



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, March 4, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

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

MOTION TO ALLOW REMOTE PARTICIPATION

Member Rutledge moved and Member Yoo seconded a motion to allow the members of the County Board to conduct the meeting via teleconference/remotely.

RESULT:	APPROVED
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

2. ROLL CALL

Member Krajewski arrived at 10:34 AM

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0566](#)

Development Committee - Regular Meeting - February 18, 2025

Attachments: [Summary Dev Comm Meeting Minutes 2-18-25.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

6. REGULATORY SERVICES

6.A. [DC-O-0011-25](#)

ZONING-24-000077 – ORDINANCE – Chinmaya Abhyudaya: To approve the following zoning relief:

Conditional Use for a Planned Development in the R-4 Zoning District, seeking 10 detached and 61 attached dwelling units, 14,172 square foot divisible shopping center, and two place of assembly buildings that will total approximately 54,963 sq. ft. to be used for religious services, study, and education, with the following exception:

a. To increase the height from 36 feet to approximately 40 feet. (Downers Grove/ District 3)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

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

Vice Chair Yoo inquired about native plants being included in the landscape plan. Paul Hoss, Planning & Zoning Administration Coordinator answered. He explained that there will be a combination of native vegetation and other allowable species of plants. He has however, spoken to the petitioner's attorney who would not have a problem with the west side, which is adjacent to the Forest Preserve be exclusively native vegetation. To require this, an amendment would be needed for the current petition.

Member Rutledge moved to add the amendment and Member Ozog seconded. The Committee voted unanimously to approve the amendment.

Attachments: [Z-24-000077 Chinmaya Abhyudaya DEV COM \(03-04-2025\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

6.B. [DC-O-0012-25](#)

ZONING-24-000085 – ORDINANCE – Blacha: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior side setback for an existing shed from permitted 3 feet to approximately 2 feet, where it has existed for at least 5 years. (Downers Grove/District 3)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000085 Blacha Dev. Com. \(03-04-2025\) Redacted.pdf](#)

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

6.C. [DC-O-0013-25](#)

ZONING-24-000086 – ORDINANCE – Bierman: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approximately 8 feet, for a new addition to the house.
2. Variation to reduce the rear yard setback from required 3 feet to approximately 1.5 feet for a new patio. (Lisle/District 5)

ZHO Recommendation to Approve

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

Attachments: [Z-24-000086 Bierman Dev. Com. \(03-04-2025\)_Redacted.pdf](#)

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

6.D. [25-0544](#)

Recommendation for the approval of a contract purchase order to Harris Govern, for annual software maintenance and support services, as needed, for the period of April 1, 2025 through December 31, 2025, for a contract total amount not to exceed \$15,891.75 (Building & Zoning - \$8,829, Division of Transportation - \$5,297.25, Public Works - \$1,765.50). Per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Support for Govern System.)

Vice Chair Yoo asked Jim Stran, Building & Zoning Manager if IT has been approached to maintain and work on this system, instead of paying this annual fee. Mr. Stran answered that IT is currently working on this and the plan is to eliminate the need for this service.

Attachments: [Harris Govern PRCC](#)
[Harris Govern Invoice](#)
[Harris Govern Sole Source](#)
[Harris Govern Vendor Ethics](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge

SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

7. OLD BUSINESS

No new business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:38 AM.