1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:04 AM.

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

2. ROLL CALL

PRESENT: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

3. CHAIRMAN'S REMARKS

Chairman Tornatore had everyone go around the table and introduce themselves, as two new committee members attended today. First was Dawn DeSart District 5, Sheila Rutledge District 6, Liz Chaplin District 2, Greg Hart District 3, Jessica Infelise Zoning Administration Coordinator, Jim Stran Building and Zoning Manager, Eileen Schwalm Committee Secretary, Tony Hayman Assistant State's Attorney, and Sam Tornatore. Chair Tornatore welcomed the new committee members.

4. PUBLIC COMMENT

No 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.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Nov 6, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

6. BUDGET TRANSFERS

A. Consent Item -- TPI Change Order Amendment to Scope of Work - No change to contract total

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

7. SCHEDULE OF CLAIMS

A. Payment of Claims -- Schedule of Claims - FY18 Q3

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

REGULATORY SERVICES

A. 2019-3 Recommendation for the approval of a contract purchase order to Konewko and Associates Ltd, to provide professional services to adjudicate Building & Zoning violation cases, for a two-year period November 15, 2018 through November 13, 2020, for Building & Zoning, for a contract total amount not to exceed $24,000. Other Professional Service not subject to competitive bidding per 55 ILCS 5/5-1022(a). Vendor selected pursuant to DuPage County Code Section 2-300.4-108 (1) (b).
RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

B. DC-O-0001-19 ORDINANCE -- Z18-054 – ORDINANCE – Lee: 1. Conditional Use for Detached Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years. (Winfield/District 6) The Zoning Hearing Officer recommended to approve Z18-054 Lee. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Chairman Tornatore explained for the new members, that this is a Zoning Hearing Officer case, we have certain cases that are perfunctory in nature. Instead of going through the whole Zoning Board of Appeals process, we have a Zoning Hearing Officer that reviews the information and makes recommendations to our committee.

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

C. DC-O-0002-19 ORDINANCE -- Z18-060 – ORDINANCE – Murphy: 1. Conditional use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years. (Wayne/District 6) The Zoning Hearing Officer recommended to approve Z18-060 Murphy. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member Rutledge inquired what triggered the appearance of these conditional use cases, where something has existed on a property 5 years or more? Chairman Tornatore explained that sometimes when a application is submitted for something else on the property and we discover that this item has been on the property for years. Instead of making them take it down, we will allow them to keep it, usually with the primary condition that they can keep it as long as they own the property. Member Rutledge followed up by asking, what would be a reason for the board to ask them to take it down? Chairman Tornatore stated, if there was something objectionable to the neighbors, the item in disrepair, etc. Member Chaplin added that, in this committee every property is treated differently, we don't set any kind of precedent here.
RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

D. DC-O-0003-19 ORDINANCE -- Z18-063 – ORDINANCE – Ohlmann: 1.Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line. (Milton/District 4) The Zoning Hearing Officer recommended to approve Z18-063 Ohlmann. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member DeSart further inquired about these already existing items, that are now requesting a conditional use. Jim Stran explained, typically when we issue a permit, we do a site inspection. A staff member will go out to the site and are trained to notice a shed, they research and find no permit, a violation notice is issued and that brings them to us. Now to get to this process, we have evaluated and determined that it has been there for over 5 years. This is brought to the Zoning Hearing Officer, neighbors are notified and none have any objections. They will put a condition for 10 years and after those 10 years, the shed needs to go away. Instead of granting a variation, in which they would be allowed to have a shed in that location for the foreseeable future.

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

E. DC-O-0004-19 ORDINANCE -- Z18-065 – ORDINANCE – Augustinas: 1.Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic. (Downers Grove S./District 3) The Zoning Hearing Officer recommended to approve Z18-065 Augustinas. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Ms. Infelise explained how this case differs from the previous cases heard this morning. The property owner wants to divide the lot in half. They have shown evidence of other lot sizes in the neighborhood that are comparable with this. They demonstrated a hardship, because the property would not be able to receive water and sewer. The current resident plans to stay at the home on the property and their daughter plans to build a home on the other lot. The ZHO determined that these lots fit the character of the neighborhood. Member Rutledge asked if the divided lots met the minimum size requirement for well and septic. Ms. Infelise answered that they do not, which is why they have asked for zoning relief. This case was evaluated by the Health Department and
they would be making the determination of the well and septic location when a building permit is issued.

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

F. DC-O-0005-19 ORDINANCE -- Z18-067 – ORDINANCE – Suhs: 1. Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence. (Winfield/District 6) The Zoning Hearing Officer recommended to approve Z18-067 Suhs. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member Chaplin asked if the neighbors knew that this is going to be a solid fence? Chairman Tornatore replied that there were no neighbor objections to this and no line of sight issue. Ms. Infelise added that the permit applied for was an 50% open fence and an error was made by the contractor. The fence did not pass final inspection and the property owner asked for the variation. Member Rutledge asked for clarification on line of sight. Ms. Infelise explained that for fences for the front yard, which is considered the first 30 feet of the property, they are required to be at least 4’6” in height and 50% open. You need to have clear visibility through the fence in the front yard for traffic and other safety reasons.

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

9. OLD BUSINESS
There was no Old Business

10. NEW BUSINESS
There was no New Business

11. ADJOURNMENT
Without objection the meeting was adjourned at 11:21 AM.

12. ORDINANCES