



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 3, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:42 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-1380](#)

Development Committee - Regular Meeting - May 20, 2025

Attachments: [Final Summary Dev Comm Min 5-20-25.pdf](#)

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

6. INFORMATIONAL

6.A. [25-1422](#)

Presentation Title: Local Policy: Housing Delivery from the Bottom Up

The presentation outlines DuPage County's strategic efforts to increase affordable housing through zoning reforms, inclusionary policies, and financial incentives, addressing barriers such as high costs and limited land availability. Key achievements include regulatory amendments enabling historic lot development, accessory dwelling units, and two-unit conversions, with future plans focused on establishing a land bank, housing trust fund, and new residential zoning districts. The presentation was given at the

Grounded Solutions Network's 2025 Housing Conference in Washington D.C.

Paul Hoss, Planning & Zoning Administration Coordinator wanted to share with the Committee what we presented at the conference. Item received and placed on file.

Attachments: [Local Policy Housing Delivery from the Bottom Up Presentation \(May 12, 2025\).pptx](#)

6.B. **TE-P-0008-25**

Recommendation for the approval of a contract to Accela, Inc., for annual subscription service for Accela Velosimo Connect Enterprise for Bluebeam and Citizen Access and Civic Platform for Building & Zoning, Public Works, Stormwater, and Transportation, for the period of June 23, 2025 through June 22, 2029, for a contract total amount not to exceed \$1,144,575.00. Per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Proprietary Software Maintenance and Support)

Item received and placed on file.

Attachments: [Accela \(Velosimo & SAAS\) - PRCC](#)
[Accela \(Velosimo\) - Quote #Q-35144](#)
[Accela \(SAAS\) - Quote #Q-36554](#)
[Accela \(SaaS\) - Sole Source Letter](#)
[Accela \(Velosimo & SaaS\) - VED](#)

7. **REGULATORY SERVICES**

7.A. **DC-R-0003-25**

Transfer of funds from unappropriated cash funds to the BUILDING, ZONING, & PLANNING FUND – COMPANY 1100, ACCOUNTING UNIT 2810, IN THE AMOUNT OF \$646,204, to pre-pay the first three years of a five-year renewal contract with Accela Inc. for permitting software. (Building & Zoning)

Vice Chair Yoo inquired where the unappropriated cash funds were coming from. Jason Blumenthal, Assistant Director of Operations answered, the funds are not from the general fund. They will be from the unallocated balance reserves from the Building and Zoning enterprise fund.

Attachments: [Appropriation 646,204 6-3-25.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Yeena Yoo
SECONDER:	Sheila Rutledge
AYES:	Krajewski, Rutledge, Tornatore, and Yoo
ABSENT:	Covert, and Ozog

8. **OLD BUSINESS**

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 10:47 A.M.