



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, October 7, 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. [25-2297](#)

Development Committee - Regular Meeting - September 16, 2025

6. REGULATORY SERVICES

6.A. [DC-P-0002-25](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building & plumbing plan reviews, and inspections on an as-needed basis, in unincorporated DuPage County, for the period of December 1, 2025, through November 30, 2026, for the Building & Zoning Department, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #24-006-BZP. Second of three optional renewals.

6.B. [DC-O-0044-25](#)

ZONING-25-000050 – ORDINANCE – Chromniak: To approve the following zoning relief:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet. (Downers Grove/District 3)

ZHO Recommendation to Deny

6.C. [DC-O-0045-25](#)

ZONING-25-000051 – ORDINANCE –Willowbrook Waffles, LLC: To approve the following zoning relief:

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District. (Downers Grove/District 3)

ZHO Recommendation to Approve

6.D. [DC-O-0046-25](#)

ZONING-25-000057 – ORDINANCE –River Forest Country Club: To approve the following zoning relief:

Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.

(Addison/District 1)

ZHO Recommendation to Approve

6.E. [DC-O-0047-25](#)

ZONING-25-000053 – ORDINANCE – West Suburban Athletic Development: To approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land. (Downers Grove/District 3)

ZBA Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

6.F. [DC-O-0048-25](#)

T-5-25 Text Amendments to the DuPage County Zoning Ordinance: To approve the following text amendment:

Text Amendments to the DuPage County Zoning Ordinance relative to short term rentals of a residential dwelling unit, to align the Zoning Ordinance with current initiative for housing solutions and to amend Lot Requirements (minimum size and width) in the R-3 and R-4 Residential Zoning Districts.

ZBA Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

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