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: County Board Member Amy Grant was also present.

3. CHAIRMAN'S REMARKS

There were no 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.

Tim Hawken, Felicia Garcia and Kevin Carrara were present and in favor of Petition Z18-024. They were prepared to answer questions.

Roger Hakim was present and spoke in favor of Petition Z18-005.

Petar Donev and Maya Dimitrova were present and spoke in favor of Petition Z18-015.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Jun 5, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. Permits - Special Events -- SE-04-18: Medinah Country Club: Wedding Fireworks Display: June 30, 2018: To approve the special event action item for Development Committee only. (Bloomingdale/District 1) (South of Irving Park Road, East of Medinah Road)

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. Permits - Special Events -- SE-05-18: Ruth Lake Country Club: Fourth of July Fireworks Display: July 4, 2018: To approve the special event action item for Development Committee only. (Downers Grove N/District 3) (East of Route 83, North of 63rd Street)

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

C. ORDINANCE -- Z18-015 – Donev: The Zoning Hearing Officer recommended to deny the following zoning relief: 1. A Variation to allow for an Accessory Structure on a Vacant Lot. (Bloomingdale/ District 4) (West of Glen Ellyn Road, North of Armitage Avenue on Pearl Avenue) The Zoning Hearing Officer recommended to deny Z18-015 Donev.

Staff gave a brief overview of the Petition. They answered all questions posed by the Committee. Discussion ensued regarding Variances versus Conditional Uses, Hardship or Practical Difficulties tied to the land and the fact that accessory buildings cannot be on property without a principle building.

On a roll call vote.
RESULT: DEFEATED [0 TO 6]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
NAYS: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

D. DC-O-0038-18 ORDINANCE -- Z18-016 – Martyka: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Variation to allow an accessory structure in the front of the front wall of the house. (Downers Grove N./District 3) (East of Lemont Road, South of 86th Street) The Zoning Hearing Officer recommended to approve Z18-016 Martyka.

On a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

E. DC-O-0039-18 ORDINANCE -- Z18-021 – Markose: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. A Conditional use to allow an existing patio to remain less than 3’ (approximately 3”) from the property line where the structure has existed for at least 5 years. (Addison/ District 1) (East of York Street, North of Diversey) The Zoning Hearing Officer recommended to approve Z18-021 Markose.

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

F. DC-O-0040-18 ORDINANCE -- Z18-023 – Ostrowski: The Zoning Hearing Officer recommended to deny the following zoning relief: 1. A Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to 1,582 sq. ft. approximately. (Lisle/ District 2) (West of Belmont Road, South of Maple Avenue on Chase Avenue) The Zoning Hearing Officer recommended to deny Z18-023 Ostrowski

The Petitioner requested to pull Petition Z18-023 and have it remanded back to the Zoning Board of Appeals.
G. DC-O-0041-18 ORDINANCE -- Z18-025 – Cantigny-Reiling: The Zoning Hearing Officer recommended to approve the following zoning relief: 1. Variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing. (Winfield/District 6) (East of Winfield Road, North of Swan Lake Drive) The Zoning Hearing Officer recommended to approve Z18-025 Cantigny-Reiling.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

H. DC-O-0042-18 ORDINANCE -- Z18-005 – Hakim: The Zoning Board of Appeals recommended to deny the following zoning relief: 1. Conditional Use to reduce the corner side yard setback from 30 feet to approximately 10 feet to allow parking. 2. Conditional Use to reduce the interior yard setback from 20 feet to approximately 15 feet to allow parking. (Bloomingdale/District 1) (Southeast corner of Lake Street and Garden Avenue) ZBA Vote to Deny: 7 Ayes, 0 Nays, 0 Absent

Discussion ensued regarding corner side yard setback, interior yard setback, congestion issues and parking on the right-of-way.

On a roll call vote.

RESULT: DEFEATED [0 TO 6]
MOVER: Greg Hart, District 3
SECONDER: Kevin Wiley, District 6
NAYS: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

I. DC-O-0043-18 ORDINANCE -- Z18-024 – Hawken: The Zoning Board of Appeals recommended to approve the following zoning relief: 1. Variation from the following yard requirements: a. North Yard (Side) from 40 feet to approximately 3 feet b. West Yard (Rear) from 20 feet to approximately 3 feet c. East Yard (Front) from 40 feet to approximately 23 feet and 1 inch 2. Variation for gravel pathway to remain 3. Conditional Use for a private garage (Downers Grove S./District 3) (Approx. 1,500 feet east of Route 83, on Jeans Road/Madison Street) ZBA Vote to Approve: 7 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
7. OLD BUSINESS
There was no Old Business.

8. NEW BUSINESS
Member Eckhoff inquired about a concern brought to his attention regarding a storefront near the corner of Gary Avenue and Geneva Road. Staff updated the Committee on the Property Maintenance Code Violations issued and the adjudication process has been started.

9. ADJOURNMENT
Without objection the meeting adjourned at 11:39 AM.