



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, November 19, 2024

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. [24-3072](#)

Development Meeting - Regular Meeting - November 5, 2024

6. REGULATORY SERVICES

6.A. [DC-O-0062-24](#)

ZONING-24-000059 – ORDINANCE – Construction Solutions, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Variation to reduce the lot size for two new lots from required 100,000 sq. ft. to approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2.

2. Variation to reduce the lot width for two new lots from required 165 feet to approximately 140 feet for Lot 1 and 150 feet for Lot 2. (Downers Grove/ District 3) (Located at the northeast corner of Madison Street and 90th Street)

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

6.B. [DC-O-0063-24](#)

ZONING-24-000063 – ORDINANCE – SMM Management Co.: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base). (Lisle/District 2) (Located at the northeast corner of Belmont Road and Maple Avenue)

ZHO Recommendation to Deny

6.C. [24-3073](#)

SAFEBuilt Illinois, LLC - PO #6081-0001 SERV - This Purchase Order is decreasing in the amount of \$100,270 and closing due to expiration of the contract.

6.D. [24-3074](#)

TPI Building Code Consultants, Inc. - PO #6230-0001 SERV - This Purchase Order is decreasing in the amount of \$50,000 and closing due to expiration of the contract.

6.E. [24-3075](#)

T-3-24 Proposed Text Amendments to the County Zoning Code relative to Principal Arterial Two (2) Family Dwelling Conversion Use (Request to conduct public hearing before the Zoning Board of Appeals)

7. **OLD BUSINESS**

8. **NEW BUSINESS**

9. **ADJOURNMENT**