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**

   Chairman Tornatore thanked Jan Janowicz, outgoing Secretary, for her years of service working with the Development Committee.

4. **PUBLIC COMMENT**

   Kevin Coyne, attorney representing the petitioner, spoke in favor of Z18-041MIF 31W350 Diehl, LLC  
   Brad Werkman spoke in favor of petition Z18-040 The Salvation Army

   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 - Aug 21, 2018 11:00 AM
**REGULATORY SERVICES**

A. Action Item -- Request to proceed with Chicago Metropolitan Agency for Planning (CMAP) Local Technical (LTA) program for the Lake Street Corridor, in conjunction with the Village of Hanover Park, Village of Roselle, and Village of Bloomingdale.

Mr. Hoss spoke about CMAP funding on redevelopment of the Lake Street corridor from Gary Avenue on the west to Bloomingdale Road on the east. We would be working with the communities of Hanover Park, Roselle and Bloomingdale to seek the funding to hire a financial consultant to assist in allocating the funds.

Chairman Tornatore stated that the we have been meeting with the municipalities along this corridor and they are actively engaged and happy with what we have done so far and there will be a greater opportunity to make improvements with grant.

Member Eckhoff questioned if municipalities would want to incorporate these areas and Chairman Tornatore said that he was sure that it would be much more attractive for municipalities to do so after the improvements are made.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Kevin Wiley, District 6
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. 2018-219 Recommendation for the approval of a contract purchase order to Imaging Office Systems, Inc., to provide digitization of microfilm permitting history to digital reel for storing and retrieval for viewing and printing for Building and Zoning, for a contract total amount not to exceed $19,962.00, per low quote Q18-087-GV.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
C. DC-O-0060-18 ORDINANCE -- Z18-040 – ORDINANCE – The Salvation Army: To approve the following zoning relief: 1) A Variation to Reduce the front yard setback from 15 ft. to approx. 10 ft. for a new sign; 2) A Variation to Increase the height of a ground sign from 6 ft to approx. 6ft and 1.5 inches; 3) A Variation to Increase the size of sign from 24 sq. ft. to approx. 57.2 sq. ft. (28.6 sq. ft. per face). 4) A Conditional Use for an LED electronic message center sign. (York/ District 2) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent, DuPage County Development Committee Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

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

D. DC-O-0061-18 ORDINANCE -- Z18-041 – ORDINANCE – MIF 31W350 Diehl, LLC: To approve the following zoning relief: 1. Variation to increase maximum height of pole mounted sign along I-88 from 20 feet to 75 feet; 2. Variation to increase signage of a dual paneled pole mounted sign from 200 square feet to 1,600 (800 sq. ft. per side); 3. Variation to allow for setback from Right-of-Way from 80 feet to 20 feet; 4. Conditional Use to allow for electronic/ L.E.D display sign within 500 feet of Interstate Highway. (Naperville/ District 5) (North side of Diehl Road, approximately 1,500 feet east of Eola Road) ZBA VOTE (to Approve): 6 Ayes, 1 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

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

E. DC-O-0064-18 ORDINANCE -- Z18-048 – ORDINANCE – Group A Architecture: To approve the following zoning relief: 1) Conditional Use for a Planned Development. 2) Rezoning from R-4 to R-5 (Downers Grove/ District 3) ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent, 1 Abstain, DuPage County Development Committee Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
F. DC-O-0062-18 ORDINANCE -- Z18-049 – ORDINANCE – Martens: To approve the following zoning relief: A Variation to reduce the interior (west) side setback from 10 feet to approximately 3 feet for a new detached garage. (Addison/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

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

G. DC-O-0063-18 ORDINANCE -- Z18-050 – ORDINANCE – Foss: To approve the following zoning relief: Conditional Use to increase the square footage of all detached structures (1 new detached garage of 960 sq. ft. and 1 existing shed of 144 sq. ft.) from 850 sq. ft. to approximately 1,104 sq. ft. (Bloomingdale/ District 4) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

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

7. INFORMATIONAL

1. Informational -- Update of DuPage county Neighborhood Revitalization Program

Mr. Hoss spoke about the 55 properties that are part of the program. He mentioned three properties in particular, including Hemlock in Naperville, Western in Darien and Donwood and Hobson. Member Anderson brought up calls she receives about the Donwood property and break-ins. This property has been successfully boarded up, graffiti removed and weeds cut. There was discussion about placing a lien on the property and foreclosures on properties that are in the program. This program has been successful and there are approximately 50 more to go.

8. OLD BUSINESS

Member Hart brought up the resolution regarding the operation of the Sterigenics in Willowbrook and the use of Ethylene Oxide in DuPage County. He suggested that we keep the code up to date and add Ethylene Oxide by name to clear up any gray areas. Member Chaplin added that there have been explosions at four plants that use this chemical. This should be looked at by the Public Safety Committee. Member Wiley stated that there are currently fire codes and building codes that do address this. Mr. Hoss added that OEM and Hazard Planning also have
codes. Wiley replied that it would be nice if this was all under one code. Member Eckhoff mentioned that he is on the Local Emergency Planning Committee and believes there is a Federal law in place for companies to report their use of chemicals. This should also be discussed with Joy Hinz, who is within the environmental group in Building and Zoning.

Member Anderson brought up the continuing problem of Air B & B’s in Naperville and what is being done.

9. NEW BUSINESS
Member Chaplin mentioned that she received an a very complimentary email from Nick Rambke about Dave Winklebleck and staff.

10. ADJOURNMENT
Without objection the meeting was adjourned at 11:34 AM