



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 19, 2024

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

Member Brian Krajewski arrived at 10:56 a.m.

PRESENT	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
LATE	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore said goodbye to Member Chaplin and wished her luck in her new endeavors.

4. PUBLIC COMMENT

Mr. Ramy Shenouda spoke on behalf of the Construction Solutions petition. The property is located at the corner of Madison Street and 90th Street. They are asking for variations to subdivide the property to build two homes. He noted that many larger parcels in the area have already been divided. He feels that this would enhance the look of the neighborhood and be an upgrade to the old dilapidated house that is currently there.

5. MINUTES APPROVAL

5.A. [24-3072](#)

Development Meeting - Regular Meeting - November 5, 2024

Attachments: [Summary Min 11-5-2024.pdf](#)

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
LATE:	Krajewski

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

Chair Tornatore explained to Members that the Zoning Board of Appeals recommended to deny petition. This was based on the petitioner using financial hardship as the basis for the petition, which is not a standard for variations. There was some discussion of similar sized properties in the area. Paul Hoss explained that Burr Ridge objected to the petition due to when they first incorporated, they allowed smaller lots, but in the last 10 years or so, they rewrote their zoning code which allows a minimum of one acre lots. With this variation, the properties would not meet their current zoning code.

Chair Tornatore had members vote separately for each variation request.

1. Variation to reduce lot size for two new lots. Member Gustin passed, final vote all nays, motion failed.

2. Variation to reduce lot width for two new lots. All nays, motion failed.

Attachments: [Z-24-000059 Construction Solutions, LLC. ZBA Dev. Com. \(11-19-2024\) Redacted - Copy.pdf](#)

RESULT: RECOMMENDED TO DENY (DEVELOPMENT ONLY)

MOVER: Patty Gustin

SECONDER: Sheila Rutledge

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

Attachments: [Z-24-000063 SMM Management Co. Dev. Com. \(11-19-2024\) Redacted.pdf](#)

RESULT: WITHDRAWN

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.

Attachments: [SAFEbuilt 6081 CO #3 Dec Close.pdf](#)

RESULT: APPROVED

MOVER: Mary Ozog

SECONDER: Patty Gustin

AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
LATE:	Krajewski

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.

Attachments: [TPI 6230 CO #1 Dec Close.pdf](#)

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
LATE:	Krajewski

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)

Paul Hoss explained this proposed text amendment would allow a single family residence to convert into two dwelling units. This addresses the County's continuing effort of the Ad-Hoc Housing Solutions program to scale up more opportunities to have additional housing units and also clean up problematic properties. The property would have been zoned R-3 or R-4 single family residential and be located on a principal arterial roadway. Several years ago there was a Zoning proposal, the principal arterial office use, which allowed changing a single family residence to office space, without rezoning. This change was welcomed and successful. Some requirements for new petition are that one of the residents must be owner of property, only two units, needs to be an existing house and all other zoning codes would apply.

Attachments: [T-3-24 TEXT AMENDMENT \(11-19-24\) \(003\).pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Ozog, Rutledge, and Tornatore

7. **OLD BUSINESS**

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

Before ending the Meeting, Chair Tornatore said goodbye and thanked Member Gustin for her service on the Committee. With no further business, the meeting was adjourned at 11:01 AM



Minutes

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

File #: 24-3072

Agenda Date: 11/19/2024

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 5, 2024

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT	Chaplin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT	Gustin

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [24-2620](#)

Development Committee - Regular Meeting - September 17, 2024

Attachments: [Dev Comm Minutes Summary 9-17-2024.pdf](#)

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Mary Ozog
AYES:	Chaplin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Gustin

6. REGULATORY SERVICES

6.A. [DC-P-0003-24](#)

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 December 1, 2024 through November 30, 2025, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #24-006-BZP. First of three optional renewals.

Attachments: [SAFEbuilt FY25 PRCC.pdf](#)
 [Safebuilt FY25 Renewal 24-006-BZP.pdf](#)
 [Safebuilt FY25 24-006-BZP Bid Tab.pdf](#)
 [Safebuilt FY25 Pricing & Signature.pdf](#)
 [Safebuilt FY25 Vendor Ethics.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
AYES:	Chaplin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Gustin

6.B. **DC-CO-0002-24**

Recommendation for the approval of an amendment to Purchase Order #6693-0001 SERV, issued to Accela, Inc., to extend subscription service for Velosimo software integration between Accela on-line permitting software and Bluebeam plan review software through June 22, 2025, and to increase the contract amount for Building & Zoning - \$4,631.71, Division of Transportation - \$4,631.71, Stormwater - \$4,631.71 and Public Works - \$4,631.70, for a total contract increase not to exceed \$18,526.83.

Attachments: [Accela CO #1 - REV - Signed.pdf](#)
 [Accela 6693 Dec Memo - CO#1.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
AYES:	Chaplin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Gustin

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:33 A.M.



Development Ordinance

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

File #: DC-O-0062-24

Agenda Date: 11/26/2024

Agenda #:



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

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 3, 2024

RE: **ZONING-24-000059 Construction Solutions, LLC.**
(Downers Grove/District 3)

Development Committee: November 19, 2024:

Zoning Board of Appeals Meeting: October 3, 2024: 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.

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for Variations to subdivide his property into two (2) lots serviced with sewer and well in the R-1 Single Family Zoning District.
2. That petitioner testified that they have a unique situation on the subject lot and in the subject neighborhood as the trend of development is towards smaller lots, less than what is required in the R-1 Zoning District.
3. That petitioner testified that before they purchased the subject property and before their closing, the property experienced a storm that caused the existing single-family home to be destroyed.

- a. In addition, that petitioner testified that the existing home would need to be demolished and rebuilt.
 - b. That at the public hearing, the petitioner withdrew the third request for a Variation to reduce the interior side setback for an existing house on proposed Lot 2 from required 20 feet to approximately 10.25 feet, as he testified that the existing house would be demolished and would therefore not require a setback Variation.
4. That petitioner testified that the hardship for the subject property is the cost of construction to build a new house and that he would like to build two houses on the subject property to offset the cost of construction.
 5. That petitioner testified that there are several properties similar in size throughout the surrounding area.
 6. That the Zoning Board of Appeals finds that petitioner has not demonstrated or provided sufficient evidence to support the proposed Variations, and that petitioner has not demonstrated or provided sufficient evidence in relation to a practical difficulty or particular hardship with the land.
 - a. Furthermore, that the Zoning Board of Appeals finds that petitioner testified to a financial hardship of building house and that the Zoning Board of Appeals finds that a financial/self-made hardship does not qualify as practical difficulty or particular hardship for a Variation.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals 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 Board of Appeals 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 the proposed two (2) lot subdivision will not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed two (2) lot subdivision will 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 proposed two (2) lot subdivision 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 not demonstrated** that the proposed two (2) lot subdivision 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 not demonstrated** that the proposed two (2) lot subdivision 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 not demonstrated** that the proposed two (2) lot subdivision 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 not demonstrated** that the proposed two (2) lot subdivision will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

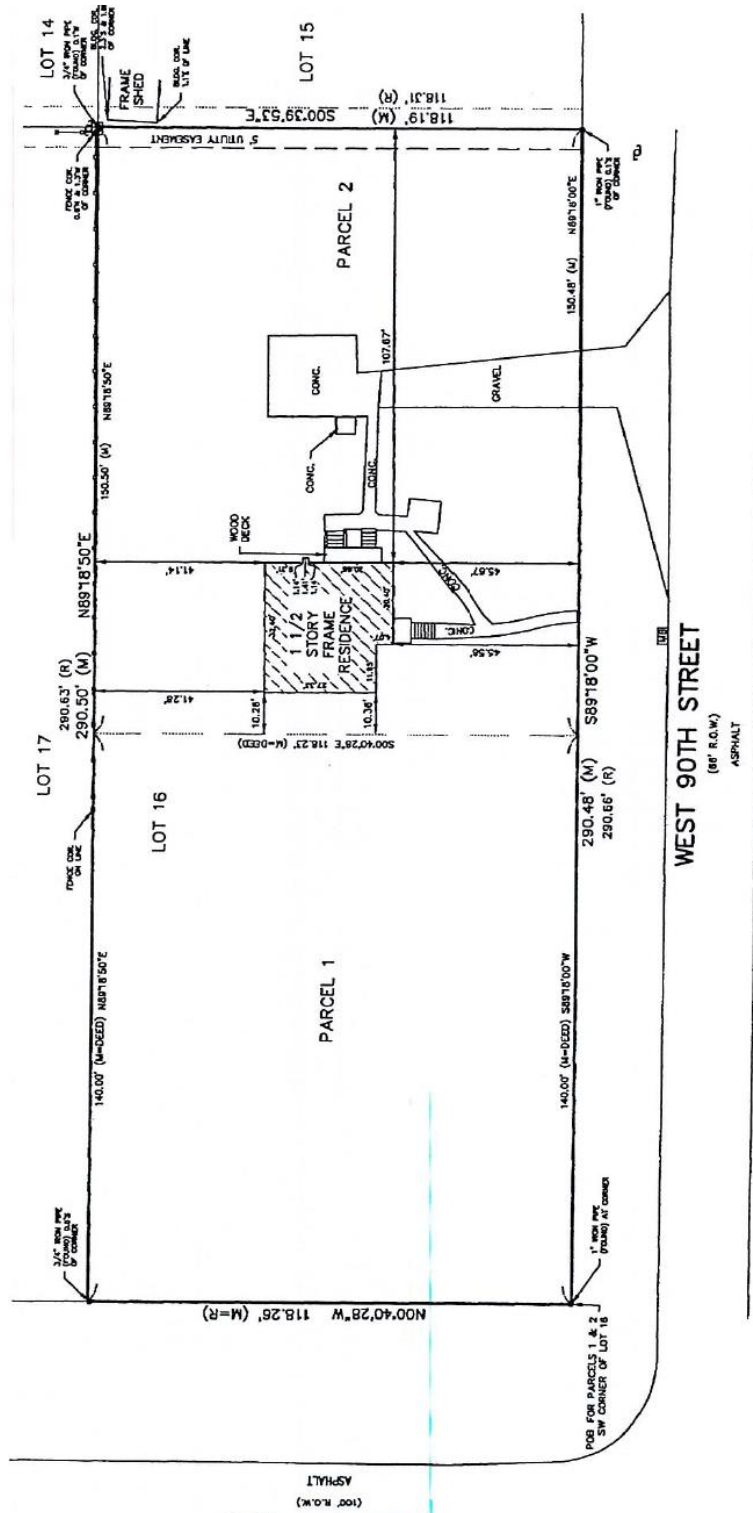
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-24-000059 Construction Solutions, LLC.	
ZONING REQUEST	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.	
OWNER	CONSTRUCTION SOLUTIONS, LLC., 9066 WILLOW RIDGE DR., WILLOW SPRINGS, IL 60480 / CONSTRUCTION SOLUTIONS, LLC., 15W770 90TH ST., BURR RIDGE, IL 60527 / AGENT: PATRICK SMITH, 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515	
ADDRESS/LOCATION	15W770 90TH ST., BURR RIDGE, IL 60527	
PIN	10-01-101-006	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	0.79 ACRES (34,412 SQ. FT.)	
UTILITIES	WELL/SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 13, 2024	
PUBLIC HEARING	THURSDAY, AUGUST 29, 2024; CONTINUED TO THURSDAY, SEPTEMBER 27, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Objects. "Health records indicate the septic field serving the current home is located on proposed parcel 1. Per DuPage County Septic Ordinance the septic field must be on the same lot as the building it services."	
Stormwater:	(See attached documentation)	
Public Works:	"DPC PW owns the sewer main in the ROW on the East side of Madison St and the South side of 90 th St. The current home is connected to our sewer on 90 th St. We have no issues with the proposed changes. If the future home on the new west lot needs to connect to sewer, it is available, they will be required to apply for a sewer permit and submit plans. They can contact us at 630-407-6801 if they have any questions."	
EXTERNAL:		
Village of Burr Ridge:	(See attached documentation)	
Village of Willowbrook:	<i>No Comments Received.</i>	
City of Darien:	<i>No Comments Received.</i>	
Downers Grove Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	

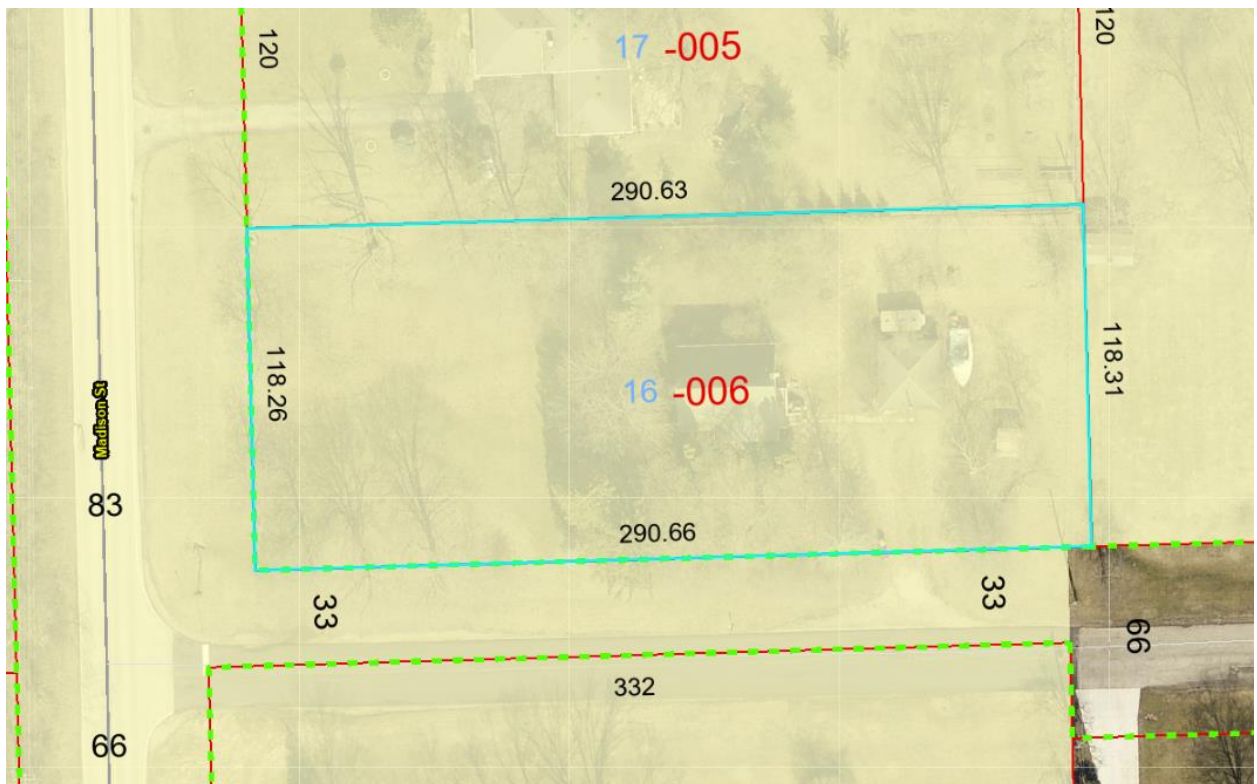
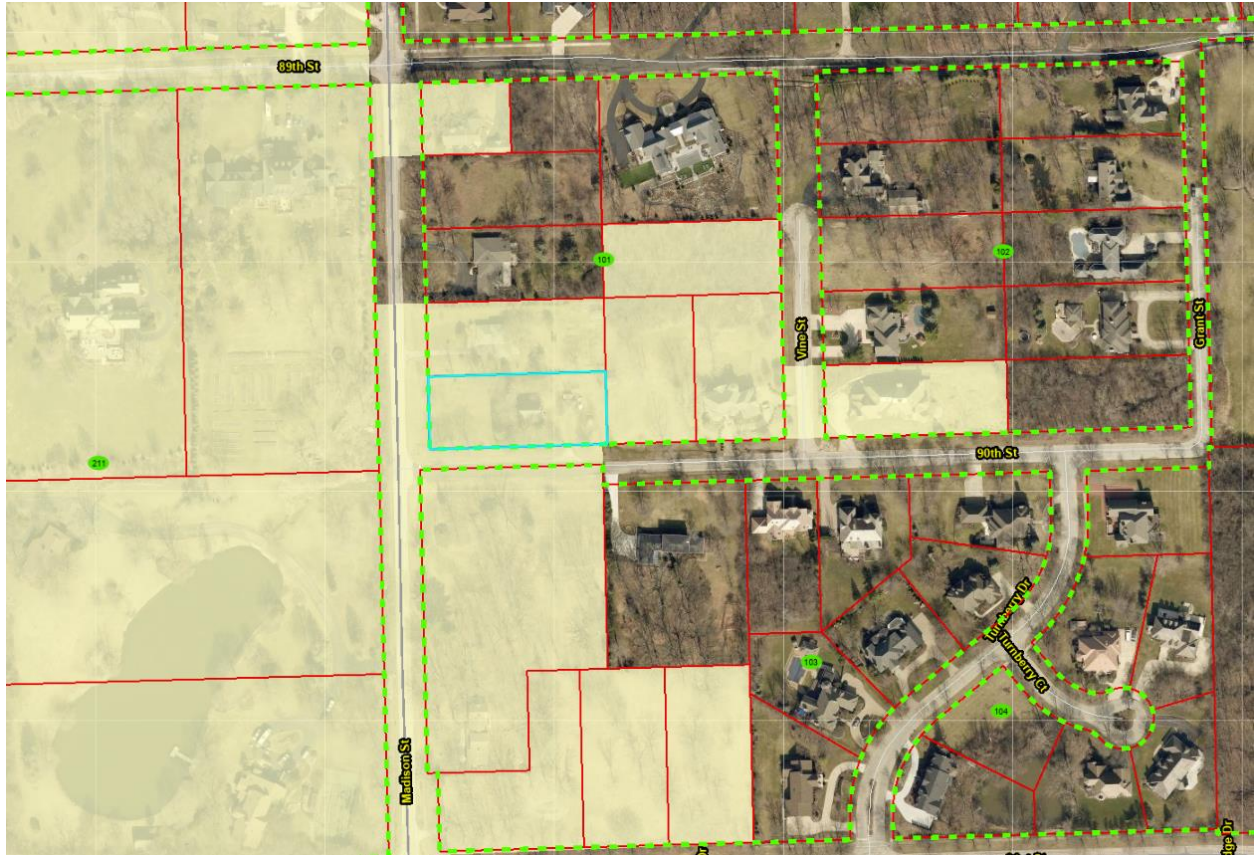
Tri-State Fire Dist.:	No Objections.
Sch. Dist. 180:	No Objections.
Sch. Dist. 86:	No Objections.
Forest Preserve:	“The Forest Preserve District of DuPage County has reviewed the information provided by the County of DuPage and does not have any comments. Thank you.”

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	R-1 SF RES	HOUSE	0-5 DU AC
South	90 TH STREET AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC
East	R-1 SF RES	HOUSE	0-5 DU AC
West	MADISON STREET AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC









**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-24-000059 Construction Solutions, LLC.

Please review the information herein and return with your comments to:

Jessica Infelise, 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 28, 2024**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
<input checked="" type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The face of the plat should contain language similar to the following: "This property was subdivided on [date]. At the time of subdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcel were subsequently subdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area of the original parcel. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements." Additionally, site-specific runoff storage (detention) may be required to compensate for the loss of depressional storage caused by development activities, ensuring that there are no drainage impacts on neighboring properties.	
SIGNATURE: [REDACTED]	DATE: 8/20/24
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management	
GENERAL ZONING CASE INFORMATION	



August 23, 2024

Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to jessica.infelise@dupagecountv.gov

Re: Zoning Petition ZONING-24-000059

Dear Ms. Infelise,

The Village of Burr Ridge is in receipt of notification of ZONING-24-000059, a request by Construction Solutions LLC and Patrick Smith for the property identified with address 15W770 90th Street, PIN 10-01-101-006. The Village limits are located directly to the south across 90th St., two parcels away to the north, and on the eastern side of Vine St. This is a request for three variations for lot size, lot width, and an interior side yard setback to divide the property. The Village's Plan Commission/Zoning Board of Appeals intends to formally review the matter at their September 16, 2024 meeting which is the next available meeting date. The Village hereby requests that the matter be continued until after September 16, 2024 to permit time to submit official comment.

Please be advised that at their July 15, 2024 meeting, the Plan Commission informally commented on ZONING-24-00041, the previous version of this case which concerned the same requests. The Plan Commission noted that the lot sizes were out of character with the other lots within Urban's Oakdale Manor, the lots do not meet the minimum lot size requirement for the Village's smallest residential zoning district (R-3), the lot sizes do not comply with the Village's Comprehensive Plan recommendation, and the requests do not meet the standards for variations.

Should you have any questions, please do not hesitate to contact me directly at jfarrell@burr-ridge.gov or (630) 654-8181 x 6100.

Sincerely,



Janine Farrell, AICP
Community Development Director



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-24-000059 Construction Solutions, LLC.

Please review the information herein and return with your comments to:

Jessica Infelise, 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 28, 2024.

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	
X : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: Health records indicate the septic field serving the current home is located on proposed parcel 1. Per DuPage County Septic Ordinance the septic field must be on the same lot as the building it services.	
SIGNATURE: [REDACTED] DATE: 8-28-24	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000059 Construction Solutions, LLC.
ZONING REQUEST	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. 3. Variation to reduce the interior side setback for an existing house on proposed Lot 2 from required 20 feet to approximately 10.25 feet.
OWNER	CONSTRUCTION SOLUTIONS, LLC., 9066 WILLOW RIDGE DR., WILLOW SPRINGS, IL 60480 / CONSTRUCTION SOLUTIONS, LLC., 15W770 90TH ST., BURR RIDGE, IL 60527 / AGENT: PATRICK SMITH, 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515
ADDRESS/LOCATION	15W770 90TH ST., BURR RIDGE, IL 60527
PIN	10-01-101-006
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-1 SF RES 0-5 DU AC
AREA	0.79 ACRES (34,412 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: AUGUST 13, 2024
PUBLIC HEARING	THURSDAY, AUGUST 29, 2024

1

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



September 23, 2024

Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to jessica.infelise@dupagecounty.gov

Re: Zoning Petition ZONING-24-000059

Dear Ms. Infelise,

The Village of Burr Ridge is in receipt of notification of ZONING-24-000059, a request by Construction Solutions LLC and Patrick Smith for the property identified with address 15W770 90th Street, PIN 10-01-101-006. The Village limits are located directly to the south across 90th St., two parcels away to the north, and on the eastern side of Vine St. This is a request for three variations for lot size, lot width, and an interior side yard setback to divide the property. The Village's Plan Commission/Zoning Board of Appeals formally reviewed the matter at their September 16, 2024 meeting.

The Plan Commission expressed several concerns related to the request for three variations. The primary issues raised pertain to the following:

- **Lot sizes:** The Plan Commission raised concerns about the proposed lot sizes, noting that they do not meet the minimum lot area requirement for the Village's smallest residential zoning district, R-3, which requires a minimum of 20,000 square feet.
- **Compatibility with Surrounding Zoning and Development:** The subject site is located in close proximity to the Burr Ridge limits and near the Urban's Oakdale Manor Subdivision. The Plan Commission noted that the lot sizes were out of character with the other lots within Urban's Oakdale Manor. Within Urban's Oakdale Manor, Village parcels are zoned R-1 and R-2B which requires a minimum of 5 acres and 30,000 square feet. The R-1 parcels were annexed in as such and never rezoned.
- **Compliance with the Comprehensive Plan:** The Plan Commission expressed concern that the proposed lot sizes do not align with the Village's Comprehensive Plan, which recommends residential developments have a minimum lot size of 30,000 square feet. The subject parcel (undivided) and most of parcels within Urban's Oakdale Manor are at least 34,000 square feet.
- **Standards for a Variation:** The Plan Commission noted that the proposed variation requests do not satisfy the established standards for granting a variation. These standards require that the variation be supported by unique circumstances or challenges specific to the property and not commonly found in other properties within the same zoning district.

Should you have any questions, please do not hesitate to contact me directly at jfarrell@burr-ridge.gov or (630) 654-8181 x 6100.

Sincerely,

Janine Farrell, AICP
Community Development Director

www.burr-ridge.gov
630.654.8181



Development Ordinance

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

File #: DC-O-0063-24

Agenda Date: 11/19/2024

Agenda #: 6.B.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: October 16, 2024

RE: **ZONING-24-000063 SMM Management Co.**
(Lisle/District 2)

Development Committee: November 19, 2024:

Zoning Hearing Officer: October 16, 2024: 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).

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the front setback for a pole sign from the required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).
- B. That petitioner testified that the existing sign cabinet is approximately 14 feet wide by 8 feet high (approximately 112 sq. ft./per side), and that the new sign would be significantly smaller, at 10 feet wide by 5 feet high (approximately 50 sq. ft./per side).
 - a. That petitioner testified that the only the proposed sign cabinet would be ten (10) inches from the front property line and that there would be no new sign pole constructed on the property.
- C. That petitioner testified that the existing sign pole and cabinet are already encroaching into the parking lot and that they would not be able to place both a

new sign fifteen (15) feet from the front property line, as it would be in the middle of their driveway/drive aisle and parking lot.

- D. That petitioner testified that over the years, Maple Avenue has been widened and that the existing sign cabinet is over the property line due to the widening of Maple Avenue right-of-way.
- E. That petitioner testified that there is no other location on the subject property to move the sign to and that the only way to update the dilapidated sign cabinet is to replace only the sign cabinet and utilize the exiting sign pole.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty and particular hardship in relation to the subject Variation to reduce the front setback for a pole sign from the required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base) and that petitioner has not provided sufficient evidence for the seven (7) Standards to support a Variation.
- G. Furthermore, that the Zoning Hearing Officer finds that testimony presented at the October 2, 2024 public hearing by the representatives of the Village of Downers Grove to be persuasive.
- H. That the Zoning Hearing Officer finds that there are alternative locations available on the subject property for a sign that would meet the Zoning Ordinance and not require a Variation.

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** 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 the proposed new sign cabinet will 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 not demonstrated** that the proposed new sign cabinet will not increase the hazard from fire or tother dangers.

- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet 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 not demonstrated** that the proposed new sign cabinet will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

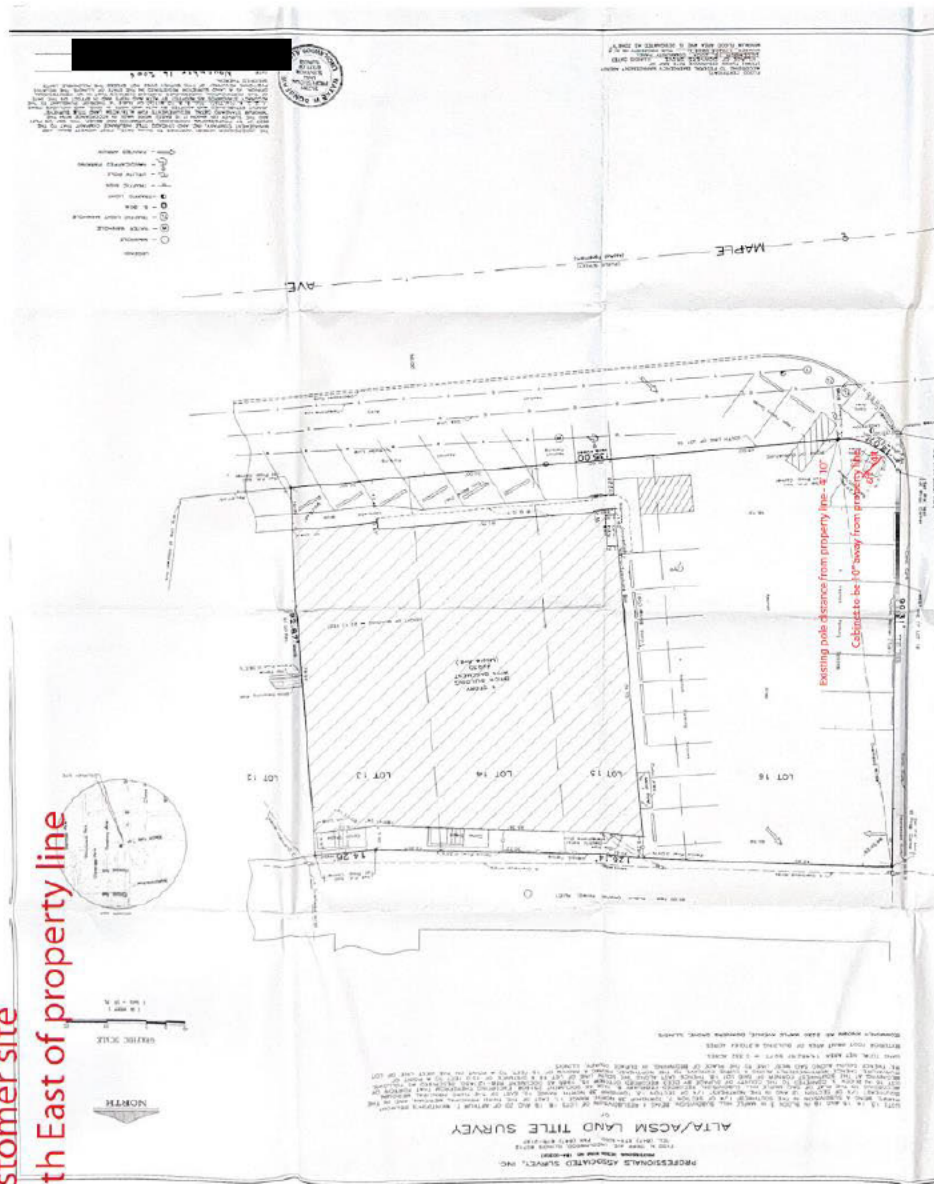
PETITIONER'S DEVELOPMENT FACT SHEET

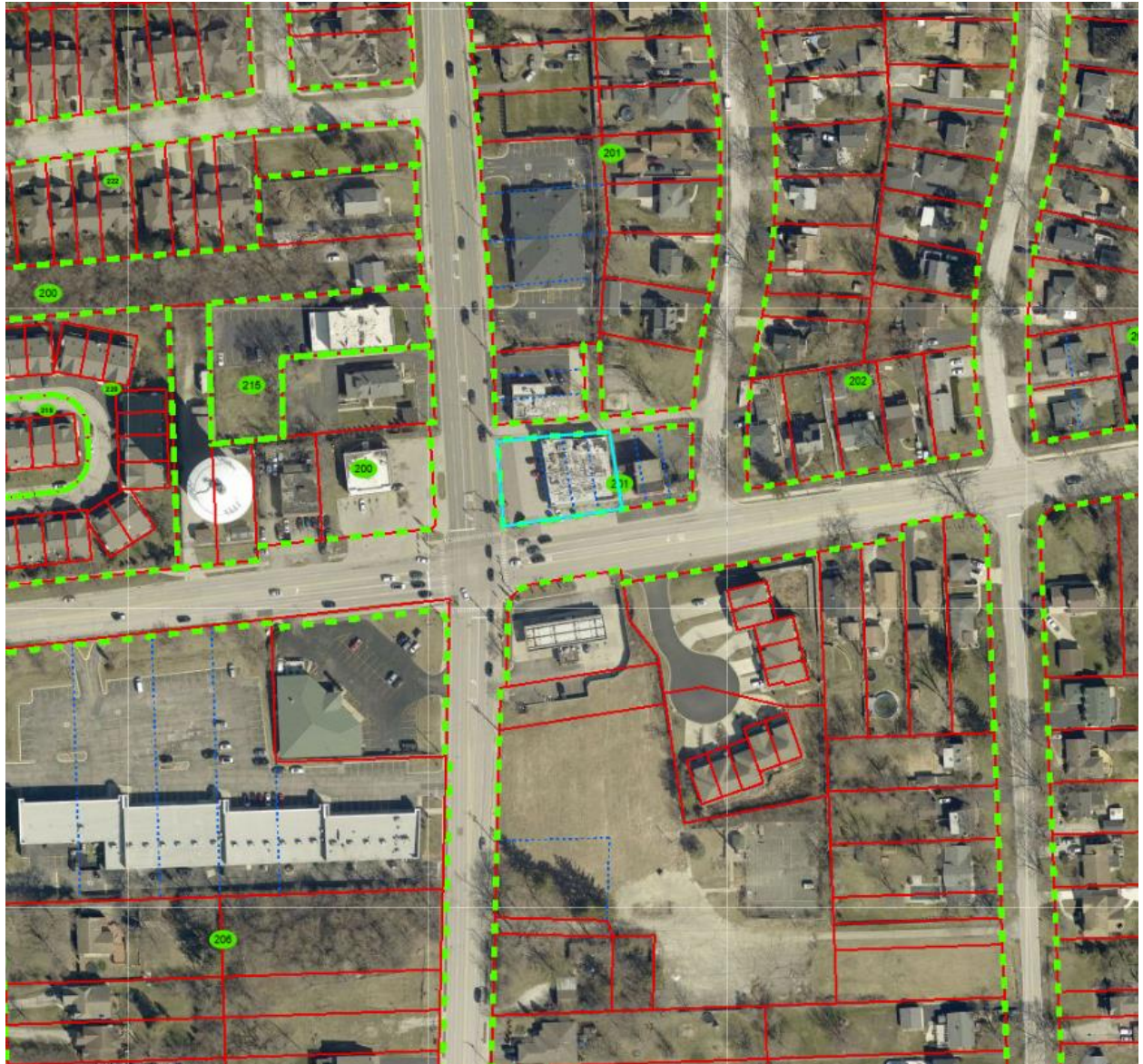
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-24-000063 SMM Management Co.	
ZONING REQUEST	Variation to reduce the front setback for a pole sign from required 15 feet to approximately 10 inches (replacing sign cabinet and using existing pole/pole base).	
OWNER	SMM MANAGEMENT CO., 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515 / SMM MANAGEMENT CO., 1842 CRANSHIRE LANE, NAPERVILLE, IL 60565/ AGENT: PAOLA SILVESTER, ANGELO'S FOODS, 2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515	
ADDRESS/LOCATION	2230 MAPLE AVENUE, DOWNERS GROVE, IL 60515	
PIN	08-13-201-023	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	B-2 GENERAL BUSINESS	LOCAL COMMERCIAL
AREA	0.34 ACRES (14,810 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 17, 2024	
PUBLIC HEARING	WEDNESDAY, OCTOBER 2, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objection.	
DUDOT:	<i>No Comments Received.</i>	
Health:	<i>No Comments Received.</i>	
Stormwater:	No Objections.	
Public Works:	"This property is located in the Downers Grove Sanitary District, DPC PW doesn't have any utilities."	
EXTERNAL:		
Village of Downers Grove:	Objects. (See attached documentation)	
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village of Lisle's Boundary Agreement."	
Village of Woodridge:	<i>No Comments Received.</i>	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection.	
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 58:	<i>No Comments Received.</i>	
Sch. Dist. 99:	<i>No Comments Received.</i>	
Forest Preserve:	"We do not have any specific comments."	

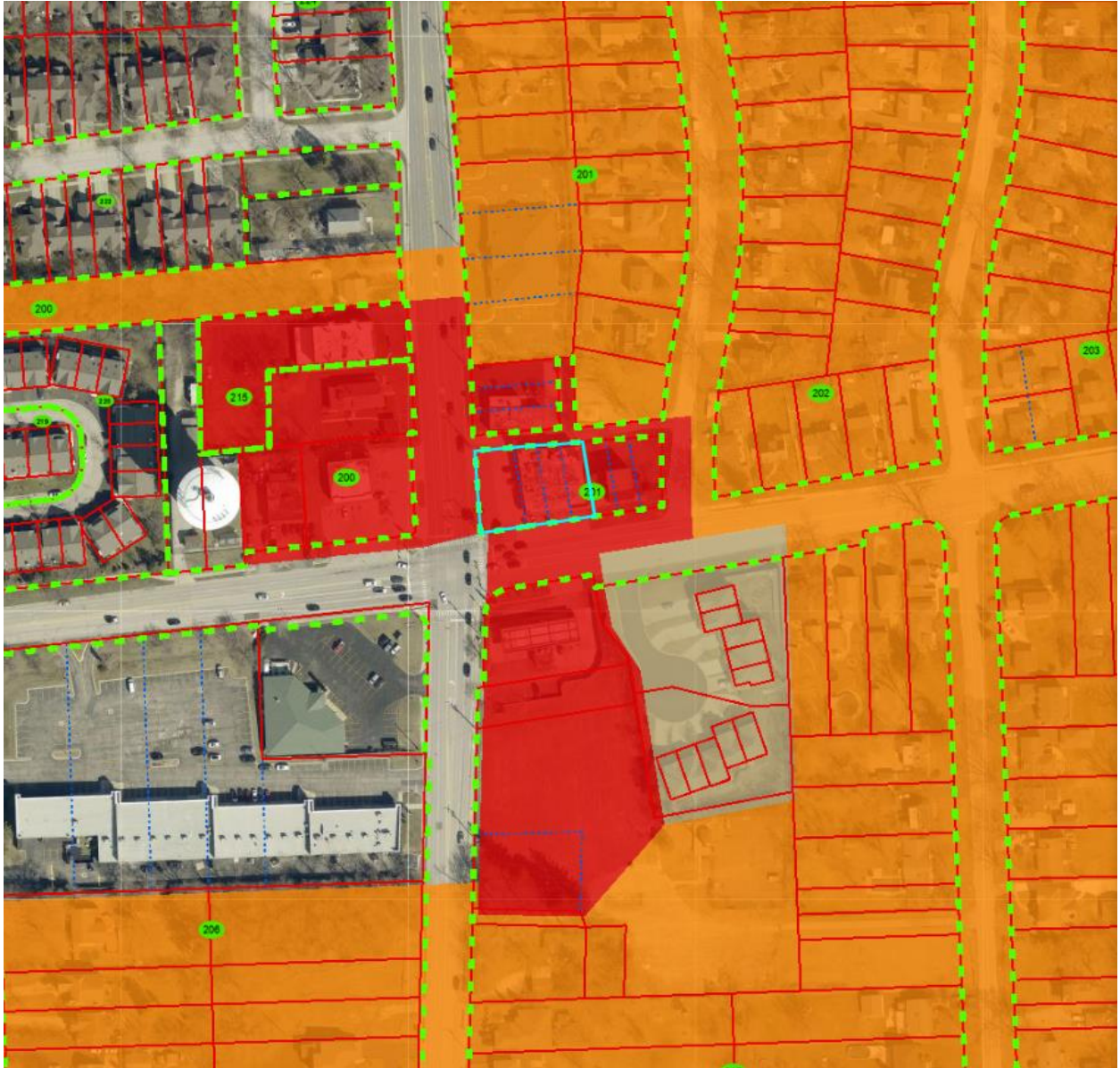
LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	ALLEYWAY AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	MAPLE AVENUE AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	BELMONT ROAD AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL

Sign location on customer site
Sign will be 10" North East of property line









Petition for sign variance relief

Client would like to update the sign and display different messaging. The current sign is over the property line, it is old and in a poor condition. The existing sign is 13 feet wide and 9' tall. We would like to install a new but smaller sign cabinet that is 10 feet wide and 5 feet tall using the existing pole mechanism and we will ensure that the new sign is within the property line. We are seeking your help and support for a variance relief from 15 feet of property line to 10 inches for the following reasons:

1. Over the years, due to the widening of the road and losing space, the sign location has come very close to the roadside
2. Relocating the pole is not very practical since the current location of the pole is already in the parking lot. Currently the center of the pole is 4' 10" from the property line, and to meet the setback requirement, the pole would have to be moved towards the building by another 15' which would put the pole in the middle of the driveway.
3. Putting the sign at this new location would put the sign very close to the building and interfere with the entrance, and block the cars from entering and exiting the property
4. Relocating sign would make the sign not visible for the west bound traffic on Maple Ave
5. We explored the idea of a flag mount sign, but this will push the sign towards the building and will have reduced visibility thus not serve the function.
6. To meet the requirements, we will install the sign off-centered. The new sign is a 10' wide x 5' h sign, and rather than installing the sign in the middle, we will install the sign cabinet projecting four feet towards the roadside, and six feet towards the parking lot. This will make the edge of the sign 10" offset from the property line.
7. The sign cabinet will be installed at 105" from the ground, almost 9 feet from the ground, well above the minimum height requirements, and the overall height of the sign will be 165", below the 20' requirement.

Given the circumstances and trying to reuse existing pole, this is the practical option that will allow our client to have a functioning sign.

Thanks for your help and support!



downers.us

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4782

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

September 24, 2024

Jessica Infelise
DuPage County Department of Building and Zoning
421 North County Farm Road
Wheaton, IL 60187

Re: Z-24-000063
PIN 08-13-201-023, Address 2230 Maple Avenue

Dear Ms. Infelise,

The Village of Downers Grove has had the opportunity to review the requested sign variance for the property at 2230 Maple Avenue. The Village of Downers Grove has an opinion in this matter because of the subject property's adjacency to the municipal boundary, and location within the Village's ultimate planning area.

The site is in unincorporated DuPage County and is classified as B -2 General Business District by the County's zoning ordinance. The petitioner is proposing to construct a pole sign that is setback only 10 inches from the property line instead of the DuPage County Zoning Ordinance setback requirement of 15 feet from the property line. The Village frequently receives complaints about this property and the excessive number and types of signs that are currently on the property.

After reviewing the plans, staff has the following comments and concerns:

1. Per Section 28.9.020(t) of the Downers Grove Village Ordinance pole signs are specifically prohibited. The request identifies that the sign will be constructed as a pole sign.
2. Per Section 28.9.050(b)(1) of the Downers Grove Village Ordinance monument signs are allowed a maximum height of 10 feet. The request identifies that the sign will be constructed to a height of nearly 14 feet.
3. Per Section 28.9.050(b)(1)b of the Downers Grove Village Ordinance, monument signs must be placed at least 10 feet from the property line. The request identifies the sign will be located 10 inches from the property line.
4. Per Section 28.9.050(b)(1)f of the Downers Grove Village Ordinance requires the base of all monument signs must be landscaped. Landscaping is not provided with the proposed signage.

The Village has also observed the subject property utilizing the following types of signs that are prohibited in Downers Grove:

1. Per Section 28.9.020(i) of the Downers Grove Village Ordinance, LED and flashing signs are specifically prohibited.
2. Per Section 28.9.020(k), of the Downers Grove Village Ordinance, attention-getting devices are specifically prohibited.

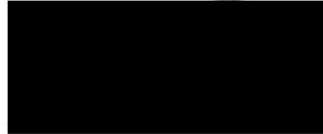
The standards for relief for the variance or evidence of a hardship do not appear to be met. It appears the subject property has other suitable signage options including the installation of a curbed landscaping bed which provides a location for the sign that is compliant with setback requirements.

The Village of Downers Grove does not recommend approval of the variation requests for the proposed signage. The Village of Downers Grove asks DuPage County to deny the variation request as the case for a hardship has not been proven and allowance of the proposed signage

and existing signage is not “in harmony with the general purpose and intent of the Zoning Ordinance.” The proposed and existing signage will noticeably vary from the existing characteristics of signage located in the immediate neighborhood and similar zoning districts.

The Village of Downers Grove would like to attend the public hearing on Wednesday, October 2, 2024 at 2:30pm. Please provide log-in information for the Zoom meeting.

Sincerely,



Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director
Enza Petrarca, Village Attorney



Change Order

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

File #: 24-3073

Agenda Date: 11/19/2024

Agenda #: 6.C.



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Consent
DEV 11/19
CB 11/26

Date: Nov 1, 2024

MinuteTraq (IQM2) ID #:

Purchase Order #: 6081-0001 SERV	Original Purchase Order Date: Dec 1, 2022	Change Order #: 3	Department: Building & Zoning
Vendor Name: SAFEBuilt Illinois LLC		Vendor #: 33979	Dept Contact: Marla Flynn
Background and/or Reason for Change Order Request:	To decrease and close contract. Contract expired on 1/29/2024.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

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

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

DECISION MEMO NOT REQUIRED

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

DECISION MEMO REQUIRED

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

<i>maf</i>	X6789	Nov 1, 2024	<i>JAB</i>	X6143	11/1/24
Prepared By (Initials)	Phone Ext	Date	Recommended for Approval (Initials)	Phone Ext	Date
REVIEWED BY (Initials Only)					
Buyer		Date	Procurement Officer		Date
Chief Financial Officer		Date	Chairman's Office		Date
(Decision Memos Over \$25,000)		Date	(Decision Memos Over \$25,000)		Date



Change Order

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

File #: 24-3074

Agenda Date: 11/19/2024

Agenda #: 6.D.

Consent
DEV 11/19
CB 11/26



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Date: Nov 1, 2024

MinuteTraq (IQM2) ID #: _____

Purchase Order #: 6230-0001 SERV	Original Purchase Order Date: Jan 10, 2023	Change Order #: 1	Department: Building & Zoning
Vendor Name: TPI Building Code Consultants Inc		Vendor #: 12063	Dept Contact: Marla Flynn
Background and/or Reason for Change Order Request:	To decrease and close contract. Contract expired on 11/30/2023.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

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

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

DECISION MEMO NOT REQUIRED

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

DECISION MEMO REQUIRED

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

<i>mab</i>	X6789	Nov 1, 2024	<i>gab</i>	X6143	11/1/24
Prepared By (Initials)	Phone Ext	Date	Recommended for Approval (Initials)	Phone Ext	Date
REVIEWED BY (Initials Only)					
Buyer		Date	Procurement Officer		Date
Chief Financial Officer		Date	Chairman's Office		Date
(Decision Memos Over \$25,000)			(Decision Memos Over \$25,000)		



Action Item

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

File #: 24-3075

Agenda Date: 11/19/2024

Agenda #: 6.E.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: November 19, 2024

RE: **T-3-24 Proposed Text Amendments to the County Zoning Code relative to Principal Arterial Two (2) Family Dwelling Conversion Use**

DuPage County Development Committee: November 19, 2024: Request to conduct a public hearing before the DuPage County Zoning Board of Appeals to consider the following:

Amendments to the DuPage County Zoning Code to permit the conversion of a single dwelling unit into not more than two (2) dwelling units where the Residential Zoned Property meets all of the following criteria:

- A. The principal arterial dwelling conversion use shall be subject to the following requirements.
1. The property is zoned in either the R-3 or R-4 Single Family Residential Dwelling District:
 2. The property fronts on a designated principal arterial roadway as follows:
 - Illinois Route 59,
 - County Farm Road,
 - Main Street - Wheaton between Illinois Route 38 (Roosevelt Road) to Illinois Route 64 (North Avenue),
 - Illinois Route 64 (North Avenue),
 - Naperville-Wheaton Road, Naper Boulevard,
 - Illinois Route 53 south of Illinois Route 38 (Roosevelt Road),
 - Illinois Route 83 (Kingery Highway),
 - Illinois Route 19 (Irving Park Road),

- U.S. Route 20 (Lake Street),
 - Illinois Route 38 (Roosevelt Road),
 - 22nd Street from Interstate 294 to Illinois Route 56 (Butterfield Road)
 - Illinois Route 56 (Butterfield Road) from 22nd Street west to the DuPage-Kane county line,
 - U.S. Route 34 (Ogden Avenue) from DuPage-Cook county line to North Aurora Avenue and from 75th Street to the DuPage-Kane county line,
 - North Aurora Avenue from U.S. Route 34 (Ogden Avenue) to Illinois Route 59,
 - 75th Street from U.S. Route 34 (Ogden Avenue) to Illinois Route 83,
 - Army Trail Road from U.S. Route 20 (Lake Street) to the DuPage-Kane County line, and
 - Lemont Road
3. The property takes direct and exclusive access to the Principal Arterial Roadway.
 4. The property is not defined as a reserve lot.
 5. The parcel is not part of a planned unit development.
 6. The principal building is oriented toward the primary arterial roadway.
 7. The principal building must have been constructed prior to _____ (the effective date of this Ordinance Amendment).
 8. One of the dwelling units in the Principal Arterial Conversion must be occupied by the owner of the property
- B. The principal arterial dwelling conversion use shall be subject to the following site requirements.
1. The principal buildings or structures in which the principal arterial conversion is located shall be subject to the front, side, and rear setbacks of the applicable single-family residential zoning district.
 2. All building facades of the principal building must maintain the existing single-family residential character of the structure.
 - (a) Other than necessary building code requirements to convert the dwelling into not more than two (2) dwelling units, the exterior of the existing dwelling unit may only be altered or rehabilitated provided the alteration is a nonstructural repair of the building including the replacement of the roof covering, veneering or outer walls and

incidental repairs which do not extend or intensify the existing dimensions of the building.

(b) The building, however, shall not be enlarged, expanded, or extended.

(c) Repairs and alterations may be made to the exterior or interior of the building to return the building to a safe condition in accordance with the county codes.

3. Existing landscaping on the site shall be preserved and maintained.
4. Parking requirements shall be based upon the current parking requirements for a two-family dwelling. All other parking requirements for the principal arterial dwelling conversion use shall be provided per the minimum requirements of article XII, "Off Street Parking And Loading Requirements," of this chapter.
5. The principal arterial dwelling conversion use shall be subject to landscape review.
6. All driveways, parking areas and refuse containers shall require a full landscape screen and the remainder of the property shall maintain at least a partial landscape screen around the structures on the property used for the principal arterial dwelling conversion use as well as any additional landscape requirements within the respective single-family residential zoning district.
7. The building conversion and use shall meet all other DuPage County Codes for such uses.
8. Property owners meeting the requirements and qualifications and intending to conduct a principal arterial dwelling conversion use on their premises shall require a building permit from the DuPage County prior to the conversion.