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

No remarks from Chairman Tornatore

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.

Attorney Kevin Coyne spoke on behalf of the petitioner for Z18-023 Ostrowski.

Dirk Enger spoke on behalf of the Ironworker's Local #393. He spoke about the vetting process for awarding contracts and asked that the County make it firm and clear to the municipalities, when it comes to certified payroll that they should comply with organized labor. Prevailing wage is the overall package, which not only includes the hourly wage, but also the pension and insurance. He brought up a construction project that was approved by the County Board, Zoning and Development Committee of a Mosque at 64th and Swift Rd in Glendale Heights. He was told at the construction site that there was no open bidding process and that the job would use all non-union workers. He feels that there has not been
much cooperation between municipalities and the County when it comes to certifying prevailing wage requests.

Attorney Phil Luetkehans spoke for Z18-043 8300 Kearney, LLC. Barbara Jo Miller, resident of 8315 Kearney Road, spoke stating she objects to the planned development as proposed.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Oct 2, 2018 11:00 AM

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

REGULATORY SERVICES

A. DC-O-0071-18 ORDINANCE -- Z18-023 – Ostrowski: To approve the following zoning relief: Conditional Use to increase sq. ft. of detached accessory buildings from 910 sq. ft. to 1,582 sq. ft. approximately. (Lisle/ 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: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. DC-O-0072-18 ORDINANCE -- Z18-043 – 8300 Kearney, LLC: To approve the following zoning relief: 1. Conditional Use for a Planned Development. 2. Variation to reduce front yard setback from 30 feet to 25 feet. 3. Variation to reduce corner side yard setback from 30 feet to 25 feet. (Downers Grove N./ District 3) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

Paul Hoss spoke, explaining that this is an airport community where airplane hangers are in a residential area. The subject property was a community hanger that was in poor condition. This property was purchased and they would like to maintain the existing hanger and build seven single family homes, where the first floor of the home is a hanger. The Zoning Board of Appeals found that whereas the objectors concerns, the County does not enforce CC&R's. This is a private matter between property owners. The ZBA found the site plan does indicate that there is access to people to get over Kearney Road and to the runway, with no obstructions. There is a condition, that there be no physical
obstructions or impediments blocking the area to get to the main runway. Member Chaplin asked for more clarification on the access to the runways and that all homeowners understand this. Mr. Hoss mentioned that there will be a Homeowners Association that will govern this, itself. Member Wiley asked for additional interpretation of what residents access would be in the future. Chair Tornatore summarized the ordinance.

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

C. DC-O-0073-18 ORDINANCE -- Z18-046 -Pogorzelski: To approve the following zoning relief: Variation to reduce the side yard setback from 10 feet to approximately 7.6 feet (North side). (Bloomingdale/ District 1)  ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

RESULT:  APPROVED [UNANIMOUS]
MOVER:  Janice Anderson, District 5
SECONDER:  Greg Hart, District 3
AYES:  Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

D. Action Item -- T-1-18 To approve the following Text Amendments to the DuPage County Zoning Ordinance: T-1-18 Text Amendments to Add to the Performance Standards language relative to certain chemical and toxic substances: PART 3. PERFORMANCE STANDARDS, Add to Adult Business Uses relating to service provided to people age 18 years and above: 37-302: DEFINITIONS, and Add to ADULT BUSINESS USES section language relative to service provided to people age 18 years and above: Section: 37-416.  ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent DuPage County Development Committee Vote to Approve: 6 Ayes, 0 Nays, 0 Absent

Member Eckhoff made a motion to amend the Text Amendments. The update would be, the addition of the word access, before the word restricted and the age from 21 to 18. Member Wiley asked if he was correct, that the committee would be approving a change, which was not approved by ZBA. Chair Tornatore, stated that was correct and that the committee is able to approve this. Paul Hoss explained that the County did an exhaustive study in 2001 and completely overhauled the adult business text amendments. This is an attempt to fill in the gaps. There are secondary impacts, especially on protected classes, primarily on school age children, which is why the age was changed to 18. Member Eckhoff inquired if this would be incumbent upon the business owner, for example "carding" the customers. It was clarified that the businesses that would need this text amendment, would be access restricted, where no one under the age of 18 is permitted.
Chair Tornatore mentioned that in new business, there would be discussion about licensing language used in conjunction with this text amendment.

| 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
Conor McCarthy spoke from the State's Attorney Office about his research on negative secondary impacts of adult business uses on communities across the United States and how their ordinances have been used to mitigate those impacts. They have used a licensing structure to impose restrictions on adult businesses. There will be a few category of licenses, it would involve an application, which will include a criminal background check. It would require anyone on the premises or employed by the business be over the age 18. We would need access to do inspections to verify that our laws are being followed. Another addition may be human trafficking training, noticing and reporting program within the license. Member Eckhoff asked if we use licensing, would we be able to go into the businesses. Mr. McCarthy replied that we could go in as drafted as a provision to make sure they don't employ anyone underage, serve people underage and are complying with all our requirements of the ordinance. This may be an annual license, needing a new application, inspection and fee each year. Chair Tornatore asked if this would go through Development Committee. Paul Hoss informed the him that this would go through the Finance Committee, before County Board.

Member Chaplin inquired how the county puts a bid out there and would we verify that the prevailing wage is being paid. Chair Tornatore clarified that the public comments did not refer to government jobs. Member Chaplin inquired about the County and if anyone we use must pay prevailing wage and do we ask for certified payroll. Tony Hayman answered, that yes it is part of the standard contract and also the professional service contract that the County uses.

### 9. ADJOURNMENT
Without objection the meeting was adjourned at 11:44 AM.