



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, February 4, 2025

10:30 AM

Room 3500B

1. **CALL TO ORDER**

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:32 AM.

RESULT: APPROVED

2. **ROLL CALL**

PRESENT Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo
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3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chair Tornatore moved to amend the agenda to remove item 7.C., the Bloomberg petition.

4. **PUBLIC COMMENT**

Brian Armstrong, attorney for the applicant of Biagio Land Corporation petition spoke on their behalf. He informed the Committee that they are asking for a rezoning from B-1 to B-2, with no special use or variations. The evidence presented at the Zoning Board of Appeals hearing is that the B-2 zoning is consistent and harmonious with the surrounding properties. He requested the Members recommend to approve.

Joseph Abel, land planner for the Biagio petition also spoke stating that he is very familiar with subject property and the zoning will be totally in accordance with the surrounding area.

5. **MINUTES APPROVAL**

5.A. [25-0382](#)

Development Committee - Regular Meeting - January 21, 2025

Attachments: [Final Summary Meeting Min 1-21-25.pdf](#)

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

6. **INFORMATIONAL**

6.A. [TE-P-0003-25](#)

Recommendation for the approval of a contract purchase order to Accela, Inc., for Managed Application Services to provide support with permitting software for the

Building & Zoning, Transportation, Stormwater, and Public Works departments, for the period of February 21, 2025 through February 20, 2026, for a contract total not to exceed \$203,674.38. Exempt from bidding per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Proprietary Software Maintenance and Support)

- Attachments:** [Accela \(MAS\) - PRCC](#)
- [Accela \(MAS\) - Quote #Q-32379](#)
- [Accela \(MAS\) - Sole Source Letter](#)
- [Accela \(MAS\) - VED](#)

7. REGULATORY SERVICES

7.A. [DC-O-0007-25](#)

ZONING-24-000080 – ORDINANCE – Ellis: To approve the following zoning relief: Variation to increase the height of a new shed from permitted 15 feet to approximately 18 feet. (Winfield/District 6)
ZHO Recommendation to Approve
Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

- Attachments:** [Z-24-000080 Ellis Cty. Bd. \(02-11-2025\).pdf](#)

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

7.B. [DC-O-0008-25](#)

ZONING-24-000082 – ORDINANCE – Wallace: To approve the following zoning relief: Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse. (Addison/ District 1)
ZHO Recommendation to Approve
Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

- Attachments:** [Z-24-000082 Wallace Dev. Com. \(02-04-2025\)_Redacted.pdf](#)

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

7.C. [DC-O-0009-25](#)

ZONING-24-000084 – ORDINANCE – Bloomberg: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 5 feet. (Bloomingdale/District 6) (Generally located southwest of Lake Street and Keeney Road, on the south side of Lake Street)
ZHO Recommendation to Deny

Attachments: [Z-24-000084 Bloomberg Dev. Com. \(02-04-2024\) Redacted.pdf](#)

RESULT: WITHDRAWN

7.D. [DC-O-0010-25](#)

ZONING-24-000074 – ORDINANCE – Biagio Land Corporation: To approve the following zoning relief:

Rezoning from B-1 Local Business District to B-2 General Business District. (Bloomingdale/District 1)

ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

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

Attachments: [Z-24-000074 Biagio Land Corp Cty. Bd. \(02-11-2025\) Redacted.pdf](#)

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

7.E. [DC-R-0001-25](#)

Resolution Authorizing Acceptance of Donation of Real Property located at 22 W 146 Hillcrest Terrace, Medinah, Unincorporated DuPage County, Illinois.

Chair Tornatore inquired if this was a "Clean and Lien" property? Paul Hoss, Planning & Zoning Administration Coordinator answered yes and went on to explain, once the County obtains the property they will start the demolition process by the first part of March. This property will be inventoried and hopefully will be put in our land bank and be used in our Housing Solutions Program.

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

8. OLD BUSINESS

Member Rutledge brought up the Dark Skies ordinance, which was discussed at the Environmental Committee Meeting. Mr. Hoss stated that the ordinance was passed, but if is added to the Zoning Code, any existing development would have to comply as well as new

developments. He added that with current Zoning cases, it has been required as a condition to comply with the dark skies initiative.

9. NEW BUSINESS

Chair Tornatore told the Committee that Paul Hoss gave a handout about the County's Neighborhood Revitalization Program. Mr. Hoss and some members of his staff will be discussing this with Deborah Conroy after the meeting when they have "Coffee with the Chair". The program started in 2016 and has been very successful. Members were enthusiastic about the program and are hopeful it will continue to grow. This program is funded mostly by Illinois Housing Development Authority grant money, which is applied for every three years.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 10:53 AM