



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

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

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Tuesday, April 1, 2025

10:30 AM

Room 3500B

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1. CALL TO ORDER
2. ROLL CALL
3. CHAIRMAN'S REMARKS- CHAIR TORNATORE
4. PUBLIC COMMENT
5. MINUTES APPROVAL
  - 5.A. [25-0875](#)  
Development Committee - Regular Meeting - March 18, 2025
6. INFORMATIONAL
  - 6.A. [25-0876](#)  
Update to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures
7. REGULATORY SERVICES
  - 7.A. [25-0877](#)  
ZSE-25-000001 Medinah Country Club: To approve the special event action item:  
The Medinah Country Club Fourth of July Fireworks scheduled for Friday, July 4, 2025, at 9:15 PM. (Bloomington/ District 1) (Located northeast of Lake Street and Medinah Road)
  - 7.B. [25-0878](#)  
ZSE-25-000002 Naperville Country Club: To approve the special event action item:  
The Naperville Country Club Fireworks Display scheduled for Sunday, June 29, 2025, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

7.C. [DC-O-0015-25](#)

ZONING-25-000001 – ORDINANCE – Chaudhry: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable). (Milton/District 4) (Generally located southeast of Glenrise Avenue and Valley View Drive, on the south side of Valley View Drive)

ZHO Recommendation to Deny

7.D. [DC-O-0016-25](#)

ZONING-25-000003 – ORDINANCE – Ponce: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway. (Milton/District 4) (Generally located northwest of IL-53 and Sunset Avenue, on the north side of Sunset Avenue)

ZHO Recommendation to Deny

7.E. [25-0916](#)

T-2-25 Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance, specifically related to the following:

- T-2-25 Proposed Text Amendments: Creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.

**8. OLD BUSINESS****9. NEW BUSINESS****10. ADJOURNMENT**



# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #: 25-0875**

**Agenda Date: 4/1/2025**

**Agenda #: 5.A.**

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# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, March 18, 2025**

**10:30 AM**

**Room 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

<b>PRESENT</b> Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo
--

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

No remarks were offered.

**4. PUBLIC COMMENT**

No public comments were offered.

**5. MINUTES APPROVAL**

5.A. [25-0740](#)

Development Meeting - Regular Meeting - March 4, 2025

**Attachments:** [Minutes \(2\) \(1\).pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Sheila Rutledge
<b>SECONDER:</b>	Sadia Covert
<b>AYES:</b>	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

**6. REGULATORY SERVICES**

6.A. [DC-O-0014-25](#)

Ordinance amending Chapter 8, Section 8-114.3.1 of the County Code of Ordinances to Amend the Schedule of Fees Ordinance (Waive first reading).

Chair Tornatore explained the major change on the fee list is reducing the building permit portion of the permit fee from 10% to 50% for governmental partners.

**Attachments:** [Memo to Development Committee 3-18-2025.pdf](#)  
[Copy of Fee Schedule - struck 3-18-2025.pdf](#)  
[Copy of Fee Schedule - clean 3-18-2025.pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Mary Ozog
<b>SECONDER:</b>	Sadia Covert
<b>AYES:</b>	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

**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 10:31 AM



# Informational

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 25-0876

**Agenda Date:** 4/1/2025

**Agenda #:** 6.A.

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**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

### INFORMATIONAL MEMORANDUM

TO: DuPage County Development Committee

FROM: Jim Stran – Building & Zoning Manager

DATE: April 1, 2025

RE: Updates to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

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In September 2024, the Development Committee and County Board approved updates to Chapter 34 Administrative Adjudication of Ordinance Violations of the County Code.

One of the primary purposes of this update was to revise our ordinance to make it easier to collect on past due judgements and debts owed to the Building & Zoning Department where those debts are obtained via the Administrative Hearing program. These judgements and debts are incurred by property owners found to be in violation of County ordinances and are assessed in favor of the County and against the property owner based on the severity of those ordinance violations. Where a property owner fails to pay the assessed fine, the County records a lien against the owner's real property. There are currently approximately 1.5 million dollars in unpaid fines and liens recorded against real property.

The update directed the Building & Zoning Department to coordinate with the States Attorney's office to collect on outstanding liens. The purpose of today's update is to let the Committee know the selection of a Special States Attorney to provide collection service has been completed and we anticipate moving forward with the collection process. The States Attorney's Office has selected a Special Assistant State's Attorney to act as the collection agency to recoup these liens. Linebarger, Coggan, Blair & Sampson LLC. law firm will be processing these collections for the County.

The department will be providing a list of past due liens and supporting documentation to the law firm, and they will begin the process of collecting them. There is no cost to the County and a 30% charge will be assessed to the debtor as their fee for this service as permitted by state statute and county ordinance. This process is anticipated to begin by the end of this month.



## Action Item

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 25-0877

**Agenda Date:** 4/1/2025

**Agenda #:** 7.A.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

**TO:** DuPage County Development Committee

**FROM:** Staff

**DATE:** April 1, 2025

**RE:** **ZSE-25-000001 Medinah Country Club Fireworks Display**  
(02-13-101-005, 02-12-300-002, 02-12-107-003, 02-13-101-002, 02-13-300-002, 02-13-200-010, 02-13-200-001, 02-12-404-001, 02-12-404-002, 02-12-401-012, 02-12-401-013)  
**(Bloomingdale/ District 1)**

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**Action:** To approve ZSE-25-000001 Medinah Country Club Fireworks Display, to be held on Friday, July 4, 2025, at approximately 9:15 PM.

The Medinah Country Club has requested to conduct a firework display at their facility on Friday, July 4, 2025, beginning at approximately 9:15 P.M. The firework display will be conducted by Pyrotecnico Fireworks Inc.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<b>Date</b>	Friday, July 4, 2025
<b>Hours</b>	Beginning at approximately 9:15 P.M.
<b>Activities</b>	Firework Display by Pyrotecnico Fireworks Inc. (See attached document and insurance of \$1,000,000)
<b>Location</b>	Medinah Country Club, 6N001 Medinah Road, Medinah, IL 60157 (over 400 acres)
<b>Traffic/Parking</b>	All parking will occur in existing Medinah Country Club parking lot.
<b>Insurance</b>	Acrisure, Great Lakes Partners Insurance Services, in the amount of \$1,000,000.



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)



February 17, 2025

Jessica Infelise  
Building and Zoning Department  
Jack T. Knuepfer Administration Building  
421 North County Farm Road  
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: July 4, 2025

Sponsor: Medinah Country Club  
6N001 Medinah Road  
Medinah, IL 60157

Display Location: Medinah Country Club

Display Time: Approximately 9:15 pm

Please find attached the insurance certificate, site diagram, and our distributor's license.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof  
Pyrotecnico Fireworks, Inc.



**DUPAGE  
COUNTY**

# BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843		<b>CONTACT NAME:</b> PHONE (A/C No. Ext): 216-858-7100 FAX (A/C No.): 216-858-7101 E-MAIL ADDRESS: info@britzongallagher.com	
<b>INSURED</b> Pyrotecnico Fireworks Inc. P.O. Box 149 299 Wilson Road New Castle PA 16103		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : Everest Denali Insurance Company 18044 INSURER B : Arch Specialty Insurance Company 21199 INSURER C : Pennsylvania Insurance Company 21982 INSURER D : James River Insurance Company 12203 INSURER E : AXIS Surplus Insurance Company 28620 INSURER F :	

COVERAGES CERTIFICATE NUMBER: 799753041 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> FRC SECT <input type="checkbox"/> LOC	Y	Y	PC000003353	11/14/2024	12/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	GC00010016-241	11/14/2024	12/14/2025	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	UXP1038282-05	11/14/2024	12/14/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	82-8723996-04-3616 (STATED)	12/14/2024	12/14/2025	<input checked="" type="checkbox"/> W/C STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Liability #2	Y	Y	P-001-001481057-01	11/14/2024	12/14/2025	Each Occ/Aggregate Total Limits \$5,000,000 / \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Additional Insured extension of coverage is provided by above referenced policies where required by written agreement.  
 DISPLAY DATE: July 4, 2025  
 LOCATION: Medinah Country Club, Medinah, Illinois  
 ADDITIONAL INSURED: Bloomingdale Fire Protection District #1; Medinah Country Club; City of Medinah, Illinois: DuPage County

<b>CERTIFICATE HOLDER</b>  Medinah Country Club 6N001 Medinah Road Medinah IL 60157	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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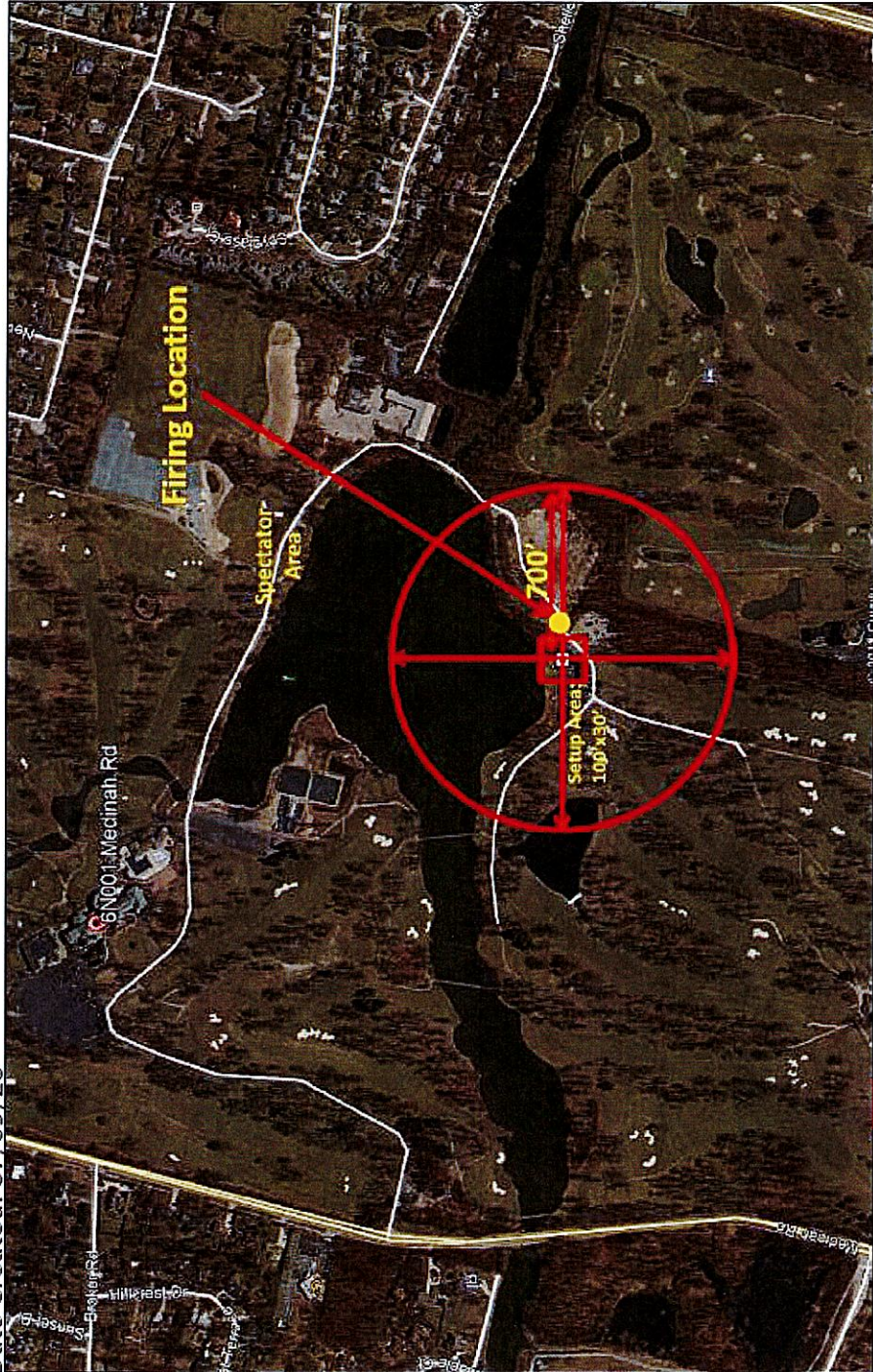
DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

Show Name: Medinah Country Club  
Location: 6N001 Medinah Rd, Medinah, IL 60157  
Date Created: 07/09/20  
Fall-Out Radius: 700'  
Distance To Audience: 1,200'



Launch Location:  Setup area Dimensions: 100'x30'  
Firing location must be at least 75' from the display set up area.



**DUPAGE  
COUNTY**

**BUILDING & ZONING DEPARTMENT**

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

www.dupagecounty.gov/building



**STATE OF ILLINOIS**  
**OFFICE OF THE STATE FIRE MARSHAL**  
**DIVISION OF FIRE PREVENTION**  
1035 Stevenson Drive • Springfield, IL 62703-4259

***Pyrotechnic Distributor License***

**PYROTECNICO FIREWORKS INC**  
**299 WILSON ROAD**  
**NEW CASTLE, PA 16101**

**IL07-OPF-00036**

License #

**06/15/2025**

EXPIRATION DATE

**OPF**

CLASSIFICATION

Matt Perez  
STATE FIRE MARSHAL

This license may be revoked by the Office of the State Fire Marshal for failure to comply with the lawful rules regulating this program.





## Action Item

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 25-0878

**Agenda Date:** 4/1/2025

**Agenda #:** 7.B.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 1, 2025

RE: **ZSE-25-000002 Naperville Country Club Fireworks Display  
(08-17-301-002 & 08-17-103-001) (Lisle/District 5)**

**Action:** To approve ZSE-25-000002 Naperville Country Club Fireworks Display, to be held on Sunday, June 29, 2025, at approximately 9:15 PM.

The Naperville Country Club has requested to conduct a firework display at their facility on Sunday, June 29, 2025, beginning at approximately 9:15 P.M. The firework display will be conducted by Pyrotecnico Fireworks Inc.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

<b>Date</b>	Sunday, June 29, 2025
<b>Hours</b>	Beginning at approximately 9:15 P.M.
<b>Activities</b>	Firework Display by Pyrotecnico Fireworks Inc. (See attached document and insurance of \$1,000,000)
<b>Location</b>	Naperville Country Club, 25W570 Chicago Ave., Naperville, IL 60540 ( <i>over 120 Acres</i> )
<b>Traffic/Parking</b>	All parking will occur in existing Naperville Country Club parking lot
<b>Insurance</b>	Acrisure Great Lakes Partners Insurance Services, in the amount of \$1,000,000.



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)



February 24, 2025

Jessica Infelise  
Building and Zoning Department  
Jack T. Knuepfer Administration Building  
421 North County Farm Road  
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: June 29, 2025

Sponsor: Naperville Country Club  
25 W 570 Chicago Ave.  
Naperville, IL 60540

Display Location: Naperville Country Club

Display Time: approximately 9:15 pm

Please find attached the insurance certificate, site diagram, and our distributor's license.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof  
Pyrotecnico Fireworks, Inc.





**DUPAGE  
COUNTY**

# BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> Acisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48643		<b>CONTACT NAME:</b> PHONE (A/C No. Ext): 216-658-7100      FAX (A/C No.): 216-658-7101 E-MAIL ADDRESS: info@brittoncallagher.com	
		<b>INSURER(S) AFFORDING COVERAGE</b> NAIC #	
		INSURER A: Everest Denali Insurance Company      16044	
		INSURER B: Arch Specialty Insurance Company      21199	
		INSURER C: Illinois Insurance Company      35248	
		INSURER D: James River Insurance Company      12203	
		INSURER E: AXIS Surplus Insurance Company      28620	
		INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:** 1704170071      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	W/O	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	RC000003953	11/14/2024	10/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-TEST <input type="checkbox"/> LOC
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> H-RED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	Y	GC00010016-241	11/14/2024	10/14/2025	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED      RETENTION \$	Y	Y	UXP1038282-08	11/14/2024	10/14/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	82-8723896-04-35;GA,DI	10/14/2024	10/14/2025	<input checked="" type="checkbox"/> W/C STATUTORY LIMITS      OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Liability #2	Y	Y	F-001-001451057-01	11/14/2024	10/14/2025	Each Occ/Aggregate Total Limits \$5,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (At both ACORD 101, Additional Remarks Schedule. If more space is required)  
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.  
 Fireworks Display Date: June 26, 2025  
 Location: Naperville Country Club, Naperville, Illinois  
 Additional Insured: Naperville Country Club; City of Naperville, Illinois; Naperville Fire Department; DuPage County, IL

<b>CERTIFICATE HOLDER</b>  Naperville Country Club 25 W 57D Chicago Ave. Naperville IL 60540	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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DUPAGE COUNTY

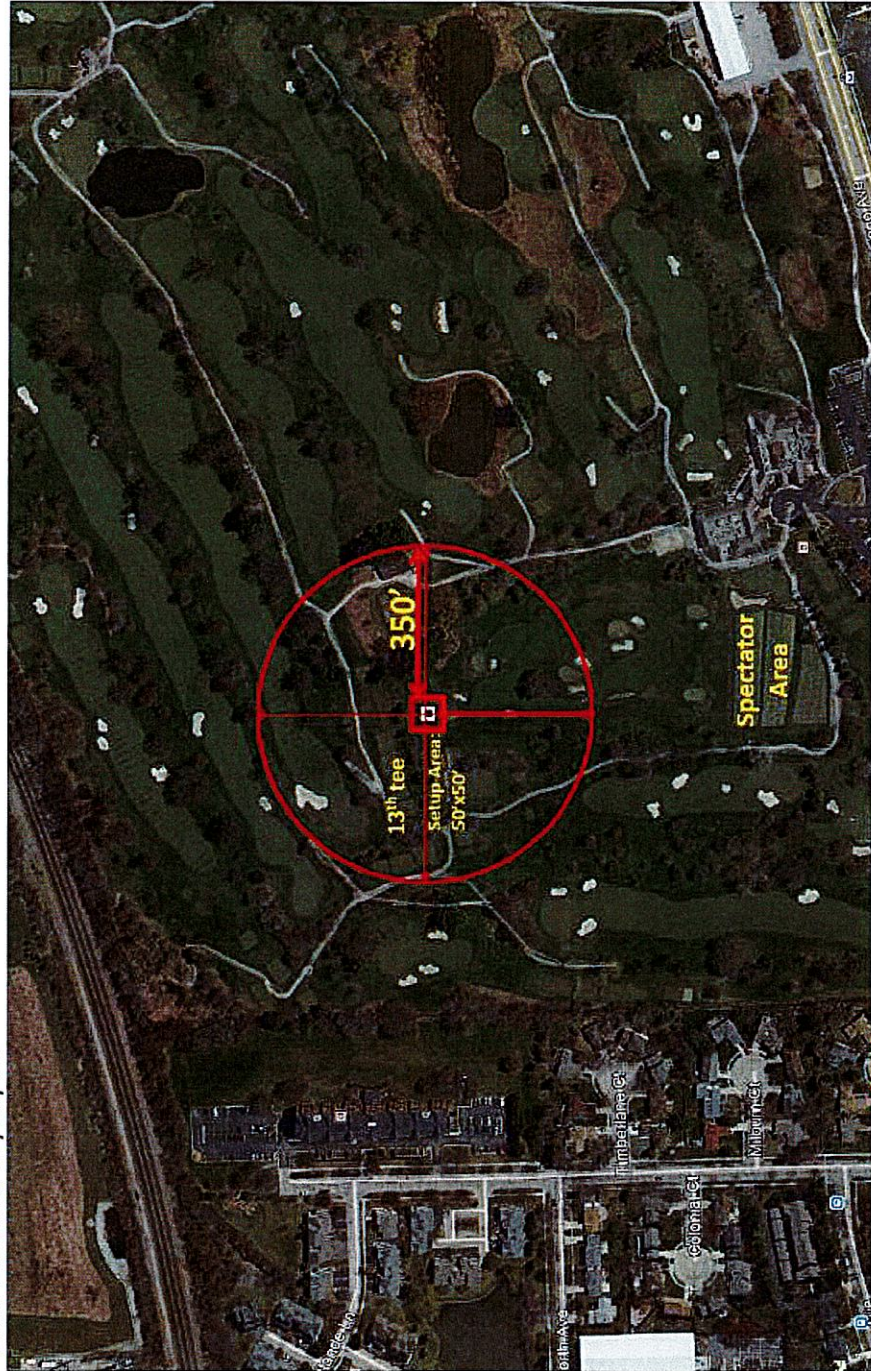
BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

Show Name: Naperville Country Club  
Location: 25 W570 Chicago Ave. Naperville, IL  
Date Created: 11/20/19

Fall-Out Radius: 350'  
Distance To Audience: 675'



Launch Location:  Setup area Dimensions: 50'x50'  
South end of rack banks are 30' North of driving range fairway. Box items just off fairway.



**DUPAGE  
COUNTY**

**BUILDING & ZONING DEPARTMENT**

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)



**STATE OF ILLINOIS**  
**OFFICE OF THE STATE FIRE MARSHAL**  
**DIVISION OF FIRE PREVENTION**  
1035 Stevenson Drive • Springfield, IL 62703-4259



***Pyrotechnic Distributor License***

**PYROTECNICO FIREWORKS INC**  
299 WILSON ROAD  
NEW CASTLE, PA 16101

**IL07-OPF-00036**

License #

**06/15/2025**

EXPIRATION DATE

**Matt Perez**  
**STATE FIRE MARSHAL**

**OPF**

**CLASSIFICATION**

This license may be revoked by the Office of the State Fire Marshal for failure to comply with the lawful rules regulating this program.



# Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** DC-O-0015-25

**Agenda Date:** 4/1/2025

**Agenda #:** 7.C.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: March 5, 2025  
RE: **ZONING-25-000001 Chaudhry (Milton/District 4)**

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**Development Committee: April 1, 2025:**

**Zoning Hearing Officer: March 5, 2025:** The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the subject zoning relief is to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).
- B. That petitioner testified that he purchased the subject property in 2023 and also owns the adjacent properties to the east, west, and south.
- C. That petitioner testified that he has lived next door to the subject property since 2016 and rents out the subject property to a family friend.
- D. That petitioner testified that his horse is boarded in a facility thirty (30) minutes away and that they would like their horse to be moved onto their own property so that they can bond with it every day and care for it in their backyard.

- E. That petitioner testified that he would board the horse in the existing shed on the subject property, approximately 10.44 feet from the rear property line, and would install a sixty (60) foot by sixty (60) foot horse pen/grazing area.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and for a Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

**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 horse and horse stable 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 horse and horse stable 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 horse and horse stable 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 horse and horse stable 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 horse and horse stable 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 horse and horse stable 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 horse and horse stable 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**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-25-000001 Chaudhry</b>	
<b>ZONING REQUEST</b>	1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft). 2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).	
<b>OWNER</b>	RAMEEZ CHAUDHRY, 22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137	
<b>ADDRESS/LOCATION</b>	22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137	
<b>PIN</b>	05-02-206-002	
<b>TWSP./CTY. BD. DIST.</b>	MILTON	DISTRICT 4
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.46 ACRES (19,999 SQ. FT.)	
<b>UTILITIES</b>	WATER/SEWER	
<b>PUBLICATION DATE</b>	Daily Herald: FEBRUARY 4, 2025	
<b>PUBLIC HEARING</b>	WEDNESDAY, FEBRUARY 19, 2025	
<b>ADDITIONAL INFORMATION:</b>		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	"DPC sanitary sewer main is in the south property line but should not be affected by this project."	
<b>EXTERNAL:</b>		
Village of Glendale Heights:	<i>No Comments Received.</i>	
Village of Glen Ellyn:	"The property is located within the unincorporated territory of the Village of Glen Ellyn. The keeping of horses is prohibited within the village."	
Village of Lombard:	"As the subject property is outside the Village of Lombard's planning boundary, we have no comment on the subject petition."	
Village of Addison:	Our office has no jurisdiction in this matter.	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 41:	<i>No Comments Received.</i>	
Sch. Dist. 87:	<i>No Comments Received.</i>	
Forest Preserve:	"We do not have any comments."	

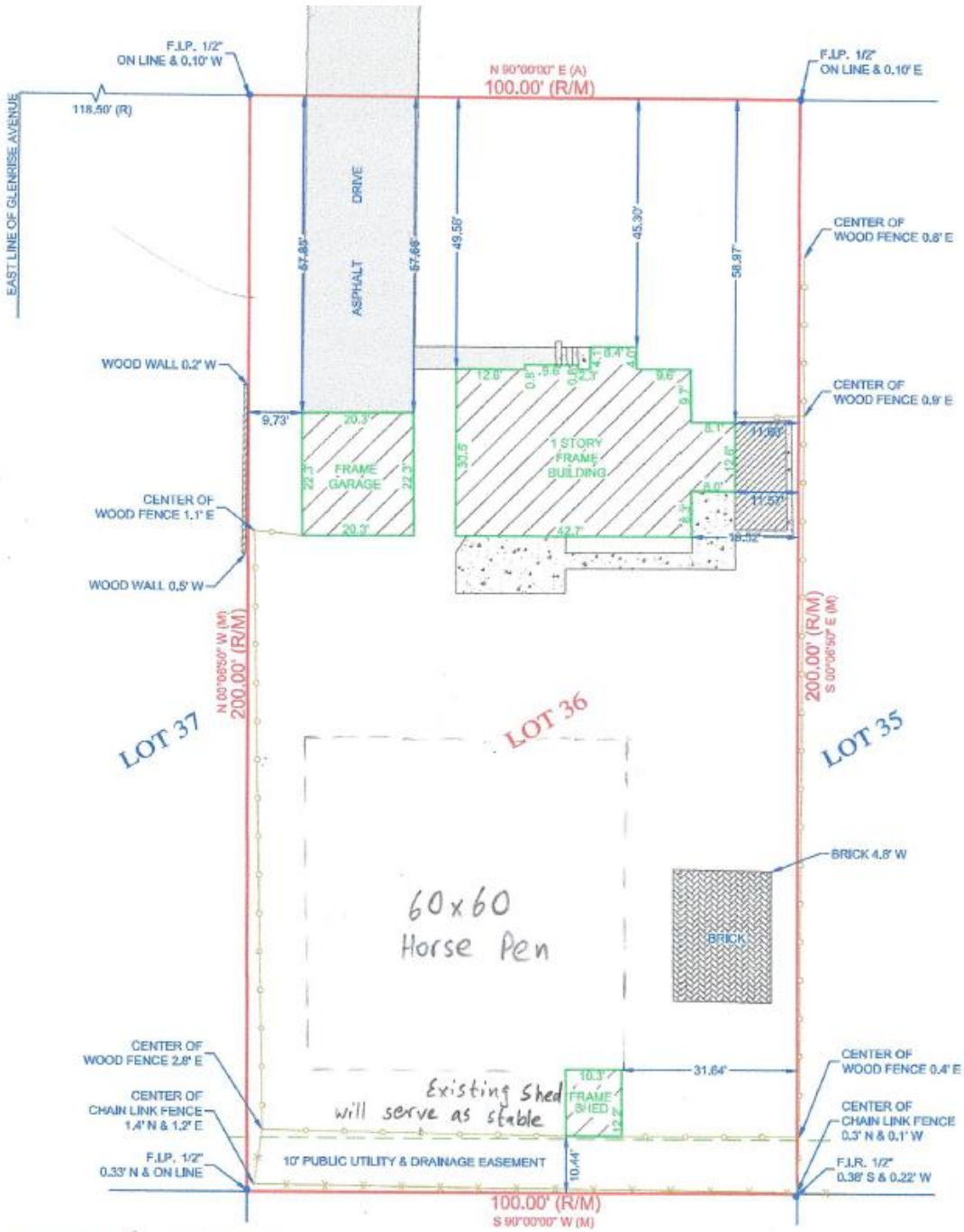
**GENERAL BULK REQUIREMENTS (STABLE):**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Front Yard:	150 FT	APPROX. 177.36 FT	APPROX. 177.36 FT
Int. Side Yard:	30 FT	APPROX. 31.64 FT	APPROX. 31.64 FT
Int. Side Yard:	30 FT	APPROX. 58.06 FT	APPROX. 58.06 FT
Rear Yard:	30 FT	APPROX. 10.44 FT	APPROX. 10.44 FT

**LAND USE:**

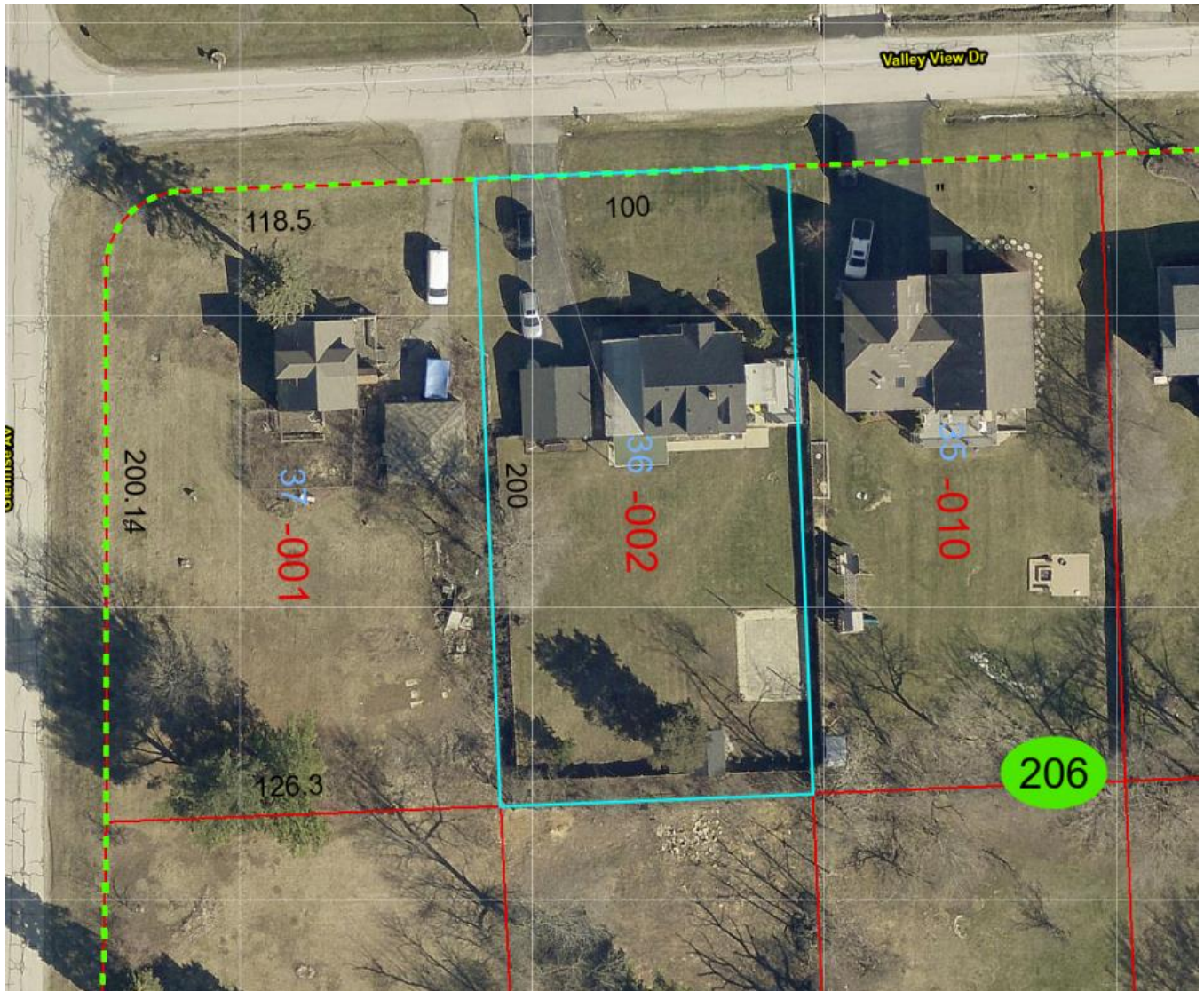
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	VALLEY VIEW DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC





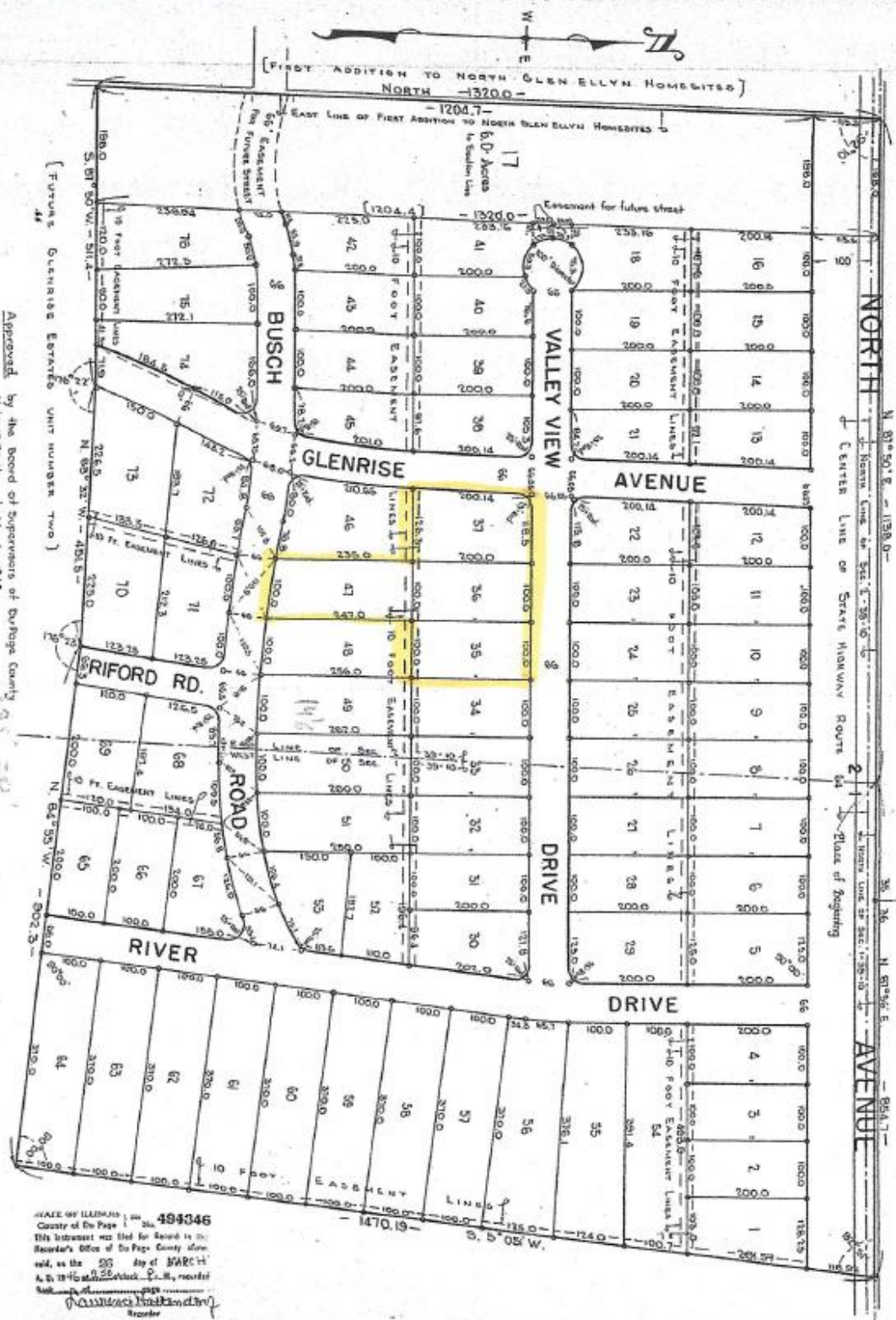






REDUCED 10%

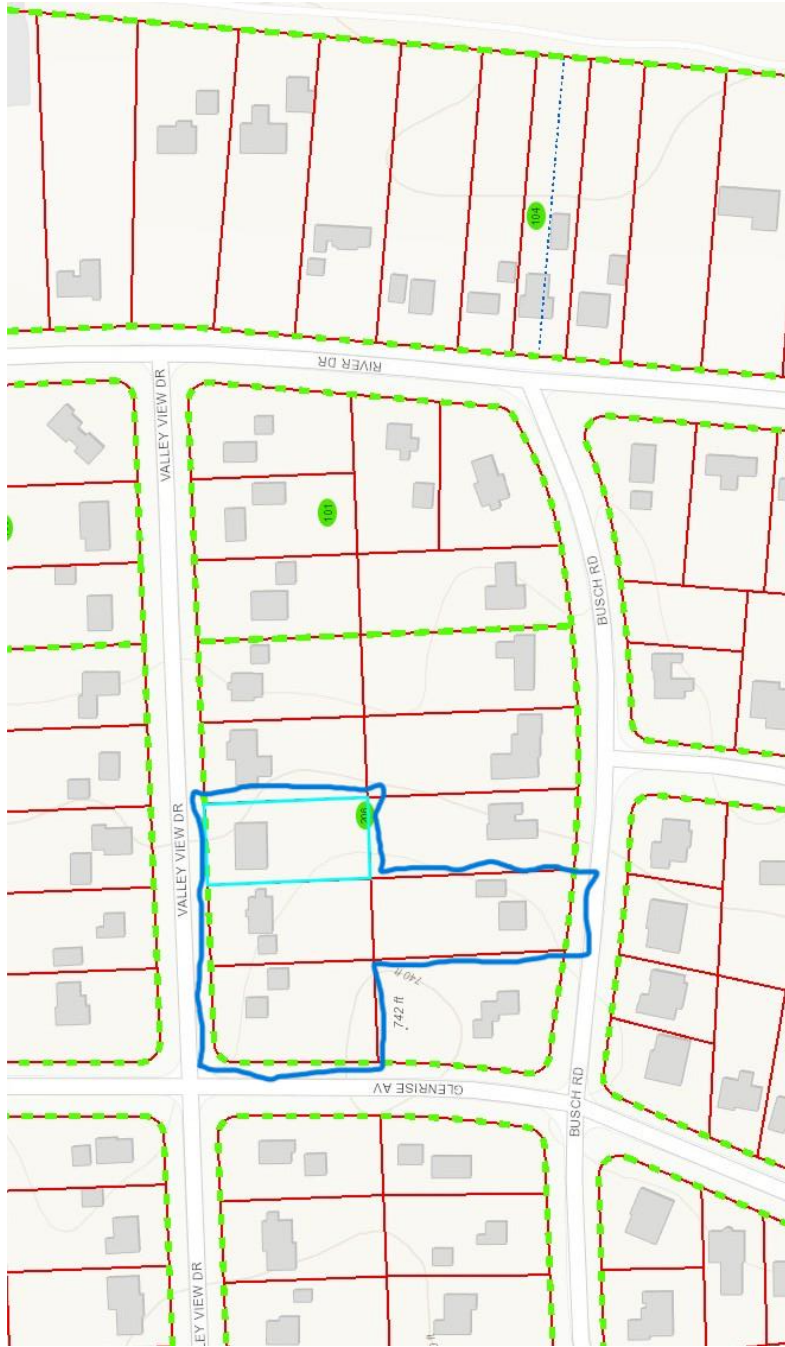
ARTHUR T. MC INTOSH AND CO'S  
**GLENRISE ESTATES, UNIT NUMBER ONE**  
 BEING A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 39  
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
 DU PAGE COUNTY, ILLINOIS.



Approved by the Board of Supervisors of DuPage County  
 this 17th day of March 1946  
 Attest: \_\_\_\_\_ By: \_\_\_\_\_  
 County Clerk

STATE OF ILLINOIS, County of DuPage  
 494046  
 This instrument was filed for Record in the  
 Recorder's Office of DuPage County, Illi-  
 nois, on the 23rd day of MARCH  
 A. D. 1946 at \_\_\_\_\_ P. M., recorded  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Recorder

For info of Plat see Page 243 A  
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642  
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642  
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642





## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** DC-O-0016-25

**Agenda Date:** 4/1/2025

**Agenda #:** 7.D.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: March 19, 2025  
RE: **ZONING-25-000003 Ponce (Milton/District 4)**

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**Development Committee: April 1, 2025:**

**Zoning Hearing Officer: March 19, 2025:** The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway.

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the subject zoning relief is to allow a Variation to substitute a paved surface driveway for a gravel driveway.
- B. That petitioner testified that he purchased the subject property in 2021.
- C. That petitioner testified that when he purchased the subject property, he called the wrong department and they told him he does not need a permit to install a gravel driveway, and that he constructed the gravel driveway starting at the street and going to the rear of the subject property.
- D. That petitioner testified that he currently uses the subject gravel driveway to store his recreational vehicle and as a play area for his children.
- E. That petitioner testified that he proposes to build a detached garage in the rear of the subject property and that the gravel driveway will be used as the access for the gravel driveway.



- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation to substitute a paved surface driveway for a gravel driveway.

**STANDARDS FOR VARIATIONS:**

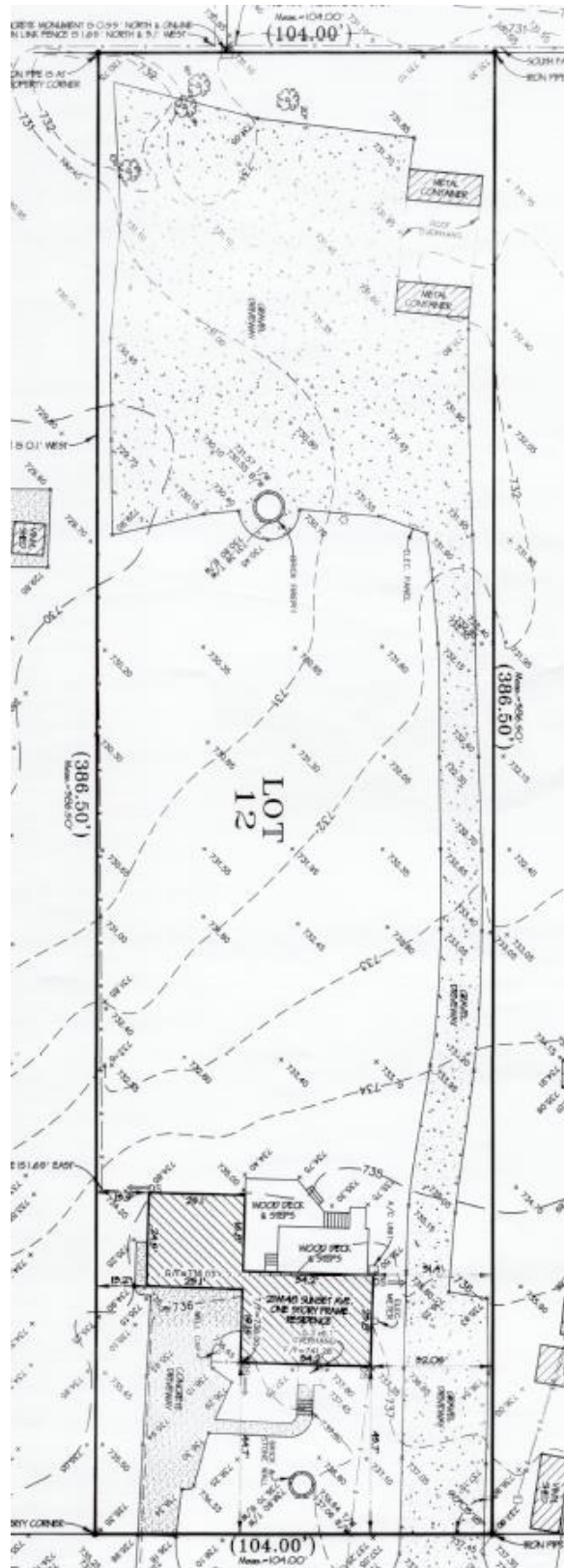
1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's 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 existing gravel driveway 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 existing gravel driveway 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 existing gravel driveway 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 existing gravel driveway 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 existing gravel driveway 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 existing gravel driveway 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 existing gravel driveway 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**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-25-000003 Ponce</b>	
<b>ZONING REQUEST</b>	Variation to substitute a paved surface driveway for a gravel driveway.	
<b>OWNER</b>	GERMAN PONCE RUIZ & ANA SALGADO ROMERO, 21W148 SUNSET AVENUE, LOMBARD, IL 60148	
<b>ADDRESS/LOCATION</b>	21W148 SUNSET AVENUE, LOMBARD, IL 60148	
<b>PIN</b>	05-01-201-031	
<b>TWSP./CTY. BD. DIST.</b>	MILTON	DISTRICT 4
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.92 ACRES (40,075 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: FEBRUARY 4, 2025	
<b>PUBLIC HEARING</b>	WEDNESDAY, FEBRUARY 19, 2025	
<b><u>ADDITIONAL INFORMATION:</u></b>		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "DPC Stormwater Management has identified a violation of the Stormwater Ordinance due to the presence of an uncertified gravel driveway. Resolving this violation may require regrading for drainage and implementing post-construction best management practices (PCBMPs), along with other potential stormwater ordinance requirements. A stormwater certification application, including a violation resolution plan, must be submitted and approved before a building permit can be issued."	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."	
<b>EXTERNAL:</b>		
Village of Glendale Heights:	<i>No Comments Received.</i>	
Village of Addison:	Our office has no jurisdiction in this matter.	
Village of Lombard:	Objects. (See attached documentation)	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Lombard Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 41:	<i>No Comments Received.</i>	
Sch. Dist. 87:	<i>No Comments Received.</i>	
Forest Preserve:	<i>No Comments Received.</i>	

**LAND USE:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	VILLAGE OF LOMBARD	COMMERCIAL	VILLAGE OF LOMBARD
South	SUNSET AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC











## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

February 18, 2025

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Nichaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Robert J. Kartholl, Chairperson  
DuPage County Zoning Board of Appeals  
421 North County Farm Road  
Wheaton, Illinois 60187

**RE: DuPage County Public Hearing 25-000003 21W148 Sunset Avenue – Village of Lombard Comments**

Dear Chairperson Kartholl:

The Village of Lombard is in receipt of the public hearing notice regarding Zoning Case 25-000003, a request for a variance to allow a gravel driveway on the property at 21W148 Sunset Avenue. Per the public hearing notice and County staff response to follow-up questions posed by the Village of Lombard through DuPage County staff, the Village understands that the petitioner installed a gravel driveway and parking area on the subject property prior to obtaining a permit from DuPage County and now seeks a variance to allow a gravel driveway where a paved driveway is required. As the subject property is located within the extraterritorial jurisdiction of the Village of Lombard, we respectfully offer the following comments for consideration by the ZBA as part of their deliberations.

1. Section 150.301(A)(3) of the Village Code states that residential driveways shall not exceed 20 feet in width measured at the property line. Per the plat of survey/plans transmitted with the public hearing notice, the driveway in question measures 22 feet at the property line.
2. Section 150.301(B)(2) of the Village Code requires residential approaches to be designed to the following specifications: six-inches stone + three-inches compacted blacktop or four-inches stone + six-inches concrete, six bag-air entrained mixture. Gravel approaches are not permitted.



RE: Zoning 25-000003

Page 2

3. Section 150.301(B)(3) of the Village Code requires residential driveways to be designed to the following specifications: six-inches stone + two-inches compacted blacktop or four-inches stone + five-inches concrete, six bag-air entrained mixture. Gravel driveways are not permitted.

Be advised that the above comments reflect an understanding, based on representations made by the petitioner through County staff, that the driveway and parking area in question are to be used exclusively as a driveway to access a parking area on the residential property, where the petitioner may construct a detached garage at a future date. Through DuPage County staff, the petitioner has represented that the driveway and parking area are not intended to support a business of any kind. Should the intended use of the driveway/parking area be altered to support business activities on the property, the Village would have additional comments on this petition.

Overall, in review of the proposed variation, the Village of Lombard finds that the submitted petition and the supplemental information we received to date from DuPage County is inconsistent with the existing provisions of the Village Code. Furthermore, Village staff finds that the petitioner's property does not have physical surroundings, shape, or topographical features that differ substantially from other lots in the neighborhood as to be demonstrative of a hardship required by the DuPage County Zoning Ordinance.

Please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

**VILLAGE OF LOMBARD**  
**Community Development Department**



William J. Heniff, AICP  
Community Development Director



## Action Item

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 25-0916

**Agenda Date:** 4/1/2025

**Agenda #:** 7.E.

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**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 1, 2025

RE: **T-2-25 Text Amendments relative to the Creation of Two (2) New Zoning Districts**

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**DuPage County Development Committee: April 1, 2025:**

**T-2-25 Text Amendments:** Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance for the creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.