



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

**Tuesday, May 19, 2026**

**10:30 AM**

**Room 3500B**

**1. CALL TO ORDER**

10:30 AM meeting was called to order by Vice-Chair Yeena Yoo at 10:30 AM.

**2. ROLL CALL**

<b>PRESENT</b>	Covert, Krajewski, Martinez, Ozog, and Yoo
<b>ABSENT</b>	Tornatore

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Vice-Chair Yoo informed Committee Members that she would be chairing the meeting in Member Tornatore's absence. She thanked Member Haider for being in attendance as well.

**4. PUBLIC COMMENT**

Dave Nelson spoke on of NGHC, Inc. in favor of their petition ZONING-26-000007. He shared a picture of six young woman who have disabilities, one of which is his daughter. They are all on the waiting list of more than 19,000 adults for a place in a group home. In addition to the request for a conditional use for group housing, they are trying to address long term financial support of the property. They would like to build a greenhouse, for the raising and selling of flowers and plant and also have an accessible dwelling unit on the property.

Sanjiv Akhand of Axiom Home Investments, Inc. spoke on behalf of his company in support of their petition ZONING-25-000064. Their request is to convert an existing garage into living space. Mr. Akhand was not clear what zoning standards were not met at the hearing.

\*\*\*Please see the end of packet for the one electronic comment received for the meeting.

**5. MINUTES APPROVAL**

5.A. [26-1450](#)

Development Committee - Regular Meeting - May 5, 2026

**Attachments:** [Meeting Minutes Summary 5-5-2026](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski

<b>SECONDER:</b>	Sadia Covert
<b>AYES:</b>	Covert, Krajewski, Martinez, Ozog, and Yoo
<b>ABSENT:</b>	Tornatore

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)

**Attachments:** [ZSE-26-000005 Naperville CC Concert Dev. Com. \(05-19-2026\) Comments](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Sadia Covert
<b>AYES:</b>	Covert, Krajewski, Martinez, Ozog, and Yoo
<b>ABSENT:</b>	Tornatore

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

Vice- Chair Yoo made a motion to remand the item back to the Zoning Board of Appeals. Paul Hoss explained that there was no opportunity for public comment at the recommendation meeting, which was a technical flaw in the proceedings.

**Attachments:** [Z-25-000064 Axiom Home Investments Dev. Com. \(05-19-2026\)](#)

<b>RESULT:</b>	DEFERRED
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<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Mary Ozog
<b>AYES:</b>	Covert, Krajewski, Martinez, Ozog, and Yoo
<b>ABSENT:</b>	Tornatore

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

Vice-Chair Yoo made a motion to remand the agenda item back to the ZBA. This case had the same technical flaw of no opportunity for public comment at the recommendation meeting.

Member Covert asked the question about a hardship not being presented in the case. Paul Hoss explained. that the zoning code asks for the petitioner to present a hardship, practical difficulty, or unique circumstance relative to the land and what use is being

proposed on the land.

The petitioner indicated they would prefer to have a new hearing. Vice-Chair Yoo withdrew her motion to remand item back to ZBA for recommendation and made a motion to remand it back to ZBA for a new public hearing.

**Attachments:** [Z-26-000007 NGHC, Inc. Dev. Com. \(05-19-2026\)](#)

<b>RESULT:</b>	DEFERRED
<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Mary Ozog
<b>AYES:</b>	Covert, Krajewski, Martinez, Ozog, and Yoo
<b>ABSENT:</b>	Tornatore

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.

**Attachments:** [PRCC](#)  
[Bid Tab](#)  
[Pricing Pages Redacted](#)  
[VE Redacted](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Mary Ozog
<b>SECONDER:</b>	Sadia Covert

7. **OLD BUSINESS**

Member Krajewski inquired of the direction the Zoning Board of Appeals has been given regarding accessory dwelling units. Paul Hoss answered that the Zoning Board is aware of the push for additional housing. They are not policy makers and are following the current code, making decisions based on hardship, practical difficulty or unique circumstance that supports variations.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:52 AM





# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 26-1450

**Agenda Date:** 5/19/2026

**Agenda #:** 5.A.

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# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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Tuesday, May 5, 2026

10:30 AM

Room 3500B

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1. **CALL TO ORDER**

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

2. **ROLL CALL**

<b>PRESENT</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT</b>	Krajewski

3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

No remarks were offered.

4. **PUBLIC COMMENT**

No public comments were offered.

5. **MINUTES APPROVAL**

5.A. [26-1238](#)

Development Committee - Regular Meeting - April 7, 2026

**Attachments:** [Final Meeting Minutes 4-7-2026](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Mary Ozog
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT:</b>	Krajewski

6. **INFORMATIONAL**

6.A. [TE-P-0008-26](#)

Recommendation for the approval of a contract to Accela, Inc., for annual subscription service for Accela Velosimo Connect Enterprise for Bluebeam, for Building & Zoning, Public Works, Stormwater, and Transportation, for the period of June 23, 2026 through June 22, 2027, for a contract total amount not to exceed \$34,720.81. Per 55 ILCS 5/5-1022(d) exempt from bidding - IT/Telecom purchases which do not exceed \$35,000.

Chair Tornatore asked for a motion to be made to receive and place item on file. Motion

made by Member Ozog, seconded by Member Covert. Motion passed unanimously.

- Attachments:** [Accela \(Velosimo\) - PRCC](#)  
[Accela \(Velosimo\) - Velosimo Renewal Order Form FY26](#)  
[Accela \(Velosimo\) - VED](#)

**7. REGULATORY SERVICES**

7.A. [26-1363](#)

ZSE-26-000003 Naperville Country Club Fireworks: To approve special event action item:

Naperville Country Club Fireworks Display, to be held on Sunday, June 28, 2026, at 9:15 PM. (Lisle/ District 5) (Generally located northwest of E Chicago Avenue and Olesen Drive, on the north side of E Chicago Avenue)

- Attachments:** [ZSE-26-000003 Naperville CC Fireworks Dev. Com. Flyer \(05-05-2026\)](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Sadia Covert
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT:</b>	Krajewski

7.B. [26-1364](#)

ZSE-26-000004 Medinah Country Club Fireworks: To approve special event action item:

Medinah Country Club Fireworks Display, to be held on Saturday, July 4, 2026, at 9:15 PM. (Bloomington/ District 1) (Located at the northeast corner of Lake Street and Medinah Road)

- Attachments:** [ZSE-26-000004 Medinah CC Fireworks Dev. Com. Flyer \(05-05-2026\)](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Sadia Covert
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT:</b>	Krajewski

**8. OLD BUSINESS**

No old business was discussed.

**9. NEW BUSINESS**

No new business was discussed.

**10. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:32 A.M.



## Action Item

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 26-1492

**Agenda Date:** 5/19/2026

**Agenda #:** 6.A.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

**TO:** DuPage County Development Committee

**FROM:** Staff

**DATE:** May 19, 2026

**RE:** **ZSE-26-000005 Naperville Country Club Outdoor Concert  
(PIN: 08-17-301-002 & 08-17-103-001) (Lisle/District 5)**

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**Action:** To approve ZSE-26-000005 Naperville Country Club Outdoor Concert.

Naperville Country Club has requested to host an outdoor concert for their club members on Friday, August 7, 2026, from 6:00-10:00 PM. The outdoor concert will be held on the driving range with an anticipated attendance of five hundred (500) members.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

**Date:** FRIDAY, AUGUST 7, 2026  
**Hours:** 6:00-10:00 PM  
**Activities:** Outdoor Concert on Driving Range  
**Location:** 25W570 Chicago Avenue, Naperville, IL 60540  
**Traffic/Parking:** All parking will occur at the Naperville Country Club  
**Insurance:** Lexington Insurance Company in the amount of \$150,000,000.



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** DC-O-0016-26

**Agenda Date:** 5/19/2026

**Agenda #:** 6.B.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: May 7, 2026

RE: **ZONING-25-000064 Axiom Home Investments, LLC.  
(Downers Grove / District 3)**

**DuPage County Development Committee: May 19, 2026:**

**Zoning Board of Appeals Meeting: May 7, 2026:** 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.

**ZBA VOTE (to Deny): 5 Ayes, 0 Nays, 0 Absent**

**FINDINGS OF FACT:**

1. That petitioner testified that the subject zoning relief is for a Conditional Use an accessory dwelling unit, a 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, and a 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.

2. That petitioner testified that the subject property is located on the east side of Lemont Road, approximately one-half mile north of Bluff Road, and approximately 270 feet south of Davey Road.
3. That petitioner testified that the existing detached garage would be converted into an accessory dwelling unit (“ADU”).
4. That petitioner testified that the existing home is a one-story, single-family residence with three (3) bedrooms and is approximately 1,236 sq. ft. in area.
  - a. That petitioner testified that the existing detached garage is approximately 719 sq. ft. in area and is located approximately 9.22 feet from the interior side property line.
5. That petitioner testified that the surrounding area and properties to the north, south, east, and west, are all located in unincorporated DuPage County and are zoned single-family residential.
6. That petitioner testified that the existing detached garage would be converted into an ADU containing a kitchen, bathroom, and bedroom, and that the ADU is intended to accommodate no more than two (2) occupants.
7. That petitioner testified that, because the existing home contains three (3) bedrooms, the permitted occupancy of the principal residence should be six (6) occupants and, with the addition of the proposed two (2) occupants within the ADU, the total occupancy of the subject property should be increased to eight (8) occupants.
  - a. That the petitioner testified that under the current Accessory Housing regulations limiting the total occupancy on the subject property to five (5) occupants, only three (3) occupants would be permitted within the principal residence, which the petitioner stated would render the subject property unmarketable.
8. That petitioner testified that one (1) of the occupants of the subject property would be one of the owners of Axiom Home Investments, LLC.
9. That petitioner testified that DuPage County policy supports affordable housing options, and that the proposed zoning relief would further the County’s initiatives to increase the availability of affordable housing within the County.
10. That the Zoning Board of Appeals finds that petitioner has not demonstrated or provided sufficient evidence for the Standards for Conditional Use or Variation, and has not presented a particular hardship or practical difficulty for a Variation.

**STANDARDS FOR CONDITIONAL USES:**

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically that the granting of the Conditional Use will not:

- a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not impair an adequate supply of light and air to the adjacent property.
- b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase the hazard from fire or other dangers to said property.
- c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner has not demonstrated the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not impair an adequate supply of light and air to the adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase the hazard from fire or other dangers to said property.
  - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not diminish the value of land and buildings throughout the County.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or provided sufficient evidence that the proposed accessory dwelling unit will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

**GENERAL ZONING CASE INFORMATION**

**CASE #/PETITIONER:**

- ZONING-25-000064 Axiom Home Investments, LLC.

**ZONING REQUEST:**

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.

**OWNER:** AXIOM HOME INVESTMENTS, LLC., 12S240 LEMONT ROAD, LEMONT, IL 60439 /

**AGENT:** MICHAEL ROTH, ROTH LEGAL, LLC., 256 E. ADELIA STREET, ELMHURST, IL 60126

**ADDRESS/LOCATION:** 12S240 LEMONT ROAD, LEMONT, IL 60439

**PIN:** 10-17-302-002

**TWSP./CTY. BD. DIST.:** DOWNERS GROVE / DISTRICT 3

**ZONING/LUP:** R-4 SF RES / 0-5 DWELLING UNITS PER ACRE

**AREA:** 0.7 ACRES (30,492 SQ. FT.)

**UTILITIES:** WELL/SEPTIC

**PUBLICATION DATE:** DAILY HERALD: MARCH 23, 2026

**PUBLIC HEARING:** THURSDAY, APRIL 9, 2026

**ADDITIONAL INFORMATION:**

**Building:** No objection/concerns with the concept of the petition. Additional information may be required at time of permit application.

**DUDOT:** *No Comments Received.*

**Health:** *No Comments Received.*

**Stormwater:** No Objections.

**Public Works:** “DPC Public Works doesn’t own any sewer or water mains in this area.”

**EXTERNAL:**

**Village of Woodridge:** *No Comments Received.*

**City of Lemont:** *No Comments Received.*

**City of Darien:** *No Comments Received.*

**Downers Grove Township:** *No Comments Received.*

**Township Highway:** *No Comments Received.*

**Lemont Fire Dist.:** *No Comments Received.*

**Sch. Dist. 113:** *No Comments Received.*

**Sch. Dist. 210:** *No Comments Received.*

**Forest Preserve:** “Forest Preserve District of DuPage County staff have reviewed the Public Notice for Case ZONING-25-000064 Axiom Home Investments, LLC. And we don’t have any comments / concerns.”

**GENERAL BULK REQUIREMENTS**

- **Interior Side Yard**
  - Required: 10 FT
  - Existing: APPROX. 9.22 FT
  - Proposed: APPROX. 9.22 FT

**LAND USE**

**Subject Property:**

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**North of Subject Property:**

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**South of Subject Property:**

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**East of Subject Property:**

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**West of Subject Property:**

- **Zoning:** LEMONT ROAD AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC



## Development Ordinance

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[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** DC-O-0017-26

**Agenda Date:** 5/19/2026

**Agenda #:** 6.C.

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**MEMORANDUM**

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Board of Appeals  
DATE: May 7, 2026  
RE: **ZONING-26-000007 NGHC, Inc. (Lisle / District 5)**

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**DuPage County Development Committee: May 19, 2026:**

**Zoning Board of Appeals Meeting: May 7, 2026:** 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.

**ZBA VOTE (to Deny): 5 Ayes, 0 Nays, 0 Absent**

**FINDINGS OF FACT:**

1. That petitioner testified that the subject zoning relief is for a Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit (“ADU”), with required Variations.
2. That petitioner testified that there is a large community of individuals that are intellectually disabled and looking for a group home in DuPage County.
  - a. That petitioner testified that he started the group home search for his daughter and that the proposed group home would be for his daughter and other group home occupants.
3. That petitioner testified that Little Friends will operate the group home within the existing residence located on the subject property.
4. That petitioner testified that a proposed 3,850 square-foot ADU would be constructed at the rear of the subject property for occupancy by himself and other family members of the group home residents in order to remain in close proximity to their family members.
5. That petitioner testified that individuals with intellectual disabilities often face challenges obtaining employment and that the proposed greenhouse on the subject property would provide residents of the group home with opportunities to grow food for personal consumption and for sale as a form of employment and vocational activity.
6. That petitioner testified that the proposed Planned Development, consisting of the group home, greenhouse, and ADU, would generate earned revenue for the group home residents and additional rental income to support the operation of the group home.
  - a. That petitioner testified that a charitable organization, NGHC, Inc., was established and that the existing residence, along with additional funds, would be donated to the organization for the development and operation of the group home, ADU, and greenhouse.
  - b. That petitioner testified that residents of the proposed ADU would pay rent to the charitable organization in order to help support the individuals residing within the group home located in the principal residence.
7. That the Zoning Board of Appeals finds that petitioner has not demonstrated or provided sufficient evidence for the Standards for Conditional Use or Variation and has not presented a particular hardship or practical difficulty for a Variation.

**STANDARDS FOR CONDITIONAL USES:**

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not impair an adequate supply of light and air to the adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase the hazard from fire or other dangers to said property.
  - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase traffic congestion in the public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase the potential for flood damages to adjacent property.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not incur additional public expense for flood protection, rescue, or relief.
  - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.

2. That the Zoning Board of Appeals finds that petitioner has not demonstrated the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not impair an adequate supply of light and air to the adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase the hazard from fire or other dangers to said property.
  - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase traffic congestion in the public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase the potential for flood damages to adjacent property.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not incur additional public expense for flood protection, rescue, or relief.
  - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit proposed accessory dwelling unit will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

## GENERAL ZONING CASE INFORMATION

**CASE #/PETITIONER:** ZONING-26-000007 NGHC, Inc.

### **ZONING REQUEST:**

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.

**OWNER:** NGHC, INC., 25W351 PLANK ROAD, NAPERVILLE, IL 60563 / **AGENT:** DAVID J. NELSON, 25W351 PLANK ROAD, NAPERVILLE, IL 60563

**ADDRESS/LOCATION:** 25W351 PLANK ROAD, NAPERVILLE, IL 60563

**PIN:** 08-08-401-005 / 08-08-401-102

**TWSP./CTY. BD. DIST.:** LISLE / DISTRICT 5

**ZONING/LUP:** R-3 SF RES / 0-5 DU AC

**AREA:** 1.14 ACRES (49,658 SQ. FT.)

**UTILITIES:** WELL / SEPTIC

**PUBLICATION DATE:** DAILY HERALD: APRIL 15, 2026

**PUBLIC HEARING:** THURSDAY, APRIL 30, 2026

### **ADDITIONAL INFORMATION:**

**Building:** No objection or concerns with the petition.

**DUDOT:** Our office has no jurisdiction in this matter.

**Health:** *No Comments Received.*

**Stormwater:** No objection/concerns with the concept of the petition. Additional information may be required at time of permit application.

- “The Stormwater Department has no objection to the petition as conceptually presented. However, the petitioner is notified that any increase in net new impervious area beyond Stormwater Ordinance thresholds will trigger requirements for detention and Post-Construction Best Management Areas.”

**Public Works:** “DPC Public Works doesn’t own any sewer or water mains in this area.”

### **EXTERNAL:**

**City of Naperville:** *No Comments Received.*

**Village of Lisle:** Our office has no jurisdiction in this matter.

**Lisle Township:** *No Comments Received.*

**Township Highway:** No objection or concerns with the petition.

**Lisle-Woodridge Fire Dist.:** *No Comments Received.*

**Sch. Dist. 203:** *No Comments Received.*

**Forest Preserve:** “Forest Preserve District of DuPage County staff have reviewed the information provided by the County for Public Notice Cases: ZONING-26-000007 NGHC, Inc.; PLAT-26-000005 Coco Estates; PLAT-26-000004 BLASK NFP (Shine); ZONING-26-000010 CHAVEZ; ZONING-26-000011 Elliott; ZONING-26-000012 Starodub; and ZONING-26-000014 Ansari and we do not have any comments. Please consider this the Forest Preserve District of DuPage County’s formal response to these Public Notices.”

## **LAND USE**

### **Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

### **North of Subject Property:**

- **Zoning:** PLANK ROAD AND BEYOND R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

### **South of Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

### **East of Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** VACANT / **Land Use Plan (LUP):** 0-5 DU AC

### **West of Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC



Development Requisition \$30,000.01+

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

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**File #:** DC-P-0001-26

**Agenda Date:** 5/19/2026

**Agenda #:** 7.B.1.

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AWARDING RESOLUTION ISSUED TO  
SUTTON FORD, INC.  
TO FURNISH TWO (2) 2026 FORD BRONCO SPORT 4X4 BIG BEND  
FOR BUILDING AND ZONING  
(CONTRACT TOTAL AMOUNT \$66,560.92)

WHEREAS, proposals have been taken and evaluated in accordance with County Board policy; and

WHEREAS, the Development Committee recommends County Board approval for the issuance of a contract to Sutton Ford, Inc., to furnish two (2) 2026 Ford Bronco Sport 4x4 Big Bend vehicles, for the period of May 27, 2026 through November 30, 2026, for Building and Zoning.

NOW, THEREFORE BE IT RESOLVED, that said contract is to furnish two (2) Ford Bronco Sport 4x4 Big Bend vehicles, for the period of May 27, 2026 through November 30, 2026 for Building and Zoning per lowest responsible bid #26-037-DOT, be, and it is hereby approved for the issuance of a contract purchase order by the Procurement Division to Sutton Ford, Inc., 21315 Central Avenue, Matteson, IL 60443, for a contract total amount of \$66,560.92.

Enacted and approved this 26th day of May, 2026 at Wheaton, Illinois.

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DEBORAH A. CONROY, CHAIR  
DU PAGE COUNTY BOARD

Attest: \_\_\_\_\_

JEAN KACZMAREK, COUNTY CLERK



Procurement Review Comprehensive Checklist  
 Procurement Services Division  
 This form must accompany all Purchase Order Requisitions

<b>SECTION 1: DESCRIPTION</b>			
<i>General Tracking</i>		<i>Contract Terms</i>	
FILE ID#:	RFP, BID, QUOTE OR RENEWAL #: Bid #26-037-DOT	INITIAL TERM WITH RENEWALS:	INITIAL TERM TOTAL COST: \$66,560.92
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: 05/19/2026	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$66,560.92
	CURRENT TERM TOTAL COST: \$66,560.92	MAX LENGTH WITH ALL RENEWALS:	CURRENT TERM PERIOD:
<i>Vendor Information</i>		<i>Department Information</i>	
VENDOR: Sutton Ford, Inc.	VENDOR #: 32600	DEPT: Building and Zoning Department	DEPT CONTACT NAME: Jim Stran
VENDOR CONTACT: Scott Ourednik	VENDOR CONTACT PHONE: 708-720-8040	DEPT CONTACT PHONE #: 630-407-6777	DEPT CONTACT EMAIL: jim.stran@dupagecounty.gov
VENDOR CONTACT EMAIL: sourednik@suttonford.com	VENDOR WEBSITE:	DEPT REQ #:	
<i>Overview</i>			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.).  Recommendation for the approval of a contract to Sutton Ford, Inc., to furnish and deliver two (2) 2026 White Ford Bronco Sport 4x4 Big Bend for Building and Zoning Department, for a contract total not to exceed \$66,560.92, per lowest responsible bid #26-037-DOT.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished  The DuPage County vehicle replacement policy requires that a vehicle be in service a minimum of 12 years or have a minimum of 150,000 miles, and/or must be assessed by a mechanic prior to being considered for replacement. These vehicles meet criteria and DOT recommends replacement.  These new vehicles will replace BZ-3 & BZ-5.			

<b>SECTION 2: DECISION MEMO REQUIREMENTS</b>	
DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required. LOWEST RESPONSIBLE QUOTE/BID (QUOTE < \$25,000, BID ≥ \$25,000; ATTACH TABULATION)
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

<b>SECTION 3: DECISION MEMO</b>	
SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

## SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION

<b>JUSTIFICATION</b>	Select an item from the following dropdown menu to justify why this is a sole source procurement.
<b>NECESSITY AND UNIQUE FEATURES</b>	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific.
<b>MARKET TESTING</b>	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not.
<b>AVAILABILITY</b>	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted.

## SECTION 5: Purchase Requisition Information

<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Sutton Ford, Inc.	Vendor#: 32600	Dept: Division of Transportation	Division: Accounts Payable
Attn: Scott Ourednik	Email: sourednik@suttonford.com	Attn: Kathy Curcio	Email: DOTFinance@dupagecounty.gov
Address: 21315 Central Avenue	City: Matteson	Address: 421 N. County Farm Road	City: Wheaton
State: IL	Zip: 60443	State: IL	Zip: 60187
Phone: 708-720-8040	Fax:	Phone: 630-407-6900	Fax:
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Sutton Ford, Inc.	Vendor#: 32600	Dept: Division of Transportation	Division: DOT Fleet
Attn: Lauri Delbarba	Email: lauridelbarba@suttonford.com	Attn: William Bell	Email: william.bell@dupagecounty.gov
Address: same as above.	City:	Address: 140 N. County Farm Road	City: Wheaton
State:	Zip:	State: IL	Zip: 60187
Phone: 708-720-8067	Fax:	Phone: 630-407-6931	Fax:
<b>Shipping</b>		<b>Contract Dates</b>	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): May 27, 2026	Contract End Date (PO25): Nov 30, 2026

**Purchase Requisition Line Details**

LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/Activity Code	Unit Price	Extension
1	2	EA		2026 White Ford Bronco Sport 4x4 Big Bend	FY26	1100	2810	54120		33,280.46	66,560.92
<b><i>FY is required, ensure the correct FY is selected.</i></b>										Requisition Total	\$ 66,560.92

<i>Comments</i>	
HEADER COMMENTS	<p>Provide comments for P020 and P025.</p> <p>To furnish and deliver two (2) 2026 White Ford Bronco Sport 4x4 Big Bend to Building and Zoning.</p>
SPECIAL INSTRUCTIONS	<p>Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.</p> <p>Email Approved PO to: Scott Ourednik, Jim Stran, Eileen Schwalm, William Bell, DOT Finance, Roula Eikosidekas and Mike Figuray.</p>
INTERNAL NOTES	<p>Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.</p> <p><b>** Municipal License Plates, Title and Document Fees Included **</b></p>
APPROVALS	<p>Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.</p>



**THE COUNTY OF DUPAGE**  
**FINANCE - PROCUREMENT**  
**2026 FORD BRONCO SPORT 4x4 BIG BEND VEHICLES**  
**26-037-DOT**  
**BID TABULATION**



NO.	ITEM	UOM	QTY	One Nation Distribution LLC PRICE	Osalma Service LLC PRICE	Sutton Ford, Inc. PRICE
<b>Vehicle #1</b>						
<b>Color: White</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 1 GRAND TOTAL</b>				<b>\$ 36,239.00</b>	<b>\$ 49,418.00</b>	<b>\$ 33,280.46</b>
<b>Vehicle #2</b>						
<b>Color: White</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00



NO.	ITEM	UOM	QTY	One Nation Distribution LLC	Osalma Service LLC	Sutton Ford, Inc.
				PRICE	PRICE	PRICE
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 2 GRAND TOTAL</b>				\$ 36,239.00	\$ 49,418.00	\$ 33,280.46
<b>Vehicle #3 Color: White</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 3 GRAND TOTAL</b>				\$ 36,239.00	\$ 49,418.00	\$ 33,280.46
<b>Vehicle #4 Color: White</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46



NO.	ITEM	UOM	QTY	One Nation Distribution LLC	Osalma Service LLC	Sutton Ford, Inc.
				PRICE	PRICE	PRICE
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 4 GRAND TOTAL</b>				\$ 36,239.00	\$ 49,418.00	\$ 33,280.46
<b>Vehicle #5</b>						
<b>Color: White</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 5 GRAND TOTAL</b>				\$ 36,239.00	\$ 49,418.00	\$ 33,280.46
<b>Vehicle #6</b>						
<b>Color: White</b>						



NO.	ITEM	UOM	QTY	One Nation Distribution LLC	Osalma Service LLC	Sutton Ford, Inc.
				PRICE	PRICE	PRICE
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 47,273.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 6 GRAND TOTAL</b>				\$ 36,239.00	\$ 49,418.00	\$ 33,280.46
<b>Vehicle #7 Color: Black</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 50,790.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 7 GRAND TOTAL</b>				\$ 36,239.00	\$ 52,935.00	\$ 33,280.46



NO.	ITEM	UOM	QTY	One Nation Distribution LLC PRICE	Osalma Service LLC PRICE	Sutton Ford, Inc. PRICE
<b>Vehicle #8</b>						
<b>Color: Black</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 50,790.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 8 GRAND TOTAL</b>				\$ 36,239.00	\$ 52,935.00	\$ 33,280.46
<b>Vehicle #9</b>						
<b>Color: Black</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 50,790.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00



NO.	ITEM	UOM	QTY	One Nation Distribution LLC	Osalma Service LLC	Sutton Ford, Inc.
				PRICE	PRICE	PRICE
<b>VEHICLE 9 GRAND TOTAL</b>				\$ 36,239.00	\$ 52,935.00	\$ 33,280.46
<b>Vehicle #10 Color: Black</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 50,790.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 10 GRAND TOTAL</b>				\$ 36,239.00	\$ 52,935.00	\$ 33,280.46
<b>Vehicle #11 Color: Gray</b>						
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 34,489.00	\$ 45,382.00	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 1,000.00	\$ 800.00	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 250.00	\$ 225.00	\$ 183.15
4	Splash Guards	EA	1	\$ 500.00	\$ 120.00	\$ 113.85



NO.	ITEM	UOM	QTY	One Nation Distribution LLC	Osalma Service LLC	Sutton Ford, Inc.
				PRICE	PRICE	PRICE
5	Municipal License Plates, Title, and Document Fees	EA	1	Included	\$ 1,000.00	\$ 173.00
<b>VEHICLE 11 GRAND TOTAL</b>				<b>\$ 36,239.00</b>	<b>\$ 47,527.00</b>	<b>\$ 33,280.46</b>

NOTES
<p>1. Osalma Service LLC Bid Tabulation was adjusted to correct for submission errors:</p> <ul style="list-style-type: none"> <li>• VEHICLE 1 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 2 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 3 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 4 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 5 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 6 GRAND TOTAL was corrected from \$56,830.07 to \$49,418.00.</li> <li>• VEHICLE 7 GRAND TOTAL was corrected from \$60,875.25 to \$52,935.00.</li> <li>• VEHICLE 8 GRAND TOTAL was corrected from \$60,875.25 to \$52,935.00.</li> <li>• VEHICLE 9 GRAND TOTAL was corrected from \$60,875.25 to \$52,935.00.</li> <li>• VEHICLE 10 GRAND TOTAL was corrected from \$60,875.25 to \$52,935.00.</li> <li>• VEHICLE 11 GRAND TOTAL was corrected from \$54,527.05 to \$47,527.00.</li> </ul> <p>2. Spirit Ford, Inc. has been deemed non-responsive due to not providing price as requested.</p>

Bid Opening 04/16/2026 @ 2:30 PM	SR, SP, VC
Invitations Sent	14
Total Vendors Requesting Documents	5
Total Bid Responses	4

NO.	ITEM	UOM	QTY	PRICE
<b>Vehicle #4 – Unique Dealer Inventory Number</b>				
<b>Color: White</b>		<b>Factory Order</b>		
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 183.15
4	Splash Guards	EA	1	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	\$ 173.00
<b>Additional Packages and Options</b>				
Only standard options are required. The County will evaluate upgrades based on pricing.				
6		EA	1	\$
7		EA	1	\$
8		EA	1	\$
9		EA	1	\$
3		EA	1	\$
<b>VEHICLE #4 GRAND TOTAL</b>				\$ 33,280.46
<b>GRAND TOTAL</b> THIRTY-THREE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND FORTY-SIX CENTS (In words)				

NO.	ITEM	UOM	QTY	PRICE
<b>Vehicle #5 – Unique Dealer Inventory Number</b>		<b>Factory Order</b>		
<b>Color: White</b>				
1	2026 Ford Bronco Sport 4x4 Big Bend (Base Price)	EA	1	\$ 32,011.46
2	Rustproofing and Undercoating	EA	1	\$ 799.00
3	All-weather Floor Mats	EA	1	\$ 183.15
4	Splash Guards	EA	1	\$ 113.85
5	Municipal License Plates, Title, and Document Fees	EA	1	\$ 173.00
Additional Packages and Options Only standard options are required. The County will evaluate upgrades based on pricing.				
6		EA	1	\$
7		EA	1	\$
8		EA	1	\$
9		EA	1	\$
3		EA	1	\$
<b>VEHICLE #5 GRAND TOTAL</b>				\$ 33,280.46
<b>GRAND TOTAL</b> THIRTY-THREE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND FORTY-SIX CENTS (In words)				



## MANDATORY FORM

### **Section I: Contact Information**

Complete the contact information below.

BID NUMBER:	26-037-DOT
COMPANY NAME:	SUTTON FORD, INC.
MAIN ADDRESS:	21315 CENTRAL AVE
CITY, STATE, ZIP CODE:	MATTESON, IL 60443
TELEPHONE NO.:	708-720-8000
BID CONTACT PERSON:	SCOTT OUREDNIK
CONTACT EMAIL:	SOUREDNIK@SUTTONFORD.COM

### **Section II: Contract Administration Information**

Complete the contract administration information below.

CORRESPONDENCE TO CONTRACTOR:		REMIT TO CONTRACTOR:	
NAME:	SCOTT OUREDNIK	NAME:	LAURI DELBARBA
CONTACT:	COMMERCIAL ACCT MANAGER	CONTACT:	FLEET OFFICE MANAGER
ADDRESS:	21315 CENTRAL AVENUE	ADDRESS:	21315 CENTRAL AVENUE
CITY, ST., ZIP:	MATTESON, IL 60443	CITY, ST., ZIP:	MATTESON, IL 60443
PHONE NO.:	708-720-8040	PHONE NO.:	708-720-8067
EMAIL:	SOUREDNIK@SUTTONFORD.COM	EMAIL:	LAURIDELBARBA@SUTTONFORD.COM

**Section III: Certification**

The undersigned certifies that they are:

- The Owner or Sole Proprietor
- A Member authorized to sign on behalf of the Partnership
- An Officer of the Corporation
- A Member of the Joint Venture

Herein after called the Bidder and that the members of the Partnership or Officers of the Corporation are as follows:

Karen Sutton Ford (President or Partner)	 (Vice-President or Partner)
 (Secretary or Partner)	 (Treasurer or Partner)

Further, the undersigned declares that the only person or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm or corporation; that he has fully examined the proposed forms of agreement and the contract specifications for the above designated purchase, all of which are on file in the office of the Procurement Officer, DuPage County, 421 North County Farm Road, Wheaton, Illinois 60187, and all other documents referred to or mentioned in the contract documents, specifications and attached exhibits, including Addenda No. 1, \_\_\_\_\_, and \_\_\_\_\_ issued thereto.

Further, the undersigned proposes and agrees, if this bid is accepted, to provide all necessary machinery, tools, apparatus, and other means of construction, including transportation services necessary to furnish all the materials and equipment specified or referred to in the contract documents in the manner and time and at the price therein prescribed.

Further, the undersigned certifies and warrants that they are duly authorized to execute this certification/affidavit on behalf of the Bidder and in accordance with the Partnership Agreement or by-laws of the Corporation, and the laws of the State of Illinois and that this Certification is binding upon the Bidder and is true and accurate.

Further, the undersigned certifies that the Bidder is not barred from bidding on this contract as a result of a violation of either Chapter 720 Illinois Compiled Statutes 5/33 E-3 or 5/33 E-4, bid rigging or bid-rotating, or as a result of a violation of 820 ILCS 130/1 et seq., the Illinois Prevailing Wage Act.

The undersigned certifies that they have examined and carefully prepared this bid and have checked the same in detail before submitting this bid, and that the statements contained herein are true and correct.

If a Corporation, the undersigned, further certifies that the recitals and resolutions attached hereto and made a part hereof were properly adopted by the Board of Directors of the Corporation at a meeting of said Board of Directors duly called and held and have not been repealed nor modified, and that the same remain in full force and effect. (Bidder may be requested to provide a copy of the corporate resolution granting the individual executing the contract documents authority to do so.)

Further, the Bidder certifies that it has provided equipment, supplies, or services comparable to the items specified in this contract to the parties listed in the reference section below and authorizes the County to verify references of business and credit at its option.

Finally, the Bidder, if awarded the contract, agrees to do all other things required by the contract documents, and that it will take in full payment therefore the sums set forth in the bidding schedule (subject to unit quantity adjustments based upon actual usage).

By signing below, the Bidder agrees to the terms of this Mandatory Form and certifies that the information on this form is true and correct to the best of its knowledge.

Printed Name: Alexander D. Kadish

Signature: 

Title: VP of Fleet Operations

Date: 4/16/2026



## REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

### Section I: Contact Information

Please complete the contact information below.

BID NUMBER:	26-037-DOT
COMPANY NAME:	SUTTON FORD, INC.
CONTACT PERSON:	SCOTT OUREDNIK
CONTACT EMAIL:	SOUREDNIK@SUTTONFORD.COM

### Section II: Procurement Ordinance Requirements

Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the County, shall provide to the Procurement Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor to any incumbent County Board member, County Board chairman, or Countywide elected official whose office the contract to be awarded will benefit within the current and previous calendar year. The contractor, union, or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors, and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

Has the Bidder made contributions as described above?

- Yes  
 No

If "Yes", complete the required information in the table below.

RECIPIENT	DONOR	DESCRIPTION (e.g., cash, type of item, in-kind services, etc.)	AMOUNT/VALUE	DATE MADE

All contractors and vendors who have obtained or are seeking contracts with the County shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

Has the Bidder had or will the Bidder have contact with lobbyists, agents, representatives or individuals who are or will be having contact with county officers or employees as described above.

Yes

No

If "Yes", list the name, phone number, and email of lobbyists, agents, representatives, and all individuals who are or will be having contact with county officers or employees in the table below.

NAME	PHONE	EMAIL

### **Section III: Violations**

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future County contracts. Continuing and supplemental disclosure is required. The Bidder agrees to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner;
- 30 days prior to the optional renewal of any contract;
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text of the County's Ethics Ordinance is available at:

[Ethics | DuPage Co, IL](#)

The full text of the County's Procurement Ordinance is available at:

[ARTICLE VI. - PROCUREMENT | Code of Ordinances | DuPage County, IL | Municode Library](#)

### **Section IV: Certification**

By signing below, the Bidder hereby acknowledges that it has received, read, and understands these requirements, and certifies that the information submitted on this form is true and correct to the best of its knowledge.

Printed Name: SCOTT OUREDNIK \_\_\_\_\_ Signature: \_\_\_\_\_

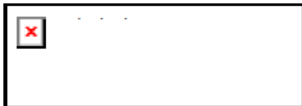
Title: COMMERCIAL ACCOUNT MANAGER \_\_\_\_\_ Date: 04/15/2026 \_\_\_\_\_

**Blakely, Heidi**

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**From:** noreply@formstack.com  
**Sent:** Monday, May 18, 2026 12:46 PM  
**To:** Web Master; County Board Public Comment  
**Subject:** PublicComment

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]



**Formstack Submission For: PublicComment**  
Submitted at 05/18/26 12:45 PM

**Meeting Date:** 05/18/26

**Meeting:** Development Committee

**Name:** Lynn Nelson

**Organization:** NGHC Inc.

**Address:**



**Daytime Phone:**



**Subject:** Zoning-26-000007 Written Statement for the Record

**Comment:**

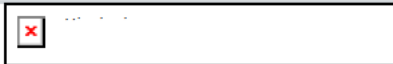
The DuPage County Development Committee is asked to recommend approval of Zoning-26-000007, a petition by NGHC, Inc. to operate a state-licensed Community Integrated Living Arrangement (CILA) at 25W351 Plank Road, Lisle Township, with an Accessory Housing Unit and vocational greenhouse on the same 1.14-acre parcel.  
The ZBA did not address the controlling legal framework. The Fair Housing Act (42 U.S.C. § 3604(f)), the Americans with Disabilities Act (42 U.S.C. § 12132),

and the Illinois Community Living Facilities Licensing Act (210 ILCS 35/) each independently constrain local zoning authority over this petition. The FHA and ADA require reasonable accommodation for disability-related housing uses. The Illinois CLFL Act preempts local ordinances that effectively exclude state-licensed group homes of eight or fewer residents from single-family zones. The ZBA's denial did not engage with any of these authorities. The County Board is not bound by the ZBA's recommendation and should apply the correct legal standard.

The hardship finding was misapplied. The ZBA concluded hardship was not demonstrated. This parcel has exceptional physical characteristics — 400 feet of depth, 49,600 sq. ft. — that the ordinance's accessory structure limits were never calibrated to address. Additionally, the owner-occupancy requirement for ADUs is definitionally inapplicable to a 501(c)(3) nonprofit owner, constituting a per se hardship. Federal reasonable accommodation doctrine provides an independent basis to grant the variances regardless.

A procedural irregularity occurred at the ZBA. The April 30 agenda listed a public comment period. It was not called. Representatives for both agenda items were present in the room.

NGHC, Inc. respectfully requests a favorable recommendation to the full County Board.



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209