



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**



Development Ordinance

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

File #: 25-2297

Agenda Date: 10/7/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 16, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

PRESENT Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

Edward Gegenheimer spoke in support of his petition ZONING-25-000056 for a variation to reduce the required lot size for two new lots serviced by water and septic. He explained to the Committee that there are number of homes within 300 feet of his property that have less than 22,500 sq ft that are on septic.

5. MINUTES APPROVAL

5.A. [25-2198](#)

Development Committee - Regular Meeting -September 2, 2025

Attachments: [Final Summary Minutes 9-2-25.pdf](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6. INFORMATIONAL

Chair Tornatore entertained a motion to receive and place on file two certifications for group homes. The motion was made by Member Krajewski, seconded by Vice Chair Yoo. Motion passed unanimously.

6.A. [25-2199](#)

GRP-HOME-CERT-25-00001: Certification of a New Group Home for those 55 years of age and older located at 18W750 18TH STREET, LOMBARD, IL 60148 Proposed Group Home.

Attachments: [GROUP-HOME-CERTIFICATION LETTER-25-00001 18W750 18th Street.pdf](#)

6.B. [25-2200](#)

GRP-HOME-CERT-25-00002: Certification of a New Group Home for those 55 years of

age and older located at 1S561 STEWART AVENUE, LOMBARD, IL 60148 Proposed Group Home

Attachments: [GROUP-HOME-CERTIFICATION LETTER-25-00002 561 STEWART AV Lombard 2.pdf](#)

7. REGULATORY SERVICES

7.A. [DC-O-0038-25](#)

ZONING-25-000011 – ORDINANCE – Kennedy: To approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition. (Lisle/District 2)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-25-000011 Kennedy Cty. Bd. \(09-23-2025\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.B. [DC-O-0039-25](#)

ZONING-25-000032 – ORDINANCE – Kamra: To approve the following zoning relief: Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet. (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-25-000032 Kamra Cty. Bd. \(09-23-2025\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Brian Krajewski
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.C. [DC-O-0040-25](#)

ZONING-25-000047 – ORDINANCE – Mahmutovich: To approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool. (Addison/District 1)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Vice Chair inquired about the objection from the Village of Addison. Paul Hoss informed the Members that this would not meet their setback requirement and would require zoning relief if the property was located in the Village. He added that due to the septic system being located in the backyard, the side yard is the only place the pool can go. There is also a 6 ft solid fence along the corner side yard, even with the pool coming closer to the property line, the pool will be screened.

Attachments: [Z-25-000047 Mahmutovich Cty. Bd. \(09-23-2025\)_Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.D. [DC-O-0041-25](#)

ZONING-25-000052 – ORDINANCE – PTS Cannabis: To approve the following zoning relief:

Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school. (Addison/District 1)

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

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Member Covert inquired if there were any objections from the Islamic Society of Addison. Paul Hoss, answered that there was no objection made, even though there is a school and daycare located on the property. He added that dispensaries have to be 1,500 feet or further away from protected uses.

Attachments: [Z-25-000052 PTS Cannabis Cty. Bd. \(09-23-2025\)_Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.E. [DC-O-0042-25](#)

ZONING-25-000055 – ORDINANCE – Kilinski: To approve the following zoning relief:

Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet. (Milton/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Vice-Chair Yoo asked for clarification on why the variation is needed. Paul Hoss

explained to the Committee that the permit was issued inadvertently to allow the height to go to 18 feet. There was a discrepancy, where the application requested 15 feet, but the drawings submitted were for 18 feet. Once this was discovered, a stop work order was issued, however the building had been constructed. The property owner was required to bring the roof down three feet or seek zoning relief. The Zoning Hearing Officer found that there would be no immediate impact on adjacent property to the west, which is Forest Preserve property. There was an objection from a neighbor who felt this would set a precedent, however the Zoning Hearing Officer has made it known that each single zoning case stands on its on merit.

Attachments: [Z-25-000055 Kilinski Cty. Bd. \(09-23-2025\) Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.F. [DC-O-0043-25](#)

ZONING-25-000056 – ORDINANCE – Gegenheimer: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2. (Lisle/District 2) (Located at the southwest corner of College Road and Chase Avenue)
ZHO Recommendation to Deny

Member Krajewski asked for more information on the recommendation to deny the petition. Mr. Hoss explained that the petitioner was not represented by council and his application was lacking in the burden of proof of hardship, practical difficulty or a unique circumstance with the land. The petitioner indicated that he had personal financial issues. The Hearing Officer has determined that financial hardship cannot be a reason to grant relief. During the hearing the Mr. Gegenheimer submitted a petition from 14 immediate adjacent neighbors supporting him. There was one neighbor who objected and was concerned with stormwater and health issues, which would be reconciled during the building permit process. Vice Chair Yoo inquired if this petition could be amended or resubmit. Mr. Hoss answered that the petitioner has the option to bring it back to the Zoning Hearing Officer. He added that there is a text amendment currently going to the Zoning Board of Appeals that would allow in the R3 and R4 zoning districts the ability to have lot sizes of 20k sq ft serviced by septic and well as opposed to the current 40k sq ft. Motion to table was made by Member Covert, seconded by Vice Chair Yoo. Committee voted unanimously to table the petition.

Attachments: [Z-25-000056 Gegenheimer Dev. Com. \(09-16-2025\) Redacted.pdf](#)

RESULT:	TABLED
MOVER:	Brian Krajewski

SECONDER: Yeena 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 10:55 AM.



File #: DC-P-0002-25

Agenda Date: 10/7/2025

Agenda #: 6.A.

AWARDING RESOLUTION
ISSUED TO SAFEUILT ILLINOIS LLC,
TO PROVIDE PROFESSIONAL BUILDING & PLUMBING PLAN REVIEWS
AND BUILDING INSPECTIONS ON AN AS-NEEDED BASIS
FOR RESIDENTIAL AND COMMERCIAL BUILDINGS
IN UNINCORPORATED DUPAGE COUNTY
(CONTRACT AMOUNT: \$75,000.00)

WHEREAS, an agreement has been negotiated in accordance with County Board policy; and

WHEREAS, the Development Committee recommends County Board approval for the issuance of a contract purchase order to SAFEuilt Illinois LLC, to provide professional services performing building and plumbing plan reviews, and building inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period December 1, 2025 through November 30, 2026.

NOW, THEREFORE BE IT RESOLVED that County contract covering said, to provide professional services performing building and plumbing plan reviews, and building inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period December 1, 2025 through November 30, 2026, for Building & Zoning, be, and is hereby approved for issuance of a contract purchase order by the Procurement Division, to SAFEuilt Illinois LLC, 3755 Precision Dr, Suite 140, Loveland, CO 80538.

Enacted and approved this 14th of October, 2025 at Wheaton, Illinois.

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

SECTION 1: DESCRIPTION

General Tracking		Contract Terms	
FILE ID#:	RFP, BID, QUOTE OR RENEWAL #: RFP #24-006-BZP	INITIAL TERM WITH RENEWALS: 1 YR + 3 X 1 YR TERM PERIODS	INITIAL TERM TOTAL COST: \$75,000.00
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: Oct 8, 2025	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$300,000.00
	CURRENT TERM TOTAL COST: \$75,000.00	MAX LENGTH WITH ALL RENEWALS: FOUR YEARS	CURRENT TERM PERIOD: SECOND RENEWAL
Vendor Information		Department Information	
VENDOR: SAFEBuilt Illinois LLC	VENDOR #: 33979	DEPT: Building & Zoning	DEPT CONTACT NAME: Marla Flynn
VENDOR CONTACT: Alan Greene	VENDOR CONTACT PHONE: 224-250-4010	DEPT CONTACT PHONE #: X6789	DEPT CONTACT EMAIL: Marla.Flynn@dupagecounty.gov
VENDOR CONTACT EMAIL: agreene@safebuilt.com	VENDOR WEBSITE:	DEPT REQ #:	
Overview			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Professional services to perform Building & Zoning plan reviews.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished Review of building and plumbing plans throughout the course of construction are required by DuPage County Building Code to ensure code compliance.			

SECTION 2: DECISION MEMO REQUIREMENTS

DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required.
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.
RENEWAL OF RFP	

SECTION 3: DECISION MEMO

SOURCE SELECTION	Describe method used to select source. RFP #24-006-BZP was released to the public on 12/1/2023. Of 98 invitations sent out, one (1) requested documents. Four (4) vendors submitted proposals. Those proposals were evaluated in four categories. SAFEBuilt met the criteria and was rated the highest points.
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). 1. Do not approve contract to SAFEBuilt Illinois LLC. 2. Perform services in-house. Department does not have qualified staffing to provide this service in-house.

OK To Proceed
MWN
9/23/25

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION	
JUSTIFICATION Select an item from the following dropdown menu to justify why this is a sole source procurement.	
NECESSITY AND UNIQUE FEATURES	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.
MARKET TESTING	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.
AVAILABILITY	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: SAFEBuilt Illinois LLC	Vendor#: 33979	Dept: Building & Zoning	Division:
Attn: Alan Greene	Email: agreene@safebuilt.com	Attn: Marla Flynn	Email: Marla.Flynn@dupagecounty.gov
Address: 3755 Precision Dr, Suite 140	City: Loveland	Address: 421 N County Farm Rd	City: Wheaton
State: CO	Zip: 80538	State: IL	Zip: 60187
Phone: 866-977-4111	Fax: 877-203-2704	Phone: 630-407-6789	Fax: 630-407-6702
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: SAFEBuilt Illinois LLC	Vendor#: 33979-R01	Dept:	Division:
Attn:	Email:	Attn:	Email:
Address: Lockbox #88135 PO Box 88135	City: Chicago	Address:	City:
State: IL	Zip: 60680-1135	State:	Zip:
Phone:	Fax:	Phone:	Fax:
<i>Shipping</i>		<i>Contract Dates</i>	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Dec 1, 2025	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	1	EA		Professional Services to perform building & plumbing plan reviews and Building Inspections on an "as needed" basis for residential and commercial buildings in unincorporated DuPage County per RFP #24-006-BZP for the period of 12/1/2025 - 11/30/2026.	FY26	1100	2810	53090		75,000.00	75,000.00
<i>FY is required, ensure the correct FY is selected.</i>										Requisition Total	\$ 75,000.00

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.



THE COUNTY OF DUPAGE
FINANCE - PROCUREMENT
PLANS EXAMINER SERVICES 24-006-BZP
BID TABULATION

√

Criteria	Available Points	SAFEbuilt Illinois, LLC
Firm Qualifications	20	19
Key Qualifications	30	29
Project Understanding	30	29
Price	20	20
Total	100	97

Fee and Rate Proposal	\$ 21,483.00
Percentage of points	100%
Points awarded (wtd against lowest price)	20

NOTES

1. B & F Construction Code , Inc. has been deemed non-responsive for not providing price as requested.
2. Lakeside Consultants LLC has been deemed non-responsive for not having employees.
3. T.P.I. Building Code Consultants, Inc. has been deemed non-responsive for not providing price as requested.

RFP Posted on 12/1/2023 Bid Opened On 12/19/2023, 2:30 PM CST by	DW, NE
Invitations Sent	98
Total Requesting Documents	1
Total Bid Responses Received	4



The County of DuPage
Finance Department
Procurement Division, Room 3-400
421 North County Farm Road
Wheaton, Illinois 60187

CONTRACT RENEWAL AGREEMENT

This contract, made and entered into by The County of DuPage, 421 North County Farm Road, Wheaton, Illinois, 60187, hereinafter called the "COUNTY" and SAFEbuilt Illinois, LLC located at 3755 Precision Drive, Suite 140, Loveland, CO 80538, hereinafter called the "CONTRACTOR", witnesseth;

The COUNTY and the CONTRACTOR have previously entered into a Contract, pursuant to Bid #24-006-BZP which became effective on 1/30/2024 and which will expire 11/30/2025. The contract is subject to the second of three options to renew for a twelve (12) month period.

The contract renewal shall be effective on the date of last signature and shall terminate on 11/30/2026.

The parties now agree to renew said agreement, upon the same terms as previously agreed to, as specified in the original contract.

THE COUNTY OF DUPAGE

SIGNATURE

Henry Kocker

PRINTED NAME

Buyer I

PRINTED TITLE

DATE

CONTRACTOR

SIGNATURE

Matthew K. Causley

PRINTED NAME

Chief Operating Officer

PRINTED TITLE

September 22, 2025

DATE



DuPage County
Finance Department
Procurement Division
421 North County Farm Road
Room 3-400
Wheaton, Illinois 60187-3978

REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

Section I: Contact Information

Please complete the contact information below.

BID NUMBER:	24-006-BZP
COMPANY NAME:	SAFEbuilt, LLC
CONTACT PERSON:	Alan Greene
CONTACT EMAIL:	agreene@safebuilt.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: Alan D. Greene

Signature: 

Title: Sr. Account Manager

Date: 9/22/25

SECTION 8 - BID FORM PRICING

Provide the price of performing each Plan Review type. Pricing shall include related telephone, email, or other forms of communications. Quantities shown are estimated only for bid canvassing purposes.

SECTION 1

NO.	ITEM	UOM	QTY	PRICE	EXTENDED PRICE
Plan Review Type					
1	Residential	HR	8	\$ 99	\$ 792.
2	Commercial	HR	200	\$ 99	\$ 19,800
3	Fire Systems	HR	9	\$ 99	\$ 891
GRAND TOTAL					\$ 21,483
GRAND TOTAL (In words)					

SECTION 2

NO.	ITEM	UOM	PRICE
Construction Inspection Services - Commercial Weekdays 8:00 AM to 4:30 PM			
4	Electrical	HR	\$ 90
5	Building	HR	\$ 90
6	Mechanical	HR	\$ 90
7	Plumbing	HR	\$ 110
Construction Inspection Services - Commercial After Hours & Saturdays before 4:30 PM			
8	Electrical	HR	\$ 120
9	Building	HR	\$ 120
10	Mechanical	HR	\$ 120
11	Plumbing	HR	\$ 120
Construction Inspection Services - Commercial Sundays, Holidays & Saturdays after 4:30 PM			
12	Electrical	HR	\$ 160
13	Building	HR	\$ 160
14	Mechanical	HR	\$ 160
15	Plumbing	HR	\$ 160
Construction Inspection Services - Residential Weekdays 8:00 AM to 4:30 PM			
16	Electrical	HR	\$ 90
17	Building	HR	\$ 90
18	Mechanical	HR	\$ 90
19	Plumbing	HR	\$ 110
Construction Inspection Services - Residential After Hours & Saturdays before 4:30 PM			
20	Electrical	HR	\$ 120
21	Building	HR	\$ 120
22	Mechanical	HR	\$ 120
23	Plumbing	HR	\$ 120
Construction Inspection Services - Residential Sundays, Holidays & Saturdays after 4:30 PM			
24	Electrical	HR	\$ 160
25	Building	HR	\$ 160
26	Mechanical	HR	\$ 160

NO.	ITEM	UOM	PRICE
27	Plumbing	HR	\$ 160
Cost per Plan Review Type One & Two-Family Dwellings			
28	Plan Review per Dwelling	EA	\$ 324
29	Plan Review Expedited Additional Fee	EA	\$ +40%
Industrial, Commercial & Multi-Family Structures			
30	Hazardous Areas - Additional Cost	1000 SQ FT	\$ 330
31	Commercial Kitchens/Food Processing Areas - Additional Cost	1000 SQ FT	\$ 330
32	Re-Review Additional Cost	EA	\$ 132
33	Expedited Plan Review Additional Cost	EA	\$ +40%
Per Plan Review - Gross Floor Area Base Building			
34	up to 2,500 SF	SQ FT	\$ 396
35	2,501 to 4,000 SF	SQ FT	\$ 445
36	4,001 to 5,000 SF	SQ FT	\$ 544
37	5,001 to 7,500 SF	SQ FT	\$ 693
38	7,501 to 10,000 SF	SQ FT	\$ 693
39	Over 10,000 SF	SQ FT	\$ 891
Base Building with up to 2 other disciplines			
40	up to 2,500 SF	SQ FT	\$ 495
41	2,501 to 4,000 SF	SQ FT	\$ 544
42	4,001 to 5,000 SF	SQ FT	\$ 654
43	5,001 to 7,500 SF	SQ FT	\$ 687
44	7,501 to 10,000 SF	SQ FT	\$ 742
45	Over 10,000 SF	SQ FT	\$ 990
Base Building with up to 3 other disciplines			
46	up to 2,500 SF	SQ FT	\$ 594
47	2,501 to 4,000 SF	SQ FT	\$ 654
48	4,001 to 5,000 SF	SQ FT	\$ 693
49	5,001 to 7,500 SF	SQ FT	\$ 737
50	7,501 to 10,000 SF	SQ FT	\$ 792
51	Over 10,000 SF	SQ FT	\$ 1039
Plumbing Plan Reviews			
52	Single Family	EA	\$ 110
53	Duplex	EA	\$ 110
54	Town Homes, Condominiums, Apartments	EA	\$ 110
55	Commercial	EA	\$ 110
Additional Cost Fixture or Waste Opening			
56	Single Family	EA	\$ 0
57	Duplex	EA	\$ 0
58	Town Homes, Condominiums, Apartments	EA	\$ 0
59	Commercial	EA	\$ 0
Sprinkler Systems Pipe Schedule System (Pipe Schedule System)			
60	1 to 20	EA	\$ 148
61	21 to 100	EA	\$ 172
62	101 to 200	EA	\$ 198
63	201 to 300	EA	\$ 250

NO.	ITEM	UOM	PRICE
64	301 to 500	EA	\$ 420
65	Over 500	EA	\$ 495
NO.	ITEM	UOM	PRICE
Sprinkler Systems Pipe Schedule System (Hydraulically Calculated System)			
66	1 to 20	EA	\$ 172
67	21 to 100	EA	\$ 297
68	101 to 200	EA	\$ 396
69	201 to 300	EA	\$ 495
70	301 to 500	EA	\$ 594
71	Over 500	EA	\$ 693
Fire Detection and Alarm Systems			
71	Complete System	EA	\$ 100 or .013 PSF
72	Partial System - Not Containing Total building area Detection System	EA	\$ 100 or .009 PSF
73	Partial System - Supervisory Protection of Sprinkler Systems & Duct Detection	EA	\$ 100 or .005 PSF
Standpipe Systems			
74	Standpipe	EA	\$ 198
75	Standpipes Part of Total Building Sprinkler Systems	EA	\$ NO COST
Gas Suppression Systems or Dry Chemical System			
76	1 to 50	EA	\$ 198
77	51 to 100	EA	\$ 198
78	101 to 200	EA	\$ 247
79	201 to 300	EA	\$ 247
80	301 to 400	EA	\$ 346
81	401 to 500	EA	\$ 374
82	501 to 750	EA	\$ 423
83	751 to 1000	EA	\$ 495
84	Over 1000	EA	\$ 544
Restaurant Wet Chemical Systems			
85	Hood System	EA	\$ 198
86	Each Additional System or Hood Reviewed at Same Time with Same Unit	EA	\$ 100
Restaurant Mechanical Hood and Duct Systems			
87	Hood	EA	\$ 198
88	Each Additional System or Hood Reviewed at Same Time with Same Unit	EA	\$ 100
Life Safety Plan Reviews			
89	Per Review	EA	\$ 176
90	Per Re-Review	EA	\$ 90

SECTION 9 - PROPOSAL FORM
PLANS EXAMINER SERVICES 24-006-BZP
(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Name of Offeror	SAFEbuilt Illinois, LLC
Main Business Address	444 N Cleveland Avenue
City, State, Zip Code	Loveland, CO 8537
Telephone Number	866.977.4111
Fax Number	
Proposal Contact Person	Alan Greene
Email Address	agreene@safebuilt.com

The undersigned certifies that he is:

☐ the Owner/Sole Proprietor

 ☐ a Member of the Partnership

 ☒ an Officer of the Corporation

 ☐ a Member of the Joint Venture

herein after called the Offeror and that the members of the Partnership or Officers of the Corporation are as follows:

Chris Giordano, Chief Executive Officer
 (President or Partner)

Will Brown, Chief Financial Officer
 (Secretary or Partner)

Joe DeRosa, Chief Revenue Officer
 (Vice-President or Partner)

Matthew Causley, Chief Operating Officer
 (Treasurer or Partner)

Further, the undersigned declares that the only person or parties interested in this Proposal as principals are those named herein; that this Proposal 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 Manager, DuPage Center, 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 Proposal 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 therein prescribed.

Further, the undersigned certifies and warrants that he is duly authorized to execute this certification/affidavit on behalf of the Offeror 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 Offeror and is true and accurate.

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

The undersigned certifies that he has examined and carefully prepared this proposal and has checked the same in detail before submitting this proposal, 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. (Offeror may be requested to provide a copy of the corporate resolution granting the individual executing the contract documents authority to do so.) Further, the offeror certifies that he has provided services comparable to the items specified in this contract to the parties

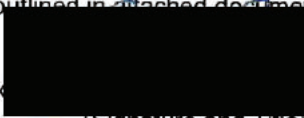
listed in the reference section below and authorizes the County to verify references of business and credit at its option.

Finally, the offeror, if awarded the contract, agrees to do all other things required by the contract documents, and that he will take in full payment therefore the sums set forth in the cost schedule.

PROPOSAL AWARD CRITERIA

This proposal will be awarded to the most responsive, responsible vendor meeting specifications based upon the highest score compiled during evaluation of the proposals outlined in the selection process.

The Contractor agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents for the amount stated.

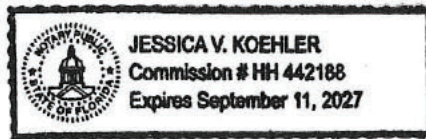
X  Chris Giordano, Chief Executive Officer
(Signature and Title)

CORPORATE SEAL
(If available)

PROPOSAL MUST BE SIGNED FOR CONSIDERATION

 s 14th day of December AD, 2023

My Commission Expires: September 11, 2027
(Notary Public)





Development Ordinance

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

File #: DC-O-0044-25

Agenda Date: 10/7/2025

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 (ZHO)

DATE: September 17, 2025

RE: **ZONING-25-000050 Chromniak (DOWNERS GROVE/DISTRICT 3)**

DEVELOPMENT COMMITTEE: OCTOBER 7, 2025:

ZONING HEARING OFFICER: SEPTEMBER 17, 2025: The Zoning Hearing Officer considered 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.

ZHO Recommendation to Deny.

FINDINGS OF FACT:

- A. That petitioner testified that they seek to keep the existing structures on the property and additions thereto built, without permit, to allow chickens as they would like to provide their family with the ability to raise chickens and have eggs for their family in existing buildings on the property.
- B. That petitioner testified that the subject zoning relief is for a Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 15 feet and the rear setback from 25 feet to approximately 8 feet
- C. That petitioner testified that he has an existing chicken coop/sheds on the subject property that is located approximately 15' feet and 8' from the side and rear property lines.

- D. That petitioner that they would like to keep the existing buildings (shed) and allow the conversion of same and addition to allow for and accommodate the raising of the chickens and that to move the buildings would require essentially demolition of the buildings.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer 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 Hearing Officer 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 that the petitioner's sole purpose for leaving the shed/ chicken coop and chicken run in the proposed location is for financial reasons only and is self-imposed.
3. That the Zoning Hearing Officer 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** that existing chicken coop three (3) feet from the interior side property line does not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated that** the existing chicken coop three (3) feet from the interior side property line does 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** that the existing chicken coop three (3) feet from the interior side property line does 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** that the existing chicken coop three (3) feet from the interior side property line does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the existing chicken coop three (3) feet from the interior side property line does 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** that the existing chicken coop three (3) feet from the interior side property line does 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** that the existing chicken coop three (3) feet from the interior side property line does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000050 Chromniak
ZONING REQUEST	Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.
OWNER	ANETA CHROMNIAK, 17W125 87 TH STREET, WILLOWBROOK, IL 60527
ADDRESS/LOCATION	17W125 87 TH STREET, WILLOWBROOK, IL 60527
PIN	10-03-201-017
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.59 ACRES (25,700 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: AUGUST 19, 2025
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 3, 2025

ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Stormwater:	No Objections.
Public Works:	"DPC owns sewer and water main on 87 th St. This project will not affect our utilities."
EXTERNAL:	
City of Darien:	<i>No Comments Received.</i>
Village of Willowbrook:	<i>No Comments Received.</i>
Village of Burr Ridge:	<i>No Comments Received.</i>
Downers Grove Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Tri-State Fire Dist.:	No Objections.
Sch. Dist. 63:	<i>No Comments Received.</i>
Sch. Dist. 86:	No Objections.
Forest Preserve:	"We do not have any comments."

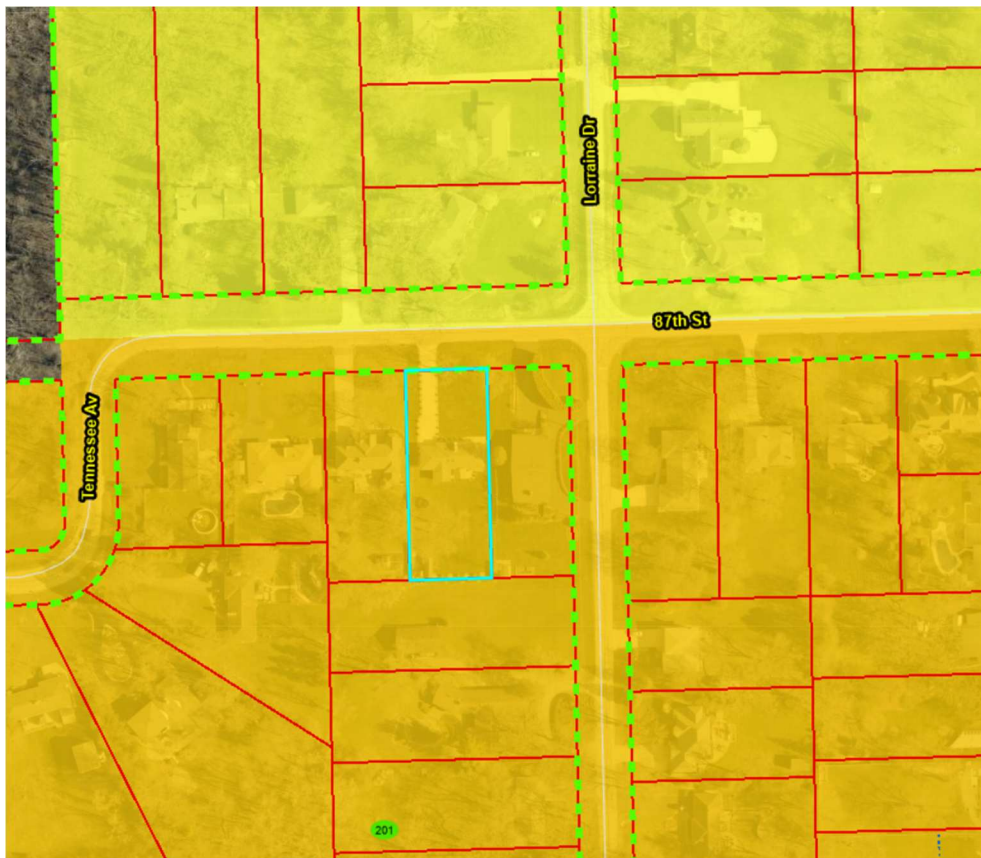
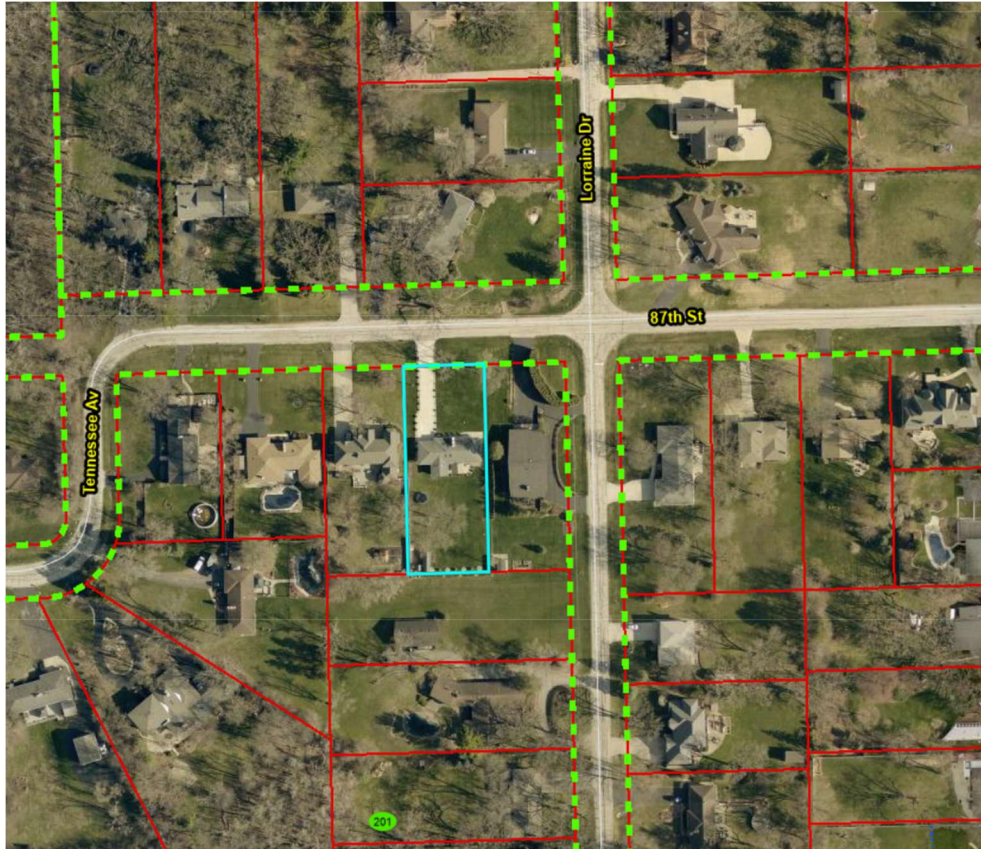
GENERAL BULK REQUIREMENTS:

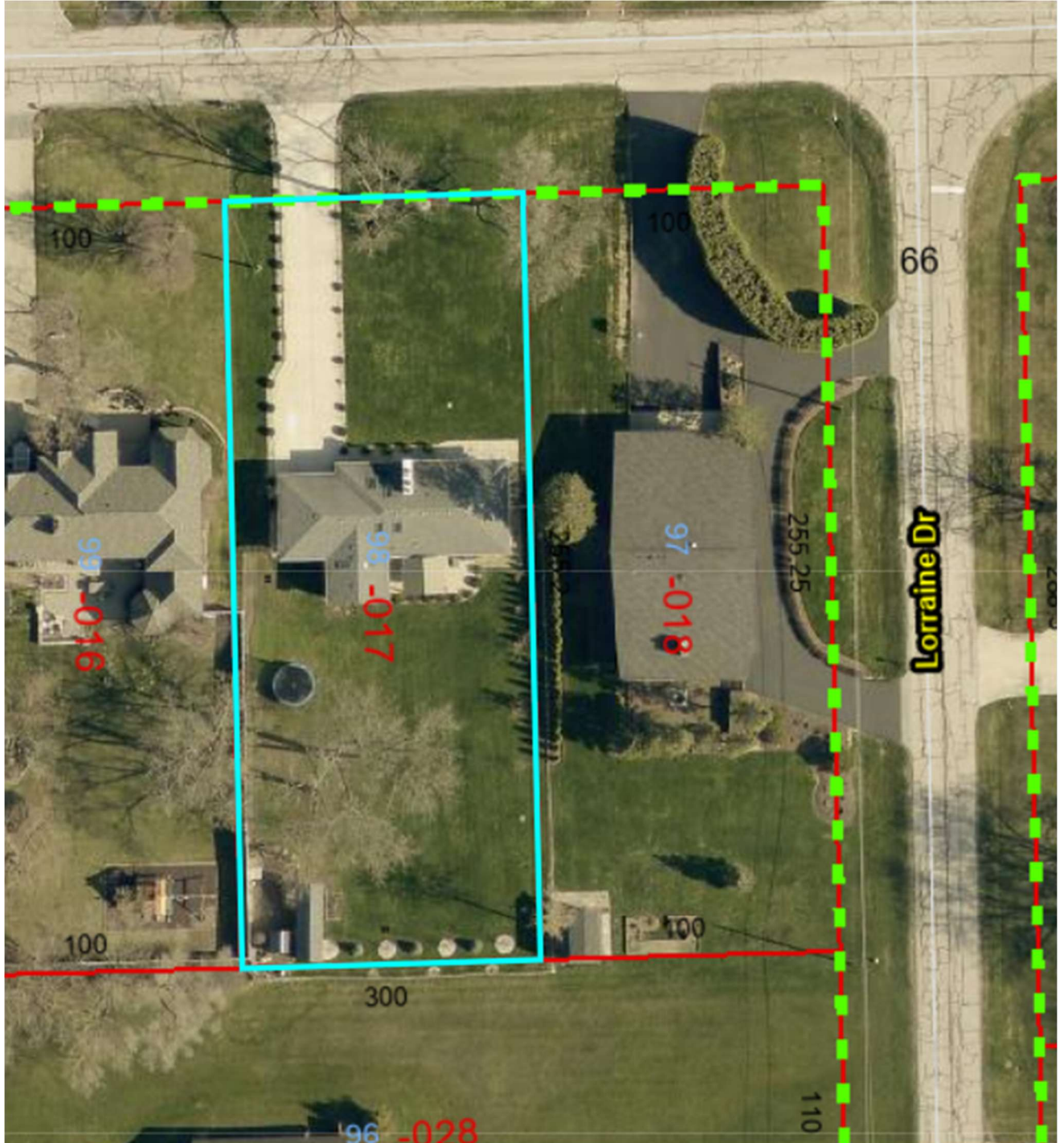
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	25 FT	APPROX. 15 FT	APPROX. 15 FT
Rear Yard:	25 FT	APPROX. 8 FT	APPROX. 8 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	87 TH STREET AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC

East	R-3 SF RES	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC







Development Ordinance

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

File #: DC-O-0045-25

Agenda Date: 10/7/2025

Agenda #: 6.C.



**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 (ZHO)

DATE: September 17, 2025

RE: **ZONING-25-000051 Willowbrook Waffles, LLC (DOWNERS GROVE/DISTRICT 3)**

DEVELOPMENT COMMITTEE: OCTOBER 7, 2025:

ZONING HEARING OFFICER MEETING: SEPTEMBER 17, 2025: The ZHO considered the following zoning relief:

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

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-25-000051 Willowbrook Waffles, LLC** dated September 3, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the Zoning relief shall be valid for ten (10) years from the date of approval of same by the DuPage County Board.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve.

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for Conditional Use to allow for a Class B Restaurant in a B-1 Zoning District.

2. That petitioner testified that they purchased the property and the building as an existing, “family” style breakfast facility approximately 3 years ago as part of its larger network of breakfast facilities in its food chain in the Chicago land area.
3. Petitioner testified that the restaurant is “breakfast” facility operated and will continue to operate as a family breakfast facility generally operating in the morning and to midafternoons on the weekends.
4. That petitioner testified that they seek to serve a small sampling of “breakfast” cocktail beverages including items such as Mimosa, Bloody Mary and Irish coffee drinks with their breakfast menu.
5. That petitioner testified that to obtain a liquor license to serve alcoholic beverages they need to be classified as a Class B Restaurant per the County Zoning Code.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals 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 restaurant will be operated in an existing facility and will not impair an adequate supply of light and air to the adjacent property as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed restaurant has received all required buildings permits for interior alterations and will not increase the hazard from fire or other dangers to said property as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building for same and will not diminish the value of land and buildings throughout the County as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed restaurant will not unduly increase traffic congestion in the public streets and highways as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building and will not increase the potential for flood damages to adjacent property as the building is an existing building and parking lot used in

the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.

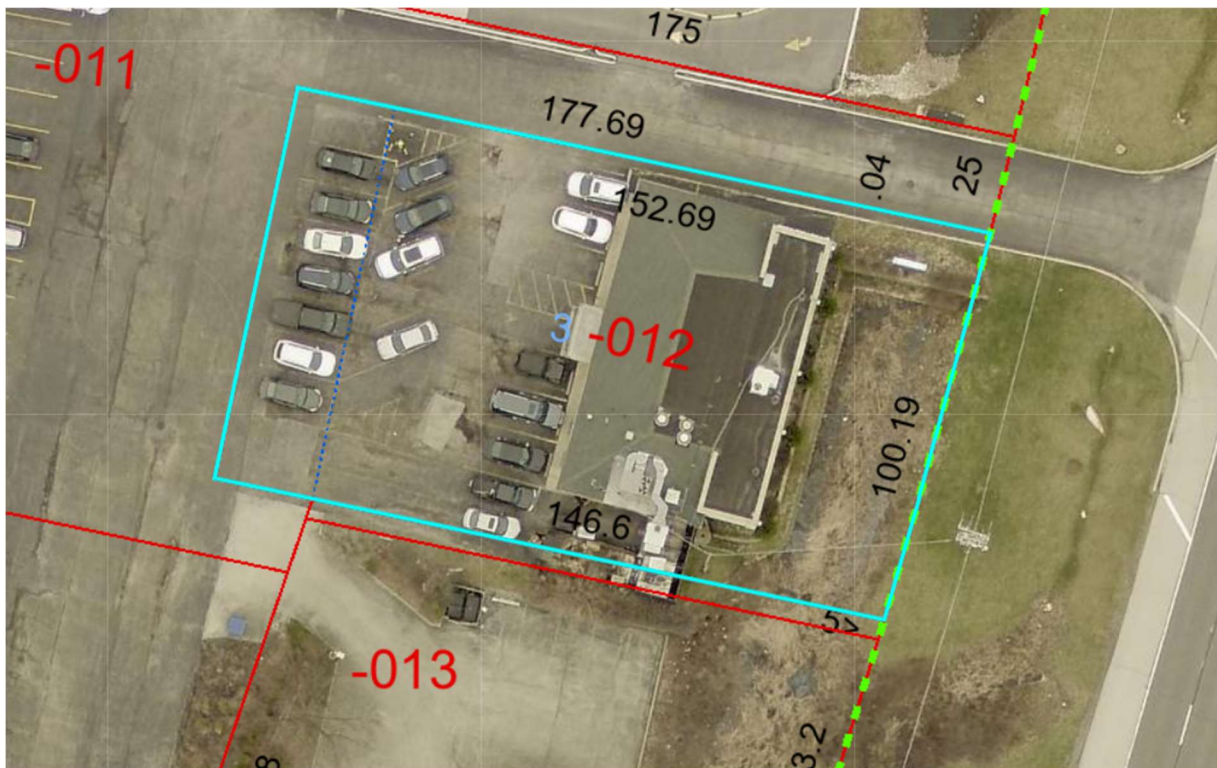
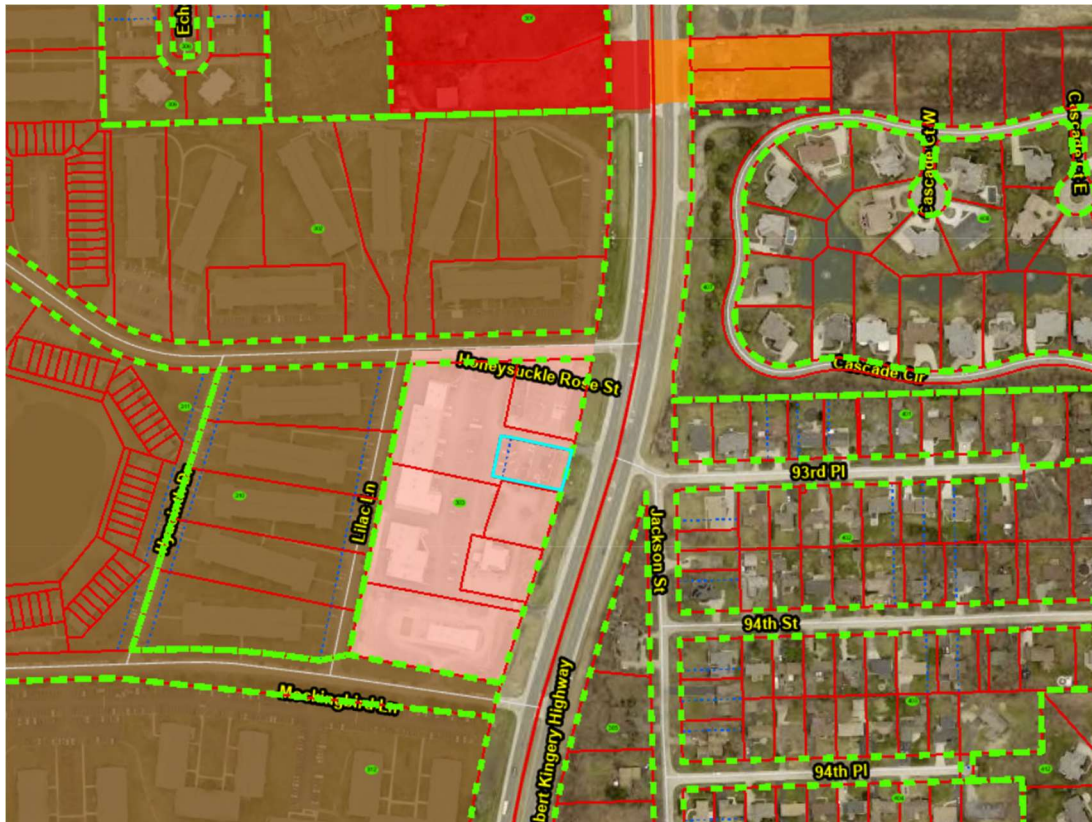
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building for the same purpose in the past and will not incur additional public expense for flood protection, rescue or relief as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- 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 restaurant will be operated in an existing building used in the past for same will not otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.

PETITIONER'S DEVELOPMENT FACT SHEET GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000051 Willowbrook Waffles, LLC.	
ZONING REQUEST	Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.	
OWNER	WILLOWBROOK WAFFLES, LLC., 10S642 KINGERY HWY, WILLOWBROOK, IL 60527 / AGENT: FELIX FRIEDMAN, 1400 SOUTH MICHIGAN AVENUE, APT 2410, CHICAGO, IL 60605	
ADDRESS/LOCATION	10S642 KINGERY HWY, WILLOWBROOK, IL 60527	
PIN	10-02-303-012	
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3	
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.4 ACRES (17,424 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 19, 2025	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 3, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works sewer/ water area. No issues with this change however, they are required to submit plans for review of the seating and grease trap.”	
EXTERNAL:		
Village of Burr Ridge:	No Comments Received.	
Village of Lemont:	No Comments Received.	
City of Darien:	No Comments Received.	
Downers Grove Township:	No Comments Received.	
Township Highway:	No Comments Received.	

Tri-State Fire Dist.:	No Objections.
Sch. Dist. 180:	No Objections.
Sch. Dist. 86:	No Objections.
Forest Preserve:	“We do not have any comments.”

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	ROUTE 83/KINGERY HWY AND BEYOND VILLAGE OF BURR RIDGE	RESIDENTIAL	VILLAGE OF BURR RIDGE
West	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL





Development Ordinance

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

File #: DC-O-0046-25

Agenda Date: 10/7/2025

Agenda #: 6.D.



**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 (ZHO)

DATE: September 17, 2025

RE: **ZONING-25-000057 River Forest Country Club (ADDISON / DISTRICT 1)**

DEVELOPMENT COMMITTEE: OCTOBER 7, 2025:

ZONING HEARING OFFICER: SEPTEMBER 17, 2025: The Zoning Hearing Officer considered the following zoning relief:

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

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-25-000057 River Forest Country Club** dated September 3, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. 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 they seek to erect an accessory structure (flagpole) on the River Forest Country Club property which is approximately 73.93 acres in size.
- B. That petitioner seeks the subject zoning variation to increase the flagpole to a height of 60 feet which will allow members and patrons of the facility to be able to see the pole on the golf course.

- C. Petitioner testified that the average mature tree on the property is more than 75 feet and as such adjacent properties and roadways will be screened from viewing the flagpole from the existing tree canopy at the perimeter of the property.
- D. That petitioner testified that as the flagpole is centralized on the over 75-acres facility it does not pose a danger to any adjacent properties and roadways, and should it be felled in any way it will fall only on the golf course property.
- E. That petitioner seeks the subject zoning relief to provide an additional patriotic amenity and identification for club members typical of other similar facilities in the area.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that the petitioner **has 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 Hearing Officer finds that the petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner's purpose for erecting the taller flagpole is for onsite amenity and identification for club members.
3. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that extended flagpole does not impair an adequate supply of light and air to the adjacent properties as the flagpole is located on the interior of the larger approximately 75-acre golf course.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the extended flagpole does not increase the hazard from fire or other dangers to said property as the flagpole is located on the interior of the larger approximately 75-acre golf course
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that extended flagpole does not diminish the value of land and buildings throughout the County as the flagpole is located on the interior of the larger approximately 75-acre golf course
 - d. Unduly increases traffic congestion in the public streets and highways as petitioner **has demonstrated** that the extended flagpole does not unduly increase traffic congestion in the public streets and highways as the flagpole is located on the interior of the larger approximately 75-acre golf course
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the extended flagpole does not increase the potential for flood damages to adjacent property as the flagpole is located on the interior of the larger approximately 75-acre golf course

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that extended flagpole does not incur additional public expense for flood protection, rescue, or relief as the flagpole is located on the interior of the larger approximately 75-acre golf course.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the extended flagpole does not impair the public health, safety, comfort, morals, or general welfare as the flagpole is located on the interior of the larger approximately 75-acre golf course.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000057 River Forest Country Club	
ZONING REQUEST	Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.	
OWNER	RIVER FOREST COUNTRY CLUB, 15W468 GRAND AVENUE, ELMHURST, IL 60126 / RIVER FOREST COUNTRY CLUB, PO BOX 557, ELMHURST, IL 60126 / AGENT: JEFF SCHENKEL, 15W468 GRAND AVENUE, ELMHURST, IL 60126	
ADDRESS/LOCATION	15W468 GRAND AVENUE, ELMHURST, IL 60126	
PIN	03-25-200-001/03-25-106-001	
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1	
ZONING/LUP	R-3 SF RES	OPEN SPACE
AREA	73.93 ACRES (3,220,391 SQ. FT.)	
UTILITIES	WELL/SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 19, 2025	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 3, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
City of Bensenville:	No Comments Received.	
Village of Addison:	No Comments Received.	
City of Elmhurst:	No Comments Received.	
City of Chicago:	No Comments Received.	
Village of Franklin Park:	No Comments Received.	
City of Northlake:	No Comments Received.	
Addison Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Bensenville Fire Dist.:	No Comments Received.	
Sch. Dist. 205:	No Comments Received.	

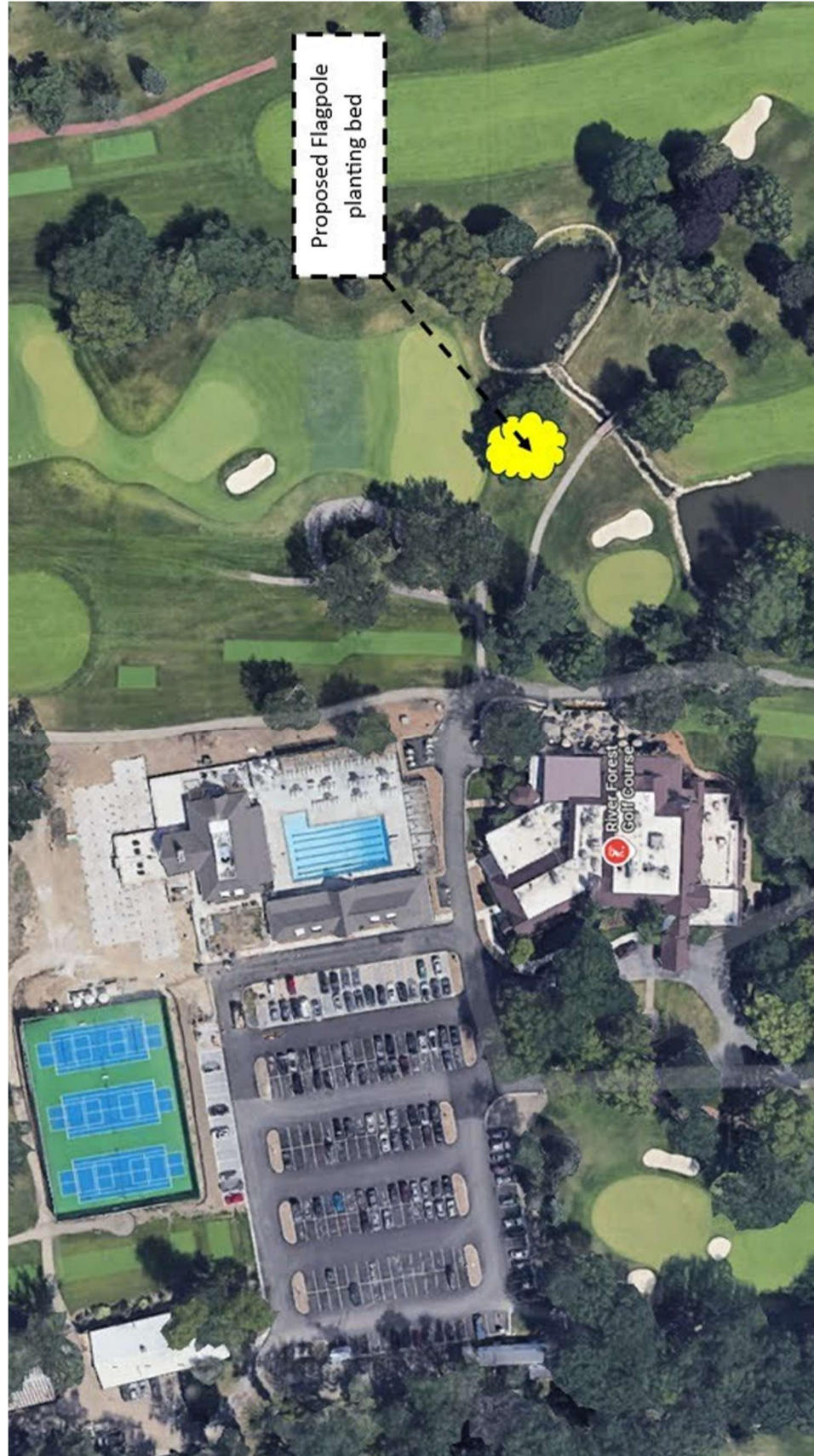
Forest Preserve:	“The Forest Preserve District of DuPage County has reviewed the information provided for the ZONING-25-000057 River Forest Country Club case and we do not have any comments.”
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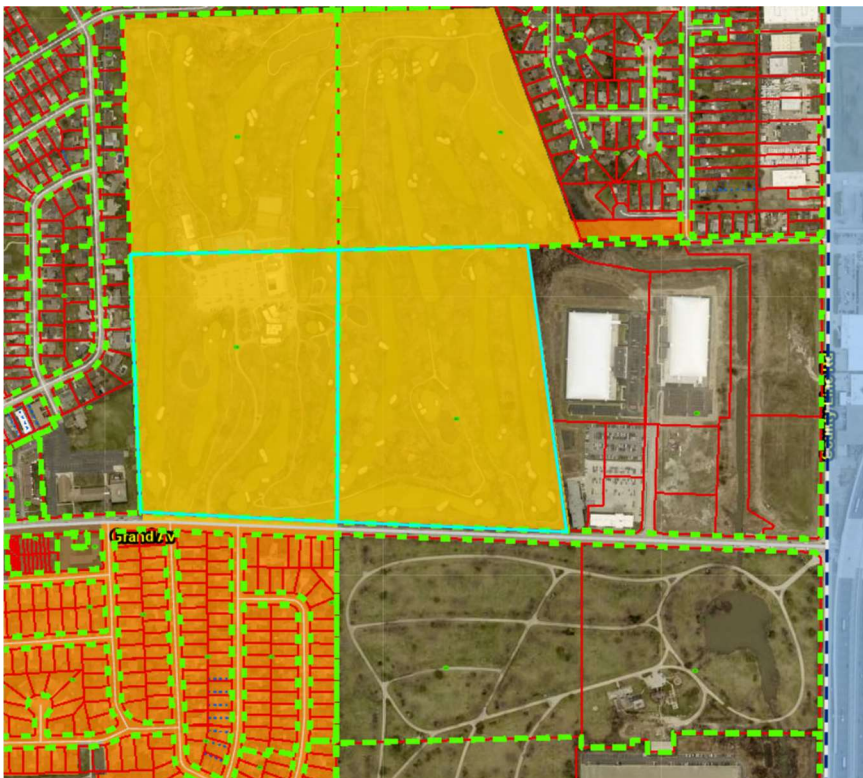
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	24 FT	N/A	APPROX. 60 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	RECREATIONAL	OPEN SPACE
North	R-3 SF RES	RECREATIONAL	OPEN SPACE
South	GRAND AVENUE AND BEYOND R-4 SF RES	RESIDENTIAL	0-5 DU AC
East	VILLAGE OF BENSENVILLE	COMMERCIAL	VILLAGE OF BENSENVILLE
West	VILLAGE OF BENSENVILLE	INSTITUTIONAL	VILLAGE OF BENSENVILLE









Development Ordinance

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

File #: DC-O-0047-25

Agenda Date: 10/7/2025

Agenda #: 6.E.



**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 Board of Appeals

DATE: October 2, 2025

RE: **ZONING-25-000053 West Suburban Athletic Development (Downers Grove / District 3)**

Development Committee: October 7, 2025:

Zoning Board of Appeals: October 2, 2025: The Zoning Board of Appeals recommended to approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land.

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-25-000053 West Suburban Athletic Development dated August 28, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
4. That the property be developed subject to the Tri-State Fire Protection District requirements.
5. That the property be developed with a right-in ingress and left-out egress, as determined by the township highway commissioner.
6. That the property be developed with landscaping installed where the bridge is located, not to impede line of sight.

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

FINDINGS OF FACT:

1. That petitioner testified that they seek an amendment to the previously approved Conditional Use to add additional parking and additional land.
2. That petitioner testified that the subject property is zoned R-3 and was previously approved by the County Board as a Conditional Use for recreational use under ZONING-22-000013.
3. That petitioner testified that the subject property is currently improved with an indoor turf field, four volleyball courts, three basketball courts, a speed and agility training area, and a concession area.
4. The petitioner testified that West Suburban Athletic Development Corporation purchased another 1.8 acres of land and combined it with the prior 8 acres creating a 9.85-acre property.
5. The petitioner testified that the amendment is to add additional parking to the existing facility, creating an additional 101 parking spaces resulting in a total of 352 parking spaces on the subject property.
6. The petitioner testified that a solid-six-foot fence will be installed with significant landscaping along the south side of the property. The petitioner testified that the closest residence is about 900 feet away from the property line.

STANDARDS FOR CONDITIONAL USES:

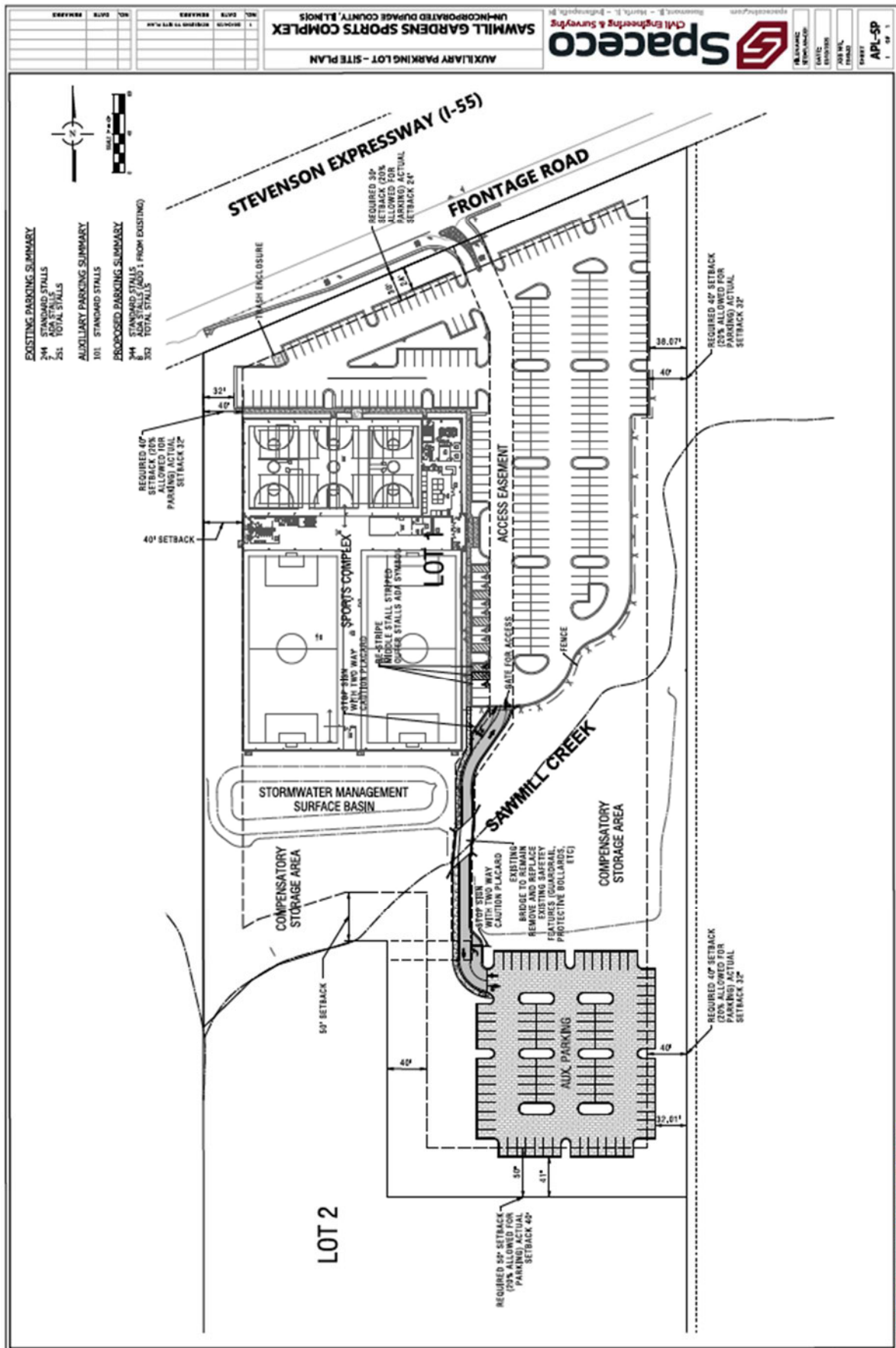
1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the 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 amendment to the previously approved conditional use would not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the amendment to the previously approved conditional use would 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 demonstrated** that the amendment to the previously approved conditional use 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 demonstrated** that the amendment to the previously approved conditional use 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 amendment to the previously approved conditional use 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 amendment to the previously approved conditional use 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 amendment to the previously approved conditional use will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000053 West Suburban Athletic Development Corp.		
ZONING REQUEST	Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land.		
OWNER	WEST SUBURBAN ATHLETIC DEVELOPMENT CORP., 17W411 FRONTAGE ROAD, HINDSDALE, IL 60527 / WEST SUBURBAN ATHLETIC DEVELOPMENT CORP., PO BOX 101, HINDSDALE, IL 60522-0101 / AGENT: PHILLIP LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185		
ADDRESS/LOCATION	17W411 FRONTAGE ROAD, HINDSDALE, IL 60527		
PIN	09-34-303-033		
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3	
ZONING/LUP	R-2 SF RES	0-5 DU AC	
AREA	9.85 ACRES (429,066 SQ.FT.)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: AUGUST 13, 2025		
PUBLIC HEARING	THURSDAY, AUGUST 28, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "A private water well is listed on this parcel, a permit will be required for the demolition of the structure/s."		
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	"DPC Public Works owns a sewer main to the west of the property and a water main to the north and in the current parking lot of the property. This project should affect our utilities."		
EXTERNAL:			
City of Darien:	No Comments Received.		
Village of Willowbrook:	<i>No Comments Received.</i>		
Village of Burr Ridge:	No Comments Received.		
Downers Grove Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Tri-State Fire Dist.:	Per 9/16 letter, Tri-State Fire District finds the plans to be in compliance.		
Sch. Dist. 63:	<i>No Comments Received.</i>		
Sch. Dist. 86:	No Objections.		
Forest Preserve	See attached documentation.		
Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	RECREATIONAL	0-5 DU AC
North	FRONTAGE ROAD/I-55 AND BEYOND B-1 LOCAL COMMERCIAL	COMMERCIAL	OFFICE LOW
South	R-2 SF RES	VACANT	0-5 DU AC

East	R-2 SF RES	FOREST PRESERVE/RESIDENTIAL	0-5 DU AC
West	R-2 SF RES	FOREST PRESERVE	0-5 DU AC





IN RE: ZONING PETITION 25-53, West Suburban Athletic Development

PROJECT NARRATIVE

The Applicant is West Suburban Athletic Development, LLC ("WSAD").

The project is located at 17W411 Frontage Road in unincorporated Hinsdale (the "Subject Property"). The Subject Property is 9.85 acres and located within the R-2 Residential District. Slightly over 8 acres was previously approved by the County as a Conditional Use in 2022 for a recreational use with a parking variation allowing for a reduction of the parking from 344 required spaces to 251.

The sports complex (the "Facility") is comprised of the following indoor uses:

- a. One 180x90 foot indoor turf fields;
- b. Four regulation volleyball courts;
- c. Three regulation high school size basketball courts;
- d. Second floor shall contain an 8,000 square foot speed and agility training area;
- e. Space for tenants and staff; and
- f. Concession- type food and non-alcoholic beverages.

Over the past several years, it has become apparent that the Subject Property does not have enough parking to fully utilize the Facility as originally intended. Despite attempts to solve the problem by scheduling and posting no parking signage, customers still park on the Frontage Road during busy times due to customers staying longer and coming earlier than expected – especially when the Facility is conducting tournaments. Accordingly, WSAD purchased another approximately 1.8-acre parcel and combined it with the prior 8 acres for the purpose of constructing additional parking for the Facility. It is for this additional parking that WSAD is requesting that the previously-approved 2022 Conditional Use be amended.

The proposed parking lot would create an additional 101 parking spaces, which would take the number of parking spaces from 251 to 352 (8 more than is required under the Zoning Ordinance for a facility of this type). Access to this new parking lot would be through the current parking area and traverse over an existing bridge large enough for one-way traffic and pedestrian walkway. V3 Engineering has performed an analysis stating that the bridge is safe for use but is recommending speed limit signs be placed at both ends of the bridge. The bridge has guardrails and would be separated from the pedestrian walkway by permanent bollards. The new parking lot would provide an additional 40% parking capacity but would only be used for tournaments and special events or if a queuing problem occurs. Due to the one-way nature of the bridge, access to the bridge and new parking would not be allowed unless the new parking lot was in use. When

the new parking lot is in use, the bridge will be controlled via traffic control staff during all hours the lot is open.

As shown below, the proposed Amendment to the existing Conditional Use meets all the standards set forth in the Zoning Ordinance for a Conditional Use.

Conditional Use Standards

1. *In harmony with the general purpose and intent of this Chapter, and will not be injurious to the neighborhood, detrimental to public welfare, or in conflict with county's comprehensive plan for development.*
 - The proposed use is a conditional use in the R-2 District and is, accordingly presumed an appropriate use for the area. In fact, in 2022, the County granted a Conditional Use for the Subject Property. The proposed parking lot will assist in further limiting any effect the Facility may have on neighboring properties.
 - The parking lot will have a solid 6-foot fence on the south side and significant landscaping to ensure that headlights of cars do not intrude on the neighboring subdivision to the south. Evergreens will be placed on the south side of the fence to limit the view of the fence for the neighbors to the south.
 - Further, there is approximately 900 feet between the new parking lot and the nearest home to the south. There are no homes to the west of the Subject Property as it is owned by the DuPage County Forest Preserve District, although it is zoned I-1 Industrial. Property directly to the east of the Subject Property appears to be used as a residence but clearly is used for significant truck and equipment storage.
 - As set forth below under Standard No. 4, the Subject Property will not cause a traffic problem for the area.
 - To minimize traffic and lighting issues in the neighborhood, the Facility will only allow activities to occur between the hours of 7:00 a.m. and 11:00 p.m. All lighting, except for security lighting, will be off between the hours of midnight and 6:00 a.m. Further, security lights on the building and parking lots shall be pointed downward, and all lighting at the Facility will comply with the DuPage County Resolution EN-R-0215-21, enacted April 13, 2021, supporting International Dark Skies recommendations.
 - The photometric plan shows that the lighting being included in the proposed improvements is the least necessary to comply with the County Ordinance and is no higher than 0.3 foot candles at the property lines.
 - To further lessen any effect the Facility may have on the surrounding neighborhood, Applicant will not allow any activities on the new parking lot other than parking.

- Per the Forest Preserve District's previous request, no coal tar or other Polycyclic Aromatic Hydrocarbons shall be used as sealants, and all landscape plantings shall be native to the Chicago region.
 - The Forest Preserve District also requested that mulch not be used on the path through the Sawmill Creek floodplain. No mulch is or will be used in the floodplain.
2. *Will not impair an adequate supply of light and air to adjacent property.*
- There will be no structures with any height added to the Subject Property by this Amendment to the Conditional Use; therefore, the proposed use will not impair light and air to adjacent properties.
3. *Will not diminish the value of land and building in the vicinity of the proposed conditional use.*
- Given the distances and setbacks from nearby residences and other private properties, the Amendment to the Conditional Use will not affect property values. The Amendment is in accordance with the underlying zoning and the previous granting of the Conditional Use. Thus, property values will not be detrimentally affected.
4. *Will not unduly increase traffic congestion in the public streets and highways.*
- A prior traffic study was provided at the hearing on the original Conditional Use application. An update to that study related to the proposed Amendment has now been provided by KLOA.
 - Nothing about this parking lot is intended or will modify the pre-existing traffic study, but it is just providing additional parking for traffic and is intended to eliminate the illegal parking on the frontage road.
5. *Does not increase the potential for flood damages to adjacent property.*
- The parking lot will be constructed of pervious pavers and will comply with all DuPage County Stormwater Ordinances and floodplain regulations.

6. *Will not incur additional public expense for fire protection, rescue or relief.*

- The additional parking area will not create any additional burden for fire protection rescue or relief, in that WSAD's engineers are and will continue to work with the Tri-State Fire District to ensure proper access to the new parking lot.

7. *Will not otherwise impair the public health safety, comfort, morals or general welfare of the inhabitants of DuPage County.*

- As shown above, detailed actions will be undertaken to ensure that the Subject Property shall not impair the public health safety, comfort, morals or general welfare of the inhabitants of DuPage County.

In summary, the proposed Amendment to the Conditional Use project meets the standards for a Conditional Use under the Zoning Ordinance and the Conditional Use permit should be amended to allow WSAD to construct the requested overflow parking lot.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

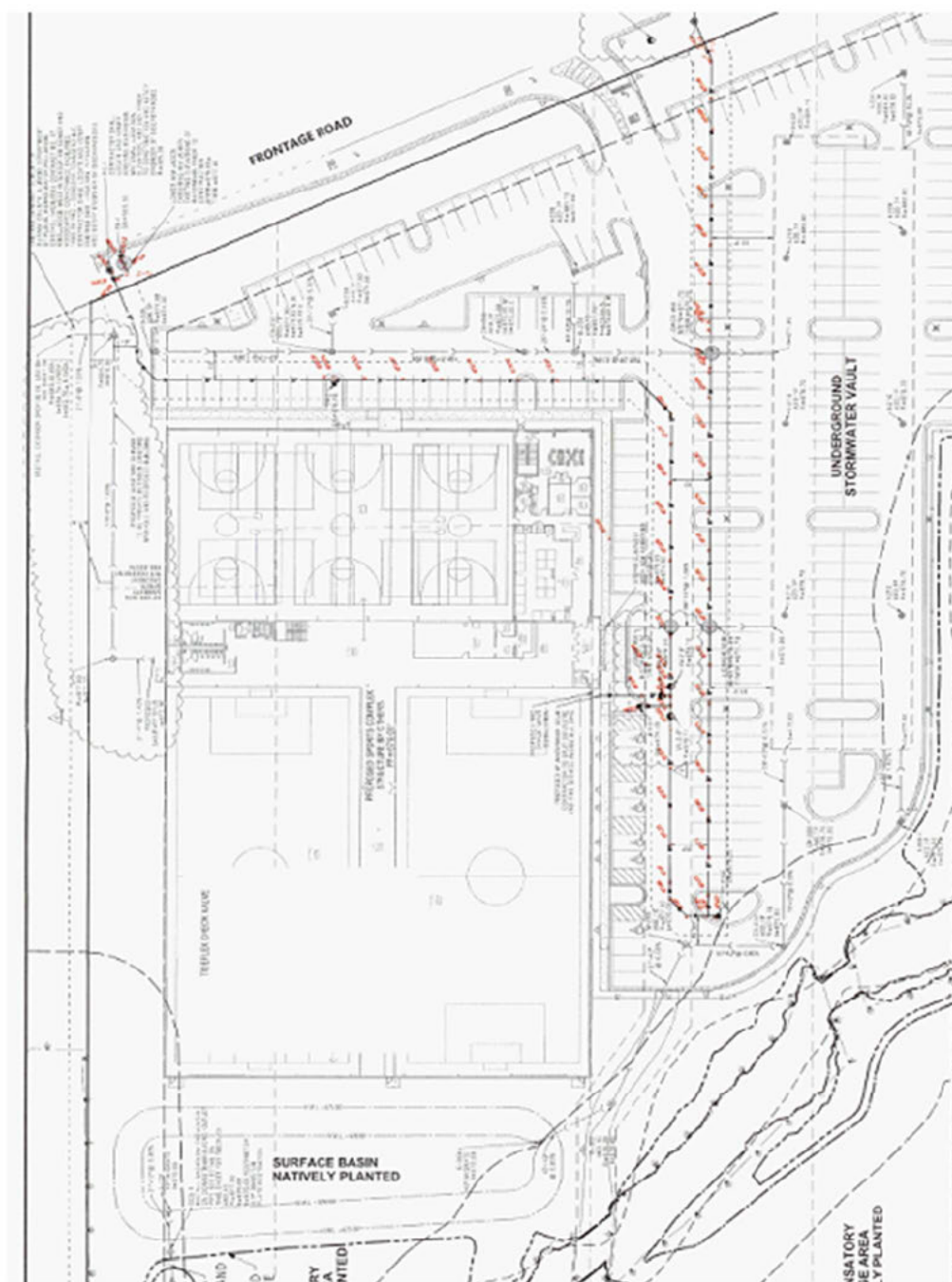
www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000053 West Suburban Athletic Development Corp.

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via
facsimile at 630-407-6702 by August 27, 2025.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: LOT NEEDS ABILITY FOR FIRE DEPT ACCESS.	
GARE NEEDS FD PADLOCK, PROVIDE TURNAROUND EXHIBIT, ETC.	
SIGNATURE	TJ, STAFF PD DATE: 8/14/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000053 West Suburban Athletic Development Corp.
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ADDRESS/LOCATION	17W411 FRONTAGE ROAD, HINSDALE, IL 60527
PIN	09-34-303-033
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	9.85 ACRES (429,066 SQ. FT.)
UTILITIES	Water/Sewer
PUBLICATION DATE	Daily Herald: August 13, 2025
PUBLIC HEARING	Thursday, August 28, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



Thank you,

[REDACTED]
 Sr. Engineering Technician
 DuPage County Public Works
gpolewski@dupagecounty.gov
 D. 630-407-6809
 O. 630-407-6801

FOUNDED IN 1946



TRI-STATE
FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

September 16, 2025

Pinnacle Sports
Attn: John Oberhausen/Joe Lewis
17W411 South Frontage Road
Darien, IL 60561
502-523-8483

john@pinnacleindoor.com
jlewis@spacecoinc.com

RE: Sawmill Gardens - Site Plan Review #2
17W411 South Frontage Road
Darien, IL 60561

To whom it may concern,

We have received a copy of the site plans and turn around exhibit for the above listed project. After review, we find the plans to be in apparent compliance with applicable standards relative to fire prevention and life safety contingent upon the following stipulations:

1. Please place a weight limit sign on the bridge.
2. Please verify that our heaviest vehicle, that is 57,380 lbs. or 28.69 tons, will be able to traverse the bridge.
3. The gate needs to have a Knox padlock for fire department access if the gate is chained and locked.
4. Please place a speed limit sign of 10 MPH as described by Joe Roy Engineer from V3 Company. Here is the verbiage from the email from Joe Roy to John Oberhausen for clarification: We have completed the load rating analysis for the structure on the Sawmill Sports Hub site. With speed restrictions, the structure is adequate to carry the standard IDOT emergency vehicles. We recommend posting a maximum speed limit of 10mph for emergency vehicles. This would reduce the impact load on the structure as they drive over. Also, specified above, our analysis is ran using two standard IDOT emergency vehicles. If it is possible, we would like to request specification sheets for the specific emergency vehicles used by the local fire department/hospital. That way, if the actual emergency vehicles differ from the two IDOT standard vehicles, we could provide more

accurate results, and the speed restrictions may not be necessary. Let me know if this is something you would like us to investigate further?

Necessary inspections are to be performed along with any outstanding fees paid before occupancy is granted.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,

Chris Drews
Plan Review Specialist
Bureau of Fire Prevention
fireprevention@tristatefd.com
630-654-6284





**Forest Preserve District
of DuPage County**

35580 Naperville Road
Wheaton, IL 60189

630.933.7200
TTY 800.526.0857
dupageforest.org

Sent via email: Jessica.infelise@dupagecounty.org

August 27, 2025

Robert Kartholl, Chairman
DuPage County Zoning Board of Appeals
421 N. County Farm Road,
Wheaton, IL 60187

Re: Public Notice – Case # ZONING-25-00053 /West Suburban Athletic Development Corp.
17W411 Frontage Road, Hinsdale
PIN: 09-34-303-033

Dear Chairman Kartholl,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding West Suburban Athletic Development Corporation's Petition for Conditional Use to add parking and additional land to the property located at 17W411 Frontage Road, Hinsdale. We appreciate receiving timely notification of such requests that may have an impact on Forest Preserve District property and thank you for the opportunity to comment.

Forest Preserve District staff have reviewed the Photometric Plan dated August 25, 2025 and have concerns about light trespass into the nearby Waterfall Glen Forest Preserve. Most lighting regulations require a maximum of 0.1 footcandles at property lines, whereas the Photometric Plan for the proposed parking lot indicates that there will be up to 0.3 footcandles at the East property line. Numerous studies have documented that light pollution and artificial light at night have negative and deadly effects on amphibians, birds, mammals, insects and plants. Newer installations of lighting in nearby communities have adopted recommendations as set forth by the International Dark Sky Association and Dark Sky Society. We ask that light poles be relocated and shields be installed on lights so that a maximum of 0.1 footcandles are at the property lines.

We suggest the developer refrain from using asphalt sealants that contain coal tar products. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Keeping roads and parking lots clear of ice is essential, however, the principal ingredient in de-icers is chloride, which is negatively impacting our wetlands, streams, and the plants and animals that live there. Non-chloride de-icers are less impactful and increasingly more available, and we ask that these forms be used instead of chloride-based products.

Please consider this as the Forest Preserve District of DuPage County's request that this letter be read and entered into the public record at the August 28, 2025 Zoning Board of Appeals meeting. If you have any questions, please do not hesitate to call me at (630) 933-7235.

Sincerely,

A black rectangular redaction box covering the signature of Kevin Stough.

Kevin Stough
Land Preservation Manager

Cc: Daniel Hebreard, President
Forest Preserve District of DuPage County Commissioners
Karie Friling, Executive Director
Jessica Ortega, Strategic Plan & Initiatives Manager

Sent: Wednesday, August 27, 2025 3:52 PM
To: Hoss, Paul; Infelise, Jessica
Subject: ZONING -25-000053 West Suburban Athletic Development Corp.

Follow Up Flag: Follow up
Flag Status: Flagged

[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.]

Good afternoon,

This is in regards to the request of West Suburban Athletic Development Corp. to add parking and additional land.

My daughter rode for many years at the former MBA Equestrian property so both she and I are familiar with the property.

We have several concerns about the proposal. First, we are concerned about the possibility of an existing bat population in the current barn structure and the bat population's fate if the barn is ultimately razed to accommodate another parking lot. It is my understanding that bats are a protected species. Is it legal or ethical to tear down a structure that houses them?

Second, we are concerned with the volume of vehicular traffic crossing the existing bridge over Sawmill Creek. Is the bridge structurally sound for such a substantial increase in usage?

Third, we are concerned about the impact the additional parking lot along with additional lighting will have on the remaining wildlife on or near the property.

Respectfully,

Theresa Zuro
Devyn Zuro



Sent from my iPhone



Development Ordinance

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

File #: DC-O-0048-25

Agenda Date: 10/7/2025

Agenda #: 6.F.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DUPAGE COUNTY ZONING BOARD OF APPEALS T-5-25 TEXT AMENDMENT

Development Committee: October 7, 2025:

Zoning Board of Appeals: September 10, 2025: The Zoning Board of Appeals considered the following text amendments:

T-5-25 proposed 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

FINDINGS OF FACT:

1. That the Zoning Board of Appeals finds that over the past several months, County Board members have asked staff to research various housing topics relevant to their constituents. In response, staff has completed the research and developed the proposed text amendment to the DuPage County Zoning Ordinance regarding short term rentals of a residential dwelling unit and to amend Lot Requirements for minimum lot size and width in the R-3 and R-4 Residential Zoning Districts.
2. That the Zoning Board of Appeals finds that on July 1, 2025, the Development Committee voted to direct staff to present the proposed text amendment for consideration at a public hearing before the Zoning Board of Appeals.
3. That the Zoning Board of Appeals finds that Text Amendment T-5-25 was presented during a public hearing held on September 10, 2025, before the Zoning Board of Appeals. The proposed text amendment, which pertains to short term rentals of a residential dwelling unit, and amending Lot Requirements for minimum lot size and lot width in the R-3 and R-4 Residential Zoning Districts, are vital to the County's current housing solutions initiative. These amendments are aligned with the County's broader goals of protecting and enhancing the health, welfare, and safety of its residents, while protecting and enhancing the health, welfare, and safety of its residents while addressing the evolving housing needs of the community.

D. HOME OCCUPATION FOR SHORT TERM RENTAL OF DWELLING UNIT REQUIREMENTS: A home occupation for short-term rental of a dwelling unit shall be treated as an accessory use, shall be incidental and secondary to the principal use of the residence as a dwelling unit, and shall meet all of the following requirements herein:

1. It shall be unlawful for a short-term residential rental property owner to rent, lease or allow the occupancy of a dwelling unit for a home occupation for short term rental of a dwelling unit unless the short-term residential rental property owner obtains and maintains a valid home occupation for short term rental of a dwelling unit license from DuPage County.
2. In order for a dwelling unit to be operated as a home occupation for short term rental of a dwelling unit, the short-term residential rental property owner is required to obtain an annual license from DuPage County for the home occupation for the short-term rental of a dwelling.
 - a. The burden is upon each short-term residential rental property owner applicant to demonstrate the suitability and qualifications for the license of a property or dwelling unit to establish a short-term residential dwelling unit.
 - b. Each license for a short-term rental of a dwelling unit issued by DuPage County shall expire on (to be determined by County Board) of each year unless sooner revoked, as provided by law, with an annual fee of (to be determined at a later date) per license payable in full at the time the application and renewal is filed with DuPage County.
 - c. A short-term residential rental dwelling unit application shall list all requirements for each home occupation for short-term rental of a dwelling unit and is subject to the regulations herein.
 - d. A short-term residential rental dwelling unit shall be subject to inspection by DuPage County prior to the issuance of a license to ensure compliance with the DuPage County Building Code, DuPage County Health Department Code, DuPage County Countywide Stormwater & Floodplain Ordinance, DuPage County Zoning Ordinance or any other applicable ordinance or code promulgated by DuPage County or state or federal statute.
 - e. A short-term residential rental dwelling unit shall be operated in its entirety within the principal residence and only by the short-term residential rental property owner of the dwelling therein, with the following exception:
 - (1) An exception to the requirement above shall be the use of any existing outdoor recreational facilities and equipment on the property including swimming pool, playground equipment, patio, deck, and open space typically used for ordinary domestic purposes.
 - (2) The exception herein does not authorize any non-pre-existing temporary equipment to be brought on the property for outdoor recreational activity
 - f. A short-term residential rental dwelling unit shall not have any sleeping areas in an attached or detached accessory building or attached garage.
 - g. A short-term residential rental dwelling unit shall not contain a separate entrance from outside the building directly serving and only serving the area of the short-term rental of a dwelling unit.
 - h. Shall not display outside the building any evidence of the short-term rental of a dwelling unit, (other than an identification nameplate).

- (1) Where a short-term residential rental dwelling unit displays (1) short term rental of a dwelling unit identification nameplate: The maximum area of such nameplate shall be no greater than two (2) square feet, and such nameplate shall be affixed flat against a wall or door or may extend up to eighteen inches (18") from a wall provided safe access is available for patrons.
- i. Shall not permit the occupancy of more than five (5) people who are unrelated by blood or marriage.
- j. A short-term residential rental dwelling unit shall not utilize commercial or industrial equipment (including but not limited to mechanical or electrical equipment), other than the type ordinarily found in a residential dwelling unit.
- k. A short-term residential rental dwelling unit shall not permit delivery of goods and services other than by private passenger vehicles, parcel service, or letter carrier.
- l. A short-term residential rental dwelling unit shall not permit the outdoor parking of more than six (6) passenger vehicles simultaneously on the property for those who will occupy the short-term rental of a dwelling unit. All parking shall be located on a hard surface consisting of either asphaltic concrete, reinforced Portland cement concrete or brick paver or any combination thereof and shall otherwise fully comply with the DuPage County Code of Ordinances.
- m. A short-term residential rental dwelling unit shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.
- n. A short-term residential rental dwelling unit shall allow no more than one (1) short term rental of a dwelling unit.
- o. A short-term residential rental dwelling unit shall not permit the on-site storage and/or use of dangerous substances, including but not limited to fireworks.
3. Inspection of premises.
 - a. Authorized representatives of DuPage County shall inspect the premises of a licensed or required to be licensed short-term rental of a dwelling unit herein for the purpose of determining if the premises are in compliance with the regulations herein or of this chapter, or any provision of any other DuPage County code or any applicable state or federal statute
4. Revocation/suspension of license.
 - a. DuPage County may revoke or suspend any license for a short-term rental of a dwelling unit issued by DuPage County if it is determined the licensed establishment has violated any of the provisions of this chapter, or any provision of the DuPage County Code of Ordinances or any applicable state or federal statute.
 - b. Special Event. A short-term residential rental property owner is permitted to seek a Special Event permit per Section 37-408: - SPECIAL EVENTS AND TENTS of the DuPage County Code of Ordinances to allow exceptions to the regulations herein on a temporary basis.

Add to sections 37-701.1; 37-702.1; 37-703.1; 37-704.1; 37-705; 37-706.1; 37-707.1. permitted uses:

Home occupations, principal arterial office use, principal arterial conversion of a single dwelling into two (2) dwelling units, and home occupation for short-term rental of a dwelling unit per Section 37-418 herein.

Amend the tables in Sections 37-703.3 and 37-704.3: - LOT REQUIREMENTS: SIZE, WIDTH AND DEPTH.:

Single-Family Detached Dwellings served with septic and well: Minimum Lot Size: 40,000 sq. ft. **20,000 sq. ft.**

Single-Family Detached Dwellings served with septic and well: Minimum Lot Width: Interior: ~~125'~~ **100'**, Corner: ~~150'~~ **125'**

Single-Family Detached Dwellings served with ~~septic~~ **sewer** and water

Remove the language within the Historic Lot of record ~~containing a Single-Family Detached Dwelling.~~

37-703.4: - YARD, HEIGHT AND FLOOR AREA RATIO REQUIREMENTS

Use	Minimum Lot Size	Lot Width Interior	Lot Width Corner	Lot Depth
Single-Family Detached Dwellings served with septic and well	40,000 sq. ft. 20,000 sq. ft.	125' 100'	150' 125'	100'
Single-Family Detached Dwellings served with sewer and well	20,000 sq. ft.	100'	125'	100'
Single-Family Detached Dwellings served with septic sewer and water	15,000 sq. ft.	100'	125'	100'
Reserve Lot exclusive of reserve strip	40,000 sq. ft.	125'	NA	100'
Reserve Strip	NA	20" wide access strip	NA	NA
Historic Lot of Record containing a Single-Family Detached Dwelling	NA	50'	NA	NA
Cemeteries	2 acres	125'	150'	100'
Planned Developments	NA	NA	NA	NA
Schools	100,000 sq. ft. for the first 100 pupils, plus 20,000 sq. ft. for each additional 50 pupils or any portion thereof	125'	150'	100'
Place of Assembly Use, Indoor Recreational facilities, libraries, museums and art galleries	100,000 sq. ft. for the first 100 occupants in the main assembly area or building based on design rated occupancy plus an additional 20,000 sq. ft. for each additional 50 occupants or any portion thereof based on design rated occupancy	125'	150'	100'
All Other Permitted or Conditional Uses	40,000 sq. ft.	125'	150'	100'

37-704.4: - YARD, HEIGHT AND FLOOR AREA RATIO REQUIREMENTS

Use	Minimum Lot Size	Lot Width Interior	Lot Width Corner	Lot Depth
Single-Family Detached Dwellings served with septic and well	40,000 sq. ft. 20,000 sq. ft.	125' 100'	150' 125'	100'
Single-Family Detached Dwellings served with sewer and well	20,000 sq. ft.	100'	125'	100'
Single-Family Detached Dwellings served with septic sewer and water	10,000 sq. ft.	75'	125'	100'
Reserve Lot exclusive of reserve strip	40,000 sq. ft.	125'	NA	100'
Reserve Strip	NA	20" wide access strip	NA	NA
Historic Lot of Record containing a Single-Family Detached Dwelling	NA	50'	NA	NA
Cemeteries	2 acres	125'	150'	100'
Planned Developments	NA	NA	NA	NA
Schools	100,000 sq. ft. for the first 100 pupils, plus 20,000 sq. ft. for each additional 50 pupils or any portion thereof	125'	150'	100'
Place of Assembly Use, Indoor Recreational facilities, libraries, museums and art galleries	100,000 sq. ft. for the first 100 occupants in the main assembly area or building based on design rated occupancy plus an additional 20,000 sq. ft. for each additional 50 occupants or any portion thereof based on design rated occupancy	125'	150'	100'
All Other Permitted or Conditional Uses	40,000 sq. ft.	125'	150'	100'



September 18, 2025

Ashlyn Kirby
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to Ashlyn.Kirby@dupagecounty.gov

Re: T-5-25 Text Amendments

Dear Ms. Kirby,

On September 15, 2025, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the consideration of Zoning Petition T-5-25, proposed text amendments to the DuPage County Zoning Ordinance Chapter 37 relative to short-term rentals of a residential dwelling unit, and to Lot Requirements (minimum size and width) in the R-3 and R-4 Residential Zoning Districts.

The Plan Commission discussed various aspects of the proposed amendment, highlighting inconsistencies between the proposed DuPage text amendments and the existing regulations in the Village of Burr Ridge. The Village of Burr Ridge passed an Ordinance on October 23, 2023, defining a short-term rental and regulating them under the Home Occupations Zoning Ordinance Section, as noted below;

SHORT-TERM RENTAL: A single-family detached dwelling, semi-detached dwelling, attached dwelling, cluster dwelling, multiple-family dwelling, two-family dwelling, accessory dwelling, accessory structure, accessory use and/or any portion thereof rented to transients or temporary guests for a period less than thirty (30) consecutive days and whether or not the permission for such occupancy or use is in exchange for a fee. This definition does not include a hotel or motel establishment duly licensed by the Village, boarding, lodging, or rooming houses, or rental of a dwelling to no more than three separate lessees per year for a 30-day minimum duration.

HOME OCCUPATIONS: In all Residence Districts and for all residential uses in non-residential districts (Amended by Ordinance A-834-13-11), any customary home occupation shall be permitted provided that it meets the regulations as detailed below. Short-term rentals are expressly prohibited as a home occupation use.

The Plan Commission raised concerns regarding the potential impact on the residential character of the neighborhood and the quiet enjoyment of existing residents. The Commission expressed concerns regarding an increase in housing density. A Commissioner noted that incidents requiring police involvement in the southeastern portion of DuPage County typically fell to either Burr Ridge or Willowbrook due to inadequate policing coverage. The Commission also noted that the proposed reduction in lot size for R-3 and R-4 zoned single-family detached dwellings, those served by septic and well systems, could strain septic capacity and increase the risk of groundwater contamination. The Commission raised concerns regarding the proposed parking regulations in conjunction with a short-term rental, specifically the allowance of up to six vehicles parked outdoors on a single property. The Commission also expressed concerns regarding a potential increase in transient activity associated with the proposed amendments.

Should you have any questions, please do not hesitate to contact me at estern@burr-ridge.gov or (630) 654-8181 x 6260.

Sincerely,

A black rectangular box redacting the signature of Ella Stern.

Ella Stern
Village of Burr Ridge Planner

END