

**AGENDA**  
**DEVELOPMENT COMMITTEE**  
**Tuesday, December 3, 2013**  
**11:00 a.m., County Board Room**  
**Or immediately following Health & Human Services Committee**

1. **Call to Order/Roll Call:** *Please turn all beepers, pagers and cell phones “off” or to “vibrate” during meeting.*
2. Chairman’s Report:
3. *Public comment is limited to three minutes per person, for a total length of time of 30 minutes, 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.*
4. Miscellaneous:
  - 4.1 Approve minutes from November 19, 2013
5. Community Development Commission
  - 5.1 **ES12-05 Prairie State Legal Services, Inc. – Homelessness Prevention Legal Project** – To approve an Emergency Solutions Grant (ESG) Agreement in the amount of \$32,801.00 for the partial support of salary and benefits of one staff attorney who will be stationed in housing court and who will provide representation to homeless persons and those threatened with homelessness in DuPage County.
  - 5.2 **CD13-01 Village of Woodridge – Janes Ave. Area Street Resurfacing** – To approve a Community Development Block Grant (CDBG) Agreement in the amount of \$178,234.00 for resurfacing and replacement of gutters, curbing, sidewalks and drainage structures for the following five streets: Charmingfare Drive, Crabtree Avenue, Knotty Pine Court, Evergreen Lane, and Hiawatha Parkway.
6. Regulatory Services:
  - 6.1 **Z13-049 – ORDINANCE - Cina:** The Zoning Board of Appeals recommended to approve the following zoning relief:

A variation to reduce the north corner yard setback from 20 ft. to approximately 15 ft. for a second story addition to the principal structure. (Milton Township/District 4) (pl)

ZBA Recommendation (To Approve): 7 Ayes, 0 Nays, 0 Absent
  - 6.2 **Z13-013 – ORDINANCE - Buchanan Energy:** The ZBA recommended to approve the following zoning relief:

A Conditional Use for a planned development which includes an automobile service station, mini-mart, automobile laundry, and outdoor dining; and

**To deny the following zoning relief:**

    1. A Variation to allow outside displays and seasonal merchandising to be not enclosed and not screened.
    2. A Variation to increase allowable signage from 122 sq. ft. to approximately 181 sq. ft. for wall signage on the southern wall of the proposed mini-mart.

3. A Variation to increase allowable signage from 50 sq. ft. to approximately 96 sq. ft. for a freestanding sign fronting along Butterfield Rd.

4. Variation to increase allowable signage from 50 sq. ft. to approximately 96 sq. ft. for a freestanding sign fronting along Illinois Route 53. (Milton Township/District 4) ph

**ZBA Recommendation on July 11, 2013** (to Approve) 4 Ayes, 2 Nays, 1 Absent

**Development Committee on August 6, 2013:** Remanded back to the ZBA to conduct a public hearing to enable the Butterfield Park District to present evidence showing there is an adverse impact caused by the proposed gas station relative to Benzene and other components in Gasoline on the children and the elderly using the Park District property where that impact is greater than that which currently exists in the area relative to the existing traffic on Butterfield Road and Rt. 53 and at adjacent gas stations. 5 Ayes 1 Nay

**ZBA Recommendation on October 8, 2013:** The ZBA did not reconsider their initial vote on the matter as the evidence and testimony submitted did not change their original July 11, 2013 decision on the matter which is to approve the requested zoning relief. The ZBA did however transmit to the Development Committee and County Board the transcript, exhibits and closing briefs from the petitioner and the Butterfield Park District for their review and consideration.

6.3 **Z13-040A – ORDINANCE - Donven Homes:** The Zoning Board of Appeals recommended to approve the following zoning relief:

1. To Re-Zone from R-4 to R-6; and

2. A Conditional Use for an R-6 Planned Development served by water and sewer (York Township/District 2) (ph)

ZBA Vote (to approve): 6 Ayes, 1 Nay

7. Old Business:

8. New Business:

9. Executive Session:

10. Adjournment