1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:10 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 asked the committee to entertain a motion to amend agenda, moving Item B, Z18-052 Ordinance - Schramm first.

4. PUBLIC COMMENT

   Erv Schramm spoke in favor of Z18-052 Schramm

   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 - Sep 18, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Greg Hart
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

6. BUDGET TRANSFERS

REGULATORY SERVICES

A. Action Item -- Request to proceed with a ZBA Public Hearing to consider proposed Text Amendments to the DuPage County Zoning Ordinance relative to the following: 1.) Add to the Business and Industrial Sections language relative to adult business uses; 2.) Add to the Residential and Business Sections language relative to accessory uses and structures; 3.) Add to the Performance Standards language relative to certain chemical and toxic substances.

Chair Tornatore discussed these 3 areas, the first being the adult business use, taking the category and essentially filling in the gaps for what some adult businesses are doing today that were not originally covered in the zoning code. We have current businesses that are considered an adult business, but new language would be added to the code, that if a business would submit itself to be providing a service to a person 21 years or older, it would be now categorized as an adult business. They would have to be located in an I-1 or I-2 district, then there are further restrictions, that the business cannot be located within 1000 feet of a school, a church, or day care center. This text amendment is prospective, but there are a few ideas that he might be able to talk about under new business. Relating to accessory uses and structures, this would now take into consideration things that are not a structure, but more of a use. Performance standards relative to certain chemical and toxic substances, current code would consider ethylene oxide to be covered in the current code, but now it would be specifically mentioned. Paul Hoss explained he is prepared to take these text amendments to the ZBA next Thursday, October 11th.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. DC-O-0067-18 ORDINANCE -- Z18-052 – ORDINANCE – Schramm: The Zoning Board of Appeals recommended to deny the following zoning relief: 1. Conditional Use for a Planned Development for 2 Uses on Property, to use as Self-Storage and with Continued Use as Landscape Contractor. (Downers Grove N./ District 3) (Southeast of I-55 and Clarendon Hills Road on Frontage Road) ZBA VOTE to Deny: 6 Ayes, 0 Nays, 1 Absent
Member Eckhoff requested some clarification on the surrounding properties. Paul Hoss explained that only five properties remain in that area that are zoned B-1, the other properties are zoned Residential. Member Eckhoff inquired if this would clean up the current commercial property. Paul Hoss stated that the planned storage is unconventional, it would be several freight trailers on the property which would be rented out to store personal items. Also, being requested is to have multiple uses on the property, as it is currently a landscaping business which would eventually be phased out. Chairman Tornatore called for a roll call vote, where each member voted no.

RESULT:  DEFEATED [0 TO 6]  
MOVED:  Kevin Wiley, District 6  
SECONDER:  Janice Anderson, District 5  
NAYS:  Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

C. DC-O-0068-18 ORDINANCE -- Proposed updates to the DuPage County Building Code for adoption and re-codification of Chapter 8 of the DuPage County Code (Request to waive the 1st reading)

Paul Hoss spoke, explaining that the County wants to make sure the development community, architects, engineers, and planners, when looking at different code, whether it be zoning, building or fire would see consistency.

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

D. DC-R-0894-18 RESOLUTION -- DC-R-0894-18 : Building and Zoning Schedule of Fees Update

Jim Stran explained that the update to the fees is clarification for staff and the public. The Health Department fees, a dollar amount would not be listed, as they are subject to change. Instead it would refer people to check our website for current fees. Also, the performance bond fees would no longer be two tiered, one for residents, the other for contractors. It would become one fee for everyone.

RESULT:  APPROVED [UNANIMOUS]  
MOVED:  Greg Hart, District 3  
SECONDER:  Elizabeth Chaplin, Vice Chair  
AYES:  Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

8.  OLD BUSINESS
Chairman Tornatore asked Jim Stran if there were any changes to Chairman Cronin's budget request for Building and Zoning. Jim responded that there was a monetary difference, he was asked to reduce some line items, however these were fairly insignificant changes and won't effect the building fund or salaries.

9. NEW BUSINESS
Chairman Tornatore said if we could somehow license businesses with restrictions that are within our codes and regulations and we might be able to not only be able to better oversee the businesses, but make them conform. There may have been some concern in the past over what the appearance might be if we license adult businesses. Paul Hoss stated that we can license businesses. In a previous federal lawsuit the County was involved in, the courts ruled that adult businesses have the right to operate under the 1st amendment. The court also recognized that there are additional secondary unintended impacts. Adult businesses are put in certain zoning districts and also have distance restrictions on them. There would be certain exemptions from the adult business use standard in a commercial zoning district and that would be if they are already licensed. This means you have gone through a program, that you have gotten background checks, fingerprinting. This would not be a catch all license. However, this would cover a business that restricts services by age, either 18 or 21. This would help restrict possible types of businesses, that may not be mentioned directly in the code.

10. ADJOURNMENT