1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:34 AM.

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

2. ROLL CALL

PRESENT: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
ABSENT:

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore wished everyone a Happy New Year.

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.

Mr. Ken Florey, attorney for the Hur Petition Z19-035 spoke. He explained the Planned Development will be located in unincorporated Oak Brook Terrace. These will be single family homes, which will be very similar in style to the surrounding Subdivision of Berkshire. Both the City of Oak Brook Terrace and the Berkshire HOA are in support of this development. He advised he and Mr. Alec Hur were in attendance to answer any questions the Committee might have.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Dec 3, 2019 10:30 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

REGULATORY SERVICES

A. DC-O-0005-20 ORDINANCE -- Z19-035 – ORDINANCE – Hur: To approve the following zoning relief: Conditional Use for a Planned Development, with an exception (variation): 1. In the front setback from 30 feet to approximately 20 feet; 2. Corner setback from 30 feet to approximately 5 feet; 3. Interior side setback from 10 feet to approximately 5 feet; 4. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet; 5. To reduce the open space percentage from 30% (thirty percent); 6. To increase the floor area ratio from 0.35 to approximately 0.6; and 7. To reduce the minimum space between buildings from 12 feet to approximately 5 feet.

(York/ District 2) ZBA VOTE (No Recommendation: As petition received a tie or favorable vote by a lesser number than the required majority): 3 Ayes, 3 Nays, 0 Absent
Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Member Rutledge inquired what the objections were of the Zoning Board of Appeal Members who voted against the Petition. Paul Hoss, Planning & Zoning Administration Coordinator, answered that the dissenting Members of the ZBA, were concerned about the corner unit being in the line of site. The Fire Protection District, the Road District and the City which have jurisdiction over the right-of-way, have no line of site issues. They felt that the unit on the end, could be eliminated, however the development is consistent with the Berkshire Subdivision corner located homes. Paul Hoss added that all of the other roads in the subdivision, except Luther Drive, are private. Member Chaplin inquired if there was a sidewalk or culvert on the corner. Mr. Ken Florey responded that currently the property is a vacant lot, but there will be a sidewalk on that corner. Member Chaplin brought up the Stormwater objections. Mr. Hoss explained that as part of the development, they will need to provide best management practices and some engineering work will need to be done. It was decided that they would hold off on this until they received Zoning relief. These issues will be resolved before permits are issued on the property. With no other questions, Chair Tornatore asked for a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
B. DC-O-0006-20 ORDINANCE -- Z19-067 - ORDINANCE – LaPlant: To approve the following zoning relief: Variation to increase the height of a detached garage from 15’ to approximately 22’. (Winfield/ District 6) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Sheila Rutledge, District 6</td>
</tr>
<tr>
<td>AYES:</td>
<td>Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore</td>
</tr>
</tbody>
</table>

C. DC-O-0007-20 ORDINANCE -- Z19-070 – ORDINANCE – Ward: To approve the following zoning relief: 1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line. 2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years. (Bloomingdale/ District 1) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Sheila Rutledge, District 6</td>
</tr>
<tr>
<td>AYES:</td>
<td>Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore</td>
</tr>
</tbody>
</table>

D. DC-O-0008-20 ORDINANCE -- Z19-073 – ORDINANCE – Valles: To approve the following zoning relief: 1. Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet; 2. Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet; 3. Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house. (Addison/ District 1) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Sadia Covert, District 5</td>
</tr>
<tr>
<td>AYES:</td>
<td>Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore</td>
</tr>
</tbody>
</table>
E. DC-O-0009-20 ORDINANCE -- Z19-074 – ORDINANCE – Granbom: To approve the following zoning relief: 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years; 2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and 3. Variation to allow 6’6”/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.). (Winfield/ District 6) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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

F. DC-O-0010-20 ORDINANCE -- Z19-075 – ORDINANCE – Sands: To approve the following zoning relief: Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years. (York/ District 2) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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

G. DC-O-0011-20 ORDINANCE -- Z19-080 – ORDINANCE – Fecarotta: To approve the following zoning relief: 1. Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10”; 2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft. (Downers Grove/ District 3) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Member Covert inquired about the increased height of the pool house. Jessica Infelise, Zoning Administration Coordinator, responded that the Petitioner explained that the house was built with no basement, is has a detached two car garage. There is really no storage place for the homeowner. The first floor will be utilized to house pool supplies and the second level will be used for children's toys and other household storage.
RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

H. DC-O-0012-20 ORDINANCE -- Z19-081 – ORDINANCE – Zoeller: To approve the following zoning relief: Conditional Use to allow a shed and patio to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years. (Milton/ District 4) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

I. DC-O-0013-20 ORDINANCE -- Z19-082 - ORDINANCE - Barrido: To approve the following zoning relief: 1. A Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage; and 2. Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 years. (Addison/ District 1) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Mary Ozog, District 4
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

J. DC-O-0014-20 ORDINANCE -- Z19-084 – ORDINANCE – Rushing: To approve the following zoning relief: Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback. (Bloomingdale/ District 1) ZHO Recommendation to Approve Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Sadia Covert, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
K.  DC-R-0028-20 RESOLUTION -- RESOLUTION - To Approve the sale of County owned property located at 22W126 VALLEY VIEW DR GLEN ELYNN IL 60137 (PIN: 0502203017) as surplus property pursuant to Resolution DC-R-0094-18 R Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Assistant State's Attorney Anthony Hayman explained that the County previously acquired this parcel as part of the Clean and Lien Program. The house was dilapidated and there was garbage in the yard. The County tore down the home and cleaned up the property. They decided to put the property on the market and got an offer that came close to the fair market value. Paul Hoss explained that the money to fund the project was provided by a grant from the Illinois Housing Development Authority. The County will reimburse the State Treasury from the proceeds from this sale and whatever is left over will go back into the Clean and Lien Program. Chair Tornatore asked for a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sadia Covert, District 5
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

7. OLD BUSINESS
There was no Old Business

8. NEW BUSINESS
There was no New Business

9. ADJOURNMENT
Without Objection the Meeting was Adjourned at 10:54 AM