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

2. ROLL CALL

3. CHAIRMAN'S REMARKS

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.

5. APPROVAL OF MINUTES
   A. Development Committee - Regular Meeting - Tuesday December 3rd, 2019

6. REGULATORY SERVICES
   A. DC-O-0005-20 ORDINANCE -- Z19-035 – ORDINANCE – Hur: The Zoning Board of Appeals did not recommend the following zoning relief, as petition received a tie or favorable vote by a lesser number than the required majority: 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) (Generally located southeast of Meyers Road and 16th Street, at the northwest corner of Essex Drive and Luther Avenue) ZBA VOTE (No Recommendation): 3 Ayes, 3 Nays, 0 Absent
B. DC-O-0006-20 ORDINANCE -- Z19-067 - ORDINANCE – LaPlant: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Variation to increase the height of a detached garage from 15’ to approximately 22’. (Winfield/ District 6) (Located approximately 230 feet east of Prince Crossing Road and Hawthorne Lane, on the south side of Hawthorne Lane) ZHO Recommendation to Approve

C. DC-O-0007-20 ORDINANCE -- Z19-070 – ORDINANCE – Ward: The Zoning Hearing Officer (ZHO) recommended 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) (Located approximately 800 feet east of Swift Road and Sidney Avenue, on the north side of Sidney Avenue) ZHO Recommendation to Approve

D. DC-O-0008-20 ORDINANCE -- Z19-073 – ORDINANCE – Valles: The Zoning Hearing Officer (ZHO) recommended 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) (Generally located southwest of Route 83 and Lake Street, approximately 740 feet south of Lake Street on McNair Avenue) ZHO Recommendation to Approve

E. DC-O-0009-20 ORDINANCE -- Z19-074 – ORDINANCE – Granbom: The Zoning Hearing Officer (ZHO) recommended 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) (Located approximately 700 feet east of Route 59 and Lee Road, on the south side of Lee Road) ZHO Recommendation to Approve

F. DC-O-0010-20 ORDINANCE -- Z19-075 – ORDINANCE – Sands: The Zoning Hearing Officer (ZHO) recommended 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) (Generally located north west of 39th Street and Fairview Avenue, approximately 630 feet north of 39th street on Douglas Road) ZHO Recommendation to Approve
G. DC-O-0011-20 ORDINANCE -- Z19-080 – ORDINANCE – Fecarotta: The Zoning Hearing Officer (ZHO) recommended 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) (Located approximately 350 north of 63rd Street on the east side of Woodward Avenue) ZHO Recommendation to Approve

H. DC-O-0012-20 ORDINANCE -- Z19-081 – ORDINANCE – Zoeller: The Zoning Hearing Officer (ZHO) recommended 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) (Generally located southeast of County Farm Road and Jewell Road, at the southeast corner of Prairie Avenue and Cedar Court) ZHO Recommendation to Approve

I. DC-O-0013-20 ORDINANCE -- Z19-082 – ORDINANCE – Barrido: The Zoning Hearing Officer (ZHO) recommended 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) (Generally located northwest of Central Avenue and Woodland Avenue, at the southeast corner of White Pine Road and Cedar Street) ZHO Recommendation to Approve

J. DC-O-0014-20 ORDINANCE -- Z19-084 – ORDINANCE – Rushing: The Zoning Hearing Officer (ZHO) recommended 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) (Located southeast of Irving Park Road and Harvey Road, at the Northeast corner of Harvey Road and Temple Drive) ZHO Recommendation to Approve

K. DC-R-0028-20 RESOLUTION -- To Approve the sale of County owned property located at 22W126 VALLEY VIEW DR GLEN ELLYN IL 60137 (PIN: 0502203017) as surplus property pursuant to Resolution DC-R-0094-18 R

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT