



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, April 15, 2025

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. [25-1048](#)

Development Committee - Regular Meeting - April 1, 2025

6. REGULATORY SERVICES

6.A. [25-1049](#)

SAFEbuilt Illinois, LLC – PO #6874-0001 SERV – This Purchase Order is decreasing in the amount of \$43,973.45 and closing due to expiration of the contract.

6.B. [DC-O-0017-25](#)

ZONING-25-000005 – ORDINANCE – Friedman: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed. (Milton/District 4) (Generally located southeast of Lloyd Avenue and Pershing Avenue, on the east side of Lloyd Avenue)

ZHO Recommendation to Approve

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT



Minutes

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

File #: 25-1048

Agenda Date: 4/15/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, April 1, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

PRESENT	Covert, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski, and Yoo

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0875](#)

Development Committee - Regular Meeting - March 18, 2025

Attachments: [Meeting Min Summary 3-18-2025.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

6. INFORMATIONAL

6.A. [25-0876](#)

Update to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

Chair Tornatore stated that the Building & Zoning Department have a lot of outstanding fines from their adjudication hearings program. The County has entered into a contract with a law firm to collect on these. The 30% fee charged on collection will be paid by the debtor.

Chair Tornatore entertained a motion to receive and update the Adjudication Program fees and fines collection procedures. A motion was made by Member Rutledge, seconded by Member Covert, and approved unanimously.

Attachments: [Informational Memo to Development Committee 4-1-2025 CPM Rev \(003\).pdf](#)

7. REGULATORY SERVICES

7.A. [25-0877](#)

ZSE-25-000001 Medinah Country Club: To approve the special event action item: The Medinah Country Club Fourth of July Fireworks scheduled for Friday, July 4, 2025, at 9:15 PM. (Bloomington/ District 1) (Located northeast of Lake Street and Medinah Road)

Attachments: [ZSE-25-000001 Medinah Country Club Fireworks Display.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.B. [25-0878](#)

ZSE-25-000002 Naperville Country Club: To approve the special event action item: The Naperville Country Club Fireworks Display scheduled for Sunday, June 29, 2025, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

Attachments: [ZSE-25-000002 Naperville Country Club Fireworks Display.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.C. [DC-O-0015-25](#)

ZONING-25-000001 – ORDINANCE – Chaudhry: To approve the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable). (Milton/District 4)

(If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

Paul Hoss informed the Committee that 40,000 sq. ft. is the minimum to have one horse on a property. The petitioner owns three additional adjacent properties, however each have a home on them and those properties can not be used to increase the square footage.

Attachments: [Z-25-000001 Chaudhry Cty. Bd. \(04-08-2025\).pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
NAY:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.D. [DC-O-0016-25](#)

ZONING-25-000003 – ORDINANCE – Ponce: To approve the following zoning relief: Variation to substitute a paved surface driveway for a gravel driveway. (Milton/District 4)
(If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

Chair Torantore asked Paul to give some background on the petition. Mr. Hoss explained the petitioner created a substantial gravel driveway and parking area in the rear yard at the subject property. Since the County requires driveways to be a hard surface, the petitioner is requesting relief to keep the gravel.

Attachments: [Z-25-000003 Ponce Cty. Bd. \(04-08-2025\) Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Sadia Covert
SECONDER:	Sheila Rutledge
NAY:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.E. [25-0916](#)

T-2-25 Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance, specifically related to the following:

- T-2-25 Proposed Text Amendments: Creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.

Mr. Hoss explained the proposed text amendment is asking to establish two new zoning districts, R-3.A and R-4.A. In anticipation of the next meeting of the Ad-Hoc Housing Solutions Committee, the County is trying to provide opportunities to scale up more housing units. The Committee would vote to allow this text amendment to go before the Zoning Board of Appeals in a public hearing. These new districts would be place holder in anticipation of the County establishing a housing program that includes land banking and land trusts. The County could rezone these properties, and developers would not have to go through the entitlement process. This amendment proposes these new districts would allow two dwelling units, allowing smaller lots, FAR would be increased, and the setbacks less.

Chair Tornatore had a concern of having a newly rezoned County owned property next to R-3 and R-4 properties, where they will be allowed to have two dwelling units. There may be residents who would be upset about this disparity.

Attachments: [T-2-25 Dev. Com. Mandate.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

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 11:09 AM



Change Order

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

File #: 25-1049

Agenda Date: 4/15/2025

Agenda #: 6.A.



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Consent
DEV 4/15
CB 4/22

Date:

Apr 4, 2025

MinuteTraq (IQM2) ID #:

Purchase Order #: 6874-0001 SERV	Original Purchase Order Date: Jan 30, 2024	Change Order #: 1	Department: Building & Zoning
Vendor Name: SAFEbuilt Illinois LLC		Vendor #: 33979	Dept Contact: Marla Flynn
Background and/or Reason for Change Order Request:	To decrease and close contract. Contract expired on 11/30/2024.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

- ☐ (A) Were not reasonably foreseeable at the time the contract was signed.
- ☐ (B) The change is germane to the original contract as signed.
- ☒ (C) Is in the best interest for the County of DuPage and authorized by law.

INCREASE/DECREASE		
A	Starting contract value	\$75,000.00
B	Net \$ change for previous Change Orders	\$0.00
C	Current contract amount (A + B)	\$75,000.00
D	Amount of this Change Order <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease	(\$43,973.45)
E	New contract amount (C + D)	\$31,026.55
F	Percent of current contract value this Change Order represents (D / C)	-58.63%
G	Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)	-58.63%

DECISION MEMO NOT REQUIRED

- ☐ Cancel entire order ☐ Close Contract ☐ Contract Extension (29 days) ☐ Consent Only
- ☐ Change budget code from: _____ to: _____
- ☐ Increase/Decrease quantity from: _____ to: _____
- ☐ Price shows: _____ should be: _____
- ☒ Decrease remaining encumbrance and close contract ☐ Increase encumbrance and close contract ☐ Decrease encumbrance ☐ Increase encumbrance

DECISION MEMO REQUIRED

- ☐ Increase (greater than 29 days) contract expiration from: _____ to: _____
- ☐ Increase \geq \$2,500.00, or \geq 10%, of current contract amount ☐ Funding Source _____
- ☐ OTHER - explain below:

<i>mab</i>	6789	4/4/25	<i>gpb</i>	x6143	4/7/25
Prepared By (Initials)	Phone Ext	Date	Recommended for Approval (Initials)	Phone Ext	Date
REVIEWED BY (Initials Only)					
Buyer	Date	Procurement Officer	Date	4/9/2025	
Chief Financial Officer (Decision Memos Over \$25,000)	Date	Chairman's Office (Decision Memos Over \$25,000)	Date		



Development Ordinance

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

File #: DC-O-0017-25

Agenda Date: 4/15/2025

Agenda #: 6.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: April 2, 2025
RE: **ZONING-25-000005 Friedman (Milton/District 4)**

Development Committee: April 15, 2025:

Zoning Hearing Officer: April 2, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000005 Friedman** dated March 19, 2025.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That owner/developer is not permitted to operate a business out of the subject shed and can only be used for domestic storage.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

5. That petitioner maintains the existing landscaping around the perimeter of the subject property.
6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the zoning relief is to allow a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.
- B. That petitioner testified that he purchased the subject property in October 2020.
- C. That petitioner testified that when he purchased the subject property, there was an existing shipping container on the property that he plans to convert into a shed with siding and roofing.
- D. That petitioner testified that he will not add any additional structures to the subject property and that the subject zoning relief is for the existing detached garage and shipping container that will be converted into a shed.
- E. That petitioner testified that no business will be ran out of the proposed shed and that no utilities will service the proposed shed.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed, and that the proposed shed will not have any impact on adjacent properties and roadways, will not impact on drainage, will not impede ventilation and light to the subject property or adjacent properties.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has 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 demonstrated** that the proposed shed will be located in the same location as the existing shipping container on the property, which is located in the rear of the subject property, which does not impact the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed shed and that it will be built in accordance with all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed shed will be converted from an existing shipping container, thereby removing the

shipping container from the subject property, which will improve the value of land and buildings throughout the County.

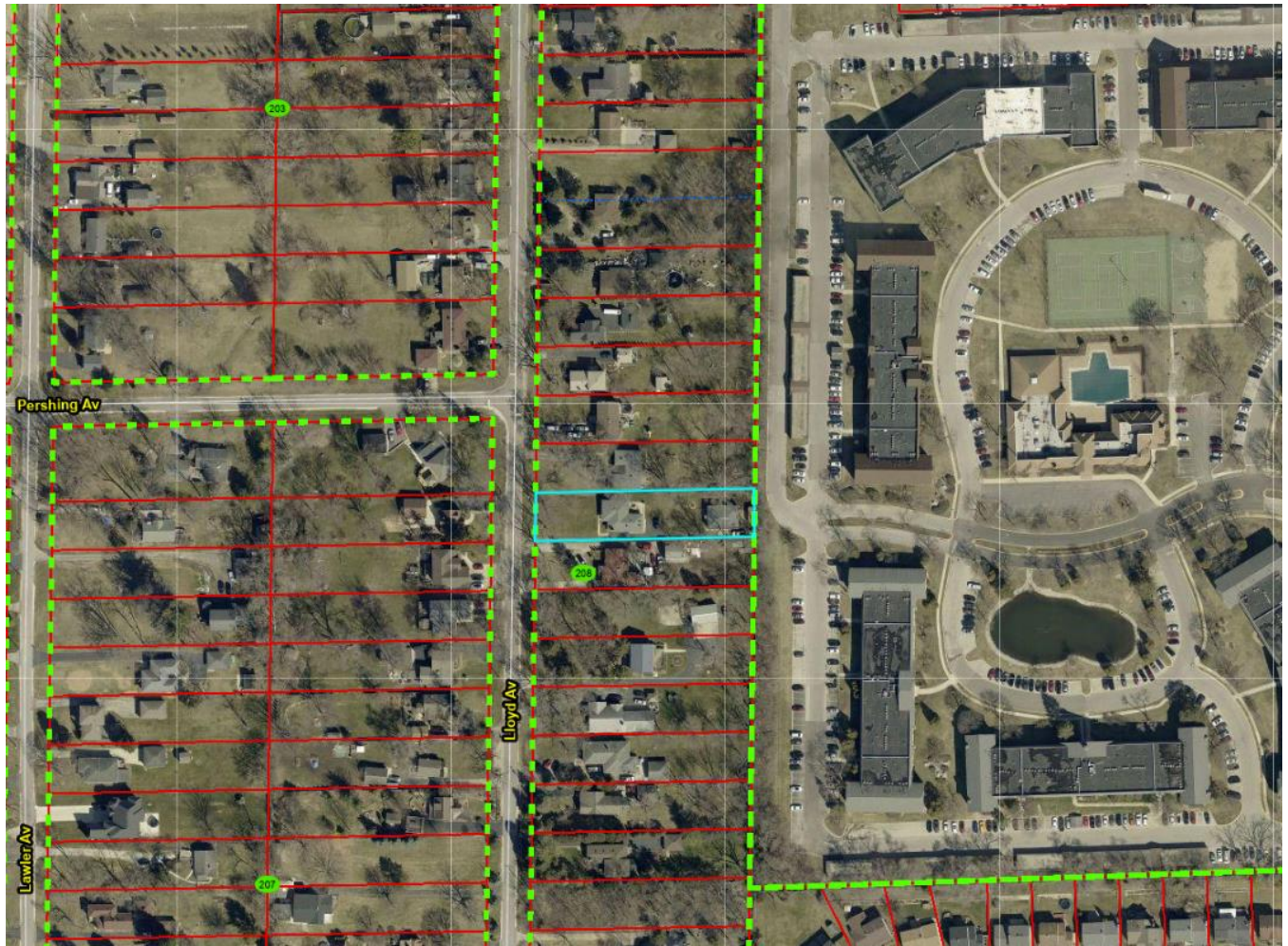
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed shed will be located completely in the rear of the subject property and will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed shed 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 demonstrated** that the proposed shed 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 demonstrated** that the proposed shed will be converted from an existing shipping container on the subject property, and that through the building permit process, petitioner will convert the shipping container into a shed, including siding and roofing, which will be an added benefit to the neighborhood.

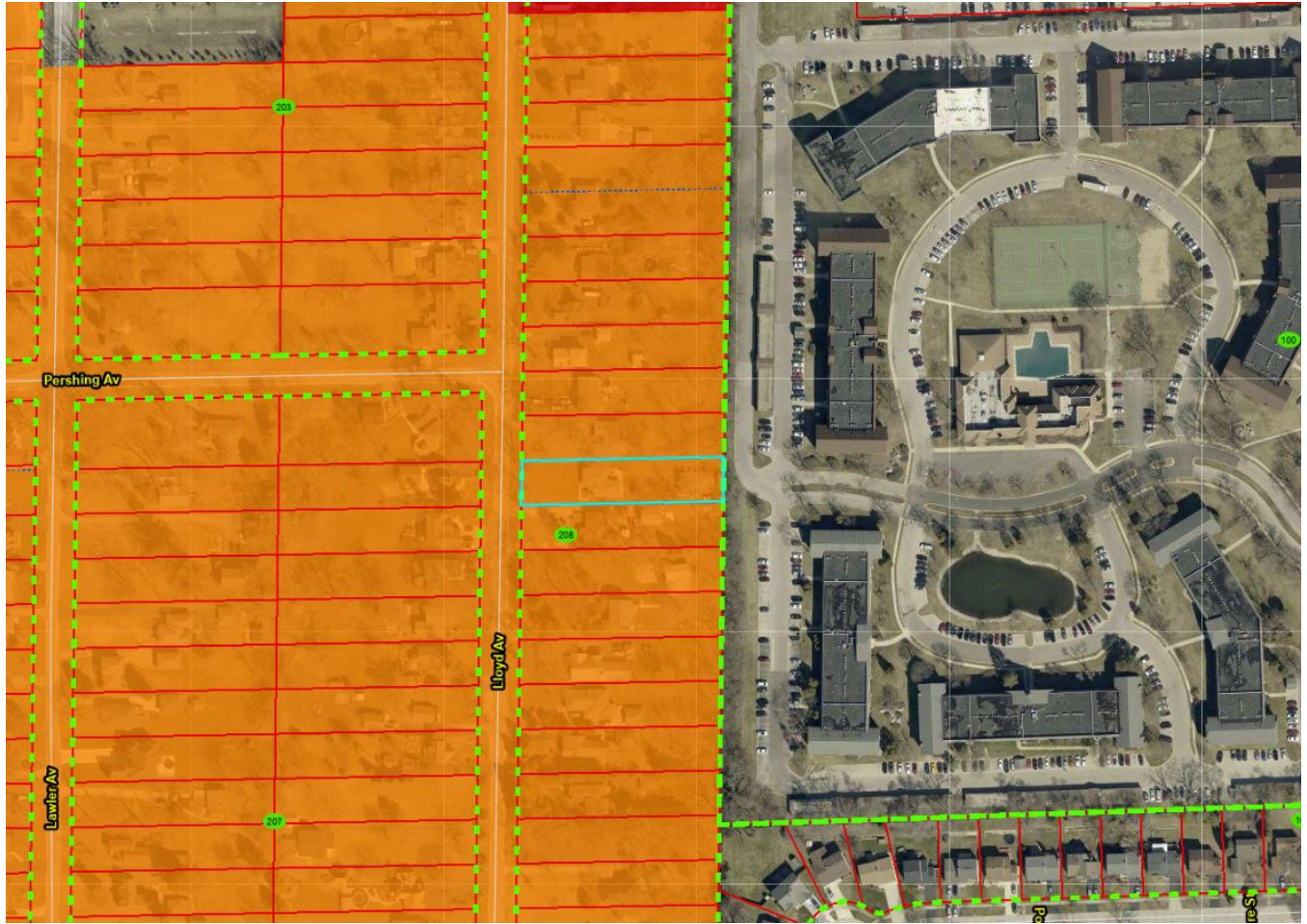
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000005 Friedman		
ZONING REQUEST	Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.		
OWNER	MARK FRIEDMAN, 1261 S LLOYD AVENUE, LOMBARD, IL 60148		
ADDRESS/LOCATION	1261 S LLOYD AVENUE, LOMBARD, IL 60148		
PIN	05-24-208-018		
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4	
ZONING/LUP	R-4	0-5 DU AC	
AREA	0.45 ACRES (19,602 SQ. FT.)		
UTILITIES	WELL/SEPTIC		
PUBLICATION DATE	Daily Herald: FEBRUARY 18, 2025		
PUBLIC HEARING	WEDNESDAY, MARCH 5, 2025, CONTINUED TO MARCH 19, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objection.		
DUDOT:	<i>No Comments Received.</i>		
Health:	No Objection.		
Stormwater:	No Objection.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."		
EXTERNAL:			
Village of Lombard:	See attached documentation.		
Village of Glen Ellyn:	<i>No Comments Received.</i>		
Village of Downers Grove:	"The Village of Downers Grove has no comments."		
Milton Township:	<i>No Comments Received.</i>		
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Glenbard Fire Dist/Lombard Fire.:	No Objection.		
Sch. Dist. 89:	<i>No Comments Received.</i>		
Sch. Dist. 87:	<i>No Comments Received.</i>		
Forest Preserve:	<i>No Comments Received.</i>		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	1,000 SQ. FT.	APPROX. 1,381 SQ. FT.	APPROX. 1,381 SQ. FT.

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	VILLAGE OF LOMBARD	MULTI-FAM	VILLAGE OF LOMBARD
West	LLOYD AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

March 4, 2025

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Vacant, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Robert J. Kartholl, Chairperson
DuPage County Zoning Board of Appeals
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing 25-000005 1261 S. Lloyd Avenue – Village of Lombard Comments

Dear Chairperson Kartholl:

The Village of Lombard is in receipt of the public hearing notice regarding Zoning Case 25-000005, a request for a conditional use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed on the property at 1261 S. Lloyd Avenue. Per the public hearing notice and transmitted plans, the Village understands that the petitioner proposes to install a 160-square-foot shed in the rear yard on the subject property, where a 1,221-square-foot detached garage already exists on the property. As the subject property is located within the extraterritorial jurisdiction of the Village of Lombard, we respectfully offer the following comment for consideration by the ZBA as part of their deliberations.

1. Section 155.210(A)(B)(2) of the Village Code states that accessory structures shall be set back a minimum of six feet from the rear property line. Per the plat of survey/plans transmitted with the public hearing notice, the proposed shed will be three feet from the rear property line.

In review of the proposed variation, the Village of Lombard finds that the submitted petition and the supplemental information we received to date from DuPage County is inconsistent with the existing provisions of the Village Code.

RE: Zoning 25-000005

Page 2

Please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

VILLAGE OF LOMBARD
Community Development Department

A solid black rectangular box used to redact the signature of Anna Papke.

Anna Papke, AICP
Planning and Zoning Manager