Zoning Board of Appeals recommended to deny the following zoning relief: 1. A Conditional Use: to allow open storage of commercial vehicles and equipment; 2. A Variation: to reduce the interior side and rear yard setbacks from 20 feet to 5 feet; 3. A Variation: to eliminate the requirement to provide a transition yard in the south, east and north yards; 4. A Variation: to permit gravel parking spaces, drives and circulation aisles instead of all-weather material. ZBA VOTE (to deny): 7 Ayes, 0 Nays Development Committee: (January 16, 2018: Tabled the matter to February 6, 2018) All Ayes

During Chairman’s Report Chair Tornatore informed the Committee the Petitioner requested tabling Agenda Item 6C. DC-O-0012-18 ORDINANCE Z17-036 Pontarelli until February 6, 2018.

RESULT: TABLED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

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: To approve the following text amendment to the DuPage County Zoning Ordinance: 1. To allow for the queue 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. ZBA VOTE (to approve): 7 Ayes, 0 Nays Development Committee: (to Approve): 6 Ayes, 0 Nays

Paul Hoss gave a summary of the Text Amendments. Staff answered all questions posed by the Committee.
RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

7. OLD BUSINESS
There was no Old Business.

8. NEW BUSINESS
There was no New Business.

9. ADJOURNMENT
Without objection, the meeting was adjourned at 11:19 AM.