



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, May 19, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER
2. ROLL CALL
3. CHAIRMAN'S REMARKS- CHAIR TORNATORE
4. PUBLIC COMMENT
5. MINUTES APPROVAL
 - 5.A. [26-1450](#)
Development Committee - Regular Meeting - May 5, 2026
6. REGULATORY SERVICES
 - 6.A. [26-1492](#)
ZSE-26-000005 Naperville Country Club Outdoor Concert: To approve special event action item:
Naperville Country Club outdoor concert for their club members, to be held on Friday, August 7, 2026, from 6-10 PM. (Lisle/ District 5) (Generally located northwest of E Chicago Avenue and Olesen Drive, on the north side of E Chicago Avenue)
 - 6.B. [DC-O-0016-26](#)
ZONING-25-000064 – ORDINANCE – Axiom Home Investments, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:
 1. Conditional Use for an accessory dwelling unit.
 2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.
 3. Variation from Subsection 37-417.2(F) to increase the maximum number of permitted occupants on the property—from five (5) occupants to eight (8) occupants total—allocated as six (6) occupants in the existing principal single-family dwelling unit and two (2) occupants in the accessory dwelling unit. (Downers Grove/District 3) (Generally located southeast of Lemont Road and Davey Road, on the east side of Lemont Road)
ZBA VOTE (to Deny): 5 Ayes, 0 Nays, 0 Absent

6.C. [DC-O-0017-26](#)

ZONING-26-000007 – ORDINANCE – NGHC, Inc.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use for a Planned Development for three (3) uses on the subject property: a Group Home, a greenhouse with accessory retail/wholesale crop sales on the subject property, and an Accessory Dwelling Unit.
 2. Variation to increase the total area of permitted detached accessory buildings from 1,241 sq. ft. to approximately 6,989 sq. ft. (3,850 sq. ft. ADU, 2,880 sq. ft. greenhouse, and 259 sq. ft. existing shed).
 3. Variation to exceed the maximum permissible area for detached accessory buildings in the R-3 Single Family Residential District from 2,600 sq. ft. to approximately 6,989 sq. ft.
 4. Variation to allow the total area of detached accessory buildings (proposed accessory dwelling unit, proposed greenhouse, and existing shed) to be larger than the principal building (existing house is 4,745 sq. ft.).
 5. Variation to allow an Accessory Dwelling Unit to be more than 1,000 sq. ft. in size (approximately 3,850 sq. ft.).
 6. Variation to allow an Accessory Dwelling Unit to be located in a new detached accessory building.
 7. Variation to increase the maximum number of permitted occupants on the property—from five (5) occupants to 12 occupants total—allocated as eight (8) occupants in the existing principal single-family /proposed group home and 4 occupants in the accessory dwelling unit.
 8. Variation to allow neither the legal or beneficial owner to be an occupant on the property with an ADU.
 9. Variation to allow the exterior of the converted dwelling to not retain the appearance of an existing accessory building containing the accessory dwelling unit.
 10. Variation to increase the height of a detached accessory building from permitted 24 feet to approximately 28 for the proposed greenhouse and 36 for the proposed accessory dwelling unit. (Lisle/District 5) (Generally located southwest of Naper Boulevard and Plank Road, on the south side of Plank Road)
- ZBA VOTE (to Deny): 5 Ayes, 0 Nays, 0 Absent

6.D. [DC-P-0001-26](#)

Recommendation for the approval of a contract to Sutton Ford, Inc., to furnish and deliver two (2) 2026 Ford Bronco Sport Big Bend 4X4 vehicles, for Building & Zoning, for the period of May 27, 2026 through November 30, 2026, for a contract total not to exceed \$66,560.92; per lowest responsible bid #26-037-DOT.

- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**