



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, January 16, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

Member Liz Chaplin left the meeting at 10:59 a.m.

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Mohand Beilani spoke in support of his petition Z-23-000085 to allow a conditional use for auto sales at a property that he is has a contingent contract on.

Nan Messieha, spoke in support of her petition Z-23-000077 for a conditional use to reduce rear yard setback for her shed.

Brian Armstrong, Attorney representing Flash Property Management, LLC and their petition. They are asking for approval for rezoning, variation and conditional use. The current zoning is residential, but surrounding area is B-2. The setbacks requested are for an existing building.

Martin Teague spoke in opposition to the Messieha petition. He is the neighbor to the north, states a new shed was built in 2021, over existing concrete pad. This shed encroaches on his property.

5. MINUTES APPROVAL

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

5.A. [24-0138](#)

Development Committee - Regular Meeting - November 21, 2023

Attachments: [Meeting Minutes 11-21-23.pdf](#)

6. REGULATORY SERVICES

6.A. [DC-P-0001-24](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building and plumbing plan reviews, and inspections on an "as-needed" basis, in unincorporated DuPage County, for the period January 29, 2024, through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP# 24-006-BZP.

Attachments: [PRCC SAFEBuilt FY24.pdf](#)
[SAFEbuilt price and signature_Redacted.pdf](#)
[DuPage_Plans Examiner RFP 24 006 BZP_Technical_Redacted.pdf](#)
[Bid Tabulation for PLANS EXAMINER SERVICES](#)
[24-006-BZP.pdf](#)
[SAFEbuilt VE_Redacted.pdf](#)

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

6.B. [DC-O-0001-24](#)

ZONING-23-000077 – Messieha: To approve the following zoning relief:
Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years. (Milton/ District 4)
ZHO Recommendation to Deny
Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Paul Hoss explained why the Zoning Hearing Officer recommended to deny petition. He gave Committee Members copies of the site plan submitted for the building permit to reside the shed. The other document was a new survey/site plan, which showed the shed on the property line. The ZHO felt that the petition did not meet the requirement for the shed to be existing as it is for the last five years.

Copies of the site plans distributed at the meeting can be found at the end of the meeting minutes packet.

Attachments: [Z-23-000077 Messieha Cty. Bd. \(01-23-2024\).pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Liz Chaplin
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.C. [DC-O-0002-24](#)

ZONING-23-000070 – Flash Property Management, LLC.: To approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10'; and
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'. (Milton/District 6)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000070 Flash Property Management LLC Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

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

6.D. [DC-O-0003-24](#)

ZONING-23-000085 – Beilani: To approve the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District. (Downers Grove/ District 3)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Chair Tornatore asked Paul Hoss to clarify why the Zoning Hearing Officer recommended to deny the petition.

The ZHO stated the lack of testimony evidence given at the hearing. The location of where the cars would be parked would require the petitioner to request a variation to park in the front and side yards (not on current petition).

Attachments: [Z-23-000085 Beilani Cty. Bd. \(01-23-2024\) Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
NAY:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.E. [DC-O-0004-24](#)

ZONING-23-000086 – Davis Land Holdings: To approve the following zoning relief: Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage). (Wayne/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000086 Davis Land Holdings, LLC. Cty. Bd. \(01-23-2024\).pdf](#)

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

6.F. [DC-O-0005-24](#)

ZONING-23-000087 – Route 53 Café: To approve the following zoning relief: Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District. (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000087 ROUTE 53 CAFE Cty. Bd. \(01-23-2024\).pdf](#)

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

6.G. [DC-O-0006-24](#)

ZONING-23-000092 – Seoles: To approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft. (Bloomingdale/District 1)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

The Zoning Hearing Officer recommended to deny petition. This was due to the proposed new detached garage being built on a adjacent property to where the owner lives. They would be storing household items from the other property and since they are also business owners, there was concern that they may store business materials there as well.

Attachments: [Z-23-000092 Seoles Cty. Bd. \(01-23-2024\)_Redacted.pdf](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Sheila Rutledge
NAY:	Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin, and Krajewski

6.H. [DC-O-0007-24](#)

ZONING-23-000093 – Courtney: To approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property. (Downers Grove/ District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-23-000093 Courtney Cty. Bd. \(01-23-2024\).pdf](#)

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

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

Member Rutledge stated she would like to discuss beekeeping at the next meeting.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:04 A.M.



Minutes

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

File #: 24-0138

Agenda Date: 1/16/2024

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 21, 2023

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore wished everyone a Happy Thanksgiving.

4. PUBLIC COMMENT

Joseph J. McWeeney, attorney representing petitioner for Z-23-000067 Washington Ave Investments, LLC. This petition is to renew a conditional use for Group Quarters, which was originally granted in 2021. There are no changes requested with this renewal and the owner is committed to operating in compliance with applicable codes in the future. He also read a letter from a previous resident of the property and how they benefited from the their treatment at the facility.

5. MINUTES APPROVAL

5.A. [23-3682](#)

Development Committee - Regular Meeting - November 7, 2023

Attachments: [Dev Comm Meeting Minutes Summary 11-7-2023.pdf](#)

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

6. REGULATORY SERVICES

6.A. [DC-P-0018-23](#)

Recommendation for the approval of a contract purchase order to Lakeside Consultants, 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, 2023 through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #23-119-BZP. This contract is subject to three (3) additional twelve (12) month renewal periods provided there is no change in the terms, conditions, specifications, and hourly rate, and provided that such renewals are mutually agreed to by both parties. In no event shall the term plus renewals exceed four (4) years.

Attachments: [Lakeside - PRCC FY24.pdf](#)
[LAKESIDE CONSULTANTS - Pricing](#)
[RFP EVALUATION SCORECARD TABULATION.pdf](#)
[Lakeside - VE.pdf](#)
[Lakeside Consultants.pdf](#)

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

6.B. [**TE-P-0075-23**](#)

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, 2024 through February 20, 2025, for a contract total not to exceed \$199,290; per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Proprietary Software Maintenance and Support)

Attachments: [Accela \(Managed App Svcs\) - PRCC](#)
[Accela \(Managed App Svcs\) - Quote #Q-31390](#)
[Accela \(Managed App Svcs\) - Sole Source Letter](#)
[Accela \(Managed App Svcs\) - VED](#)

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

6.C. [**DC-O-0063-23**](#)

ZONING-23-000067 – 28W510 Washington Avenue Investments, LLC.: To approve the

following zoning relief:

To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board.

(Winfield/District 6)

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

Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Attachments: [Z-23-000067 Washington Avenue Investments, LLC. Dev. Com. \(11-21-2023\) Redacted.pdf](#)

There was some discussion about the original petition opposition from three years ago. Member DeSart shared her concerns from the other facility that they have located in Naperville. Paul Hoss mentioned that there have not been any complaints since the original opposition for the Winfield location.

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Patty Gustin
AYES:	Gustin, Ozog, Rutledge, and Tornatore
NAY:	Krajewski
ABSENT:	Chaplin

6.D. [DC-O-0064-23](#)

ZONING-23-000072 – Rosasco: To approve the following zoning relief:

Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback. (Lisle/District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000072 Rosasco Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Brian Krajewski
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.E. [DC-O-0065-23](#)

ZONING-23-000073 – Barsley: To approve the following zoning relief:

Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback. (Lisle/District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000073 Barsley Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Brian Krajewski
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.F. [DC-O-0066-23](#)

ZONING-23-000074 – Scheiwe: To approve the following zoning relief:
Variation to reduce corner side setback for a new hot tub installation from 30' to approximately 24'. (Downers Grove/ District 3)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000074 Scheiwe Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.G. [DC-O-0067-23](#)

ZONING-23-000076 – ORDINANCE – Knollcrest Funeral Home: To approve the following zoning relief:

Variation to reduce the interior side setbacks from 20' to approximately 0 feet for the expansion of Knollcrest Funeral Home. (York/District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000076 Knollcrest Funeral Home Dev. Com. \(11-21-2023\) Redacted 12345.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.H. [DC-O-0068-23](#)

ZONING-23-000078 – Hehl: To approve the following zoning relief:

Variation to reduce the corner side setback for a new detached garage from required 30' to approximately 7.9'. (Downers Grove/ District 3)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000078 Hehl Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.I. [DC-O-0069-23](#)

ZONING-23-000080 – Adams: To approve the following zoning relief:

Variation to reduce the interior side setback from required 3' to approximately 0' for repaving driveway with asphalt parking space. (Milton/ District 4)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000080 Adams Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.J. [DC-O-0070-23](#)

ZONING-23-000081 – Petersen: To approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed). (Lisle/District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000081 Peterson Dev. Com. \(11-21-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
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MOVER:	Patty Gustin
SECONDER:	Sheila Rutledge
AYES:	Gustin, Krajewski, Ozog, Rutledge, and Tornatore
ABSENT:	Chaplin

6.K. [DC-O-0071-23](#)

ZONING-23-000082 – Dumitrescu: To approve the following zoning relief:

1. Conditional Use to reduce the interior side setback for an existing shed from required 3 feet to approximately 20 inches, where it has existed for at least 5 years.
2. Conditional Use to allow a 5' fence (50% open) within the 10' corner side yard setback. (Addison/District 1)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-23-000082 Dumitrescu Dev. Com. \(11-21-2023\).pdf](#)

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

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 10:50 A.M.



Development Requisition \$30,000 and over

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

File #: DC-P-0001-24

Agenda Date: 1/16/2024

Agenda #: 12.A.

AWARDING RESOLUTION
ISSUED TO SAFE BUILT ILLINOIS, LLC FOR PROFESSIONAL
SERVICES TO PERFORM BUILDING & PLUMBING PLAN REVIEWS, AND BUILDING INSPECTIONS ON
AN AS-NEEDED BASIS, FOR RESIDENTIAL AND COMMERCIAL
BUILDINGS IN UNINCORPORATED DUPAGE COUNTY
(CONTRACT TOTAL AMOUNT: \$75,000)

WHEREAS, an RFP was released to the public and processed in accordance with County Board policy;
and

WHEREAS, the Development Committee recommends County Board Approval for the issuance of a contract purchase order for professional services to perform building and plumbing plan reviews, and inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period January 30, 2024, through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000, per RFP#24-006-BZP.

NOW, THEREFORE BE IT RESOLVED, that County Contract, covering said, for professional services to perform building and plumbing plan reviews, and inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period January 30, 2024, through November 30, 2024, for the Building & Zoning Department, and it is hereby approved for issuance by the Procurement Division to, SAFE Built Illinois, LLC, 1200 Harger Road Suite 421, Oakbrook, Illinois 60523.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



Procurement Review Comprehensive Checklist
Procurement Services Division
This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION

General Tracking		Contract Terms	
MINUTETRAQ ID#: 24519	RFP, BID, QUOTE OR RENEWAL #: RFP #24-006-BZP	INITIAL TERM WITH RENEWALS: 1 YR + 3 X 1 YR TERM PERIODS	INITIAL TERM TOTAL COST: \$75,000.00
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: 01/16/2024	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$300,000.00
	CURRENT TERM TOTAL COST: \$75,000.00	MAX LENGTH WITH ALL RENEWALS: FOUR YEARS	CURRENT TERM PERIOD: INITIAL TERM
Vendor Information		Department Information	
VENDOR: SAFEBuilt Illinois LLC	VENDOR #: 33979	DEPT: Building & Zoning	DEPT CONTACT NAME: Marla Flynn
VENDOR CONTACT: Alan Greene	VENDOR CONTACT PHONE: 224-250-4010	DEPT CONTACT PHONE #: X6789	DEPT CONTACT EMAIL: Marla.Flynn@dupagecounty.gov
VENDOR CONTACT EMAIL: agreene@safebuilt.com	VENDOR WEBSITE:	DEPT REQ #:	
Overview			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Professional services to perform Building & Zoning plan reviews.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished Review of building and plumbing plans throughout the course of construction are required by DuPage County Building Code to ensure code compliance.			

SECTION 2: DECISION MEMO REQUIREMENTS

DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required.
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.
RFP (REQUEST FOR PROPOSAL)	

SECTION 3: DECISION MEMO

STRATEGIC IMPACT	Select an item from the following dropdown menu of County's strategic priorities that this action will most impact. CUSTOMER SERVICE
SOURCE SELECTION	Describe method used to select source. RFP #24-006-BZP was released to the public on 12/1/2023. Of 98 invitations sent out, one (1) requested documents. Four (4) vendors submitted proposals. Those proposals were evaluated in four categories. SAFEBuilt met the criteria and was rated the highest points.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action). 1. Do not approve contract toSAFEBuilt Illinois LLC. 2. Perform services in-house. Department does not have qualified staffing to provide this service in-house.

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION

JUSTIFICATION	Select an item from the following dropdown menu to justify why this is a sole source procurement.
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted.

SECTION 5: Purchase Requisition Information

<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: SAFEBuilt Illinois LLC	Vendor#: 33979	Dept: Building & Zoning	Division:
Attn: Alan Greene	Email: agreene@safebuilt.com	Attn: Marla Flynn	Email: Marla.Flynn@dupageco.org
Address: 3755 Precision Dr, Suite 140	City: Loveland	Address: 421 N County Farm Rd	City: Wheaton
State: CO	Zip: 80538	State: IL	Zip: 60187
Phone: 866-977-4111	Fax: 877-203-2704	Phone: 630-407-6789	Fax: 630-407-6702
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: SAFEBuilt Illinois LLC	Vendor#: 33979-R01	Dept:	Division:
Attn:	Email:	Attn:	Email:
Address: Lockbox #88135 PO Box 88135	City: Chicago	Address:	City:
State: IL	Zip: 60680-1135	State:	Zip:
Phone:	Fax:	Phone:	Fax:
Shipping		Contract Dates	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Jan 30, 2024	Contract End Date (PO25): Nov 30, 2024
Contract Administrator (PO25):			

Purchase Requisition Line Details											
LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/ Activity Code	Unit Price	Extension
1	1	EA		Professional Services to perform building & plumbing plan reviews and Building Inspections on an "as needed" basis for residential and commercial buildings in unincorporated DuPage County per RFP #24-006-BZP for the period of 1/30/2024 - 11/30/2024.	FY24	1100	2810	53090		75,000.00	75,000.00
<i>FY is required, assure the correct FY is selected.</i>										Requisition Total	\$ 75,000.00

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO. DEV Committee 1/16/2024 Finance & CB 1/23/2024
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.

The following documents have been attached: ☐ W-9 ☒ Vendor Ethics Disclosure Statement

SECTION 8 - BID FORM PRICING

Provide the price of performing each Plan Review type. Pricing shall include related telephone, email, or other forms of communications. Quantities shown are estimated only for bid canvassing purposes.

SECTION 1

NO.	ITEM	UOM	QTY	PRICE	EXTENDED PRICE
Plan Review Type					
1	Residential	HR	8	\$ 99	\$ 792.
2	Commercial	HR	200	\$ 99	\$ 19,800
3	Fire Systems	HR	9	\$ 99	\$ 891
GRAND TOTAL					\$ 21,483
GRAND TOTAL (In words)					

SECTION 2

NO.	ITEM	UOM	PRICE
Construction Inspection Services - Commercial Weekdays 8:00 AM to 4:30 PM			
4	Electrical	HR	\$ 90
5	Building	HR	\$ 90
6	Mechanical	HR	\$ 90
7	Plumbing	HR	\$ 110
Construction Inspection Services - Commercial After Hours & Saturdays before 4:30 PM			
8	Electrical	HR	\$ 120
9	Building	HR	\$ 120
10	Mechanical	HR	\$ 120
11	Plumbing	HR	\$ 120
Construction Inspection Services - Commercial Sundays, Holidays & Saturdays after 4:30 PM			
12	Electrical	HR	\$ 160
13	Building	HR	\$ 160
14	Mechanical	HR	\$ 160
15	Plumbing	HR	\$ 160
Construction Inspection Services - Residential Weekdays 8:00 AM to 4:30 PM			
16	Electrical	HR	\$ 90
17	Building	HR	\$ 90
18	Mechanical	HR	\$ 90
19	Plumbing	HR	\$ 110
Construction Inspection Services - Residential After Hours & Saturdays before 4:30 PM			
20	Electrical	HR	\$ 120
21	Building	HR	\$ 120
22	Mechanical	HR	\$ 120
23	Plumbing	HR	\$ 120
Construction Inspection Services - Residential Sundays, Holidays & Saturdays after 4:30 PM			
24	Electrical	HR	\$ 160
25	Building	HR	\$ 160
26	Mechanical	HR	\$ 160

NO.	ITEM	UOM	PRICE
27	Plumbing	HR	\$ 160
Cost per Plan Review Type One & Two-Family Dwellings			
28	Plan Review per Dwelling	EA	\$ 324
29	Plan Review Expedited Additional Fee	EA	\$ +40%
Industrial, Commercial & Multi-Family Structures			
30	Hazardous Areas - Additional Cost	1000 SQ FT	\$ 330
31	Commercial Kitchens/Food Processing Areas - Additional Cost	1000 SQ FT	\$ 330
32	Re-Review Additional Cost	EA	\$ 132
33	Expedited Plan Review Additional Cost	EA	\$ +40%
Per Plan Review - Gross Floor Area Base Building			
34	up to 2,500 SF	SQ FT	\$ 396
35	2,501 to 4,000 SF	SQ FT	\$ 445
36	4,001 to 5,000 SF	SQ FT	\$ 544
37	5,001 to 7,500 SF	SQ FT	\$ 693
38	7,501 to 10,000 SF	SQ FT	\$ 693
39	Over 10,000 SF	SQ FT	\$ 891
Base Building with up to 2 other disciplines			
40	up to 2,500 SF	SQ FT	\$ 495
41	2,501 to 4,000 SF	SQ FT	\$ 544
42	4,001 to 5,000 SF	SQ FT	\$ 654
43	5,001 to 7,500 SF	SQ FT	\$ 687
44	7,501 to 10,000 SF	SQ FT	\$ 742
45	Over 10,000 SF	SQ FT	\$ 990
Base Building with up to 3 other disciplines			
46	up to 2,500 SF	SQ FT	\$ 594
47	2,501 to 4,000 SF	SQ FT	\$ 654
48	4,001 to 5,000 SF	SQ FT	\$ 693
49	5,001 to 7,500 SF	SQ FT	\$ 737
50	7,501 to 10,000 SF	SQ FT	\$ 792
51	Over 10,000 SF	SQ FT	\$ 1039
Plumbing Plan Reviews			
52	Single Family	EA	\$ 110
53	Duplex	EA	\$ 110
54	Town Homes, Condominiums, Apartments	EA	\$ 110
55	Commercial	EA	\$ 110
Additional Cost Fixture or Waste Opening			
56	Single Family	EA	\$ 0
57	Duplex	EA	\$ 0
58	Town Homes, Condominiums, Apartments	EA	\$ 0
59	Commercial	EA	\$ 0
Sprinkler Systems Pipe Schedule System (Pipe Schedule System)			
60	1 to 20	EA	\$ 148
61	21 to 100	EA	\$ 172
62	101 to 200	EA	\$ 198
63	201 to 300	EA	\$ 250

NO.	ITEM	UOM	PRICE
64	301 to 500	EA	\$ 420
65	Over 500	EA	\$ 495
NO.	ITEM	UOM	PRICE
Sprinkler Systems Pipe Schedule System (Hydraulically Calculated System)			
66	1 to 20	EA	\$ 172
67	21 to 100	EA	\$ 297
68	101 to 200	EA	\$ 396
69	201 to 300	EA	\$ 495
70	301 to 500	EA	\$ 594
71	Over 500	EA	\$ 693
Fire Detection and Alarm Systems			
71	Complete System	EA	\$ 100 or .013 PSF
72	Partial System - Not Containing Total building area Detection System	EA	\$ 100 or .009 PSF
73	Partial System - Supervisory Protection of Sprinkler Systems & Duct Detection	EA	\$ 100 or .005 PSF
Standpipe Systems			
74	Standpipe	EA	\$ 198
75	Standpipes Part of Total Building Sprinkler Systems	EA	\$ NO COST
Gas Suppression Systems or Dry Chemical System			
76	1 to 50	EA	\$ 198
77	51 to 100	EA	\$ 198
78	101 to 200	EA	\$ 247
79	201 to 300	EA	\$ 247
80	301 to 400	EA	\$ 346
81	401 to 500	EA	\$ 374
82	501 to 750	EA	\$ 423
83	751 to 1000	EA	\$ 495
84	Over 1000	EA	\$ 544
Restaurant Wet Chemical Systems			
85	Hood System	EA	\$ 198
86	Each Additional System or Hood Reviewed at Same Time with Same Unit	EA	\$ 100
Restaurant Mechanical Hood and Duct Systems			
87	Hood	EA	\$ 198
88	Each Additional System or Hood Reviewed at Same Time with Same Unit	EA	\$ 100
Life Safety Plan Reviews			
89	Per Review	EA	\$ 176
90	Per Re-Review	EA	\$ 90

SECTION 9 - PROPOSAL FORM
PLANS EXAMINER SERVICES 24-006-BZP
(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Name of Offeror	SAFEbuilt Illinois, LLC
Main Business Address	444 N Cleveland Avenue
City, State, Zip Code	Loveland, CO 8537
Telephone Number	866.977.4111
Fax Number	
Proposal Contact Person	Alan Greene
Email Address	agreene@safebuilt.com

The undersigned certifies that he is:

☐ the Owner/Sole Proprietor

 ☐ a Member of the Partnership

 ☒ an Officer of the Corporation

 ☐ a Member of the Joint Venture

herein after called the Offeror and that the members of the Partnership or Officers of the Corporation are as follows:

Chris Giordano, Chief Executive Officer
 (President or Partner)
Will Brown, Chief Financial Officer
 (Secretary or Partner)

Joe DeRosa, Chief Revenue Officer
 (Vice-President or Partner)
Matthew Causley, Chief Operating Officer
 (Treasurer or Partner)

Further, the undersigned declares that the only person or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm or corporation; that he has fully examined the proposed forms of agreement and the contract specifications for the above designated purchase, all of which are on file in the office of the Procurement Manager, DuPage Center, 421 North County Farm Road, Wheaton, Illinois 60187, and all other documents referred to or mentioned in the contract documents, specifications and attached exhibits, including Addenda No. 1, _____, and _____ issued thereto;

Further, the undersigned proposes and agrees, if this Proposal is accepted, to provide all necessary machinery, tools, apparatus and other means of construction, including transportation services necessary to furnish all the materials and equipment specified or referred to in the contract documents in the manner and time therein prescribed. Further, the undersigned certifies and warrants that he is duly authorized to execute this certification/affidavit on behalf of the Offeror and in accordance with the Partnership Agreement or by-laws of the Corporation, and the laws of the State of Illinois and that this Certification is binding upon the Offeror and is true and accurate.

Further, the undersigned certifies that the Offeror is not barred from proposing on this contract as a result of a violation of either 720 Illinois Compiled Statutes 5/33 E-3 or 5/33E-4, proposal rigging or proposal-rotating or as a result of a violation of 820 ILCS 130/1 et seq., the Illinois Prevailing Wage Act.

The undersigned certifies that he has examined and carefully prepared this proposal and has checked the same in detail before submitting this proposal, and that the statements contained herein are true and correct.

If a Corporation, the undersigned further certifies that the recitals and resolutions attached hereto and made a part hereof were properly adopted by the Board of Directors of the Corporation at a meeting of said Board of Directors duly called and held and have not been repealed, nor modified and that the same remain in full force and effect. (Offeror may be requested to provide a copy of the corporate resolution granting the individual executing the contract documents authority to do so.) Further, the offeror certifies that he has provided services comparable to the items specified in this contract to the parties

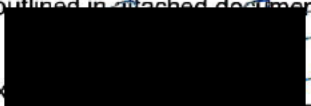
listed in the reference section below and authorizes the County to verify references of business and credit at its option.

Finally, the offeror, if awarded the contract, agrees to do all other things required by the contract documents, and that he will take in full payment therefore the sums set forth in the cost schedule.

PROPOSAL AWARD CRITERIA


This proposal will be awarded to the most responsive, responsible vendor meeting specifications based upon the highest score compiled during evaluation of the proposals outlined in the selection process.

The Contractor agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents for the amount stated.

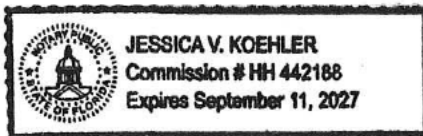
X  Chris Giordano, Chief Executive Officer
(Signature and Title)

CORPORATE SEAL
(If available)

PROPOSAL MUST BE SIGNED FOR CONSIDERATION

 s 14th day of December, AD, 2023

My Commission Expires: September 11, 2027
(Notary Public)





RFP-24-006-BZP

Plans Examiner Services

TECHNICAL PROPOSAL - ELECTRONIC

DuPage County, IL

December 19, 2023 | 2:30pm CDT

Alan Greene

Account Manager

224.250.4010

agreene@safebuilt.com

Kati Vokovitch

Regional Operations Manager

262.955.3014

kvokovitch@safebuilt.com



December 19, 2023

DuPage County
Finance – Procurement 3-400
421 N. County Farm Road
Wheaton, IL 60187-3978

RE: RFP-24-006-BZP Plans Examiner Services

Dear Esteemed Members of the Evaluation Committee:

SAFEbuilt Illinois, LLC (SAFEbuilt) is pleased to present our response to the Request for Proposal (RFP) RFP-24-006-BZP for Plans Examiner services for the County of DuPage (County). With SAFEbuilt's current work supporting the County to meet its plan review and building inspection needs, we are confident we can continue to deliver the qualified and responsive support you need and that your community has come to expect.

Since 1992, SAFEbuilt has provided building department support services to satisfied clients throughout the nation, frequently earning long-term and repeated business with municipalities large and small. Our goal is to ensure that the development of your community remains safe, healthy, and vibrant and in compliance with all applicable building codes, laws, and regulations. We first began providing services in Illinois in 2011 and for the County in 2020—that is over a decade of experience within the State and nearly four years of familiarity with the County itself.

SAFEbuilt is your local partner with the capacity to customize services to meet your needs. We ensure your service is implemented seamlessly, delivering the solutions your community can count on in a manner that elected officials, County staff, stakeholders, and citizens desire and deserve.

We recognize that different communities have different needs and objectives. Our efforts will address these specific goals and challenges to help you sustain a thriving County. Our previous work and team experience highlights our knowledge of the County and the technical expertise required to perform the needed services in a timely, well-qualified, and resourceful way.

With our qualified and experienced team of plans examiners and building inspectors, our presence in the County, and the positive reviews we are sure you will receive from our references, we are confident that SAFEbuilt is the right team to continue to support your community.

We hereby acknowledge receipt of any and all addenda.

We enthusiastically present this proposal for your review and evaluation and thank you in advance for your consideration. Mr. Alan Greene, Account Manager, will be your main point of contact for any questions or clarifications, and can be reached at 224.250.4010 or agreene@safebuilt.com. We look forward to hearing from you and further building on our partnership.

Best Regards,

Chief Executive Officer
SAFEbuilt Illinois, LLC





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Tab 1

Firm Qualifications

FIRM QUALIFICATIONS

FIRM OVERVIEW

In 1992, SAFEbuilt began providing exceptional community development services to local governments. Today, we are a national leader performing value-added professional, technical, and consulting services in 37 states and the District of Columbia for the efficient delivery of third-party solutions.

While we started by simply providing construction inspections and plan reviews for several communities in Northern Colorado, our areas of service have expanded over the past 31 years to include:



Full Service and Supplemental Building Department Operations



Residential, Commercial, and Industrial Plan Review



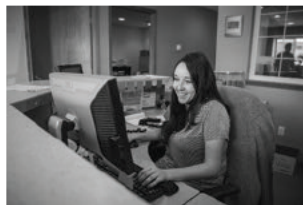
Building, Mechanical, Electrical, and Plumbing Inspection



Fire Plan and Life Safety Review and Inspection



Code Enforcement



Permit Technician



Certified Building Official



Community Development Automation Software



Expedited Plan Review, Inspections, and Engineering for Special Projects



Housing Authority Inspections



Planning and Zoning Services



Disaster Recovery

Over the decades, our capacity has grown to 1,900+ employees who provide flexibility and economy of scale to 1,600+ communities like DuPage County. SAFEbuilt Illinois has been providing services in the state since 2011, and we currently provide services to 60 municipalities in the state, and for the County itself since 2020, providing building department services. We deliver solid teams of skilled industry professionals to meet the goals and objectives of each community we serve, providing experienced staff with the necessary licenses and certifications to achieve successful outcomes. SAFEbuilt has completed thousands of community development projects, and we have the staff to accommodate all the requirements needed for your growth, delivering consistent and responsive customer service every day.

SAFEbuilt PROFILE

CORE VALUES

SERVICE
INTEGRITY
IMPROVEMENT
TEAMWORK
RESPECT

NUMBER OF EMPLOYEES

- 1,600+ across the SAFEbuilt family of companies.
- 46 working for SAFEbuilt Illinois, including over 20 Plan Reviewers and Building Inspectors

OFFICE LOCATIONS

SAFEbuilt, LLC is the parent company of SAFEbuilt Illinois, LLC and has offices across the country. Their headquarters are located at:

444 N. Cleveland Ave.
Loveland, CO 80537
P: 866.977.4111
F: 877.203.2704
www.safebuilt.com

SAFEbuilt Illinois is located at:

8775 W. Bryn Mawr Ave
Suite 1300
Chicago, IL 60031
P: 262.955.3014

SAFEbuilt currently provides DuPage County with Plan Review services, and has done so to great customer satisfaction, on time service delivery, and seamless operational integration since 2020.

SAFEbuilt understands the County's need for a qualified partner to continue to perform plan reviews and provide building inspections to help keep the community safe, sustainable, and thriving. Today's community development and improvement environment places increased demands on important resources.

SAFEbuilt alleviates this burden while also delivering economic advantages. We understand and place a high value on budgets and schedules and compliance to local, state, and federal codes. This affords us the ability to serve our partners with clear expectations and defined goals and objectives that lead to successful project execution. Through this approach, we have earned the trust and long-term business with many communities in Illinois, and hope to continue to count DuPage County among them.

Relying on our deep experience with current practices and regulations, we are dedicated to reaching successful outcomes for our public agency clients. Our approach is to complete all work in a manner consistent with the County's adopted policies, regulations, and practices. Our proposed team that will serve the County can provide a broad range of the services requested by the County, with team members selected specifically for their strong backgrounds, extensive knowledge, and relevant experience.

The qualifications and capabilities of SAFEbuilt and the qualifications, experience, and availability of our assigned staff are presented in the pages that follow.



FIRM CAPABILITIES

The SAFEbuilt team has unparalleled knowledge of State of Illinois and local building requirements and codes. We have been in the Community Development services industry for 31 years and have the resources to provide plan review services as requested.

During our time in business, we have built and maintained a solid and reliable reputation throughout the building and safety community, giving our partners confidence in our ability to successfully deliver services. At contract start, we assign a point of contact for the duration of the contract, to ensure excellent performance and service delivery. This is currently **Gerald Keys, MCP**. He will remain in place to work with the County on any issues with service delivery or any additional services that we or our family of companies can provide—spanning everything from Planning to Roadway Engineering to Grants Management.

Local, State and Federal Codes and Regulations

SAFEbuilt has 40 Master Code Professionals (MCP)—the highest level of designation the International Code Council (ICC) offers. Only 900 individuals worldwide have earned this level designation of technical and management aspects of code enforcement. It is considered the “gold standard” for demonstrating proficiency in the building code profession.

Assigned Team Members **Gerald Keys** and **Keith Rooney** have MCP certifications from the ICC and over 85 additional ICC certifications combined. As MCPs, their understanding and knowledge of laws and codes is at the highest level, backed by a required 60 hours of continuing education every three (3) years to maintain their certifications.

SAFEbuilt is also providing six other team members that boast a number of ICC certifications, State of Illinois licenses, and over 200 years of collective experience with local, state and federal laws, codes and ordinances. The decades of experience each team member has and their ICC certifications have given them a great depth and breadth of knowledge, including:

- ✓ 2021 International Building Code
- ✓ 2021 International Residential Building Code
- ✓ 2021 International Plumbing Code
- ✓ 2021 International Fuel Gas Code
- ✓ 2021 International Mechanical Code
- ✓ 2021 International Property Maintenance Code
- ✓ 2021 International Pool and Spa Code
- ✓ 2021 International Energy Conservation Code
- ✓ 2021 International Existing Building Code with resource A
- ✓ 2021 International Fire Code and all other required fire codes
- ✓ 2020 ANSI Standards
- ✓ 2023 National Electric Code NFPA 70



Additionally, the proposed team as already worked closely with the County in the Building and Zoning Department, giving them not only knowledge of local code adoptions, state-specific regulations, and County-specific amendments, but also an understanding of the intricacies, needs, and viable solutions for the County.

Equipping the Team for Success

SAFEbuilt provides our employees with the materials, tools, and equipment necessary to perform all work required by the County. We provide our Inspectors with late model vehicles with removable signage, and field-related equipment necessary to perform their duties. We supply our team with safety devices and clothing required to meet OSHA requirements. We provide our staff with:

- Vehicles (including maintenance and fuel) we maintain a fleet of over 150 late-model vehicles.
- Magnetic vehicle signage-customizable per client specifications.
- Laptops with mobile hot spots.
- Standard business software and specialized software.
- Personal protective equipment and sanitizing products.
- Tablets and mobile phones (loaded with electronic versions of essential codebooks).
- SAFEbuilt-branded professional clothing and lanyards with clear, plastic pouch for carrying the County-issued ID.
- Insurance: Liability, Workers Compensation and Health, Dental, Vision, and Life.

Continuous Knowledge Building

SAFEbuilt recognizes that our quality personnel are our greatest asset and distinguishes us from other building development services companies. Along with recognizing service excellence with monetary compensation and other rewards, we invest heavily in our personnel's training, certification, and licensure, which increases employee satisfaction and tenure with our company. SAFEbuilt's leadership philosophy includes believing that a properly structured recruitment and training program makes good employees even better and provides the momentum to drive them to excel.

All Building Code staff receive a minimum of 32 hours of training per calendar year—48 hours per calendar year for every new code adoption year. Our commitment to our employees' well-being, continuing education, and competitive compensation enable us to keep our staff retention at optimum levels.

SAFEbuilt's leadership has also established a program whereby employees can access comprehensive training, continuing education, and coaching, called SAFEbuilt Academy. Continuing education ensures staff remain current with local, state, and federal codes, regulations, amendments, and the latest best practices so that staff spends less time referring to code books while in the field.



All courses offered by SAFEbuilt Academy are approved by ICC, and most can provide dual credit through AIA.

Standard courses include:

- Commercial Building Inspector
- Commercial Mechanical Inspector
- Commercial Plumbing Inspector
- Commercial Electrical Inspector – Part 1 & 2
- Residential Building Inspector
- Residential Mechanical Inspector
- Residential Plumbing Inspector
- Residential Electrical Inspector

Recently added courses include:

- 2021 Residential Building Inspector (English & Spanish)
- 2021 Residential Mechanical Inspector
- 2021 Residential Plumbing Inspector
- 2021 Commercial Building Inspector & Plans Examiner

THE SAFEbuilt ADVANTAGE

Our solid reputation as an industry leader demonstrates our knowledge, flexibility and cost efficiencies, giving us the reliability your company needs in a team. Our people love what they do and eagerly contribute solutions and recommendations that are proven, time-tested and specific to your needs, providing the following fundamental elements:

- ✓ **Focus on Cost-Saving Approaches and Methods** - Because we serve many municipalities and agencies, we are constantly improving and adapting to provide our clients with the most cost-effective services and keep our clients' budgets on track.
- ✓ **Tailored, Responsive Services** - Our team is skilled at assessing time commitments, developing an accurate work plan and applying dedicated, professional personnel. We quickly fine-tune staffing levels to match changes in activity – always maintaining the highest level of customer service.
- ✓ **Experience with the County** – We have years of knowledge and experience working with the County, delivering on its Building Department needs and working closely with County staff, residents, and stakeholders.
- ✓ **Swift Turnarounds and Expedited Services** - With extensive experience in community development and improvement services, our staff excels at providing prompt turnarounds. We match or beat required turnaround deadlines.
- ✓ **Effective Coordination with other Agencies and Departments** - Collaboration and cooperation with other departments and agencies are key elements of how we approach our projects. Effective communication solutions are made available to the needs of each community we serve.
- ✓ **A Wealth of Code Knowledge and Building Industry Experience** - We maintain staff fully licensed and certified at the highest level of industry standards. To keep our personnel on the industry's cutting edge, many serve as popular educational instructors and lecturers, as well as sit on leading boards and committees for organizations developing and implementing important code regulations.
- ✓ **Leading-Edge Technology with Cost-Saving Solutions** - SAFEbuilt's proprietary software, CommunityCore Solutions, delivers a suite of digital options for jurisdictions – prompt digital plan reviews, including electronic versions of plan comments, and easy-to-use online web application/portal for submittal, tracking and approval of digital plans. Our team is fully versed in using a variety of major municipal software applications and can easily transition.
- ✓ **Environmentally Friendly Practices** – Our corporate policy on sustainability supports a healthy environment, reduces our carbon footprint, and promotes environmental stewardship through environmentally preferable purchasing and other sustainability actions. Our digital plan review system encourages the bypass of paper use, and all possible documents at SAFEbuilt are printed double-sided on recycled, post-consumer content paper.

SPOTLIGHT

One real-life example of the benefits that SAFEbuilt can provide a community comes from the City of Harvey, Illinois.

Mayor Chris Clark made a commitment to "make decisions based on experience and principles that will best benefit Harvey residents." As part that commitment, the City has started a new partnership with SAFEbuilt to provide Building Department and Code Enforcement services.

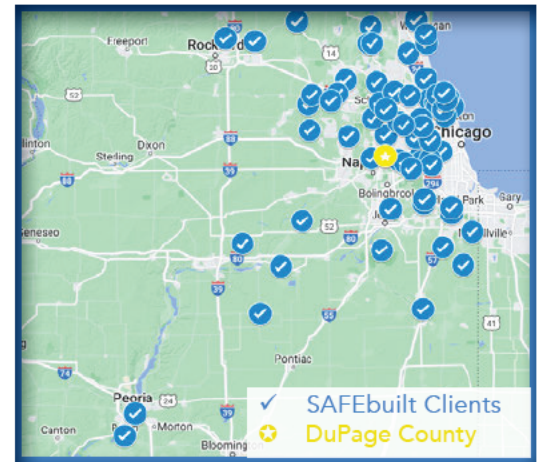
You can read more here:

<https://safebuilt.com/about/newsroom/harveyil>



EXPERIENCE

Due to our strong presence in Illinois, we can quickly and easily deploy qualified staff to support our on-demand contracts. SAFEbuilt understands that hiring and retaining qualified staff is the foundation for any successful technical and customer-centric operation. The candidates that SAFEbuilt aggressively recruits have a demonstrated passion for their work by pursuing ICC and State certifications and registrations. Throughout their careers with SAFEbuilt, we continue to reward and encourage their career certification pursuits, allowing us to offer our customers some of the most qualified staff in the industry. Through our work in similar communities across Illinois and our valued staff longevity, we assure our team will provide the County with the necessary resources, expertise, and customer-focused attitude through the contract. The map figure here shows our presence and indicates our availability throughout Illinois.



Once assigned to a project, our team members remain dedicated to that project until completion. If any personnel changes occur during the life of the contract, SAFEbuilt will immediately notify the County of the situation and will tap resources from nearby projects to provide temporary support until a replacement is sourced, approved by the County, and on-boarded.

Currently, we have a workforce of nearly 50 personnel in the state, and we offer a significant number of dedicated resources for our clients. Our work model provides flexibility when managing workloads. We only work with contractual clients during peak times. As a result, we have always met our scheduled plan review turnaround and inspection times. We can call upon plan reviewers and inspectors from our other projects in Illinois to meet the County's short-term needs.

SAFEbuilt's first contract in Illinois was in 2011, adding the County of DuPage as a client in 2020, and today we serve 60 municipal clients with the services shown in the following table.

CLIENT	SERVICES PROVIDED
Village of Algonquin	Plan Review
Village of Barrington	Building Inspection Services; Plan Review
Village of Beecher	Building Inspection Services; Fire Services; Plan Review
Village of Burlington	Building Inspection Services; Plan Review
Town of Cicero	Building Inspection Services; Plan Review
Village of Deerfield	Building Inspection Services; Plan Review
Village of Downers Grove	Building Inspection Services; Plan Review
County of DuPage	Building Inspection Services; Plan Review
City of East Peoria	Plan Review
City of Evanston	Building Inspection Services; Plan Review
Village of Fox Lake	Building Inspection Services; Code Enforcement; Planning & Zoning; Plan Review; Software

Village of Franklin Park	Building Department Management; Building Inspection Services; Plan Review
Village of Gilberts	Building Inspection Services; Code Enforcement; Plan Review
Village of Glendale Heights	Building Inspection Services; Plan Review
Village of Glenview	Building Inspection Services; Code Enforcement; Plan Review
Village of Golf	Building Inspection Services; Plan Review
Village of Hampshire	Building Inspection Services; Code Enforcement; Planning & Zoning; Plan Review; Software
Village of Hanover Park	Building Inspection Services; Plan Review
City of Harvard	Building Inspection Services; Planning & Zoning; Plan Review; Software
Village of Hoffman Estates	Plan Review
Village of Itasca	Building Inspection Services; Code Enforcement; Plan Review
Village of Kenilworth	Building Inspection Services; Engineering Services; Plan Review
Village of La Grange Park	Code Enforcement
Village of La Grange	Building Inspection Services; Plan Review
Village of Lakemoor	Building Department Management; Building Inspection Services; Code Enforcement; Planning & Zoning; Plan Review; Software
County of LaSalle	Building Department Management; Building Inspection Services; Plan Review; Software
Village of Libertyville	Building Inspection Services
Village of Lincolnwood	Building Inspection Services; Fire Services; Plan Review
City of Lockport	Building Inspection Services; Plan Review
Village of Lyons	Building Inspection Services
Village of Machesney Park	Plan Review
City of Markham	Building Inspection Services; Plan Review
Village of Morton Grove	Building Inspection Services; Code Enforcement; Plan Review
Village of Newark	Building Inspection Services; Plan Review
City of North Chicago	Building Inspection Services; Code Enforcement; Plan Review
Village of Northfield	Building Inspection Services; Code Enforcement; Plan Review
City of Northlake	Building Inspection Services; Code Enforcement; Plan Review
Village of Orland Park	Building Inspection Services; Plan Review
Village of Palatine	Building Inspection Services
City of Pekin	Software
Village of Pingree Grove	Building Department Management; Building Inspection Services; Code Enforcement; Plan Review; Software
City of Prospect Heights	Building Inspection Services; Plan Review
Village of River Forest	Building Inspection Services; Plan Review

Village of Rosemont	Building Inspection Services; Plan Review
Village of Sauk Village	Building Inspection Services; Plan Review
Village of Schaumburg	Code Enforcement
Village of Schiller Park	Building Inspection Services; Code Enforcement; Plan Review
Village of Skokie	Building Inspection Services; Plan Review
City of Streator	Software
Village of Summit	Code Enforcement
Village of Virgil	Plan Review
Village of Volo	Building Inspection Services; Plan Review
Village of Wadsworth	Building Inspection Services; Plan Review
City of Warrenville	Building Inspection Services; Code Enforcement; Plan Review
City of Waukegan	Building Inspection Services; Plan Review
Village of Westmont	Plan Review
Village of Willowbrook	Building Department Management; Building Inspection Services; Plan Review; Software
Village of Wilmette	Building Inspection Services; Plan Review
Village of Winnetka	Building Inspection Services; Code Enforcement; Plan Review
City of Wood Dale	Building Inspection Services; Code Enforcement; Plan Review

"Everything we set out to accomplish, we have. I'm confident SAFEbuilt will continue to bring forward-thinking solutions to the table as our relationship grows."

– Jay Hedges, Village Manager
Village of Hampshire, IL

"One of our Morton Grove Inspectors was out yesterday and maybe today to look at the work our contractor was doing in the complex. I would like to thank him for his consideration and helpfulness."

– Resident,
Village of Morton Grove, IL

BUSINESS LICENSE

SAFEbuilt Illinois, LLC's tax identification number is 46-2340439.

A copy of SAFEbuilt Illinois's State of Illinois Corporate Certificate is provided below.

File Number

0493261-7



To all to whom these Presents Shall Come, Greeting:

I, Alexi Giannoulis, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

SAFEBUILT ILLINOIS, LLC, HAVING ORGANIZED IN THE STATE OF ILLINOIS ON SEPTEMBER 26, 2014, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.





In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 3RD day of NOVEMBER A.D. 2023 .

Authentication #: 2330702316 verifiable until 11/03/2024

Authenticate at: <https://www.ilso.gov>

REFERENCES

Among the many satisfied clients SAFEbuilt has in Illinois, we are pleased to present the following references who can speak to the quality of our work, professionalism of our staff, and efficiency of our service delivery.

LASALLE COUNTY	VILLAGE OF DOWNERS GROVE	VILLAGE OF GLENVIEW
<p>Services: Plan Review; Building Inspections</p> <p>Dates: 2014—Ongoing</p> <p>Contact: Brian A. Gift, AICP, Director of Community Development 817.433.8666 landuse@lasallecounty.org</p>	<p>Services: Plan Review; Building Inspections</p> <p>Dates: 2014—Ongoing</p> <p>Contact: Stan Popovich, Director of Community Development 630.434.6893 spopovich@downers.us</p>	<p>Services: Plan Review; Building Inspections; Code Enforcement</p> <p>Dates: 2013—Ongoing</p> <p>Contact: Joe Footlik, Inspectional Services Division Manager 847.904.4323 joef@glenview.il.us</p>
		
TOWN OF CICERO	VILLAGE OF HANOVER PARK	VILLAGE OF MORTON GROVE
<p>Services: Plan Review; Building Inspections; Zoning; Software</p> <p>Dates: 2019—Ongoing</p> <p>Contact: Tom Tomschin, Executive Director of Housing 708.656.3600 ttomschin@thetownofcicero.com</p>	<p>Services: Building Inspections; Health Inspections</p> <p>Dates: 2016—Ongoing</p> <p>Contact: Steve Capella, Inspectional Services Chief and Fire Lieutenant 630.823.5858 scapela@hpil.org</p>	<p>Services: Plan Review; Building Inspections; Code Enforcement</p> <p>Dates: 2016—Ongoing</p> <p>Contact: Tom Friel, Assistant Village Administrator 847.965.4100 tfriel@mortongroveil.org</p>
		



Tab 2

Key Qualifications

KEY QUALIFICATIONS

As a company that provides third-party service personnel to clients, SAFEbuilt thoroughly screens prospective personnel for the right experience and qualifications to perform their assigned duties. With 31+ years of industry experience, we are very familiar with each position's requirements within the different building services disciplines. We look for candidates with a well-rounded background in the building services and construction industries, a passion for the work, and a drive to get the job done correctly and on schedule. We actively pursue self-motivated candidates who are personable and who can easily integrate into any team setting.

We have assembled an experienced and qualified team of building services professionals to support the County with its inspections and plan reviews needs. Team members are familiar with DuPage County, able to complete residential and commercial plan reviews and inspections, conduct fire reviews, and appropriately licensed with the ICC in their respective disciplines and as Master Code Professionals, as well as with the State of Illinois. Our proposed team possesses over *200 years of experience in building department services collectively*.

LEADERSHIP TEAM AND CONTRACT OVERSIGHT

The Leadership Team for a contract with the County will include the assigned Account Manager and the Regional Operations Director. Together, they will manage the operation and administration of the contract. They will be responsible for managing team performance, ensuring that all contract goals are accomplished, and performing problem-solving support for issues at the contract level.

DuPage County's primary points of contact for contract oversight are:

	
<p>Mr. Alan Greene Account Manager 224.250.4010 agreene@safebuilt.com</p>	<p>Ms. Kati Vokovitch Regional Operations Manager 262-955-3014 kvokovitch@safebuilt.com</p>
<p>Regional Service Office 8775 W. Bryn Mawr Ave, Suite 1300 Chicago, IL 60031 P: 262.955.3014</p>	

SAFEbuilt believes that maintaining frequent and consistent check-ins between the Leadership Team and our clients is key to identifying performance risks sooner and contributes to contract success. Your Leadership Team will reach out to the County to discuss the best method and frequency for these check-in meetings. These meetings will provide both parties the opportunity to manage the resources tactfully and develop the best contractor-client relationship possible. Further, we can also estimate and evaluate possible outcomes during this process and make the necessary changes.

Mr. Alan Greene is the **Account Manager** and will be the County's primary point of contact. He will act as an intermediary between SAFEbuilt and the County to meet the County's need for information, support, and assistance. At the same time, he will help SAFEbuilt to continuously better understand the County's needs, expectations, and difficulties. Further, Mr. Greene will be available to discuss solutions for any potential add-on work the County might need. Mr. Greene has served as an Account Manager for 3 years.

Ms. Kati Vokovitch is SAFEbuilt's **Regional Operations Manager** for Illinois. She is Mr. Greene's operations counterpart and will be the primary contact for contract operations oversight. She will be responsible for ensuring increasing client and employee satisfaction levels while improving the workforce's efficiency, service, and technology throughout the contract, as well as ensuring adequate staffing levels. Ms. Vokovitch brings 16 years of administrative experience—nearly 10 with SAFEbuilt—to her support role for the County.

OPERATIONS TEAM

As a company that provides third-party service personnel to clients, SAFEbuilt thoroughly screens prospective staff for the right experience and qualifications to perform their assigned duties. With over three decades of industry experience, we are very familiar with each position's requirements within the different building services disciplines. We look for candidates with a well-rounded background in the building services and construction industries, a passion for the work, and a drive to get the job done correctly and on schedule. We actively pursue self-motivated candidates who are personable and can easily integrate into any team setting.

SAFEbuilt is incredibly proud to have some of the most experienced and well-qualified staff in building inspections, plan review, and fire reviews and inspections who can serve our municipal clients with expertise, tact, insight, and respect. Stacked with decades of experience—collectively totaling over 200 years—the staff assigned to DuPage County is exceptionally positioned to exceed expectations. Our staff is committed to leveraging its learned knowledge to help keep communities safe and sustainable.

Our staff's knowledge is further strengthened by ongoing training. Changing codes, regulations, and amendments make training a necessity. Staff receive training on a regular basis to stay up-to-date on current laws and regulatory changes. Our staff always remain knowledgeable and maintain current licenses and certifications.

Experience

We have proposed a dedicated team of professional personnel who will provide services as outlined in the RFP's Scope of Services. All proposed personnel have experience providing the same exact services to other Illinois communities, as well as many of the staff assigned to the County since 2020 remaining on to serve for this contract. In fact, for many DuPage County is currently their only client. They highly familiar with the DuPage County Building Code and all County Code Amendments.

The Experience Matrix provided on the page that follows demonstrates our staff's years of relevant experience, years with the firm, areas of expertise, and current assigned clients.



STAFF MEMBER	ROLE	YEARS EXPERIENCE	YEARS WITH SAFEbuilt	AREAS OF EXPERTISE	CURRENT ASSIGNED CLIENTS
<i>Gerald Keys, MCP</i>	Project Manager Building Inspector Plans Examiner	26	6	Master Code Professional , Plans Examiner; Building Inspector; Combination Inspector and Plans Examiner; Electrical, Plumbing, and Mechanical & Gas Inspector;	1 - DuPage County
<i>Keith Rooney, MCP</i>	Building Inspector Plans Examiner	21	5	Master Code Professional , Plans Examiner; Building Inspector; Electrical and Building Code Official; Utility Inspector	1 - DuPage County
<i>Mark Opels</i>	Building Inspector Plumbing Inspector Plumbing Plans Examiner	31	10	Residential Building Inspector; Electrical Inspector; Mechanical Inspector; Property Maintenance Inspector; Residential Plans Examiner	1 - DuPage County
<i>Vince Cuchetto</i>	Code Enforcement Officer	44	5	Residential Inspector	1 - DuPage County
<i>Anthony Wesbrook</i>	Building Inspector	18	5	Residential, Mechanical and Electrical Inspector	1 - DuPage County
<i>Dan Witkowski</i>	Building Inspector Plumbing Inspector	27	6	Plans Examiner; Plumbing Inspector; Certified Illinois Plumbing Inspector; Plumber's License, State of Illinois; Cross-Connection Control Device Inspector	1 - DuPage County
<i>James Kemper</i>	Building Inspector Plumbing Inspector	25	13	Plumbing Inspector; Journeyman Plumber	1 - DuPage County
<i>Jeff Witt</i>	Building Inspector	37	8	Residential and Commercial Building Inspector	1 - DuPage County
<i>Dave Zalesiak</i>	Fire Inspector	27	4	Fire Inspector	1 - DuPage County

<i>Don Wilkins, MCP</i>	Plans Examiner	24	8	Master Code Professional, Plans Examiner; Building, Mechanical, and Electrical Inspector; Building Code Official; Fire Inspector, Fire Plans Examiner	1 - DuPage County
<i>Jacob Doub, MCP</i>	Plans Examiner	9	8	Master Code Professional, Plans Examiner; Building, Mechanical, and Electrical Inspector; Building Code Official	1 - DuPage County
<i>Andrew Bevis, MCP</i>	Plans Examiner	13	7	Master Code Professional, Plans Examiner; Building, Mechanical, and Electrical Inspector; Building Code Official	1 - DuPage County
<i>Nick Weinert, MCP</i>	Plans Examiner	20	1	Master Code Professional, Plans Examiner; Building, Mechanical, and Electrical Inspector; Building Code Official	1 - DuPage County
<i>Bill Hudson, CBO, MCP</i>	Plans Examiner	30+	4	Master Code Professional, Plans Examiner; Building, Mechanical, and Electrical Inspector; Building Code Official	1 - DuPage County

Credentials

We are pleased to present the matrix on the pages that follow, which summarizes the credentials of our team.

Notably, your proposed team **includes seven (7) Master Code Professionals (MCP)**—the highest designation the International Code Council (ICC) offers. We are proud to say that SAFEbuilt currently has 40 professionals company-wide holding the title of MCP, further demonstrating our commitment to recruiting and hiring highly qualified professionals who are at the top of their field.

OVER 125 PLAN REVIEWS FOR
DuPAGE COUNTY IN 2023 SO FAR

200+ YEARS EXPERIENCE COLLECTIVELY
FROM THE ASSIGNED TEAM

NEARLY 50 EMPLOYEES IN ILLINOIS

40 MCPs COMPANY-WIDE

60 CURRENT CLIENTS IN ILLINOIS, PROVIDING:

- PLAN REVIEWS
- BUILDING INSPECTIONS
- CODE ENFORCEMENT
- PERMIT TECHNICIANS
- SOFTWARE
- BUILDING OFFICIALS



Gerald Keys	Keith Rooney	Mark Opels	Vince Cuchetto	Anthony Wesbrook	Dan Witkowski	James Kemper	Jeff Witt	Dave Zalesiak	Don Wilkins	Jacob Doub	Andrew Bevis	Nick Weinert	Bill Hudson
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INTERNATIONAL CODE COUNCIL CERTIFICATIONS

Master Code Professional	✓	✓								✓	✓	✓	✓	✓
Accessibility Inspector/Plans Examiner	✓	✓								✓	✓	✓	✓	✓
Building Code Specialist	✓	✓								✓	✓	✓		
Building Inspector	✓	✓	✓				✓			✓	✓	✓		
Building Plans Examiner	✓	✓								✓	✓	✓	✓	✓
Certified Building Code Official	✓	✓									✓	✓		
Certified Building Official	✓	✓	✓							✓		✓	✓	
Certified Electrical Code Official	✓	✓												
Certified Fire Code Official	✓													
Certified Fire Marshall										✓				
Certified Housing Code Official	✓													
Certified Mechanical Code Official	✓	✓												
Certified Plumbing Code Official	✓													
Combination Inspector	✓	✓								✓	✓		✓	
Combination Plans Examiner	✓	✓									✓			
Commercial Building Inspector	✓	✓	✓				✓				✓	✓	✓	✓
Commercial Combination Inspector	✓	✓								✓	✓	✓		
Commercial Electrical Inspector	✓	✓									✓	✓	✓	✓
Commercial Energy Inspector	✓										✓			✓
Commercial Energy Plans Examiner	✓										✓		✓	✓
Commercial Mechanical Inspector	✓	✓	✓								✓			✓
Commercial Fire Inspector												✓		

	Gerald Keys	Keith Rooney	Mark Opels	Vince Cuchetto	Anthony Wesbrook	Dan Witkowski	James Kemper	Jeff Witt	Dave Zalesiak	Don Wilkins	Jacob Doub	Andrew Bevis	Nick Weinert	Bill Hudson
Commercial Fire Sprinkler Plans Examiner												✓		
Commercial Plumbing Inspector	✓		✓								✓	✓	✓	✓
Disaster Response Inspector	✓													
Electrical Code Specialist	✓	✓								✓	✓			
Electrical Inspector	✓	✓								✓	✓	✓		
Electrical Plans Examiner	✓	✓								✓	✓			
Energy Code Specialist	✓													
Fire Code Specialist	✓									✓	✓			
Fire Inspector I	✓								✓	✓	✓	✓		✓
Fire Inspector II	✓									✓	✓			✓
Fire Plans Examiner	✓									✓	✓	✓		
Fuel Gas Inspector	✓										✓			
Green Building - Residential Examiner	✓													
Housing and Zoning Code Specialist	✓													
IgCC Commercial Inspector	✓													
IgCC Commercial Inspector with ASHRAE 189.1	✓													
IgCC Plans Examiner	✓													
IgCC Plans Examiner with ASHRAE 189.1	✓													
Mechanical Code Specialist	✓	✓									✓	✓		
Mechanical Inspector	✓	✓	✓							✓	✓	✓		
Mechanical Plans Examiner	✓										✓	✓		
Permit Specialist	✓													
Permit Technician	✓													
Plumbing Code Specialist	✓	✓								✓	✓	✓		
Plumbing Inspector	✓	✓								✓	✓	✓		



	Gerald Keys	Keith Rooney	Mark Opels	Vince Cuchetto	Anthony Wesbrook	Dan Witkowski	James Kemper	Jeff Witt	Dave Zalesiak	Don Wilkins	Jacob Doub	Andrew Bevis	Nick Weinert	Bill Hudson
Plumbing Plans Examiner	✓	✓								✓	✓	✓		
Property Maintenance and Housing Inspector	✓		✓	✓	✓						✓	✓	✓	✓
Residential Building Inspector	✓	✓	✓		✓			✓			✓	✓	✓	✓
Residential Combination Inspector	✓	✓	✓								✓	✓		
Residential Electrical Inspector	✓	✓	✓								✓	✓	✓	✓
Residential Energy Inspector/ Plans Examiner	✓	✓	✓							✓	✓	✓	✓	✓
Residential Mechanical Inspector	✓	✓	✓		✓						✓	✓	✓	✓
Residential Plans Examiner			✓									✓		
Residential Plumbing Inspector	✓	✓	✓								✓	✓	✓	
Soils Special Inspector	✓													
Spray Applied Fire Proofing Special Inspector	✓													
Structural Steel and Bolting Special Inspector	✓													
Zoning Inspector	✓													
STATE OF ILLINOIS														
Certified Plumbing Inspector			✓			✓	✓							
Plumbers License			✓			✓	✓							
Housing Inspector					✓									
Illinois Licensed Real Estate Inspector													✓	
Qualified Plan Reviewer and Inspector													✓	
STATE OF ILLINOIS FIRE OFFICE OF STATE FIRE MARSHAL														
Auto Extrication									✓					
Fire and Arson Investigator									✓					
Fire Apparatus Engineer									✓					
Fire Officer One									✓					



	Gerald Keys	Keith Rooney	Mark Opels	Vince Cuchetto	Anthony Wesbrook	Dan Witkowski	James Kemper	Jeff Witt	Dave Zalesiak	Don Wilkins	Jacob Doub	Andrew Bevis	Nick Weinert	Bill Hudson
Fire Prevention Officer									✓					
Firefighter I, II, III									✓					
HAZMAT Responder									✓					
Instructor I, II									✓					
Management I, II									✓					
School Inspector									✓					
Tactics & Strategy									✓					

RÉSUMÉS

Résumés for all staff can be found in the pages that follow.

GERALD KEYS, MCP

**Project Manager
Building Inspector
Plans Examiner**

EDUCATION

University of Maryland
Bachelor of Science in Fire
Sciences

ILLINOIS LICENSES & CERTIFICATIONS

Illinois State Board of Education

Building Code Plan Reviewer
Electrical Code Plan Reviewer
Energy Conservation Code Plan
Reviewer
Fire Code Plan Reviewer
Mechanical Code Plan Reviewer

EXPERIENCE

- **Building Inspector/Plans Examiner**, SAFEbuilt, LLC | 2/2016 – Present
 - Perform full range of residential and commercial (IRC and IBC governed) Plan Reviews (includes electrical, if qualified). Identify and address areas of plan non-compliance.
 - Identify projects requiring outside technical resources—structural, mechanical, electrical engineering or other special plans examiner skills not present in the office. Manage the process of utilizing these services.
 - Ensure that customer commitments and company goals related to plan review turnaround times and field inspections are consistently met or exceeded.
 - Establish and implement building department and company policies and procedures in conjunction with Building Official.
 - Identify areas for improvement in office operations, customer service level, employee efficiency, and implement changes with approval of the Building Official.
 - Perform periodic site visits to review on-going projects (commercial and residential) to validate reviewed plans against actual projects.
 - Assumes the duties and responsibilities of the Building Official when required.
 - Randomly and periodically calculate permit and plan review fees manually and compare to software generated calculations.
 - Enter inspection and plan reviews results in appropriate software.
 - Attend jurisdiction board meetings, planning meetings or pre-construction meetings as required or requested.
 - Recommend code modifications and/or additions to customers as necessary to keep codes current.
- **Combination Plan Review/Inspector** City of Manassas, VA | 6/2014 – 2/2016
- **Code Compliance Manager** Engineering Consulting Services | 9/2011 – 5/2014
- **Code Development Specialist** Department of Consumer and Regulatory Affairs D.C. | 10/2007 – 9/2011
- **Chief Building Inspector** City of DeKalb, IL | 2/2005 – 10/2007
- **Residential Wood Framing Contractor** Stawicki Construction Co., Richton Park, IL | 9/1987 – 12/2005

ICC CERTIFICATIONS

ICC COMMERCIAL CONSTRUCTION

Accessibility Inspector/Plans Examiner
Building Inspector
Building Plans Examiner
Certified Building Code Official
Certified Building Official (CBO)

ICC COMMERCIAL CONSTRUCTION (CON'T)

Certified Electrical Code Official
Certified Mechanical Code Official
Certified Plumbing Code Official
Combination Plans Examiner
Combination Inspector
Commercial Building Inspector
Commercial Combination Inspector
Commercial Electrical Inspector
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Electrical Inspector
Electrical Plans Examiner
Fuel Gas Inspector

Master Code Professional (MCP)

Mechanical Inspector
Mechanical Plans Examiner
Permit Technician
Plumbing Inspector
Plumbing Plans Examiner

ICC ENERGY AND GREEN CONSTRUCTION

Commercial Energy Inspector
Commercial Energy Plans Examiner
Energy Code Specialist
Green Building Residential Examiner
IgCC Commercial Inspector
IgCC Commercial Inspector w/ ASHRAE 189
IgCC Plans Examiner
IgCC Plans Examiner w/ ASHRAE 189

ICC RESIDENTIAL CONSTRUCTION

Residential Building Inspector
Residential Combination Inspector
Residential Electrical Inspector
Residential Energy Inspector/Plans Examiner
Residential Mechanical Inspector
Residential Plumbing Inspector

ICC SPECIAL INSPECTIONS

Soils Special Inspector
Spray-applied Fireproofing Special Inspector
Structural Steel and Bolting Special Inspector

ICC HOUSING AND CODE ENFORCEMENT

Certified Housing Code Official
Property Maintenance & Housing Inspector
Zoning Inspector

ICC FIRE AND DISASTER RESPONSE

Certified Fire Code Official
Disaster Response Inspector
Fire Inspector I
Fire Inspector II
Fire Plans Examiner

KEITH ROONEY

**Plans Examiner
Building Inspector**

CERTIFICATIONS AND LICENSES

International Code Council

Master Code Professional
Plumbing Plans Examiner
Electrical Plans Examiner
Residential Building Inspector
Building Plans Examiner
Commercial Building Inspector
Residential Electrical Inspector
Mechanical Inspector
Mechanical Plans Examiner
Electrical Code Official
Building Code Official
Residential Mechanical Inspector
Electrical Inspector
Residential Energy Inspector/
Plans Examiner
Building Inspector
Residential Plumbing Inspector
Master Code Professional
Accessibility Inspector/Plans
Examiner
Commercial Plumbing Inspector
Commercial Electrical Inspector
(Mechanical Code Official)
Commercial Mechanical Inspector
Plumbing Inspector
Building Code Specialist
Plumbing Code Specialist
Mechanical Code Specialist
(Electrical Code Specialist)
Residential Combination Inspector
Combination Inspector
Combination Plans Examiner
Commercial Combination Inspector

City of Chicago

Licensed Electrician

WORK EXPERIENCE

- **Building Inspector/Plans Examiner**, SAFEbuilt, LLC | 2018 to Present
 - Inspect businesses for compliance with the International Fire Code as adopted and amended for enforcement by local Municipality/County.
 - Investigate complaints of alleged violations of fire regulations.
 - Inspect new construction projects and existing buildings, as required.
 - Identify and report violations and infractions of laws, ordinances and safety standards.
 - Use construction blueprints to inspect for compliance with codes and safety standards.
 - Prepare detailed records and reports of inspection activities.
 - May develop and/or present fire prevention education programs.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Attend required technical training each year to maintain level of continual education units required to maintain certifications.
 - Execute sound safety practices in the execution of daily activities and wear proper safety equipment at job sites.
- **Building Official**, City of Lockport, IL | 5/2011 to 2018
 - Supervision of department staff
 - Plan review, permit issuance and inspections
 - Code adoption and revisions.
- **Chief Building Official**, Village of Huntley, IL | 5/2005 to 5/2011
 - Supervision of inspection/code enforcement staff
 - Plan review, permit issuance and inspections
- **Building/Electrical Inspector**, Village of Round Lake, IL | 4/2002 to 5/2005
 - Residential and commercial electrical inspections
 - Mechanical, building inspections
 - Plan review, building permit issuance

MARK OPELS

**Building Inspector
Plumbing Inspector
Plumbing Plans
Examiner**

LICENSES AND CERTIFICATIONS

International Code Council

Residential Mechanical Inspector
Residential Electrical Inspector
Residential Building Inspector
Commercial Plumbing Inspector
Residential Plumbing Inspector
Commercial Building Inspector
Commercial Mechanical Inspector
Residential Plans Examiner
Plumbing Inspector
Building Inspector
Mechanical Inspector
Residential Combination Inspector
Certified Building Official
Residential Energy Inspector/
Plans Examiner
Property Maintenance and
Housing Inspector

State of Illinois

Certified Plumbing Inspector
Plumber's License,
#058-102468

PROFESSIONAL AFFILIATIONS

Illinois Plumbing Inspectors
Association-Chapter
International Association
Plumbing & Mechanical Officials

WORK EXPERIENCE

- **Building Inspector/Plumbing Inspector**, SAFEbuilt I 2013 to Present
 - Perform assigned field inspections in accordance with adopted codes.
 - Collaborate with other inspectors to discuss code information and code interpretations to help ensure consistency of inspections.
 - Interpret and enforce the adopted building codes in a consistent manner for each jurisdiction assigned.
 - Document inspection results so that the information is clear, concise, complete, and understandable.
 - Perform inspections for existing client jurisdictions while identifying areas for improvement in customer service levels and implement changes with the approval of the Building Official.
 - Suggest/recommend procedures to improve operations.
 - Answer code related questions from builders and the general public.
 - Schedule/assign inspections, complete/result inspection tickets, generate and print out inspection tickets in jurisdiction relevant software package.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Compensation for attending board and planning meetings after normal work hours is addressed under SAFEbuilt Ambassador Program.
 - Attend scheduled training.
 - Execute sound safety practices in the execution of daily activities and wear proper safety equipment at job sites. Keep safety equipment in proper working condition and notify supervisor of any malfunctioning or missing safety equipment.
- **Plumbing Inspector**, Carpentersville, IL I 2009 to 2013
- **Owner/Operator**, Pipeworks I 1997 to 2013
- **Contract Plumbing Inspector**, Prospect Heights, IL I 1992 to 2013

VINCE CUCHETTO

**Code Enforcement
Officer**

EDUCATION

Eastern Illinois University

Bachelor of Science in Business
Various Microsoft related courses
including NT Administration,
Access 2.0, A+ Certification

LICENSES AND CERTIFICATIONS

International Code Council
Property Maintenance and
Housing Inspector

WORK EXPERIENCE

- **Code Enforcement Officer**, SAFEbuilt, LLC | 11/2018 to Present
- **Code Enforcement Manager (Appointed position by City Manager of Elgin)**, City of Elgin, IL | 5/2009 to 2018
 - Lead, direct and oversee nine direct reports consisting of seven Code Enforcement Officers and two part-time weed inspectors; providing annual reviews, conflict resolution and disciplinary action when warranted
 - Oversee the Rental Licenses
 - Adjudication Administrator; act as prosecutor for ordinance violations
 - Developed relationship with external organizations to providing education and supportive services to Elgin residents
 - Successful management of a 1.6 million annual budget
 - Assisted in the development, training and implementation of Electronic Reporting and Electronic citation system
 - Collaborated with Elgin Police Department for installation of mobile computing system in fleet vehicles
 - Voluntary winterization of Real Estate Owned homes providing services in the prevention of interior damage of unoccupied homes
 - Perform housing occupancy inspections for tenant violations with Code Enforcement Office and translator
 - Read architectural drawings and issue concerns for Development Applications
 - Elgin Police Chief Commendation - November 2010
 - Received Declaration from the Mayor of Elgin for Code Officer Appreciation April 2013
- **Code Enforcement Supervisor**, City of Elgin, IL | 11/2006 to 5/2009
 - Supervised ten Code Enforcement Officers, one paralegal, one Code Tech and the Rental License Coordinator
 - Responsible for the training and direction of new employees; disciplinary action when warranted
 - Performed and participated in citizen presentations bringing awareness and understanding of procedure and process to the community
- **Code Enforcement Officer**, City of Elgin, IL | 1/2006 to 11/2006
 - Commercial and residential Code Enforcement Officer; duties included business occupancy inspections, rental license and property maintenance inspections in the commercial district.
 - Weekend Code Enforcement Officer responding to emergency situations
- **Business Owner**, Cuchetto Home Inspection | 1/2004 to Present
 - Illinois State Licensed Home / Commercial Inspector (450.0001393)
 - Provide Home warranty inspections, pre-listing inspections, home energy Tune Up analysis, safety checks for the elderly and commercial real estate inspections
 - Increased the number of inspections performed from 50 in the first year to 250 per year within the third year of business.

- Generated referrals through building relationships with Realtors, Attorneys and Mortgage Brokers
 - Provided inspection training to Realtors utilizing digital media and on site inspections
- **Vice President - Production Management**, American Litho/Golden Graphics | 12/2002 to 12/2003
 - Supervise print production ensuring accuracy
 - Perform color approvals
 - Generate Billing
 - Provide Customer Service and satisfaction
 - Calculated competitive quotations generating sales and increased revenue
 - Coordination of vendors securing materials for production
 - Secure freight
- **Independent Sales Consultant/Project Manager/Business Owner**, Graphic Alliance, Chetco LTD - Independent Broker | 1979 to 2/2000 to 9/2002
 - Commissioned Sales of Digital Printing, Graphic Design and Digital Photography
 - Business owner specializing in technology and quality
 - Project Manager on all new and existing accounts

ANTHONY WESBROOK

Building Inspector

EDUCATION

Keller Graduate School of
Management, Master of Science
in Project Management,
October 2013

DeVry University, Bachelor
of Science in Network and
Communications Management,
June 2008

LICENSES AND CERTIFICATIONS

International Code Council
Residential Building Inspector
Residential Mechanical Inspector
Property Maintenance and
Housing Inspector

State of Illinois
Home Inspector, #450010855

WORK EXPERIENCE

- **Building Inspector/Plans Examiner**, SAFEbuilt, 2/2018 to Present
 - Perform Inspector duties in various villages and towns within the State of Illinois on residential and commercial buildings to ensure conformance with municipal codes and regulations.
 - Identify and report violations and infractions of laws, ordinances and safety standards.
 - Prepare detailed records and reports of inspection activities.
 - Perform full range of residential and commercial (IRC and IBC governed) Plan Reviews (includes electrical, if qualified). Identify and address areas of plan non-compliance.
 - Identify projects requiring outside technical resources—structural, mechanical, electrical engineering or other special plans examiner skills not present in the office and retain these services.
 - Ensure that customer commitments and company goals related to plan review turnaround times and field inspections are consistently met.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Attend required technical training each year to maintain level of continual education units required to maintain certifications.
- **Building Inspector**, B & F Construction Code Services, Inc – Elgin, IL, 2/2017 to 2/2018
 - Responsible for inspecting residential and commercial buildings such as footings, foundations, structural, energy, electrical and mechanical components. Examines structures to ensure structures have been built to plans with compliance of building codes and ordinances.
- **State Licensed Home Inspector – Owner Operator**, Inspect Pros – Oak Brook, IL, 9/2012 to Present
 - Inspect single and multi-family dwellings, including rental properties, to educate clients with basic building standards that included proper building practices, areas that require extensive repairs, general maintenance issues, and fire and safety concerns
- **Project Manager**, R3 Restoration, Blue Island, IL, 2/2005 to 10/2012
 - Project manager for a general contracting firm that offers a number of services including residential and commercial carpentry, flat concrete work, roofing, and residential remodeling.
 - Directed the efficient development of foundations, structural concrete, seawalls, and structural rebuilds.
 - Effectively managed and strengthened relationships with clients, architects, engineers, building officials, and bank representatives.
 - Supervised and motivated teams of up to 5 in-house employees and various subcontractors.
 - Oversaw daily operations, sub-contractor arrangements, quality control, job site coordination, and client meetings. Managed payroll, budgeting, and job safety.
 - Developed design and rebuild drawings and obtained permits. Read and laid out and blueprints, produced cost/price estimates, and ordered materials.

DAN WITKOWSKI

Building Inspector
Plumbing Inspector

EDUCATION

**Technical Secondary School
of Building Engineering**
Plumbing Trade Diploma

LICENSES AND CERTIFICATIONS

State of Illinois
Certified Plumbing Inspector
Plumber's License
#058-143421

WORK EXPERIENCE

- **Plumbing Inspector/Combination Inspector**, SAFEbuilt, LLC | 10/2019 to Present
 - Perform Inspector duties in various villages and towns within the State of Illinois on residential and commercial buildings to ensure conformance with municipal codes and regulations.
 - Review plans and construction documents submitted with permit applications, record findings and recommend changes needed to comply with plumbing and building code provisions.
 - Conduct field inspections on new construction, renovations, additions, repairs and installation of plumbing systems, including inspections of water and sewer services, backfill, and verification of absence of cross connections as well as concrete prepours, foundations, insulation, fire blocking,
 - HVAC, and Demolition/New Construction site inspections.
 - Explain and interpret municipal code requirements, identify materials and installation methods that are not in compliance with local code, explain the code violations to contractors and building owners and recommend changes needed for compliance with code.
 - Ensure projects inspected are performed in compliance with permits and work is completed by a properly licensed contractor.
 - Complete inspection reports, investigate and document complaints, prepare notices, orders and correspondence in order to convey inspection results, decisions and actions.
 - Maintain an electronic record of inspections, findings and detailed notes utilizing computerized database.
 - Safely operate and conduct routine maintenance of vehicles and equipment.
- **Plumbing Inspector**, Licensed Plumber/Proprietor, Elite Plumbing, Inc. - Chicago, IL | 10/1996 to 10/2019
 - Possesses extensive experience in installation, repair, planning, inspecting and servicing of plumbing systems in commercial, residential and mixed-use buildings in various stages of constructions.
 - Conduct plan reviews, draft changes and communicate findings to appropriate parties.
 - Report non-compliant plumbing systems to contractors and building owners.
 - Understand prints and manufacturer specifications of materials and apparatus.
 - Oversight of operations and personnel, including job scheduling and fleet management.
 - Conduct onsite meetings at various projects with trades, architects and homeowners.
 - File paperwork with city, state, and local municipalities in order to obtain building permits.
 - Interpret Plumbing Code to adhere to municipal amendments and provide solutions and guidance to meet code compliance.
 - Read and interpret contracts, engineering notes and architectural drawings.

- Prepare bids, estimates, handle accounts receivable and payable.
- Attend education classes, seminars and trade conferences in order to maintain licenses and stay up to date with industry trends and regulations.
- Generated referrals through building relationships with Realtors, Attorneys and Mortgage Brokers
- Provided inspection training to Realtors utilizing digital media and on site inspections

JAMES KEMPER

Building Inspector
Plumbing Inspector

EDUCATION

United States Army Field Artillery
School, Ft. Sill, OK - Field Artillery
Meteorology Diploma - MOS
0847

U.S. Military on the Job Training,
Camp Lejeune, NC - Fire
Directory Control Man (FDC) -
MOS 0844

Plumbers Joint Apprenticeship
Committee, Chicago, IL -
Plumbers Apprentice School
United States Department of
Labor - Certificate of Completion

LICENSES AND CERTIFICATIONS

State of Illinois
Certified Plumbing Inspector
Plumber's License
#058-197312

City of Chicago
Journeyman Plumber

PROFESSIONAL AFFILIATIONS

American Legion - 1996 - Present

Knights of Columbus - 2007 -
Present - Grand Knight - June
2008 - 2009 and June 2009 - 2010
- Trustee - June 2010 - Present

WORK EXPERIENCE

- **Building Inspector/Plumbing Inspector**, SAFEbuilt, December 2013 to Present
 - Perform Inspector duties in various villages and towns within the State of Illinois on residential and commercial buildings to ensure conformance with municipal codes and regulations.
 - Review plans and construction documents submitted with permit applications, record findings and recommend changes needed to comply with plumbing and building code provisions.
 - Conduct field inspections on new construction, renovations, additions, repairs and installation of plumbing systems, including inspections of water and sewer services, backfill, and verification of absence of cross connections as well as concrete prepours, foundations, insulation, fire blocking,
 - HVAC, and Demolition/New Construction site inspections.
 - Explain and interpret municipal code requirements, identify materials and installation methods that are not in compliance with local code, explain the code violations to contractors and building owners and recommend changes needed for compliance with code.
 - Ensure projects inspected are performed in compliance with permits and work is completed by a properly licensed contractor.
 - Complete inspection reports, investigate and document complaints, prepare notices, orders and correspondence in order to convey inspection results, decisions and actions.
 - Maintain an electronic record of inspections, findings and detailed notes utilizing computerized database.
 - Safely operate and conduct routine maintenance of vehicles and equipment.
- **Plumbing Inspector**, TPI Building Code Consultants - St. Charles, IL, October 2011 to November 2013
- **Trustee**, Village of Hanover Park, IL, May 2011 to Present
- **North West Joint Action Water Association Board of Directors / Alternate**, Village of Hanover Park, IL, May 2011 to Present
- **Independent Business Agent**, Primerica Financial Services, Elk Grove, IL, April 2009 to Present
 - Life Insurance/Financial Services
- **Journeyman Plumber**, Corporate Plumbing Inc. - Wauconda, IL, May 2008
 - Plumbing installation, production positioning and design
- **Journeyman Plumber/Foreman**, Werner, Nugent Plumbing Company - Posen, IL, July 2007 to January 2008
 - Supervisory management, plumbing installation and repair, product positioning and design

- **Journeyman Plumber/Foreman**, AM Mechanical Inc. - Chicago, IL, May 2006 to March 2007
 - Supervisory management, plumbing installation and repair, product positioning and design
- **Journeyman Plumber**, Epic Plumbing and Mechanical - Palatine, IL
 - Plumbing installation and repair, product positioning and design
- **Journeyman Plumber**, Bruno Francis Plumbing Company - Chicago, IL, April 2004 to May 2004
 - Plumbing installation and repair, product positioning and design
- **Journeyman Plumber/Foreman**, Wheeling Plumbing Company Wheeling, IL, October 1998 to February 2004
 - Supervisory management, plumbing installation and repair, product positioning and design.

JEFFREY A. WITT

Building Inspector

EDUCATION

Joliet Junior College

Associates Degree, Applied
Science Supervision

Blackhawk Community College

CERTIFICATIONS

International Code Council

Commercial Building Inspector
Building Inspector
Residential Building Inspector

WORK EXPERIENCE

- **Combination Inspector**, SAFEbuilt, LLC | 10/2019 to Present
 - Perform Inspector duties in various villages and towns within the State of Illinois on residential and commercial buildings to ensure conformance with municipal codes and regulations..
 - Identify and report violations and infractions of laws, ordinances and safety standards.
 - Prepare detailed records and reports of inspection activities.
 - May develop and/or present fire prevention education programs.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Attend required technical training each year to maintain level of continual education units required to maintain certifications.
 - Execute sound safety practices in the execution of daily activities and wear proper safety equipment at job sites.
- **Owner**, Carpenter Associates, Plainfield, IL, 1992 to Present
 - General Contractor Carpenter Contractor
 - Involved in multiple types of residential and commercial projects
 - Responsible for all procedures and tasks of operating a construction company
 - Oversaw permit process
 - Supervised inspections
 - Reviewed plot and print plans for code requirements
- **General Manager**, Glenmark Builders Inc., Willowbrook, IL 1986 to 1992
 - In-charge of bidding, hiring and allocating personnel
 - Completed scheduling and procurement of supplies and equipment
 - Organized and led safety and foreman meetings
 - Responsible for company growth; 7 to 65 employees producing 200+ housing units per year
- **Carpenter**, Frank Witt Construction, East Moline, IL, post college to 1986
 - General Contractor and Carpenter Contractor
 - Custom housing and carpentry subcontracting of residential and commercial projects

DAVID ZALESIAK

Fire Inspector

EDUCATION

Benedictine College
A.S., Business Administration

LICENSES & CERTIFICATIONS

International Code Council (ICC)
Fire Inspector I

State of Illinois Office of State Fire Marshal

Auto Extrication
Fire and Arson Investigator
Fire Apparatus Engineer
Fire Officer One
Fire Prevention Officer
Firefighter I, II, III
HAZMAT Responder
Instructor I, II
Management I, II
School Inspector
Tactics & Strategy I

PROFESSIONAL AFFILIATIONS

Illinois Society of Fire Service
Instructors

Mr. Zalesiak is a fire marshal with many years of diversified experience in problem identification and resolution, communication, and the development of relationships with people of all ages. Fire duties include fire code enforcement and the investigation of fires to determine cause. As for non-fire skills, a professional manager with a track record for building successful teams and developing people through teaching and patience. Recognized for creating well organized and maintained operations and for building relationships with people. Also respected by those reporting to him for setting standards of performance, rewarding good performers, being fair, while creating a fun, pleasant, and energetic working environment.

EXPERIENCE

- **Fire Inspector** SAFEbuilt Illinois, LLC | 2019 – Present
- **Fire Marshal** Westmont Fire Department; Westmont, IL | 2018 – 2019
 - Responsible for inspections and enforcing building codes of buildings in the village, and education of the public.
 - Investigate structure fires after a fire has been extinguished.
- **Fire Marshal/Fire Investigator/Inspector Code-Enforcement** Tri-State Fire Protection District | 1996 – 2018
 - Responsible for inspections and enforcing building codes of buildings in the district, construction plan examination, and education of the public.
 - In charge of the fire scene after a fire has been extinguished. Then responsible for each fire scene, creating detailed reports, supervising as many as 25 people on the scene, and handling media.
- **Firefighter, EMT, & Public Education Officer** Westmont Fire Department; Westmont, IL | 1992 – 1995
 - Responded to fire related emergency calls and vehicle accidents, and also taught safety to business, school children, and homeowners.
- **Lieutenant, Firefighter, EMT, & Public Education Officer** Clarendon Heights/Tri-State Fire District; Clarendon, IL | 1990 – 1996
 - Supervised firefighters, responded to fire related emergency calls, vehicle accidents, and taught fire safety to businesses, school children, and homeowners.
 - Designed and managed all special events such as fundraisers and campaigns.

DON WILKINS

Plans Examiner

CERTIFICATIONS

International Code Council

Master Code Professional

Accessibility Inspector/Plans

Examiner

Building Code Specialist

Building Inspector

Building Plans Examiner

Certified Building Official

Certified Fire Marshal

Combination Inspector

Combination Inspector - Legacy

Commercial Combination

Inspector

Electrical Code Specialist

Electrical Inspector

Electrical Plans Examiner

Fire Code Specialist

Fire Inspector I

Fire Inspector II

Fire Plans Examiner

Mechanical Inspector

Mechanical Inspector UMC

Plumbing Code Specialist

Plumbing Inspector

Plumbing Inspector UPC

Plumbing Plans Examiner

Residential Energy Inspector/

Plans Examiner

International Association of Electrical Inspectors

One & Two Family Dwelling

General Electrical Inspector

Electrical Plan Review

National Fire Protection Association

Certified Fire Inspector I, II, III

Certified Plans Examiner I, II

Mr. Wilkins has 24 years of experience in Plan Review and Inspections. His experience includes providing services as Building Inspector and Plans Examiner for three Nevada communities over the course of 10 years. He was also a Chief of the Fire Protection Engineering Bureau in Carson City, Nevada. In Georgia, he was formerly the Building Official of Peachtree Corners prior to joining SAFEbuilt in 2015.

EXPERIENCE

- **National Plan Review Regional Manager/Chief Building Official/Fire Marshal/Fire Plans Examiner** SAFEbuilt, LLC | 2015 – Present
 - Assigned to the National Plan Review team within SAFEbuilt, which reviews projects for clients in multiple states and municipalities.
 - Perform plan reviews for projects from one- and two- family dwellings to high rise construction to determine compliance with adopted codes, amendments, state laws, and/or local ordinances.
 - Manage plan review teams for large projects.
 - Manage client relationships with municipalities and individual clients for third-party plan reviews.
 - Assist with SAFEbuilt's Internal Quality Control program, performing peer-to-peer audits of other Building and Fire Plans Examiners.
- **Building Official** Charles Abbott Associates; Atlanta, GA | 2015
- **Building Official** City of Peachtree Corners, GA | 2014 – 2015
- **Chief** Fire Protection Engineering Bureau, Nevada State Fire Marshal Division; Carson City, NV | 2011 – 2014
- **Plans Examiner III** Carson City Building Division; Carson City, NV | 2006 – 2010
- **Building Inspector/Plans Examiner** Douglas County Building Division; Minden, NV | 2001 – 2006
- **Building Inspector III** Humboldt County Building Department; Winnemucca, NV | 1999 – 2001

ANDREW BEVIS

Plans Examiner

EDUCATION

Southern Illinois University

Bachelor of Science in
Architectural Studies

ICC CERTIFICATIONS

Master Code Professional

Accessibility Inspector/Plans
Examiner

Building Code Specialist

Building Inspector

Building Plans Examiner

Certified Building Official

Combination Inspector

Commercial Building Inspector

Commercial Combination Inspector

Commercial Electrical Inspector

Commercial Fire Sprinkler

Inspector

Commercial Fire Sprinkler Plans

Examiner

Commercial Mechanical Inspector

Commercial Plumbing Inspector

Electrical Inspector

Fire Inspector I

Fire Plans Examiner

ICC/AACE Property Maintenance
and Housing Inspector

Mechanical Code Specialist

Mechanical Inspector

Mechanical Plans Examiner

Plumbing Code Specialist

Plumbing Inspector

Plumbing Plans Examiner

Residential Building Inspector

Residential Combination Inspector

Residential Electrical Inspector

Residential Energy Inspector/Plans
Examiner

Residential Fire Sprinkler

Inspector/Plans Examiner

Residential Mechanical Inspector

Residential Plans Examiner

Residential Plumbing Inspector

EXPERIENCE

- **Plans Examiner** SAFEbuilt, LLC | 2016 – Present
 - Perform full range of residential and commercial (IRC and IBC governed) Plan Reviews (includes electrical). Identify and address areas of plan non-compliance.
 - Identify projects requiring outside technical resources—structural, mechanical, electrical engineering or other special plans examiner skills not present in the office. Manage the process of utilizing these services.
 - Ensure that customer commitments and company goals related to plan review turnaround times and field inspections are consistently met or exceeded.
 - Establish and implement building department and company policies and procedures in conjunction with Building Official.
 - Identify areas for improvement in office operations, customer service level, employee efficiency, and implement changes with approval of the Building Official.
 - Perform periodic site visits to review on-going projects (commercial and residential) to validate reviewed plans against actual projects.
 - Assumes the duties and responsibilities of the Building Official when required.
 - Randomly and periodically calculate permit and plan review fees manually and compare to software generated calculations.
 - Enter inspection and plan reviews results in appropriate software.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Recommend code modifications and/or additions to customers as necessary to keep codes current.
- **Building Inspector** City of Mt. Vernon; Mt. Vernon, IL | 2013 – 2016
 - Inspected non-owner occupied dwellings to determine compliance with the City's non-owner occupied housing code.
 - Maintained records related to the City's non-owner occupied housing code including scheduling of inspections and tracking corrective action orders and occupancy certificates.
 - Inspected building under construction, alteration or repair for compliance with the building, heating, plumbing, electrical and zoning codes requirements; coordinates inspection activities with appropriate City departments.
 - Reviewed and approves plans for commercial, industrial, and residential building and remodeling projects; issues proper permits and zoning approval once code requirements have been satisfied.
- **Inspector** FEMA, USA per diem; New York, NY | 2012 – 2013
- **Drafter** Contempri Homes; Pickneyville, IL | 2010 – 2011

JACOB DOUB

Plans Examiner

ICC CERTIFICATIONS

Master Code Professional

Accessibility Inspector/Plans Examiner
Building Code Specialist
Building Inspector
Building Plans Examiner
Certified Building Official
Certified Fire Marshal
Coastal and Floodplain Construction
Inspector
Combination Inspector
Combination Plans Examiner
Commercial Building Inspector
Commercial Combination Inspector
Commercial Electrical Inspector
Commercial Energy Inspector
Commercial Energy Plans Examiner
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Electrical Code Specialist
Electrical Inspector
Electrical Plans Examiner
Fire Code Specialist
Fire Inspector I
Fire Inspector II
Fire Plans Examiner
Fuel Gas Inspector
Mechanical Code Specialist
Mechanical Inspector
Mechanical Plans Examiner
Plumbing Code Specialist
Plumbing Inspector
Plumbing Plans Examiner
Property Maintenance and Housing
Inspector
Residential Building Inspector
Residential Combination Inspector
Residential Electrical Inspector
Residential Energy Inspector/Plans
Examiner
Residential Fire Sprinkler Inspector/
Plans Examiner
Residential Mechanical Inspector
Residential Plumbing Inspector

EDUCATION

Academy of Art University

Bachelor of Architecture

EXPERIENCE

- **Plans Examiner** SAFEbuilt I 2015 – Present
 - Perform full range of residential and commercial (IRC and IBC governed) Plan Reviews (includes electrical, if qualified). Identify and address areas of plan non-compliance.
 - Identify projects requiring outside technical resources—structural, mechanical, electrical engineering or other special plans examiner skills not present in the office. Manage the process of utilizing these services.
 - Ensure that customer commitments and company goals related to plan review turnaround times and field inspections are consistently met or exceeded.
 - Establish and implement building department and company policies and procedures in conjunction with Building Official.
 - Identify areas for improvement in office operations, customer service level, employee efficiency, and implement changes with approval of the Building Official.
 - Perform periodic site visits to review on-going projects (commercial and residential) to validate reviewed plans against actual projects.
 - Randomly and periodically calculate permit and plan review fees manually and compare to software generated calculations.
 - Attend town board meetings, planning meetings or pre-construction meetings as required or requested.
 - Recommend code modifications and/or additions to customers as necessary to keep codes current.
- **Building Official/Floodplain Manager/Harbour Master** Town of Ocean City, MD I 6/2019 – Present
 - Perform administrative, supervisory, code enforcement, and building inspection duties necessary to manage the building, housing, plumbing, electrical, mechanical, and waterway activity plan review, permit and inspection functions for the Building Inspection Division.
 - Supervise 6 to 8 technical and administrative staff as required to enforce the Town of Ocean City Codes including application, plan review and approval activities, permitting, field inspection activities, and code enforcement.
- **Owner/Designer, Southern Pine Design** Salisbury, MD I 2015 – Present
- **Deputy Building Official/Fire Official/Floodplain Manager** Town of Kiawah Island, SC I 4/2015 – 6/2019
- **Building Official** Limerick Township, PA I 2014 – 2015
- **Building Official/Plan Review Department Supervisor** Middle Department Inspection Agency, Inc.; Wexford, PA I 2014 – 2015

NICK WEINERT, MCP

**Combination Inspector/
Plans Examiner**

EDUCATION

FEMA ICS 100
FEMA ICS 200
FEMA ICS 300
FEMA ICS 400
FEMA L278 NFIP
FEMA E0273

LICENSES & CERTIFICATIONS

International Code Council

Master Code Professional
Certified Building Official
Accessibility Inspector/Plans Examiner
Property Maintenance & Housing
Inspector
Building Plans Examiner
Residential Plans Examiner
Combination Inspector
Commercial Building Inspector
Commercial Electrical Inspector
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Residential Building Inspector
Residential Electrical Inspector
Residential Mechanical Inspector
Residential Plumbing Inspector
Commercial Energy Inspector
Commercial Energy Plans Examiner
Residential Energy Inspector / Plans
Examiner

State of Illinois

Department of Health Food
Sanitation #1914557
Board of Education Qualified Plan
Reviewer and Inspector
Licensed Real Estate Inspector
#450.000014

Mr. Weinert is a Combination Inspector/Plans Examiner who has supervised or managed personnel for over 25 years. He has been involved with the building trades at a national level for over 30 years.

EXPERIENCE

- **Building Official** SAFEbuilt, LLC | 2022 – Present
 - Suggest/recommend procedures and processes to improve operations.
 - Be available, responsive, knowledgeable, and cordial to customer and client requests for information.
 - Answer code related questions from builders and the general public.
- **Building Superintendent** Village of Midlothian | 2018 – Present
 - Responsible for all facets of Building Department operations.
 - Create and implement Village Ordinances, Building Department forms, policies and procedures.
 - Perform plan reviews, inspections and code enforcement, business licensing and rental property registration programs, department budgeting, adjudications and other duties as required.
- **Building Inspector II** HR Green | 2016 – 2018
 - Perform residential, commercial and industrial properties plan reviews and inspections for various municipalities in the greater Chicago area as assigned by HR Green.
 - Primary daily responsibilities are for the Village of New Lenox.
- **Building Commissioner** Village of Westmont | 2015 – 2016
- **Director of Building Standards** Village of Bradley | 2013 – 2014
- **Building Commissioner** Village of Calumet Park | 2006 – 2013
- **Building Inspector | 2002 – 2006**
 - Illinois Licensed Home Inspector performing over 50 types of residential and commercial building inspections for real estate transactions in the greater Chicago area.
 - Inspections often include radon testing and mold sampling.
- **Medical Field Service | 1980 – 2002**
 - Field Service Engineer maintaining CT and MRI Systems.
 - Promoted to Chicago Area Supervisor in 1983 and again to Chicago Service Manager in 1995.
 - Manage 25 engineers in a multi-state area and involved nationally in site design, construction, system installations, maintenance and personnel training while maintaining outstanding customer satisfaction.
- **United States Navy** Submarine Servicer 1974 – 1980
 - Honorably Discharged Intercontinental Ballistic Missile Fire Control Technician.

PROFESSIONAL MEMBERSHIPS

- International Code Council #800318
- South Suburban Building Officials Association

BILL HUDSON, CBO, MCP

Plans Examiner &
Building Official

EDUCATION

Ashbury College in Wilmore, KY

BA in Biblical Studies with a minor
in Chemistry

Trinity International University;
Deerfield, IL

Graduate Studies in Counseling/
Psychology

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

Illinois Association of Code
Enforcement

Suburban Building Officials
Conference

International Code Council
Safety Advocates for Tents &
Special Events (SAFTSE)

Bill Hudson, CBO, MCP, currently supports several communities in Florida with Building Official and Project Management services. As one of approximately 800 certified Master Code Professionals worldwide, he has a broad base of experience, including Facilities Manager, General Contractor, Inspector, Plan Reviewer, Building Official, Code Instructor, and Author. In addition to his regular duties, which involve the day-to-day application of the codes, he has had the privilege of working with the International Code Council as a Subject Matter Expert, Technical Reviewer, Author, and Instructor.

As an instructor, he typically teaches between 10 and 15 classes per year and has had the opportunity to teach both in the United States and internationally. In addition to training activities, Mr. Hudson has served as President, Vice President (Training), and Executive Board Member of the Suburban Building Officials Conference (SBOC) and currently serves on four Underwriters Laboratories Standards Technical Panels.

EXPERIENCE

- **Building Official/Project Manager** Calvin, Giordano & Associates, Inc. | 2019 – Present
 - Applies knowledge of building codes, policies, and procedures to the day-to-day functions of the building department.
 - Serves as the primary liaison with our clients in this area and is responsible for ensuring that we deliver the highest level of customer service.
 - Attends department and community meetings as required by the client.
 - Performs some plan reviews, both commercial and residential, in all trades.
 - Performs inspection support as needed.
 - Supervises building department staff.
- **Building Official** Village of Oak Brook, IL | 2008 – 2019
 - Managed and supervised the building division for his entire tenure and served as Fire Marshal for six years.
- **Building Official** City of Countryside, IL | 2006 – 2008
 - Administered Building, Zoning, and Property Standards for the City.
- **Chief Property Inspector** Village of Oak Park, IL | 2002 – 2006
 - Supervised the Property Inspection Division of the Village of Oak Park.
 - Supervised Property Standards staff.
 - Supervised and conducted all HQS inspections under the 2003 International Property Maintenance Code.
 - Performed housing rehabilitation pre-construction inspections; plan review for permit applications; field inspections of projects under permit.
 - Developed and implemented departmental emergency/disaster plan.

LICENSES AND CERTIFICATIONS

Keith Rooney	Grayslake	IL	Plumbing Plans Examiner (expires 07/14/2024) Certified Building Official (expires 07/14/2024) Electrical Plans Examiner (expires 07/14/2024) Residential Building Inspector (expires 07/14/2024) Building Plans Examiner (expires 07/14/2024) Commercial Building Inspector (expires 07/14/2024) Residential Electrical Inspector (expires 07/14/2024) Mechanical Inspector (expires 07/14/2024) Mechanical Plans Examiner (expires 07/14/2024) Certified Electrical Code Official (expires 07/14/2024) Certified Building Code Official (expires 07/14/2024) Residential Mechanical Inspector (expires 07/14/2024) Electrical Inspector (expires 07/14/2024) Residential Energy Inspector/Plans Examiner (expires 07/14/2024) Building Inspector (expires 07/14/2024) Residential Plumbing Inspector (expires 07/14/2024) Master Code Professional (expires 07/14/2024) Accessibility Inspector/Plans Examiner (expires 07/14/2024) Commercial Plumbing Inspector (expires 07/14/2024) Commercial Electrical Inspector (expires 07/14/2024) Certified Mechanical Code Official (expires 07/14/2024) Commercial Mechanical Inspector (expires 07/14/2024) Plumbing Inspector (expires 07/14/2024) Building Code Specialist (expires 07/14/2024) Plumbing Code Specialist (expires 07/14/2024) Mechanical Code Specialist (expires 07/14/2024) Electrical Code Specialist (expires 07/14/2024) Residential Combination Inspector (expires 07/14/2024) Combination Inspector (expires 07/14/2024) Combination Plans Examiner (expires 07/14/2024) Commercial Combination Inspector (expires 07/14/2024)
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Gerald Keys	Grayslake	IL	Certified Plumbing Code Official (expires 07/14/2024) Accessibility Inspector/Plans Examiner (expires 07/14/2024) Commercial Plumbing Inspector (expires 07/14/2024) Residential Combination Inspector (expires 07/14/2024) Combination Plans Examiner (expires 07/14/2024) Certified Housing Code Official (expires 07/14/2024) Structural Steel and Bolting Special Inspector (expires 07/14/2024) Soils Special Inspector (expires 07/14/2024) Electrical Plans Examiner (expires 07/14/2024) Certified Building Code Official (expires 07/14/2024) Residential Electrical Inspector (expires 07/14/2024) Mechanical Inspector (expires 07/14/2024) Certified Building Official (expires 07/14/2024) Residential Mechanical Inspector (expires 07/14/2024) Certified Fire Code Official (expires 07/14/2024) Permit Technician (expires 07/14/2024) Plumbing Plans Examiner (expires 07/14/2024) Commercial Mechanical Inspector (expires 07/14/2024) Electrical Inspector (expires 07/14/2024) Residential Energy Inspector/Plans Examiner (expires 07/14/2024) Energy Code Specialist (expires 07/14/2024) Fire Plans Examiner (expires 07/14/2024) Disaster Response Inspector (expires 07/14/2024) IgCC Plans Examiner (expires 07/14/2024)	Property Maintenance and Housing Inspector (expires 07/14/2024) Green Building - Residential Examiner (expires 07/14/2024) Mechanical Plans Examiner (expires 07/14/2024) Building Plans Examiner (expires 07/14/2024) Fire Inspector I (expires 07/14/2024) Certified Mechanical Code Official (expires 07/14/2024) Master Code Professional (expires 07/14/2024) Residential Plumbing Inspector (expires 07/14/2024) Building Inspector (expires 07/14/2024) Commercial Building Inspector (expires 07/14/2024) Spray Applied Fire Proofing Special Inspector (expires 07/14/2024) Residential Building Inspector (expires 07/14/2024) Certified Electrical Code Official (expires 07/14/2024) IgCC Commercial Inspector (expires 07/14/2024) IgCC Commercial Inspector with ASHRAE 189.1 (expires 07/14/2024) Combination Inspector (expires 07/14/2024) Commercial Energy Plans Examiner (expires 07/14/2024) Fire Inspector II (expires 07/14/2024) Commercial Electrical Inspector (expires 07/14/2024) IgCC Plans Examiner with ASHRAE 189.1 (expires 07/14/2024) Zoning Inspector (expires 07/14/2024) Commercial Energy Inspector (expires 07/14/2024) Commercial Combination Inspector (expires 07/14/2024) Fuel Gas Inspector (expires 07/14/2024) Plumbing Inspector (expires 07/14/2024) Permit Specialist (expires 07/14/2024) Building Code Specialist (expires 07/14/2024) Plumbing Code Specialist (expires 07/14/2024) Electrical Code Specialist (expires 07/14/2024) Mechanical Code Specialist (expires 07/14/2024) Fire Code Specialist (expires 07/14/2024) Housing and Zoning Code Specialist (expires 07/14/2024)
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Certified under this name	City	State	Certificates
Mark Opels	McHenry	IL	Residential Mechanical Inspector (expires 05/02/2028) Residential Electrical Inspector (expires 05/02/2028) Residential Building Inspector (expires 05/02/2028) Commercial Plumbing Inspector (expires 05/02/2028) Residential Plumbing Inspector (expires 05/02/2028) Commercial Building Inspector (expires 05/02/2028) Commercial Mechanical Inspector (expires 05/02/2028) Residential Plans Examiner (expires 05/02/2028) Plumbing Inspector (expires 05/02/2028) Building Inspector (expires 05/02/2028) Mechanical Inspector (expires 05/02/2028) Residential Combination Inspector (expires 05/02/2028) Certified Building Official (expires 05/02/2028) Residential Energy Inspector/Plans Examiner (expires 05/02/2028) Property Maintenance and Housing Inspector (expires 05/02/2028)



Plumber License Search Results

Name	Mark Opels	License Number	058-102468
Address		License Type	Illinois Plumber - Certified Plumbing Inspector
Phone		License Status	Active
Employer	Certified Plumbing Inspector	Renewal Date	04/30/2024
		Licensed Since	06/09/1980
		CE	6

Anthony Wesbrook	Maywood	IL	Residential Building Inspector (expires 08/28/2024) Residential Mechanical Inspector (expires 08/28/2024) Property Maintenance and Housing Inspector (expires 08/28/2024)
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Jeffrey Witt	Plainfield	IL	Commercial Building Inspector (expires 01/30/2026) Building Inspector (expires 01/30/2026) Residential Building Inspector (expires 01/30/2026)
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Plumber License Search Results

Name	BOGDAN WITKOWSKI	License Number	058-143421
Address		License Type	Illinois Plumber - Certified Plumbing Inspector
Phone		License Status	Active
Employer	Certified Plumbing Inspector	Renewal Date	04/30/2024
		Licensed Since	07/25/1996
		CE	6



Plumber License Search Results

Name	JAMES M KEMPER	License Number	058-197312
Address		License Type	Illinois Plumber - Certified Plumbing Inspector
Phone		License Status	Active
Employer	Certified Plumbing Inspector	Renewal Date	04/30/2024
		Licensed Since	02/11/2015
		CE	6

Donald Wilkins	Alpharetta	GA	Combination Inspector - Legacy (expires 07/14/2027)
			Commercial Combination Inspector (expires 07/14/2027)
			Fire Code Specialist (expires 07/14/2027)
			Electrical Code Specialist (expires 07/14/2027)
			Plumbing Code Specialist (expires 07/14/2027)
			Building Code Specialist (expires 07/14/2027)
			Plumbing Inspector (expires 07/14/2027)
			Combination Inspector (expires 07/14/2027)
			Plumbing Inspector UPC (expires 07/14/2027)
			Building Plans Examiner (expires 07/14/2027)
			Plumbing Plans Examiner (expires 07/14/2027)
			Accessibility Inspector/Plans Examiner (expires 07/14/2027)
			Electrical Plans Examiner (expires 07/14/2027)
			Certified Fire Marshal (expires 07/14/2027)
			Fire Inspector I (expires 07/14/2027)
			Certified Building Official (expires 07/14/2027)
			Fire Inspector II (expires 07/14/2027)
			Building Inspector (expires 07/14/2027)
			Mechanical Inspector UMC (expires 07/14/2027)
			Fire Plans Examiner (expires 07/14/2027)
			Electrical Inspector (expires 07/14/2027)
			Master Code Professional (expires 07/14/2027)
			Mechanical Inspector (expires 07/14/2027)
			Residential Energy Inspector/Plans Examiner (expires 07/14/2027)

Andrew Bevis	Mount Vernon	IL	Commercial Combination Inspector (expires 12/17/2024)
			Commercial Plumbing Inspector (expires 12/17/2024)
			Fire Plans Examiner (expires 12/17/2024)
			Commercial Building Inspector (expires 12/17/2024)
			Certified Building Official (expires 12/17/2024)
			Residential Combination Inspector (expires 12/17/2024)
			Residential Building Inspector (expires 12/17/2024)
			Commercial Electrical Inspector (expires 12/17/2024)
			Residential Plumbing Inspector (expires 12/17/2024)
			Residential Energy Inspector/Plans Examiner (expires 12/17/2024)
			Mechanical Plans Examiner (expires 09/10/2026)
			Residential Mechanical Inspector (expires 12/17/2024)
			Combination Inspector (expires 12/17/2024)
			Commercial Mechanical Inspector (expires 12/17/2024)
			Building Plans Examiner (expires 09/10/2026)
			Master Code Professional (expires 09/10/2026)
			Residential Electrical Inspector (expires 12/17/2024)
			Residential Plans Examiner (expires 12/17/2024)
			Accessibility Inspector/Plans Examiner (expires 09/10/2026)
			Plumbing Plans Examiner (expires 09/10/2026)
			Property Maintenance and Housing Inspector (expires 12/17/2024)
			Building Inspector (expires 12/17/2024)
			Mechanical Inspector (expires 12/17/2024)
			Electrical Inspector (expires 12/17/2024)
			Plumbing Inspector (expires 12/17/2024)
			Building Code Specialist (expires 12/17/2024)
			Plumbing Code Specialist (expires 12/17/2024)
			Mechanical Code Specialist (expires 12/17/2024)
			Fire Inspector I (expires 12/17/2024)
			Residential Fire Sprinkler Inspector/Plans Examiner (expires 09/10/2026)
			Commercial Fire Sprinkler Inspector (expires 01/27/2024)
			Commercial Fire Sprinkler Plans Examiner (expires 01/27/2024)

Nicholas Weinert	New Lenox	IL	Commercial Mechanical Inspector (expires 05/12/2024) Commercial Plumbing Inspector (expires 05/12/2024) Commercial Energy Plans Examiner (expires 05/12/2024) Mechanical Inspector (expires 05/12/2024) Electrical Inspector (expires 05/12/2024) Property Maintenance and Housing Inspector (expires 05/12/2024) Certified Building Official (expires 05/12/2024) Accessibility Inspector/Plans Examiner (expires 05/12/2024) Residential Building Inspector (expires 05/12/2024) Commercial Building Inspector (expires 05/12/2024) Combination Inspector (expires 05/12/2024) Master Code Professional (expires 05/12/2024) Residential Combination Inspector (expires 05/12/2024) Residential Plumbing Inspector (expires 05/12/2024) Building Inspector (expires 05/12/2024) Residential Energy Inspector/Plans Examiner (expires 05/12/2024) Residential Electrical Inspector (expires 05/12/2024) Commercial Combination Inspector (expires 05/12/2024) Building Plans Examiner (expires 05/12/2024) Residential Plans Examiner (expires 05/12/2024) Residential Mechanical Inspector (expires 05/12/2024) Commercial Electrical Inspector (expires 05/12/2024) Plumbing Inspector (expires 05/12/2024) Commercial Energy Inspector (expires 05/12/2024) Building Code Specialist (expires 05/12/2024)
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Jacob Doub	Salisbury	MD	Residential Mechanical Inspector (expires 05/05/2024) Residential Fire Sprinkler Inspector/Plans Examiner (expires 05/05/2024) Building Plans Examiner (expires 05/05/2024) Fire Plans Examiner (expires 05/05/2024) Commercial Energy Plans Examiner (expires 05/05/2024) Residential Electrical Inspector (expires 05/05/2024) Fire Inspector I (expires 05/05/2024) Commercial Mechanical Inspector (expires 05/05/2024) Commercial Electrical Inspector (expires 05/05/2024) Property Maintenance and Housing Inspector (expires 05/05/2024) Certified Building Official (expires 05/05/2024) Coastal and Floodplain Construction Inspector (expires 05/05/2024) Plumbing Plans Examiner (expires 05/05/2024) Commercial Energy Inspector (expires 05/05/2024) Accessibility Inspector/Plans Examiner (expires 05/05/2024) Residential Energy Inspector/Plans Examiner (expires 05/05/2024) Mechanical Plans Examiner (expires 05/05/2024) Electrical Plans Examiner (expires 05/05/2024) Master Code Professional (expires 05/05/2024) Residential Building Inspector (expires 05/05/2024) Commercial Building Inspector (expires 05/05/2024) Combination Inspector (expires 05/05/2024) Commercial Plumbing Inspector (expires 05/05/2024) Residential Plumbing Inspector (expires 05/05/2024) Fire Inspector II (expires 05/05/2024) Building Inspector (expires 05/05/2024) Mechanical Inspector (expires 05/05/2024) Electrical Inspector (expires 05/05/2024) Plumbing Inspector (expires 05/05/2024) Certified Fire Marshal (expires 05/05/2024) Building Code Specialist (expires 05/05/2024) Plumbing Code Specialist (expires 05/05/2024) Mechanical Code Specialist (expires 05/05/2024) Electrical Code Specialist (expires 05/05/2024) Fire Code Specialist (expires 05/05/2024) Residential Combination Inspector (expires 05/05/2024) Combination Plans Examiner (expires 05/05/2024) Commercial Combination Inspector (expires 05/05/2024) Fuel Gas Inspector (expires 09/08/2024)
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William Hudson	Fruitland Park	FL	Residential Electrical Inspector (expires 10/21/2025)
			Commercial Plumbing Inspector (expires 10/21/2025)
			Property Maintenance and Housing Inspector (expires 10/21/2025)
			Accessibility Inspector/Plans Examiner (expires 10/21/2025)
			Fire Inspector I (expires 10/21/2025)
			Building Inspector (expires 10/21/2025)
			Certified Housing Code Official (expires 10/21/2025)
			Residential Building Inspector (expires 10/21/2025)
			Mechanical Inspector (expires 10/21/2025)
			Residential Energy Inspector/Plans Examiner (expires 10/21/2025)
			Residential Mechanical Inspector (expires 10/21/2025)
			Certified Building Code Official (expires 10/21/2025)
			Fire Inspector II (expires 10/21/2025)
			Commercial Combination Inspector (expires 10/21/2025)
			Certified Building Official (expires 10/21/2025)
			Certified Mechanical Code Official (expires 10/21/2025)
			Commercial Building Inspector (expires 10/21/2025)
			Building Plans Examiner (expires 10/21/2025)
			Plumbing Plans Examiner (expires 10/21/2025)
			Commercial Mechanical Inspector (expires 10/21/2025)
			Commercial Energy Inspector (expires 10/21/2025)
			Commercial Energy Plans Examiner (expires 10/21/2025)
			Commercial Electrical Inspector (expires 10/21/2025)
			Mechanical Plans Examiner (expires 10/21/2025)
			Master Code Professional (expires 10/21/2025)
			Electrical Inspector (expires 10/21/2025)
			Building Code Specialist (expires 10/21/2025)
			Mechanical Code Specialist (expires 10/21/2025)



Tab 3

Project Understanding

PROJECT UNDERSTANDING

SAFEbuilt understands that the County of DuPage needs a qualified firm to furnish plan reviews, plumbing and fire reviews and inspections, and building inspection services. We propose to provide three Plans Examiners, including a Plumbing Plans Examiner and four Building Inspectors, including a Plumbing Inspector, as well as a State-certified Fire Marshal for fire systems reviews. Given the recent and anticipated workload, we are certain that this team is sufficient.



PLAN REVIEW SERVICES

Plans Examiners must maintain meticulous attention to detail and accuracy and possess clear written ability for notations and documentation. They must also be good verbal and written communicators and at ease with meeting with municipal officials, residents, engineers, architects, and design professionals. They must also quickly move from one review to another while managing their time with competing project schedules.

The staff proposed will review permit applications, plans, and other required documents, including plumbing and fire disciplines where qualified. Plans Examiners create detailed comments regarding conflicts between the plans with applicable building codes for DuPage County and its code amendments.

Our proposed Plans Examiner will review plans during the County's normal business hours and after hours and weekends if needed to keep up with increased workflow. The Plans Examiner will approve applications when the file complies with all applicable laws, codes, and ordinances. The review of plans will result in the recommendation of approval, approval with modification, or denial of the plans. If the permit file is deficient, the Plans Examiner will provide concise comments identifying the deficiencies and citing the applicable code section. Our staff will provide the customer with a clear path to approval. The Plans Examiners will also meet with and assist design professionals, contractors, and homeowners to answer questions about the code and its intent.

The Plans Examiners will provide plan reviews for clients with schedule constraints or an aggressive schedule at the discretion of the County's Building and Zoning Manager. All trades or disciplines included in the proposed services will be reviewed to ensure compliance with adopted building, electrical, mechanical, plumbing, accessibility, fire, energy codes, and other County ordinances and Illinois state statutes. When the review is complete, all plan reviews will be documented in Accela the County's system of record.

The proposed Plans Examiners for the County will:

- Examine, review, and analyze construction drawings, plans and specifications to ensure compliance with adopted local, state and federal codes, ordinances, policies and regulations.
- Receive and record incoming plans submitted, providing the customer with the ability to track progress.
- Attend pre-submittal and pre-construction meetings as requested.
- Process plan review comments and plan review actions via Bluebeam Revu or the County's preferred method for electronic plan review.

- Return all emails/voicemails within 24 hours.
- Determine the scope of the project before plan review.
- Conduct pre-plan review meetings as necessary.
- Review all construction documents and plan sets for all trades within proposed time frames.
- Use compliance checklists during plan reviews.
- Provide (at a minimum) the following in the plan review letter:
 - Cite the applicable construction drawing sheet number(s).
 - Note code section(s) and provide the code language.
 - Provide a brief but concise comment explaining the identified issues.
- Return approved plans/associated documentation to the applicant in a timely and professional manner.
- Provide design advice only in the context of achieving code compliance (written and verbal communication).
- Perform plan reviews within specified time frames.
- Determine and communicate valuation/fee updates to the County.

We present our plan review process in Figure 1 below.



Figure 1. SAFEbuilt's Plan Review Process

SAFEbuilt will follow up on the status of reviews and will incorporate comments into one plan review in order to minimize correspondence. A full review of the plans will be completed so that only the comments sent out for correction need to be reviewed upon resubmittal. All reviews will be sent to the applicant electronically.

A pre-submittal meeting will convene when requested by the applicant, or if our Plans Examiner feel it will result in a more seamless plan review process. SAFEbuilt will coordinate meetings to streamline the process.

"Commercial development is key to our growth, so having a partner like SAFEbuilt to help keep our commercial projects moving without sacrificing our safety standards has been incredibly valuable."

– Brian Krajewski, County Board Member
DuPage County, IL

A pre-construction meeting will convene when the contractor or Building and Zoning Department staff feel it will contribute to a smooth start and ongoing building project. The process includes reviewing inspection requirements, testing, and special reporting requirements. SAFEbuilt will provide main points of contact for the County's building department staff and contractor staff contact lists.

PLAN REVIEW TRACKING, WORKFLOW, AND REPORTING DETAILS

Tracking, workflow, and reporting details will be based on the County's software capabilities. We will create an Excel spreadsheet to track plan reviews by permit number and status, in addition to utilizing the Accela system to track permit progress. Microsoft Outlook will be used to set reminders for deadlines for reviews. The applicant will pay the fee upon submission, a tracking number will be assigned, and our staff will then begin the review.

When the Plans Examiner has validated that the requirements have been met, they will then prepare the permit card. Once a plan review has been completed, the Plans Examiner will contact the listed applicant to advise them on the status. Copies of the corrections are then sent to the applicant and jurisdiction via email, fax, or mail. Resubmitted plans will be submitted directly to the County or shipped or delivered directly to our office.

The permit is then issued. By assigning a number at the time of intake, the permit can be tracked throughout the life of the project. The overall process is presented in Figure 2 below.

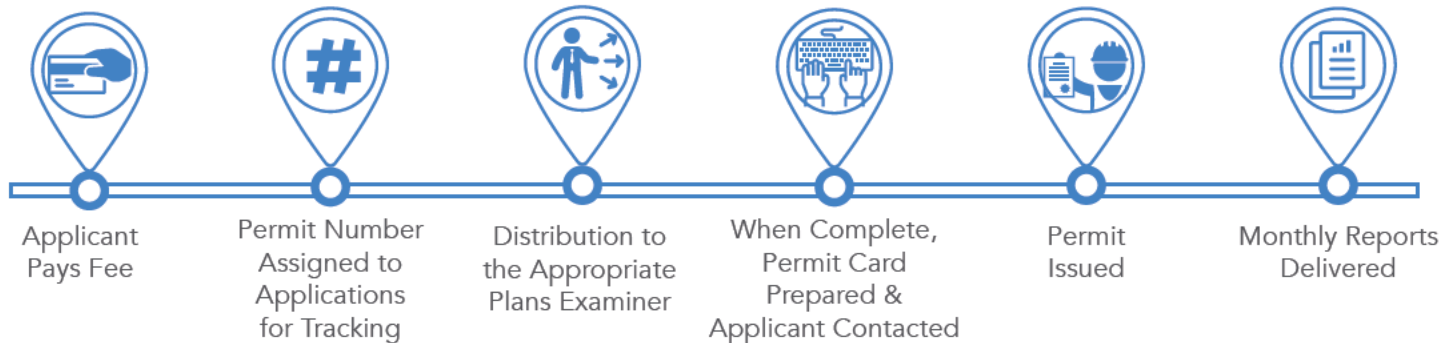


Figure 2. Plan Review Tracking, Workflow, and Reporting Details Process

Our Plans Examiner can conference with clients and project teams in-person, by phone, or via teleconference or web conference. SAFEbuilt can receive plans from the County or directly from the applicant by mail, courier, via electronic transmission, or on physical media such as a compact disc, which decreases the time delays and costs associated with shipping plans. Our process has been designed to be not only convenient for our client jurisdictions but also highly convenient for the designers and permit applicants being served. SAFEbuilt will provide a monthly report that includes the number of permits, plan reviews, inspections by type, certificates of occupancy, and project valuation.

BLUEBEAM REVU

Our team uses typically Bluebeam Revu® to review plans electronically and in hard copy when customers are unable to use electronic platforms. This system gives all stakeholders the ability to access and manage a master set of digital documents, perform concurrent reviews, and collaborate on the same PDF together in real-time, and includes the following features:

- Industry-standard markups, including text, pen marks, highlights, clouds, CAD symbols, measurements, and text stamps. These tools replicate pen and paper, allowing reviewers to add comments to



electronic plans and request revisions efficiently.

- The Tool Chest, where each reviewer can create and save custom tool sets for specific needs.
- A “Compare Documents” feature that instantly clouds the differences between drawing revisions.
- An integrated “Markups” list allows technicians to view and track comments during the permitting process and summarize them into a PDF report.

REMOTE PLAN REVIEW SERVICES FROM OUR NATIONAL PLAN REVIEW PROGRAM

In addition to the Plans Examiner we have proposed to support the County, we offer backup support from the multi-disciplinary Plans Examiners who support our National Plan Review (NPR) program. Our NPR remote plan review services offer an ideal approach to help the County manage increasing workloads.

SAFEbuilt began offering remote plan review services in 2012. At the onset of the COVID-19 pandemic, we established the NPR program, encouraging our clients to use our remote services to eliminate person-to-person contact, and to keep their plan review workload on track. This approach allowed us to provide uninterrupted services to many clients during the height of the pandemic.

Since its inception in 2020, the NPR Program team has grown to include 48 multi-certified Plans Examiners with an array of specialties, including educational facilities, fire, post-disaster, site/civil, seismic, and structural for any projects with specialized plan review needs. The process, shown in Figure 3, is simple, increases efficiency, reduces costs, and can work within the County’s Accela system.



Figure 3. Remote Plan Review Process with Our National Plan Review Team

Our NPR Plans Examiners have multiple ICC certifications, including ten team members with the ICC Master Code Professional (MCP) certification. The team includes licensed professional engineers, architects, and trade and state-licensed personnel. The types of reviews our NPR team can perform include:

- Building
- Structural
- Mechanical
- Plumbing
- Electrical
- Fire
- Fire Alarm and Sprinkler
- Residential, Commercial, Industrial, and Emergency
- Landscape
- Traffic
- Site Plan Review
- Accessibility
- Energy
- Health
- Green Building

The benefits of a Remote Plan Review approach include:

Access to multi-disciplined Plans Examiners. Credentialed staff are hard to find—staffing all positions necessary is financially challenging. Remote plan review provides the County with access to credentialed multi-discipline Plans Reviewers across the country.

Remote and concurrent reviews. Access to a national network of plan review staff allows for concurrent plan review across multiple time zones, speeding up review turnaround times. The outcome—clients do not complain about turnaround time delays, which essentially equal delays in development and mean delays in completing revenue-producing projects.

Expedited plan review. National access to reviewers gives the County the ability to expedite plans (for an additional fee) through the process for clients that have short deadlines or have fallen behind schedule.

No more complaints about turnaround times. Remote reviews have a strict workflow process that increases efficiencies with the ability to view outstanding permits and each project's status.

Remote access and increased transparency. Clients can conveniently submit their plans and monitor their status remotely, reducing the need to sit and wait in a building department office or by phone. Clients can access the portal anytime, anywhere, without restrictions to office hours.

INSPECTION SERVICES

Inspectors for all trades and disciplines will work with other County staff, contractors, builders, owners, and the general public. As such, they must be helpful, patient, and above all, very knowledgeable of the relevant codes and ordinances. Our Inspectors are trained to take an educational approach when working with our clients and their customers. Before contract start, any and all team members not currently serving the County will refresh their knowledge of codes and ordinances unique to the County. We know that technical competence, while expected, is not enough. Experience and careful consideration of issues and impacts are also critical.

SAFEbuilt-provided Inspectors conduct technical field inspections of residential and commercial structures and equipment installations during the various phase of construction, installation, and operation, assuring work conforms to all applicable building codes and approved plans and specifications. The Inspector will issue written comments if the work is not in accordance with the approved plans or applicable County codes and code amendments. The Inspector will maintain formal inspection records and process inspection comments and results immediately upon completion—and always within the same business day.

The Inspector will advise and confer with architects, engineers, County personnel, homeowners, contractors, and developers. Questions, concerns, and inquiries will be received and responded to within one business day. The SAFEbuilt team will be available to the County throughout all construction phases.

The proposed Inspector for the County will:

- Review all plans submitted before each inspection.
- Adhere to scheduled inspection times.
- Verify approved plans are on site and verify construction has not deviated from approved plans.
- Verify on-site condition is consistent with the appropriate records for square footage, setbacks, heights, and other requirements that may be applicable.
- Perform field inspections in accordance with the County's adopted ordinances, codes, and standards.
- Use inspection checklists and codebooks during inspections.

- Provide all required inspections and recording the results for those inspections.
- Identify code violations per the national and state building codes, and local ordinances and amendments.
- Work with contractors to facilitate appropriate remedies for code violations.
- Result inspections and reviewing the reports and comments with the construction contractor on site whenever possible.
- Provide the written inspection results to the County and the client at the conclusion of the inspection.

INSPECTION TECHNOLOGY

SAFEbuilt uses routing software to ensure inspections are conducted efficiently and within the allotted time scheduled. Inspection checklists and building guides are accessible from the Inspector's tablets to assist customers in the field. Electronic versions of the codebooks are available on the tablet as well.

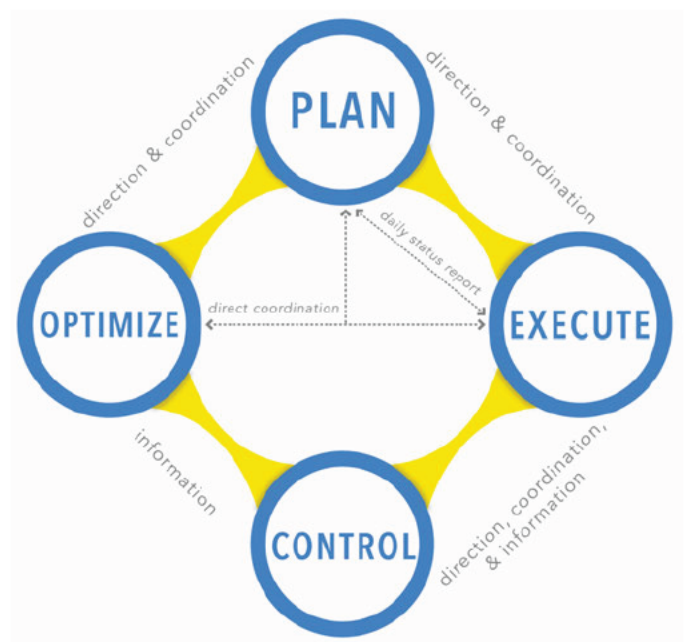
INSPECTION TRACKING AND REPORTING

All inspections are tracked by permit number, type, and trade. SAFEbuilt verifies that all inspection records, including daily records of what was inspected, are entered into the County's system of record, currently Accela. Inspection reports provide information about whether they failed, passed, or need re-inspection. Our team works hard to minimize delays to builders and provide helpful advice and counsel to builders, owners, engineers, and architects to enhance the construction process's orderly flow while maintaining an effective level of enforcement. Inspectors ensure construction changes are documented and approved by appropriate County staff.

ONGOING MANAGEMENT OF SERVICES

Our Contract Management Plan begins with the application of our philosophy of Plan, Execute, Control, Optimize (PECO). The PECO framework, illustrated below, is based on our team's experience, as well as industry best practices endorsed by the Project Management Institute.

We identify, prioritize, allocate, manage, and control the work requirements through this singular, integrated method. Using the PECO framework, the SAFEbuilt team delivers a contract management approach that combines the right people, processes, and tools to perform the Scope of Work requirements. Our support at DuPage County requires a methodology to efficiently operate and maintain all areas of service. The SAFEbuilt team's methodology is structured to streamline our resources used and provide responsive services. Successful execution of Plan Review and Inspection services starts with a responsive team structure that can anticipate and address resource needs.



Tracking, Measuring, Reporting

Data is an essential component to the continuous improvement process. Tracking, measuring, and reporting department specific metrics will tell a story of the current state of operations and identify areas for improvement. We will establish a reporting schedule tailored to your needs.

Through utilizing our proprietary CommunityCore software, we provide reporting on performance; permits issued; Inspector reports; building permits; details on building plan review building inspections, and fire and plumbing plan review and inspections; and any additional requests the County may need. Our team works on multiple tasks at the same time, and our organizational structure supports

the staff to effectively oversee this process. Our Project Manager will ensure overall project performance and completion and our will manage the day-to-day business of providing excellent services to complete all work.

Reporting can be given with any periodicity - summarizing activity levels, adherence to contract, staffing and performance metrics, and other items of special interest and are intended to supplement, not replace, any current processes for monitoring department activities and performance.

Communication and Coordination

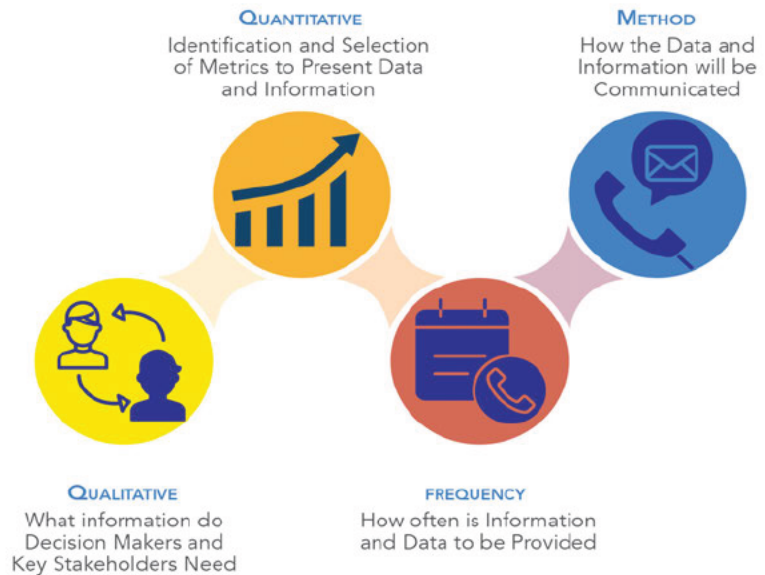
Key to the efficient and successful flow of information is clear, effective communication. Everyone involved with a contract of this size and scope must be aware of changes, progress, and challenges. We commit to working with you to determine the best ways to communicate the right information to the right people at the right time.

Our priority is to ensure the best possible experience working with our team—with minimum impact on the State and its citizens. Meetings are an integral part of the plan, especially at contract start-up, and involve all applicable staff from the County and SAFEbuilt. Everyone involved must be aware of progress and changes they can expect going forward. We will prepare communications that can be shared with all County staff, detailing what to expect.

We work with the County to develop and evolve a schedule and format to meet its needs for aggregate reporting. Report formats may include monthly, quarterly, and annual reports summarizing activity levels, adherence to performance metrics, and other items of special interest. We ensure our work effort is clearly communicated to the County throughout the contract's life, adjusting as necessary.

Scheduling and Budgets

Our diverse staff provides flexibility when managing workload volume. During times of peak workloads, we only work with current clients in order to successfully maintain our contracted service commitments. We recognize the importance of staying on schedule and on budget. Our established approach and quality control measures provide communities with confidence in our ability to complete work on-time and within budget. We have a tremendous track record of success serving many clients throughout Illinois.



During our time in business, we have built and maintained a trustworthy and reliable reputation throughout the building and safety industry, giving our clients and partners confidence in our ability to successfully deliver services. We recognize the importance of staying on schedule and keeping up with the volume of inspection requests the county receives. Our building services team uses best practices to meet each municipality's service requirements, managing projects effectively and efficiently.

Our SAFEbuilt team prides itself on quality, timeliness, and teamwork in our partnerships with our communities to keep our communities delivering the very best to their constituents.

Operations Management – Continuous Improvement

SAFEbuilt will continue to partner with the County to drive efficiencies and innovations, as well as leverage new technologies to better serve the community. We are confident we can reduce the County's costs and improve service on an ongoing basis. We have many proprietary and third-party technologies (e.g., CommunityCore, Field Management Services, streamlined fleet management with Geotab, labor tracking through UltiPro. electronic workflow, etc.). Using this experience, we have developed an operations playbook with best practices, tools and techniques for delivering building department services to reduce risks, costs and improve service.

What the County Can Expect from their SAFEbuilt Team

Our building department staff always aims to provide efficient, state-of-the-art, customer-friendly services that allow our staff to streamline the delivery and completion of code-compliant projects for residents, businesses, and the County. To ensure contract success, we promote the importance of communication at every level of our organization. Using current technology, we can communicate more efficiently with our clients, residents, contractors, co-workers, and support staff. Communication throughout the organization is stressed to ensure that our clients are up-to-date on all larger-scale permits in the County. This communication makes the team more efficient in their daily scope of services.

SAFEbuilt staff is professional in every way, and our goals are to support the County in its efforts to maintain an efficient and effective building department. All staff will accept direction and instructions while performing their responsibilities independently and professionally with minimal supervision required.

All SAFEbuilt team members will:

- Wear/display proper identification.
- Possess/maintain required certifications and are experienced in performing compliant inspections.
- Respond to calls and emails within 24 hours of receipt or before the end of the next business day.
- Be knowledgeable of design principles, local zoning, and topographical site plans.
- Remain proficient and knowledgeable of federal, state, and local laws, rules, regulations, directives, codes, and ordinances applicable to their work.
- Offer exemplary customer service while performing their duties.
- Attend meetings as required by the County.
- Always exhibit professional and courteous conduct and an appropriate appearance during interactions both on and off the job site.
- Meet all job safety requirements and OSHA safety standards.
- Participate in public educational activities as requested.
- Be available to support the County every Monday through Friday during regular business hours, except for County-recognized holidays. We will delegate members of the SAFEbuilt team to respond to emergencies.

PERFORMANCE METRIC GUARANTEES

As a Building Department services provider, we know that the most important and visible metric to the County is the time taken to complete work. We understand that the quality and efficiency of our work is reflected on the County by its citizen satisfaction, and we must continue to exceed their expectations in timely work completion.

PLAN REVIEW TURNAROUND TIME

SAFEbuilt proposes the following plan review turnaround times for this new contract with the County.

Table 1. Plan Review Turnaround Times

TYPE OF PROJECT	INITIAL CHECK	RECHECK
Residential	5 working days or less	5 working days or less
Multi-Family	10 working days or less	5 working days or less
New Commercial	10 working days or less	5 working days or less
Commercial Alteration	10 working days or less	5 working days or less
All Other Reviews	Same Day to 5 Days	Same Day to 5 Days

INSPECTION TURNAROUND TIME

SAFEbuilt will work with the County to provide inspection staff in a timely manner. SAFEbuilt will meet with the County before a new contract starts to establish a fully tailored inspection notification process. Our inspectors are familiar with many jurisdictional scheduling and tracking systems and can quickly adapt to jurisdiction requirements.

SAFEbuilt offers next-day inspections for any request received by 4:00 PM on the previous business day.

Most inspections take between 15 minutes and 2 hours to complete, depending on the type of inspection. We offer weekend and after-hours inspections on a scheduled basis for an additional fee. We will, of course, make ourselves available to respond to inspections related to emergencies.

Community support is incredibly important to SAFEbuilt, and not something that is always captured in performance metrics. We often offer that support to our clients. One effort we are particularly proud of is the Dupage Mayors & Managers Conference (DMMC), of which we are a Platinum Corporate Partner

The DMMC is a coalition of cities and villages fostering intergovernmental cooperation. The DMMC strives to promote municipal government, foster intergovernmental cooperation, and find innovative solutions to make local government work more effectively for DuPage County residents and ultimately all citizens of Illinois.

<https://dmmc-cog.org>



SAMPLE INCIDENT REPORT

SAFEbuilt provides Incident Report Samples below.

INCIDENT INVESTIGATION REPORT		SAFEbuilt.	
Download/Save Form to Device Prior to Filling Out		Reset Form	
Instructions: Complete this form as soon as possible after an incident that results in serious injury or illness. (Optional: Use to investigate a minor injury or near miss that could have resulted in a serious injury or illness.)			
Date of Incident:	This is a report of a: <input type="radio"/> Death <input type="radio"/> Lost Time <input type="radio"/> Dr. Visit Only <input type="radio"/> First Aid Only <input type="radio"/> Near Miss		
This Report is made by:		<input type="radio"/> Employee <input type="radio"/> Supervisor <input type="radio"/> Team <input type="radio"/> Other _____	
Step 1: Injured Employee (complete this part for each injured employee)			
Employee's Name:	Job Title at time of Incident:		
Department:	This employee works: <input type="radio"/> Regular full time <input type="radio"/> Seasonal <input type="radio"/> Regular part time <input type="radio"/> Temporary		
Sex: <input type="radio"/> Male <input type="radio"/> Female	Age:	Months with this employer:	Months doing this job:
Part of Body Affected: <input type="checkbox"/> Head <input type="checkbox"/> Neck <input type="checkbox"/> Shoulder <input type="checkbox"/> Arm <input type="checkbox"/> Hand <input type="checkbox"/> Wrist <input type="checkbox"/> Forearm <input type="checkbox"/> Elbow <input type="checkbox"/> Hip <input type="checkbox"/> Leg <input type="checkbox"/> Foot <input type="checkbox"/> Toe		Nature of Injury (most serious on): <input type="checkbox"/> Abrasion/scrapes <input type="checkbox"/> Amputation <input type="checkbox"/> Broken Bone <input type="checkbox"/> Bruise <input type="checkbox"/> Burn (heat) <input type="checkbox"/> Burn (chemical) <input type="checkbox"/> Concussion (to the head) <input type="checkbox"/> Cut/Laceration/Puncture <input type="checkbox"/> Hernia <input type="checkbox"/> Illness <input type="checkbox"/> Sprain/strain <input type="checkbox"/> Damage to a body system <input type="checkbox"/> Other: _____	
Step 2: Describe the Incident			
Exact Location of the Incident:		Exact Time:	
What part of employee's workday? <input type="radio"/> Entering Or Leaving Work <input type="radio"/> Doing Normal Work Activities <input type="radio"/> During Meal Period <input type="radio"/> During Break <input type="radio"/> Working Overtime <input type="radio"/> Other _____			
Name of Witnesses (if Any):			
Number of Attachments	Written Witness Statements: _____	Photographs: _____	Maps/Drawings: _____

Page 1 of 3

What personal protective equipment was being used (if any)?	
Describe, step-by-step the events that led up to the injury. Include names of any machines, parts, objects, tools, materials and other important details.	
Description continued on attached sheets: <input type="checkbox"/>	
Step 3: Why did the incident happen?	
Unsafe workplace conditions: (Check all that apply) <input type="checkbox"/> Inadequate guard <input type="checkbox"/> Unguarded hazard <input type="checkbox"/> Safety device is defective <input type="checkbox"/> Tool or equipment defective <input type="checkbox"/> Workstation layout is hazardous <input type="checkbox"/> Unsafe lighting <input type="checkbox"/> Unsafe ventilation <input type="checkbox"/> Lack of needed personal protective equipment <input type="checkbox"/> Lack of appropriate equipment/tools <input type="checkbox"/> Unsafe clothing <input type="checkbox"/> No training or insufficient training <input type="checkbox"/> Other: _____	Unsafe acts by people: (Check all that apply) <input type="checkbox"/> Operating without permission <input type="checkbox"/> Operating at unsafe speed <input type="checkbox"/> Servicing equipment that has power to it <input type="checkbox"/> Making a safety device inoperative <input type="checkbox"/> Using defective equipment <input type="checkbox"/> Using equipment in an unapproved way <input type="checkbox"/> Unsafe lifting <input type="checkbox"/> Using unsafe posture <input type="checkbox"/> Distraction/using handheld device <input type="checkbox"/> Failure to wear personal protective equipment <input type="checkbox"/> Failure to use the available equipment / tools <input type="checkbox"/> Other: _____
Why did the unsafe conditions exist?	
Why did the unsafe acts occur?	
Is there a reward (such as "the job can be done more quickly", or "the product is less likely to be damaged") that may have encouraged the unsafe conditions or acts? <input type="radio"/> Yes <input type="radio"/> No	
If yes, describe:	
Were the unsafe acts or conditions reported prior to the incident? <input type="radio"/> Yes <input type="radio"/> No	
Have there been similar incidents or near misses prior to this one? <input type="radio"/> Yes <input type="radio"/> No	
Step 4: How can future incidents be prevented?	
What changes do you suggest to prevent this incident/near miss from happening again? <input type="radio"/> Stop this activity <input type="radio"/> Guard the hazard <input type="radio"/> Train the employee(s) <input type="radio"/> Train the supervisor(s) <input type="radio"/> Redesign task steps <input type="radio"/> Redesign work station <input type="radio"/> Write a new policy/rule <input type="radio"/> Enforce existing policy <input type="radio"/> Routinely inspect for the hazard <input type="radio"/> Personal Protective Equipment <input type="radio"/> Other: _____	

Page 2 of 3

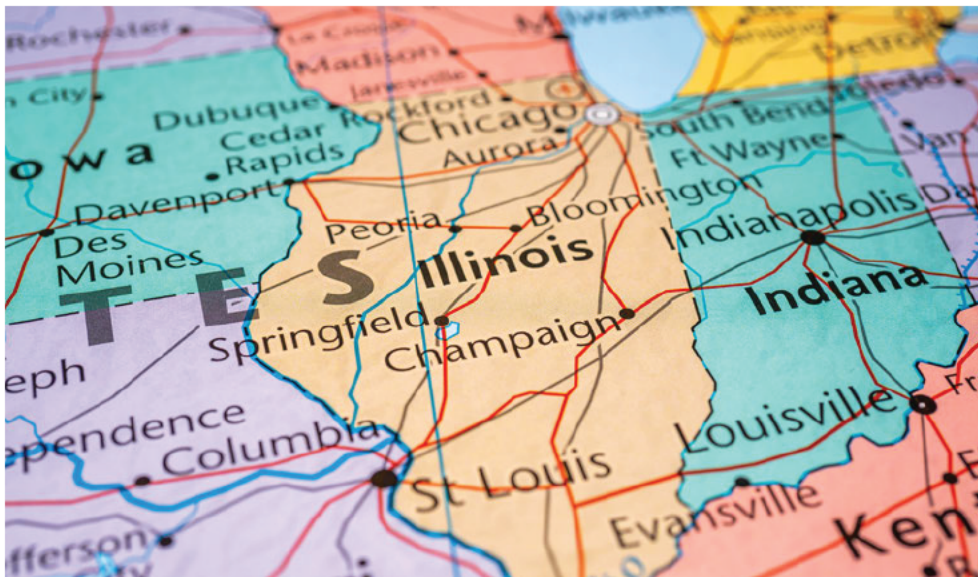
What should be (or has been) done to carry out the suggestion(s) checked above?	
Description continued on attached sheets: <input type="checkbox"/>	
Step 5: Who completed and reviewed this form? (Please Print)	
Written by:	Title:
Department:	Date:
Names of investigation team members:	
Reviewed by:	
Date:	
(Page 3 of 3)	
When saving file add the employee's name to beginning and date to end. Example: Test.Employee_Incident Investigation Report_1.1.2021	
Save & Submit Form	

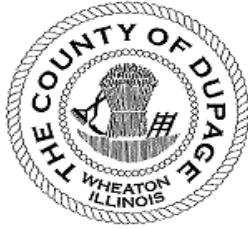
PROBLEM ESCALATION AND NOTIFICATION

SAFEbuilt takes a proactive approach to dealing with problems as they become evident. A multi-pronged, chain of command is established for each team and each shift, so that someone is always able to resolve the issue quickly—even after hours. The dedicated local Project Manager, Gerald Keys, MCP will be the primary point of contact for issue resolution throughout the contract. If the issue cannot be resolved at the Project Manager level, it can be escalated to Kati Vokovitch, the State Operations Manager, or to Alan Greene, the Account Manager. Increasingly severe problems and concerns will further escalate to executive and C-suite team members as appropriate, who will be involved to develop solutions, revise policies and procedures, and improve service delivery and customer service. We always aim for an educational, client-first perspective and treat every conflict or difference of opinion with respect and the best knowledge available.

All issues will be assessed, documented, and tracked. Any issues that may have an impact to contract success, for example time, cost or non-compliant work, will be reported immediately to the County. The time allowed to correct non-compliant work depends on the scope and magnitude of the work involved, or the severity of the deficiency. When the corrective action requires a follow-up quality control check, we allow for a reasonable time in which to make corrections and schedule a check. Normally, no more than two working days are needed for after-the-fact correction.

The County will be involved in communications related to issue resolution or concern correction as the primary stakeholder. Our team will always work with the County to come to beneficial conclusions to problems with contract and operations execution.





**THE COUNTY OF DUPAGE
FINANCE - PROCUREMENT
PLANS EXAMINER SERVICES 24-006-BZP
BID TABULATION**

✓

Criteria	Available Points	SAFEbuilt Illinois, LLC
Firm Qualifications	20	19
Key Qualifications	30	29
Project Understanding	30	29
Price	20	20
Total	100	97

Fee and Rate Proposal	\$ 21,483.00
Percentage of points	100%
Points awarded (wtd against lowest price)	20

NOTES

1. B & F Construction Code , Inc. has been deemed non-responsive for not providing price as requested.
2. Lakeside Consultants LLC has been deemed non-responsive for not having employees.
3. T.P.I. Building Code Consultants, Inc. has been deemed non-responsive for not providing price as requested.

RFP Posted on 12/1/2023	DW, NE
Bid Opened On 12/19/2023, 2:30 PM CST by	
Invitations Sent	98
Total Requesting Documents	1
Total Bid Responses Received	4



Required Vendor Ethics Disclosure Statement

Date: 12/14/2023

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Bid/Contract/PO #:

Company Name: SAFEbuilt Illinois, LLC	Company Contact: Chris Giordano
Contact Phone: 954.266.6475	Contact Email: cgiordano@safebuilt.com

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of \$25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

☒ **NONE (check here) - If no contributions have been made**

Recipient	Donor	Description (e.g. cash, type of item, in-kind services, etc.)	Amount/Value	Date Made

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

☒ **NONE (check here) - If no contacts have been made**

Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:

<https://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature

Printed Name

Chris Giordano

Title

Chief Executive Officer

Date

December 14, 2023

Attach additional sheets if necessary. Sign each sheet and number each page. PAGE 1 OF 1 (total number of pages)



File #: DC-O-0001-24

Agenda Date: 1/23/2024

Agenda #: 12.B.

Zoning Petition ZONING-23-000077 Messieha

WHEREAS, a public hearing was held on October 11, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, the property hereinafter described:

LOT 37 IN BUTTERFIELD WEST UNIT NO. 2, BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966, AS DOCUMENT NO. R66-19939, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 11, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.
- B. That petitioner testified that they have lived at the subject property for approximately twenty-four (24) years.
- C. That the adjacent neighbor to the north testified at the public hearing that there was a shed on the subject property that was torn down in 2021, replaced with a new shed, and that the existing shed is not five (5) years old.
 - a. Furthermore, that following the neighbor's testimony, petitioner confirmed and testified that they tore down the prior shed in 2021 and replaced with a new shed, approximately 0.6' from the rear property line which was where the previous shed was located.

- D. As such, that the Zoning Hearing Officer finds that petitioner has not demonstrated evidence for the subject zoning relief for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, as it was testified during the public hearing that shed was recently replaced and has not existed for at least five (5) years.
- E. Furthermore, that the Zoning Hearing Officer finds that the subject property does not qualify for the subject zoning relief for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, as the subject shed has not existed for at least 5 years.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the existing shed does not impact or impair the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the existing shed does 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 shed does not diminish the value of land throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the existing shed does not impact traffic in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the existing shed does 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 shed does not incur addition 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 shed does 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-23-000077 Messieha	
ZONING REQUEST	Conditional Use to reduce the rear yard setback for existing shed from required 3' to approximately 0.6' as it has existed for at least 5 years.	
OWNER	ZAKARIA AND NAHED MESSIEHA, 21W744 HUNTINGTON ROAD, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	21W744 HUNTINGTON ROAD, GLEN ELLYN, IL 60137	
PIN	05-25-103-039	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.31 ACRES (13,504 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 26, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 11, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Glen Ellyn:	No Comments Received.	
City of Wheaton	No Comments Received.	
Village of Lombard:	"The Village is in receipt of the public hearing notice. The subject is located within the Village's planning jurisdiction and as such, the Village of Lombard does not have any comments on the petition."	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Milton Township:	No Comments Received.	
Township Highway:	No Objections with the concept of the petition. Additional information may be provided at time of permit application.	
Glen Ellyn Fire Dist.:	No Comments Received.	
Sch. Dist. 89:	No Comments Received.	
Forest Preserve:		

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	3'	0.6'	0.6'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	HUNTINGTON ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	HUNTINGTON COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 11, 2023, recommends to deny the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.

ZHO Recommendation to Deny

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and on a motion to approve, the motion failed relative to the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, the property hereinafter described:

LOT 37 IN BUTTERFIELD WEST UNIT NO. 2, BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966, AS DOCUMENT NO. R66-19939, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; ZAKARIA AND NAHED MESSIEHA, 21W744 HUNTINGTON ROAD, GLEN ELLYN, IL 60137; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 23rd day of January ,2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000077 Messieha (Milton/ District 4)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The Motion to Approve failed relative to the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Zoning Hearing Officer: October 11, 2023: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.

ZHO Recommendation to Deny

FINDINGS OF FACT:

A. That petitioner testified that the subject zoning relief is for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years.

B. That petitioner testified that they have lived at the subject property for approximately twenty-four (24) years.

- C. That the adjacent neighbor to the north testified at the public hearing that there was a shed on the subject property that was torn down in 2021, replaced with a new shed, and that the existing shed is not five (5) years old.
 - a. Furthermore, that following the neighbor's testimony, petitioner confirmed and testified that they tore down the prior shed in 2021 and replaced with a new shed, approximately 0.6' from the rear property line which was where the previous shed was located.
- D. As such, that the Zoning Hearing Officer finds that petitioner has not demonstrated evidence for the subject zoning relief for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, as it was testified during the public hearing that shed was recently replaced and has not existed for at least five (5) years.
- E. Furthermore, that the Zoning Hearing Officer finds that the subject property does not qualify for the subject zoning relief for a Conditional Use to reduce the rear yard setback for an existing shed from required 3' to approximately 0.6', where it has existed for at least 5 years, as the subject shed has not existed for at least 5 years.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the existing shed does not impact or impair the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the existing shed does 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 shed does not diminish the value of land throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the existing shed does not impact traffic in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the existing shed does 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 shed does not incur addition 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 shed does 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-23-000077 Messieha	
ZONING REQUEST	Conditional Use to reduce the rear yard setback for an existing shed from required 3’ to approximately 0.6’, where it has existed for at least 5 years.	
OWNER	ZAKARIA AND NAHED MESSIEHA, 21W744 HUNTINGTON ROAD, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	21W744 HUNTINGTON ROAD, GLEN ELLYN, IL 60137	
PIN	05-25-103-039	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.31 ACRES (13,504 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 26, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 11, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Glen Ellyn:	No Comments Received.	
City of Wheaton	No Comments Received.	
Village of Lombard:	“The Village is in receipt of the public hearing notice. The subject is located outside of the Village’s planning jurisdiction and as such, the Village of Lombard does not have any comments on the petition.”	
Village of Downers Grove:	“The Village of Downers Grove has no comments.”	

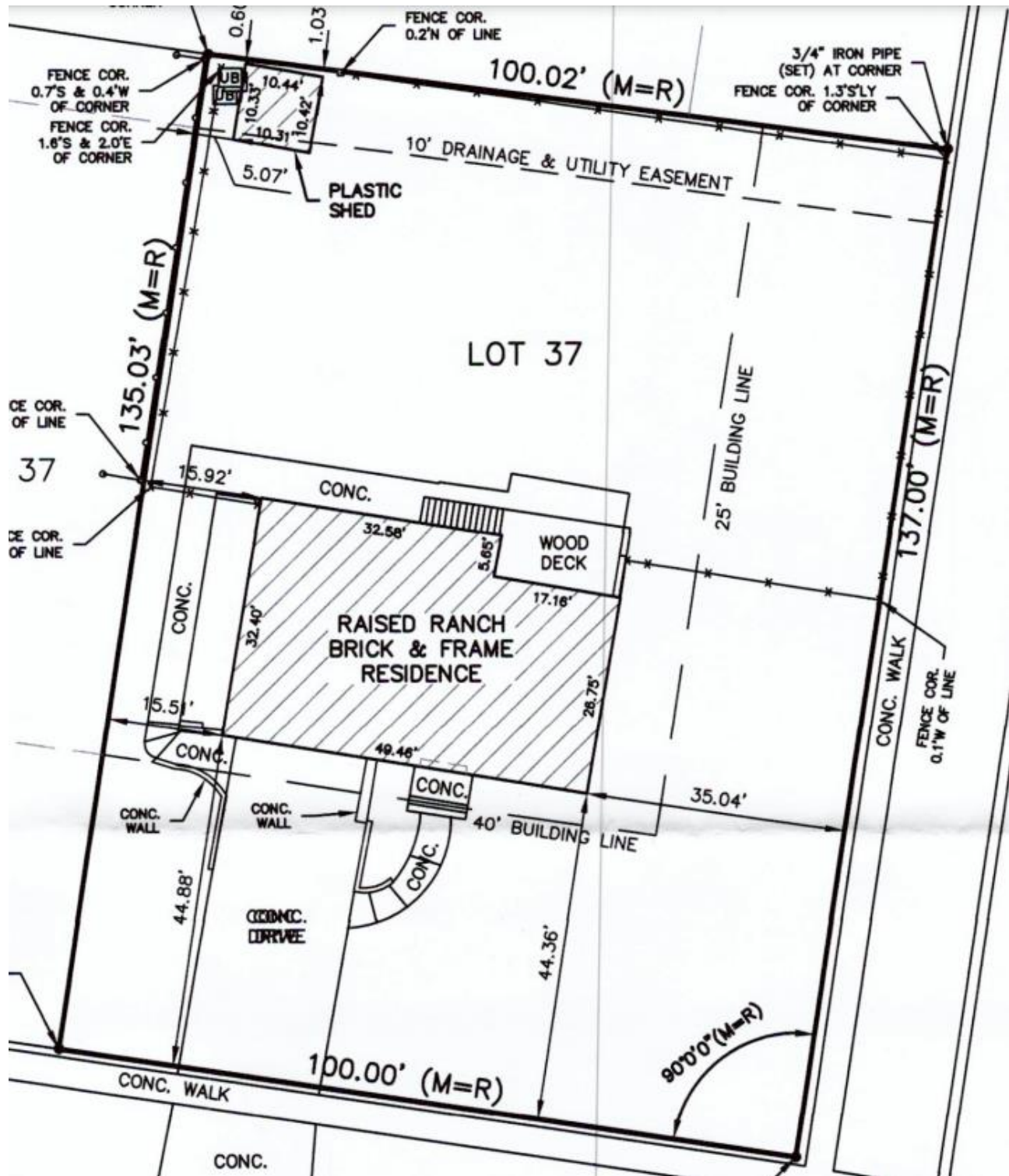
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 89:	<i>No Comments Received.</i>
Forest Preserve:	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	3'	0.6'	0.6'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	HUNTINGTON ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	HUNTINGTON COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC











File #: DC-O-0002-24

Agenda Date: 1/16/2024

Agenda #: 12.C.

Zoning Petition ZONING-23-000070 Flash Property Management, LLC.

WHEREAS, a public hearing was held on November 9, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Variation to reduce the east interior side yard setback from 40' to approximately 10'; and
4. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20';
 - b. Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10', on the property hereinafter described:

LOT 4 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4, BEING LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1944 AS DOCUMENT 461047, EXCEPT THAT PART OF SAID LOT LYING WESTERLY OF A STRAIGHT LINE DRAWN ACROSS SAID LOT FROM A POINT IN THE NORTHERLY LINE THEREOF THAT IS 171.1 FEET EASTERLY, MEASURED ALONG SAID NORTHERLY LINE, FORM THE NORTHWEST CORNER OF SAID LOT TO APOINT IN THE SOUTHERLY LINE OF SAID LOT THAT IS 144.2 FEET EASTERLY, MEASURED ALONG SAID SOUTHERLY LINE FORM THE SOUTHWEST CORNER OF SAID LOT; ALSO EXCEPT THE EAST 450 FEET OF SAID LOT 4 AS MEASURED ON THE SOUTHERLY LINE, BY 445.3 FEET AS MEASURED ON THE NORTHERLY LINE THEREOF; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 7, 2023 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that they seek the subject zoning relief to allow a construction/contractor's office and yard with both indoor/outdoor storage of vehicles, materials, and equipment related to the subject construction/demolition business.
2. That petitioner testified that the subject property will be owned and operated by Flash Property Management,

LLC., and will be operated as construction/contractor's office and yard.

3. That petitioner testified that they originally applied for a Variation to reduce the east interior side yard setback from 40' to approximately 10' and a Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10', and that at the public hearing, petitioner withdrew the requests to reduce the east interior and west interior side yards and will meet the required setbacks.
4. That petitioner testified that the subject property was previously used as a horse stable/horse boarding facility, and today includes an existing indoor 7,000 sq. ft. riding arena, 1,500 sq. ft. intermediary building, and 5,000 sq. ft. horse stable.
 - a. That petitioner testified that they propose to utilize the existing buildings for the proposed construction/contractor's office and yard, and that the 1,500 sq. ft. intermediary building will be used for the proposed construction/contractor's office and the 5,000 sq. ft. stable building and 7,000 sq. ft. riding arena will be used for the proposed storage of petitioner's vehicles, equipment, and tools.
5. That petitioner testified that they do not plan to construct any additions to the existing buildings on the subject property and that petitioner will only make cosmetic improvements to the property, such as new roofing, siding, windows, paint, and improve the existing parking with ten (10) parking spaces.
6. That petitioner testified that the proposed business would have 10-15 employees on a daily basis, with 1-3 employees in the office.
7. That petitioner testified that their business operations allow for their employees to arrive at the subject property in their personal vehicles, park their vehicle, and then take a company vehicle, equipment, or truck to a designated construction site.
 - a. Furthermore, that at the end of the day, employees would return to the subject property, drop off the company vehicle, equipment, or truck, and leave the property in their personal vehicle.
8. That petitioner testified that they have requested the reduction in front and rear yards, due to the long/narrow lot configuration of the subject property and that use of the existing buildings and property requires the requested zoning relief.
9. That petitioner testified that all of the adjacent properties and existing land uses are largely commercial and that the trend of development on St. Charles Road/Schmale Road is towards commercial uses, a further indication that the B-2 Zoning District would be appropriate zoning district for the subject property.
 - a. That petitioner testified that the adjacent property to the north is the Great Western Trail and Commonwealth Edison, to the west is an animal hospital, to the south is a commercial shopping center/restaurants, and to the east is vacant land with a telecommunications tower.
 - b. In addition, that petitioner testified that the subject property would not be suitable for residential use due to the existing lot configuration and close proximity to St. Charles Road/Schmale Road, and that the B-2 Zoning District would be a suitable zoning district for the subject property.

STANDARDS FOR MAP AMENDMENT (REZONING):

That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the map amendment (rezoning) is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner has demonstrated the following standards for a map amendment (rezoning):

1. Existing uses of property within the general area of the property in question, as petitioner **has demonstrated** that the property located directly west of the subject property is located within the Village of Carol Stream with a commercial use for an animal hospital; that the property directly north of the subject property is zoned R-4 Single Family Residential and is a recreational use with the Great Western Trail; that the property located directly east of the subject property is zoned R-4 Single Family Residential and is vacant with a telecommunications tower; and that the properties located directly south of the subject property are located within the Village of Carol Stream with commercial uses, such as shopping centers and restaurants.
2. The zoning classification of property within the general area of the property in question, as petitioner **has demonstrated** that the property located directly west of the subject property is located within the Village of Carol Stream with a commercial use for an animal hospital; that the property directly north of the subject property is zoned R-4 Single Family Residential and is a recreational use with the Great Western Trail; that the property located directly east of the subject property is zoned R-4 Single Family Residential and is vacant with a telecommunications tower; and that the properties located directly south of the subject property are located within the Village of Carol Stream with commercial uses, such as shopping centers and restaurants.
3. The suitability of the property in question for the uses permitted under the existing zoning classification, as petitioner **has demonstrated** that there is no demand for the subject property to be developed as a residential property due to the location of the subject property on St. Charles Road/Schmale Road, the close proximity to surrounding commercial uses, and due to the long and narrow existing lot configuration.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification, as petitioner **has demonstrated** that the trend of development in the general area, specifically in the last ten (10) years, is towards commercial land uses.
5. The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property, as petitioner **has demonstrated** that the subject property has not been used as a residential property and was previously used as a horse stable/horse boarding facility.
6. The extent to which the property values are diminished by particular zoning restrictions, as petitioner **has demonstrated** that the subject zoning relief will improve the subject property and will be consistent with the surrounding land uses and zoning districts.

STANDARDS FOR VARIATIONS AND CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has 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 demonstrated** the granting of the Variation will not:
- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that they will not construct any new buildings on the subject property and will utilize all existing buildings, and therefore 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 demonstrated** that they will only be making cosmetic improvements to the subject property and that they will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that all of the properties surrounding the subject property are a commercial use, and that the proposed construction/contractor's office and yard 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 demonstrated** that the proposed use as a construction/contractor's office and yard will not bring in customers or members of the public, and that they 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 demonstrated** that they will utilize the existing buildings on the subject property and will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that they will utilize the existing buildings on the subject property and 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 demonstrated** that the surrounding land uses are primarily commercial and that the proposed construction/contractor's office and yard will not adversely impact the public health, safety, comfort, morals, and general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000070 Flash Property Management	
ZONING REQUEST	1. Rezoning from R-4 Single-Family Residential to General Business; 2. Variation to reduce the north front yard setback from required 40' to approximately 10'; 3. Variation to reduce the east interior side yard setback from required 10' to approximately 10'; and 4. Reduction and Use of Conditional Use Procedure: a. Conditional Use to reduce the south front yard setback by 50% from required 20' to approximately 10'; b. Conditional Use to reduce the interior side yard setback by 50% from required 10' to approximately 10'.	
OWNER	FLASH PROPERTY MANAGEMENT, LLC., P.O. BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILIP LUETKEHANS AND BRIAN J. ARMSTRONG LUETKEHANS, BRADY, GARNER, & ARMSTRONG LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143	
ADDRESS/LOCATION	24W280 ST. CHARLES ROAD, CAROL STREAM, IL 60188	
PIN	05-04-202-002	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 6
ZONING/LUP	R-4 SF RES	OFFICE LOW
AREA	2.91 ACRES (126,760 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 25, 2023	
PUBLIC HEARING	THURSDAY, NOVEMBER 9, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Objects. "PVC shed shown on site plan and final plat is encroaching on the Village of Carol Stream's Great Western Trail ROW. The shed encroachment should be removed prior to a reduction of rear-yard setback requirements."	
Health:	No Objections with the concept of the petition. Additional information may be provided at the time of permit application. (See attached documentation)	
Stormwater:	No Objections with the concept of the petition. Additional information may be provided at the time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Carol Stream:	No Comments Received.	
Village of Glendale Heights:	"Village of Glendale Heights has no issue with this proposal as it is not within the village boundaries nor will have a direct impact to our community."	
Village of Glen Ellyn:	No Comments Received.	

City of Wheaton:	<i>No Comments Received.</i>
Village of Winfield:	<i>No Comments Received.</i>
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information m time of permit application.
Carol Stream Fire Dist.:	No Objections with the concept of the petition. Additional information m time of permit application.
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	40'	APPROX. 20'	APPROX. 20'
Int. Side Yard:	40'	APPROX. 2.9'	APPROX. 10'
Int. Side Yard:	20'	APPROX. 1.2'	APPROX. 10'
Rear Yard:	40'	APPROX. 3.2'	APPROX. 10'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	EQUESTRIAN	OFFICE LOW
North	R-4 SF RES	OPEN SPACE/TRAIL	OFFICE LOW
South	ST. CHARLES ROAD AND BEYOND VILLAGE OF CAROL STREAM	COMMERCIAL	VILLAGE OF CAROL STREAM
East	R-4 SF RES	VACANT	OFFICE LOW
West	VILLAGE OF CAROL STREAM	MEDICAL	VILLAGE OF CAROL STREAM

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 7, 2023, recommends to approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-23-000070 Flash Property Management, LLC.** dated November 9, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing full landscape screens around the perimeter of the development.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-23-000070 Flash Property Management, LLC.** dated November 9, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing full landscape screens around the perimeter of the development.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20', on the property hereinafter described:

LOT 4 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4, BEING LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1944 AS DOCUMENT 461047, EXCEPT THAT PART OF SAID LOT LYING WESTERLY OF A STRAIGHT LINE DRAWN ACROSS SAID LOT FROM A POINT IN THE NORTHERLY LINE THEREOF THAT IS 171.1 FEET EASTERLY, MEASURED ALONG SAID NORTHERLY LINE, FORM THE NORTHWEST CORNER OF SAID LOT TO APOINT IN THE SOUTHERLY LINE OF SAID LOT THAT IS 144.2 FEET EASTERLY, MEASURED ALONG SAID SOUTHERLY LINE FORM THE SOUTHWEST CORNER OF SAID LOT; ALSO EXCEPT THE EAST 450 FEET OF SAID LOT 4 AS MEASURED ON THE SOUTHERLY LINE, BY 445.3 FEET AS MEASURED ON THE NORTHERLY LINE THEREOF; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-23-000070 Flash Property Management, LLC.** dated November 9, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing full landscape screens around the perimeter of the development.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; FLASH PROPERTY MANAGEMENT, LLC., P.O BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILLIP A. LUETKEHANS AND BRIAN J. ARMSTRONG, LUETKEHANS, BRADY, GARNER, & ARMSTRONG, LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000070 Flash Property Management, LLC.**
(Milton/ District 6)

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000070 Flash Property Management, LLC.** dated November 9, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing full landscape screens around the perimeter of the development.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Zoning Board of Appeals Meeting: December 7, 2023: The Zoning Board of Appeals recommended to approve following zoning relief:

1. Rezoning from R-4 Single-Family Residential to B-2 General Business;
2. Variation to reduce the north rear yard setback from required 40' to approximately 10';
3. Reduction and Use of Yards by Conditional Use Procedure:
 - a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000070 **Flash Property Management, LLC.** dated November 9, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing full landscape screens around the perimeter of the development.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that they seek the subject zoning relief to allow a construction/contractor's office and yard with both indoor/outdoor storage of vehicles, materials, and equipment related to the subject construction/demolition business.
2. That petitioner testified that the subject property will be owned and operated by Flash Property Management, LLC., and will be operated as construction/contractor's office and yard.
3. That petitioner testified that they originally applied for a Variation to reduce the east interior side yard setback from 40' to approximately 10' and a Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10', and that at the public hearing, petitioner withdrew the requests to reduce the east interior and west interior side yards and will meet the required setbacks.
4. That petitioner testified that the subject property was previously used as a horse stable/horse boarding facility, and today includes an existing indoor 7,000 sq. ft. riding arena, 1,500 sq. ft. intermediary building, and 5,000 sq. ft. horse stable.
 - a. That petitioner testified that they propose to utilize the existing buildings for the proposed construction/contractor's office and yard, and that the 1,500 sq. ft. intermediary building will be used for the proposed construction/contractor's office and the 5,000 sq. ft. stable building and 7,000 sq. ft. riding arena will be used for the proposed storage of petitioner's vehicles, equipment, and tools.

5. That petitioner testified that they do not plan to construct any additions to the existing buildings on the subject property and that petitioner will only make cosmetic improvements to the property, such as new roofing, siding, windows, paint, and improve the existing parking with ten (10) parking spaces.
6. That petitioner testified that the proposed business would have 10-15 employees on a daily basis, with 1-3 employees in the office.
7. That petitioner testified that their business operations allow for their employees to arrive at the subject property in their personal vehicles, park their vehicle, and then take a company vehicle, equipment, or truck to a designated construction site.
 - a. Furthermore, that at the end of the day, employees would return to the subject property, drop off the company vehicle, equipment, or truck, and leave the property in their personal vehicle.
8. That petitioner testified that they have requested the reduction in front and rear yards, due to the long/narrow lot configuration of the subject property and that use of the existing buildings and property requires the requested zoning relief.
9. That petitioner testified that all of the adjacent properties and existing land uses are largely commercial and that the trend of development on St. Charles Road/Schmale Road is towards commercial uses, a further indication that the B-2 Zoning District would be appropriate zoning district for the subject property.
 - a. That petitioner testified that the adjacent property to the north is the Great Western Trail and Commonwealth Edison, to the west is an animal hospital, to the south is a commercial shopping center/restaurants, and to the east is vacant land with a telecommunications tower.
 - b. In addition, that petitioner testified that the subject property would not be suitable for residential use due to the existing lot configuration and close proximity to St. Charles Road/Schmale Road, and that the B-2 Zoning District would be a suitable zoning district for the subject property.

STANDARDS FOR MAP AMENDMENT (REZONING):

That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the map amendment (rezoning) is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner has demonstrated the following standards for a map amendment (rezoning):

1. Existing uses of property within the general area of the property in question, as petitioner **has demonstrated** that the property located directly west of the subject property is located within the Village of Carol Stream with a commercial use for an animal hospital; that the property directly north of the subject property is zoned R-4 Single Family Residential and is a recreational use with the Great Western Trail; that the property located directly east of the subject property is zoned R-4 Single Family Residential and is vacant with a telecommunications tower; and that the properties located directly south of the subject property are located within the Village of Carol Stream with commercial uses, such as shopping centers and restaurants.
2. The zoning classification of property within the general area of the property in question, as petitioner

has demonstrated that the property located directly west of the subject property is located within the Village of Carol Stream with a commercial use for an animal hospital; that the property directly north of the subject property is zoned R-4 Single Family Residential and is a recreational use with the Great Western Trail; that the property located directly east of the subject property is zoned R-4 Single Family Residential and is vacant with a telecommunications tower; and that the properties located directly south of the subject property are located within the Village of Carol Stream with commercial uses, such as shopping centers and restaurants.

3. The suitability of the property in question for the uses permitted under the existing zoning classification, as petitioner **has demonstrated** that there is no demand for the subject property to be developed as a residential property due to the location of the subject property on St. Charles Road/Schmale Road, the close proximity to surrounding commercial uses, and due to the long and narrow existing lot configuration.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification, as petitioner **has demonstrated** that the trend of development in the general area, specifically in the last ten (10) years, is towards commercial land uses.
5. The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property, as petitioner **has demonstrated** that the subject property has not been used as a residential property and was previously used as a horse stable/horse boarding facility.
6. The extent to which the property values are diminished by particular zoning restrictions, as petitioner **has demonstrated** that the subject zoning relief will improve the subject property and will be consistent with the surrounding land uses and zoning districts.

STANDARDS FOR VARIATIONS AND CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has 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 demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that they will not construct any new buildings on the subject property and will utilize all existing buildings, and therefore 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 demonstrated** that they will only be making cosmetic improvements to the subject property and that they will not increase the hazard from fire or other dangers.

- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that all of the properties surrounding the subject property are a commercial use, and that the proposed construction/contractor's office and yard 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 demonstrated** that the proposed use as a construction/contractor's office and yard will not bring in customers or members of the public, and that they 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 demonstrated** that they will utilize the existing buildings on the subject property and will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that they will utilize the existing buildings on the subject property and 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 demonstrated** that the surrounding land uses are primarily commercial and that the proposed construction/contractor's office and yard will not adversely impact the public health, safety, comfort, morals, and general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000070 Flash Property Management, LLC.	
ZONING REQUEST	1. Rezoning from R-4 Single-Family Residential to B-2 General Business; 2. Variation to reduce the north rear yard setback from required 40' to approximately 10'; 3. Variation to reduce the east interior side yard setback from 40' to approximately 10'; and 4. Reduction and Use of Yards by Conditional Use Procedure: a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'; b. Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10'.	
OWNER	FLASH PROPERTY MANAGEMENT, LLC., P.O BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILLIP A. LUETKEHANS AND BRIAN J. ARMSTRONG, LUETKEHANS, BRADY, GARNER, & ARMSTRONG, LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143	
ADDRESS/LOCATION	24W280 ST. CHARLES ROAD, CAROL STREAM, IL 60188	
PIN	05-04-202-002	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 6
ZONING/LUP	R-4 SF RES	OFFICE LOW
AREA	2.91 ACRES (126,760 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 25, 2023	
PUBLIC HEARING	THURSDAY, NOVEMBER 9, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Objects. "PVC shed shown on site plan and final plat is encroaching on the County's Great Western Trail ROW. The shed encroachment should be relocated prior to a reduction of rear-yard setback requirements."	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Carol Stream:	<i>No Comments Received.</i>	
Village of Glendale Heights:	"Village of Glendale Heights has no issue with this proposal as it is not contiguous to village boundaries nor will have a direct impact to our community."	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	

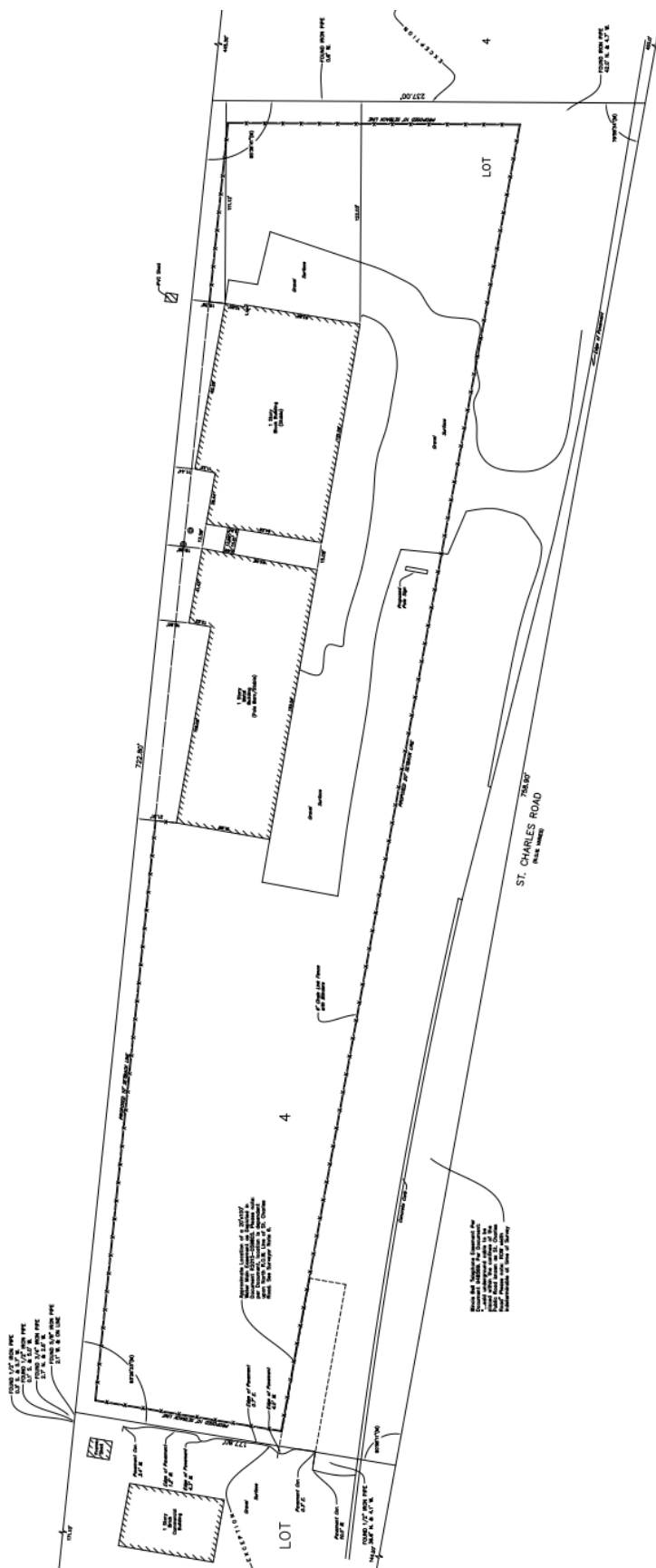
Village of Winfield:	<i>No Comments Received.</i>
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Carol Stream Fire Dist.:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

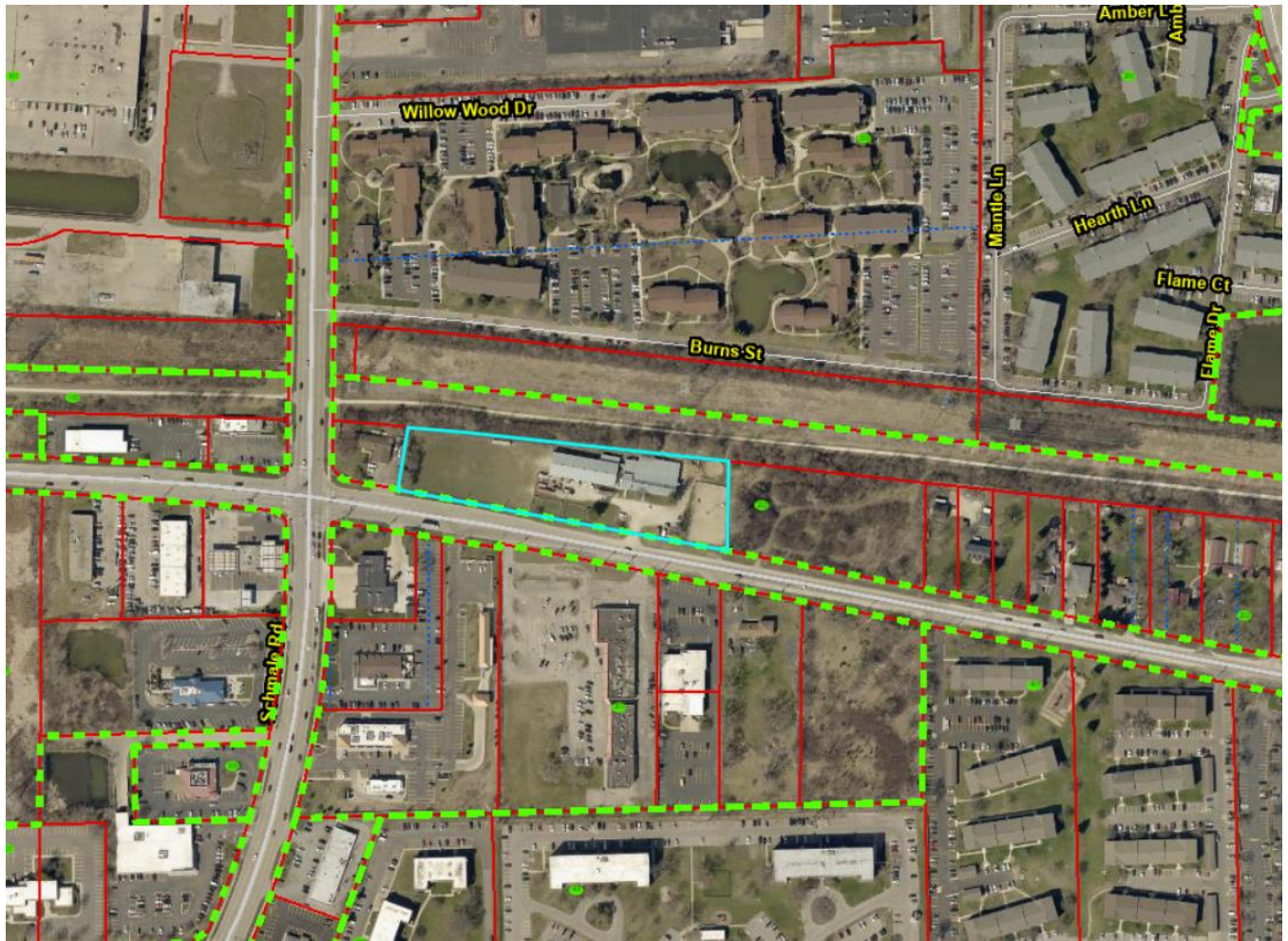
GENERAL BULK REQUIREMENTS:

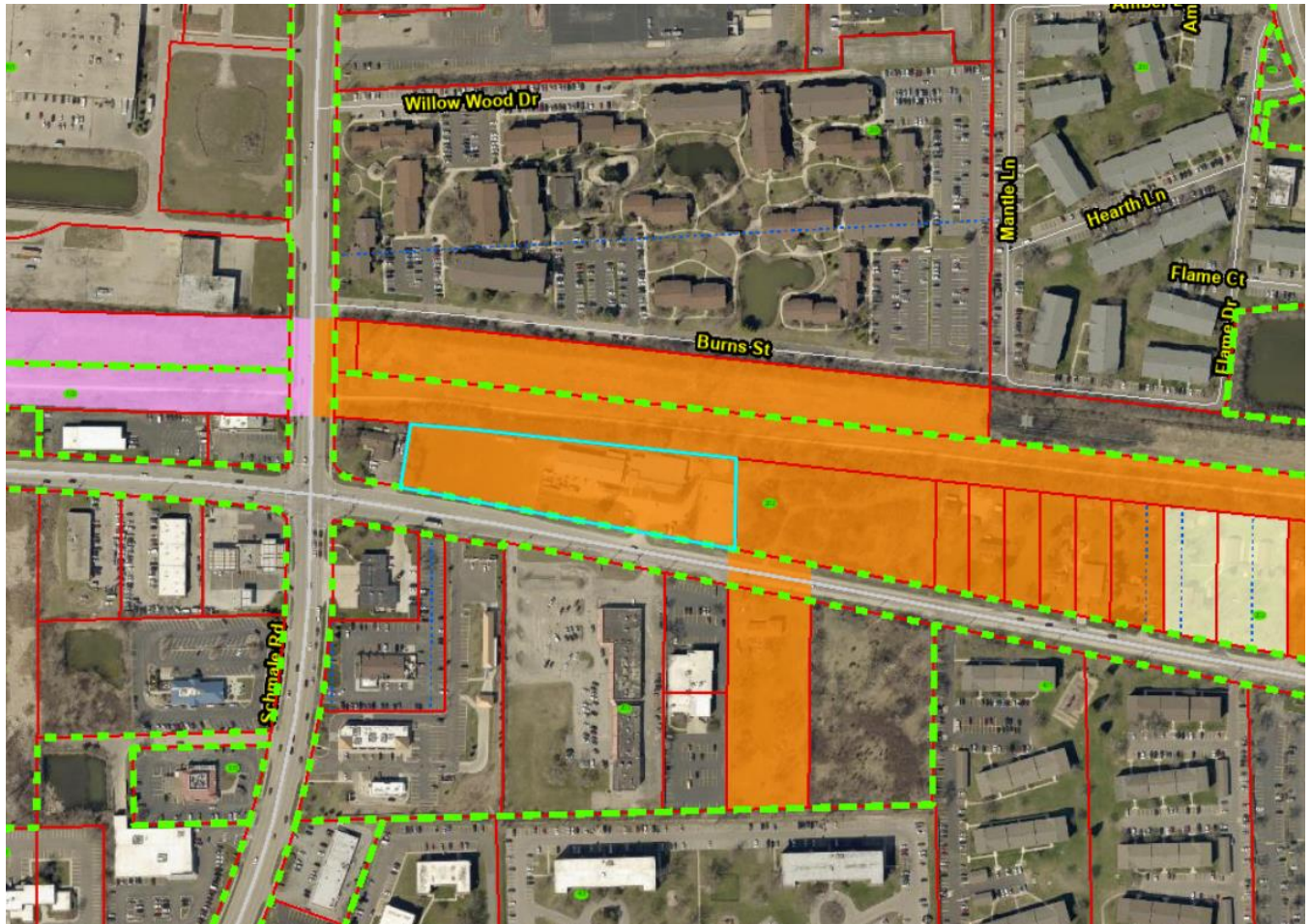
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	40'	APPROX. 20'	APPROX. 20'
Int. Side Yard:	40'	APPROX. 2.9'	APPROX. 10'
Int. Side Yard:	20'	APPROX. 1.2'	APPROX. 10'
Rear Yard:	40'	APPROX. 3.2'	APPROX. 10'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	EQUESTRIAN	OFFICE LOW
North	R-4 SF RES	OPEN SPACE/TRAIL	OFFICE LOW
South	ST. CHARLES ROAD AND BEYOND VILLAGE OF CAROL STREAM	COMMERCIAL	VILLAGE OF CAROL STREAM
East	R-4 SF RES	VACANT	OFFICE LOW
West	VILLAGE OF CAROL STREAM	MEDICAL	VILLAGE OF CAROL STREAM









**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-23-000070 Flash Property Management, 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@dupageco.org or via facsimile
at 630-407-6702 by November 8, 2023.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.	
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: PVC shed shown on site plan and final plat is encroaching on the County's Great Western Trail ROW. The shed encroachment should be relocated prior to a reduction of rear-yard setback requirements.	
SIGNATURE: [REDACTED] DATE: 10/26/2023	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DuDOT	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000070 Flash Property Management, LLC.
ZONING REQUEST	1. Rezoning from R-4 Single-Family Residential to B-2 General Business; 2. Variation to reduce the north rear yard setback from required 40' to approximately 10'; 3. Variation to reduce the east interior side yard setback from 40' to approximately 10'; and 4. Reduction and Use of Yards by Conditional Use Procedure: a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'; b. Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10'.
OWNER	FLASH PROPERTY MANAGEMENT, LLC., P.O. BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILLIP A. LUETKEHANS AND BRIAN J. ARMSTRONG, LUETKEHANS, BRADY, GARNER, & ARMSTRONG, LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143
ADDRESS/LOCATION	24W280 ST. CHARLES ROAD, CAROL STREAM, IL 60188
PIN	05-04-202-002
TWSP./CTY. BD. DIST.	MILTON DISTRICT 6
ZONING/LUP	R-4 SF RES OFFICE LOW

1

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



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-23-000070 Flash Property Management, 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@dupageco.org or via facsimile
at 630-407-6702 by **November 8, 2023**.

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 septic system must be in compliance with Chapter 18, Article III for the conversion from residential to commercial use including section 303.5 facilities not allowed. If 25 or more people per day can use the water from the well it will be classified a Non-Community Water Supply which increases the requirements to use the water from the well.	
SIGNATURE [REDACTED]	DATE: 11-3-23
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000070 Flash Property Management, LLC.
ZONING REQUEST	<ol style="list-style-type: none"> 1. Rezoning from R-4 Single-Family Residential to B-2 General Business; 2. Variation to reduce the north rear yard setback from required 40' to approximately 10'; 3. Variation to reduce the east interior side yard setback from 40' to approximately 10'; and 4. Reduction and Use of Yards by Conditional Use Procedure: <ol style="list-style-type: none"> a. Conditional Use to reduce the south front yard setback by 50% from required 40' to approximately 20'; b. Conditional Use to reduce the west interior side yard setback by 50% from required 20' to approximately 10'.
OWNER	FLASH PROPERTY MANAGEMENT, LLC., P.O BOX 723, BLOOMINGDALE, IL 60108/ AGENT: PHILLIP A. LUETKEHANS AND BRIAN J. ARMSTRONG, LUETKEHANS, BRADY, GARNER, & ARMSTRONG, LLC., 105 E. IRVING PARK ROAD, ITASCA, IL 60143
ADDRESS/LOCATION	24W280 ST. CHARLES ROAD, CAROL STREAM, IL 60188
PIN	05-04-202-002
TWSP/CTY. BD. DIST.	MILTON DISTRICT 6
ZONING/LUP	R-4 SF RES OFFICE LOW
AREA	2.91 ACRES (126,760 SQ. FT.)

1

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



File #: DC-O-0003-24

Agenda Date: 1/16/2024

Agenda #: 12.D.

Zoning Petition ZONING-23-000085 Beilani

WHEREAS, a public hearing was held on November 29, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business

District, on the property hereinafter described:

PARCEL 1: THE SOUTH 180 FEET AS MEASURED IN THE EASTERLY AND WESTERLY LINES OF LOT 3 IN RAMBLIN ROSE SOUTH ASSESSMENT PLAT, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1968 AS DOCUMENT R68-9754.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER A 25 FOOT PARCEL OF LAND LYING NORTH OF AND ADJACENT TO THE NORTHERLY LINE OF PARCEL 1, RECORDED DECEMBER 29, 1978, AND KNOWN AS DOCUMENT R78-125107.

PARCEL 3: A NON-EXCLUSIVE, PERPETUAL EASEMENT, APPURTENANT TO PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM PARCEL 1 AND FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING STORM SEWER LINE, SANITARY SEWER LINE, WATER LINE, GAS LINE, AND ELECTRICAL LINE, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND COMMENCING AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF PARCEL 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF MOCKINGBIRD LANE; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF MOCKINGBIRD LANE, TO THE POINT OF INTERSECTIUN WITH THE EASTERLY BOUNDARY OF LILAC LANE EXTENDED; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF LILAC LANE, EXTENDED TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROPERTY LINE OF PARCEL 1; THENCE EASTERLY ALONG THE SOUTHERLY PROPERTY LINE OF PARCEL 1, TO THE POINT OF BEGINNING, RECORDED DECEMBER 22, 1978 AS DOCUMENT R78-123155; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 29, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that he seeks the subject zoning relief to allow auto sales (selling on the internet) in the B-1 Local Business District.
- B. That petitioner testified that the luxury car sales would be completed through appointment only and not open to the public.
- C. That petitioner testified that no advertising signs or balloons would be present on the subject property for the proposed auto sales business.
- D. That petitioner testified that the proposed auto sales business hours would be 9 AM - 6 PM and closed on Sundays.
- E. That petitioner testified that they would have fifty (50) electric and luxury cars for sale, at maximum.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence for a Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District. In addition, that the Zoning Hearing Officer finds that petitioner did not demonstrate or provide evidence regarding the required Standards for Conditional Uses.
 - a. Furthermore, that the Zoning Hearing Officer finds that petitioner did not address concerns from the Tri-State Fire Protection District regarding improvements to the site, such as the installation of a fire hydrant.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business 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-23-000085 Beilani	
ZONING REQUEST	Conditional Use to allow auto sales (selling on in the B-1 Local Business District.	
OWNER	CARITE REALTY, LLC., 10S710 KINGERY WILLOWBROOK, IL 60527/ CARITE REAL 101 W 14 MILE, MADISON HTS, MI 48071/ MOHANAD BEILANI, 10S710 KINGERY H WILLOWBROOK, IL 60527	
ADDRESS/LOCATION	10S710 KINGERY HWY, WILLOWBROOK,	
PIN	10-02-303-010	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	1.59 ACRES (69,260 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Comments Received.	

Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	No Objection with the concept of the petition. Additional information is provided at the time of permit application. "We are the sanitary sewer and water provider."
EXTERNAL:	
Village of Burr Ridge:	(See attached documentation)
City of Darien:	No Objections.
Village of Lemont:	<i>No Comments Received.</i>
Downers Grove Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Tri-State Fire Dist.:	(See attached documentation)
Sch. Dist. 180:	No Objections.
Sch. Dist. 86:	No Objections.
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."

LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-1 Local Business	Commercial	Local Commercial
North	B-1 Local Business	Commercial	Local Commercial
South	Mockingbird Lane and beyond R-6 General Residential	Multi-Family	Multi-Family 5-15 DU AC
East	Route 83 and beyond Village of Burr Ridge	House	Village of Burr Ridge
West	R-6 General Residential	Multi-Family	Multi-Family 15+ DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 29, 2023, recommends to deny the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.

ZHO Recommendation to Deny

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and on a motion to approve, the motion failed relative to the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business

District, on the property hereinafter described:

PARCEL 1: THE SOUTH 180 FEET AS MEASURED IN THE EASTERLY AND WESTERLY LINES OF LOT 3 IN RAMBLIN ROSE SOUTH ASSESSMENT PLAT, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1968 AS DOCUMENT R68-9754.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER A 25 FOOT PARCEL OF LAND LYING NORTH OF AND ADJACENT TO THE NORTHERLY LINE OF PARCEL 1, RECORDED DECEMBER 29, 1978, AND KNOWN AS DOCUMENT R78-125107.

PARCEL 3: A NON-EXCLUSIVE, PERPETUAL EASEMENT, APPURTENANT TO PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM PARCEL 1 AND FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING STORM SEWER LINE, SANITARY SEWER LINE, WATER LINE, GAS LINE, AND ELECTRICAL LINE, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND COMMENCING AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF PARCEL 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF MOCKINGBIRD LANE; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF MOCKINGBIRD LANE, TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF LILAC LANE EXTENDED; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF LILAC LANE, EXTENDED TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROPERTY LINE OF PARCEL 1; THENCE EASTERLY ALONG THE SOUTHERLY PROPERTY LINE OF PARCEL 1, TO THE POINT OF BEGINNING, RECORDED DECEMBER 22, 1978 AS DOCUMENT R78-123155; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; CARITE REALTY, LLC., 10S710 KINGERY HWY, WILLOWBROOK, IL 60527/ CARITE REALTY, LLC., 101 W 14 MILE, MADISON HTS, MI 48071/ AGENT: MOHANAD BEILANI, 10S710 KINGERY HWY, WILLOWBROOK, IL 60527; and Township Assessor, Downers Grove Township, 4340 Prince Street, Downers Grove, IL 60515.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000085 Beilani (Downers Grove/District 3)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The Motion to Approve Failed relative to the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Zoning Hearing Officer: November 29, 2023: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that he seeks the subject zoning relief to allow auto sales (selling on the internet) in the B-1 Local Business District.
- B. That petitioner testified that the luxury car sales would be completed through appointment only and not open to the public.

- C. That petitioner testified that no advertising signs or balloons would be present on the subject property for the proposed auto sales business.
- D. That petitioner testified that the proposed auto sales business hours would be 9 AM – 6 PM and closed on Sundays.
- E. That petitioner testified that they would have fifty (50) electric and luxury cars for sale, at maximum.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence for a Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District. In addition, that the Zoning Hearing Officer finds that petitioner did not demonstrate or provide evidence regarding the required Standards for Conditional Uses.
 - a. Furthermore, that the Zoning Hearing Officer finds that petitioner did not address concerns from the Tri-State Fire Protection District regarding improvements to the site, such as the installation of a fire hydrant.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided sufficient evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business 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** or provided evidence that the proposed auto sales business will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

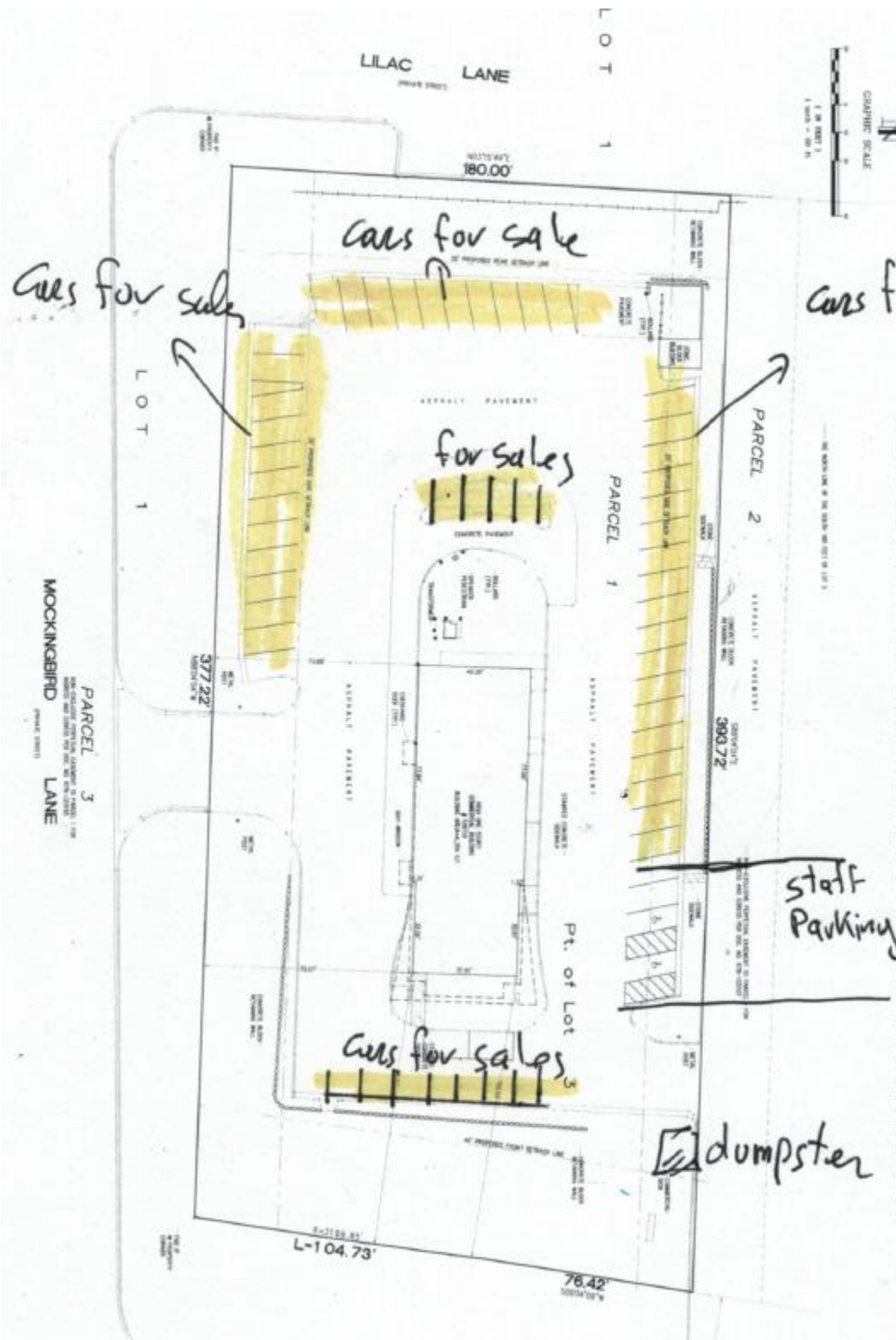
PETITIONER'S DEVELOPMENT FACT SHEET

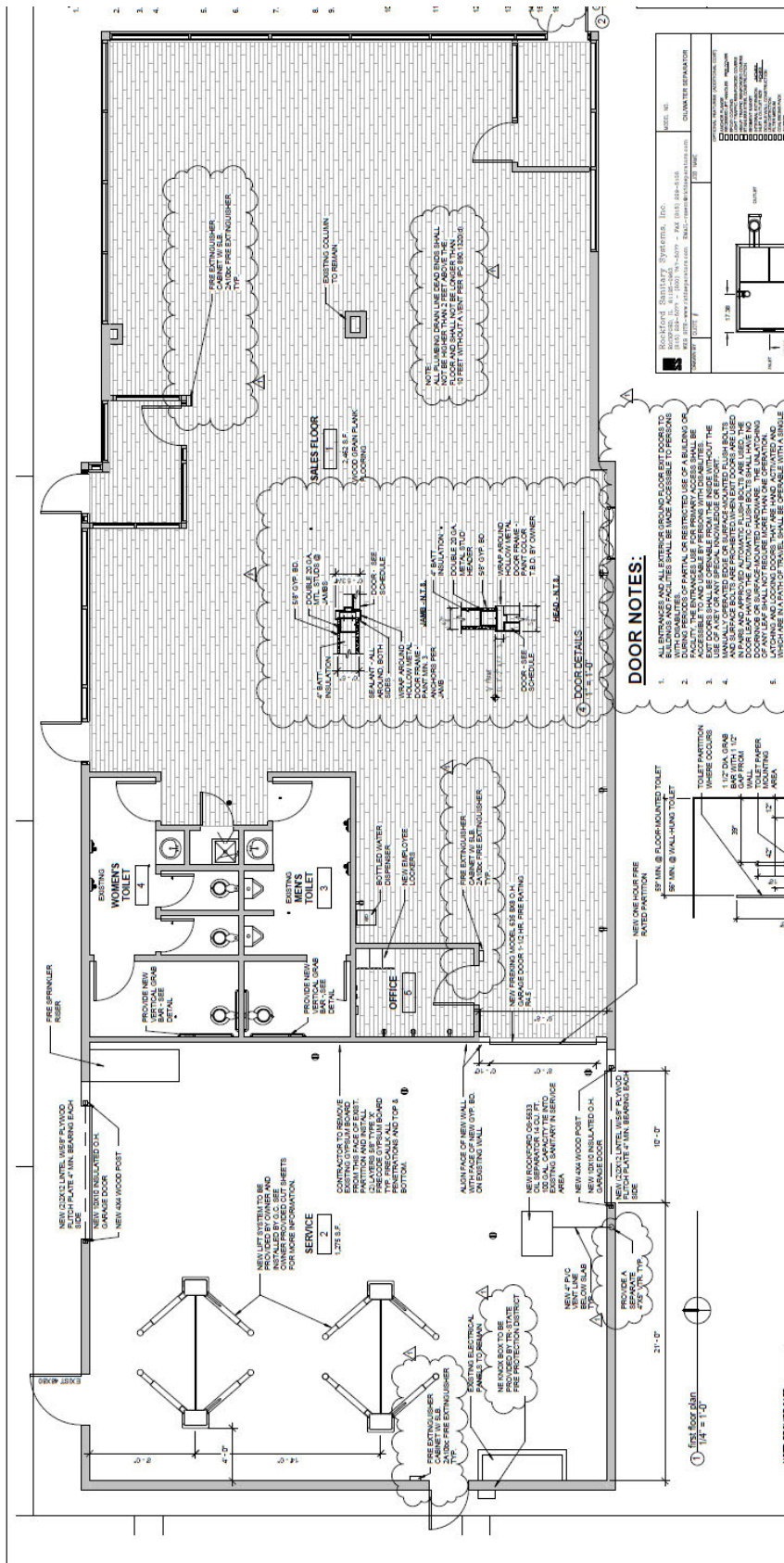
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000085 Beilani	
ZONING REQUEST	Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.	
OWNER	CARITE REALTY, LLC., 10S710 KINGERY HWY, WILLOWBROOK, IL 60527/ CARITE REALTY, LLC., 101 W 14 MILE, MADISON HTS, MI 48071/ AGENT: MOHANAD BEILANI, 10S710 KINGERY HWY, WILLOWBROOK, IL 60527	
ADDRESS/LOCATION	10S710 KINGERY HWY, WILLOWBROOK, IL 60527	
PIN	10-02-303-010	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	1.59 ACRES (69,260 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Comments Received.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	No Objection with the concept of the petition. Additional information may be required at time of permit application. “We are the sanitary sewer and water provider.”	
EXTERNAL:		
Village of Burr Ridge:	(See attached documentation)	
City of Darien:	No Objections.	
Village of Lemont:	No Comments Received.	
Downers Grove Township:	No Comments Received.	
Township Highway:	Our office has no jurisdiction in this matter.	

Tri-State Fire Dist.:	(See attached documentation)
Sch. Dist. 180:	No Objections.
Sch. Dist. 86:	No Objections.
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”

LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-1 Local Business	Commercial	Local Commercial
North	B-1 Local Business	Commercial	Local Commercial
South	Mockingbird Lane and beyond R-6 General Residential	Multi-Family	Multi-Family 5-15 DU AC
East	Route 83 and beyond Village of Burr Ridge	House	Village of Burr Ridge
West	R-6 General Residential	Multi-Family	Multi-Family 15+ DU AC











RE: DuPage County Zoning Notification - ZONING-23-000085 Beilani



Lawrence Link <lawrencelink@tristatefd.com>

To: Infelise, Jessica
Cc: DeDe Terpstra



Thu 11/16/2023 10:35 AM

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Car-Rite project opened January 14, 2021.

We received notice on 12-29-2022 that the project was closed and Car-Rite would be selling the building.

There are several issues from the original project that remain unresolved including the requirement for installation of a fire hydrant.

I'm not interested in re-opening this project only to have the same push back regarding required improvements.

At the very least, they would have to request a new permit and work on the same issues that were problematic in 2021.



Lawrence P. Link

Director
Fire Prevention Bureau
Tri-State Fire Protection District
236 Sunrise Avenue
Willowbrook, IL 60527
Office: 630-654-6284



November 27, 2023

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

Via email to Jessica.infelise@dupageco.org

Re: Zoning Petition ZONING-23-000085 Beilani

Dear Ms. Infelise,

On November 20, 2023, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the conditional use request to allow for auto sales at 10S710 Kingery Highway, Willowbrook, IL 60527. This property is located to the west across from Village of Burr Ridge limits (east side of Kingery Highway).

While the Commissioners did not object to the use, they did have questions about the use which were not answered in the application materials:

- What is name of the auto sales company?
- Are there other locations and where?
- What is the business plan?
- What are the hours and days of operation?
- Are customers by appointment only or walk-ins?
- What kind of vehicles are for sale (i.e. passenger, trucks, vans, etc.) and what are the price-points (i.e. high end, luxury, used, etc.)?
- Will any repair work be performed on site? If so, is this indoors or outside?
- Where will the vehicles be displayed and stored, indoors or outside?
- What kind of security will be provided if the vehicles are outside (i.e. cameras, fencing, gates, etc.)?
- Will there be new parking lot lighting installed? If so, the Commission recommends that the lights be properly angled and shielded to prevent glare and light spillover.

Additionally, the Commission recommends that no sales signs, balloons, banners, streamers, inflatables, or other attention-getting devices be allowed. Currently the Waffles restaurant has several of these items which are distracting along an already dangerous stretch of road. The Commission also recommends that the landscaping be improved on this property since it has been vacant for a few years and there is tall grass, weeds, and an overall lack of maintenance of both the site and structure.

Should you have any questions, please do not hesitate to contact me 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



File #: DC-O-0004-24

Agenda Date: 1/16/2024

Agenda #: 12.E.

Zoning Petition ZONING-23-000086 Davis Land Holdings, LLC.

WHEREAS, a public hearing was held on November 29, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage), on the property hereinafter described:

LOT 23 IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948 AS DOCUMENT 555355, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 29, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).
- B. That petitioner testified that he has lived at the subject property for one (1) year.
- C. That petitioner testified that the subject property is approximately two (2) acres in size and has an existing 1,504 sq. ft. detached accessory building that is used for storage of household accessory equipment.
- D. That petitioner testified that he requires additional space on the subject property due to the lack of storage within the existing house and the attached garage that has been turn into a hobby room, and that he

requires an enclosed space to safely store his permitted four (4) passenger vehicles from the elements.

- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage) and that the proposed detached accessory building will not impact adjacent properties and roadways, will not impact drainage, and will not impede ventilation and light to the subject property or adjacent properties.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not impact or impair the supply of light and air to adjacent properties and will meet all required setbacks.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will receive a building permit from the County for the proposed detached accessory building and that it will be built pursuant to the current DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not diminish the value of land and that the neighbors do not object.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached accessory building will be located behind the front wall of the home and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000086 Davis Land Holdings, LLC	
ZONING REQUEST	Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage)	
OWNER	DAVIS LAND HOLDINGS, LLC., 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185/ AGENT DAVID DAVIS, 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
ADDRESS/LOCATION	2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
PIN	01-36-200-013	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	2.11 ACRES (91,912 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Carol Stream:	No Comments Received.	
Village of Winfield:	No Comments Received.	
City of West Chicago:	No Comments Received.	
Wayne Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Carol Stream Fire Dist.:	No Objections with the concept of the petition. Additional information time of permit application.	
Sch. Dist. 25:	No Comments Received.	
Sch. Dist. 94:	No Comments Received.	

Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the provided in this notice and due to the sizable distance between the subj District property, we do not have any specific comments. Thank you.”
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GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	1,494 SQ. FT.	1,504 SQ. FT.	2,128 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	JEFFERSON ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
South	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM
East	R-2 SF RES	HOUSE	0-5 DU AC
West	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 29, 2023, recommends to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000086 Davis Land Holdings, LLC. dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000086 Davis Land Holdings, LLC. dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage), on the property hereinafter described:

LOT 23 IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948 AS DOCUMENT 555355, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000086 Davis Land Holdings, LLC. dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that

occurs on the property.

3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; DAVIS LAND HOLDINGS, LLC., 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185/ AGENT: DANIEL DAVIS, 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185; and Township Assessor, Wayne Township, 27W031 North Avenue, West Chicago, IL 60185.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000086 Davis Land Holdings, LLC.**
(Wayne/District 6)

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000086 Davis Land Holdings, LLC.** dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: November 29, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000086 Davis Land Holdings, LLC. dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).
- B. That petitioner testified that he has lived at the subject property for one (1) year.
- C. That petitioner testified that the subject property is approximately two (2) acres in size and has an existing 1,504 sq. ft. detached accessory building that is used for storage of household accessory equipment.
- D. That petitioner testified that he requires additional space on the subject property due to the lack of storage within the existing house and the attached garage that has been turn into a hobby room, and that he requires an enclosed space to safely store his permitted four (4) passenger vehicles from the elements.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage) and that the proposed detached accessory building will not impact adjacent properties and roadways, will not impact drainage, and will not impede ventilation and light to the subject property or adjacent properties.

ZHO Recommendation to Approve

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not impact or impair the supply of light and air to adjacent properties and will meet all required setbacks.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will receive a building permit from the County for the proposed detached accessory building and that it will be built pursuant to the current DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not diminish the value of land and that the neighbors do not object.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached accessory building will be located behind the front wall of the home and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000086 Davis Land Holdings, LLC.	
ZONING REQUEST	Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).	
OWNER	DAVIS LAND HOLDINGS, LLC., 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185/ AGENT: DANIEL DAVIS, 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
ADDRESS/LOCATION	2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
PIN	01-36-200-013	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	2.11 ACRES (91,912 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Carol Stream:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
City of West Chicago:	<i>No Comments Received.</i>	
Wayne Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Carol Stream Fire Dist.:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Sch. Dist. 25:	<i>No Comments Received.</i>	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	1,494 SQ. FT.	1,504 SQ. FT.	2,128 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	JEFFERSON ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
South	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM
East	R-2 SF RES	HOUSE	0-5 DU AC
West	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM









File #: DC-O-0005-24

Agenda Date: 1/16/2024

Agenda #: 12.F.

Zoning Petition ZONING-23-000087 Route 53 Cafe

WHEREAS, a public hearing was held on November 29, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District, on the property hereinafter described:

LOT 1 IN BUTTERFIELD COMMONS ASSESSMENT PLAT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1987, AS DOCUMENT R87-118396, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 29, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a video gaming café, which is considered a Class B Restaurant/Tavern under the B-1 Zoning District.
- B. That petitioner testified that per the State of Illinois, a video gaming café requires a liquor license, which is obtainable under a Class B Restaurant/Tavern for unincorporated DuPage County.
 - a. That petitioner testified that he would be permitted to have up to six (6) video gaming machines.
- C. That petitioner testified that he proposes to sell packaged snacks and beer/wine, and that no food is cooked or prepared on the premises.
- D. That petitioner testified that the proposed hours of operation would be 10 AM - 11 PM Sunday through Thursday, and 10 AM - 12 AM Friday and Saturday.

- E. That petitioner testified that the proposed video gaming café will be operated in the existing building with ample parking and that he does not need to construct anything on the subject property..
- a. Furthermore, that petitioner testified that there is sufficient parking for the proposed video gaming café, as the property is shared with a large banquet facility.
- F. That petitioner testified that the proposed video gaming café will have approximately two (2) employees.
- G. That the Zoning Hearing finds that petitioner has demonstrated sufficient evidence for a Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District and that petitioner provided evidence that the proposed video gaming café will be operated in an existing storefront, will not impact adjacent properties, and that they will have sufficient parking for the video gaming café.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be located in an existing building/storefront on the subject property, and therefore will not impair an adequate supply of light and air to adjacent properties.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be operated in an existing building/storefront on the subject property and that he will receive a permit for any construction on the subject property.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** the proposed Class B/Tavern Restaurant will be an added benefit to the area and that the existing storefront is built to the current DuPage County building codes, which 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 demonstrated** that the proposed Class B/Tavern Restaurant will not unduly increase traffic congestion in the public streets and that petitioner testified that there is sufficient parking on the subject property.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will not increase the potential for flood damages, as it will be operated in the existing building on the subject property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** the proposed Class B/Tavern Restaurant will not incur additional public expense for flood protection, rescue, or relief, as the proposed Class B/Tavern Restaurant will be operated in the existing building on the subject property.

- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be an added benefit to the area, and that it will be operated in the existing building/storefront on the subject property, which will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000087 ROUTE 53 CAFE	
ZONING REQUEST	Conditional Use for a Class B/Tavern Restaurant in a B Local Business District.	
OWNER	MAR LAC HOUSE LTD, 3S002 ROUTE 53, GLEN ELLYN, IL 60137/ AGENT: ROBERT FABBRI, 2095 SANDELL LANE, NORTH AURORA, IL 60542	
ADDRESS/LOCATION	3S002 ROUTE 53, GLEN ELLYN, IL 60137	
PIN	05-35-205-020	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	6.38 ACRES (277,913 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMEBR 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be requ time of permit application.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Lombard:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections with the concept of the petition. Additional information may be requ time of permit application.	

Lisle-Woodridge Fire Dist.:	"N/A"
Sch. Dist. 89:	<i>No Comments Received.</i>
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property District property, we do not have any specific comments. Thank you."

LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL/ BANQUET FACILITY	LOCAL COMMERCIAL
North	BUTTERFIELD ROAD AND BEYOND R-3 SF RES	HOUSE	
South	B-1 LOCAL BUSINESS	COMMERCIAL	
East	ROUTE 53 AND BEYOND VILLAGE OF DOWNERS GROVE	FOREST PRESERVE	VILLAGE OF DOWNERS GROVE
West	R-4 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 29, 2023, recommends to approve the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000087 Route 53 Cafe dated November 29, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the

destruction or damage exceeds fifty percent (50%) or more of its replacement value.

- b. The structure is voluntarily removed.
- 3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
- 4. That the Conditional Use shall inure only to the owner, MAR LAC HOUSE LTD and/or ROBERT FABBRI, and shall terminate in the event that the owner, or any entity owned or controlled by MAR LAC HOUSE LTD and/or ROBERT FABBRI discontinues operation of the subject Conditional Use on the subject property.
- 5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District.

Subject to the following conditions:

- 1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-23-000087 Route 53 Cafe** dated November 29, 2023.
- 1. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
- 2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
- 3. That the Conditional Use shall inure only to the owner, MAR LAC HOUSE LTD and/or ROBERT FABBRI, and shall

terminate in the event that the owner, or any entity owned or controlled by MAR LAC HOUSE LTD and/or ROBERT FABBRI discontinues operation of the subject Conditional Use on the subject property.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District, on the property hereinafter described:

LOT 1 IN BUTTERFIELD COMMONS ASSESSMENT PLAT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1987, AS DOCUMENT R87-118396, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-23-000087 Route 53 Cafe** dated November 29, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That the Conditional Use shall inure only to the owner, MAR LAC HOUSE LTD and/or ROBERT FABBRI, and shall terminate in the event that the owner, or any entity owned or controlled by MAR LAC HOUSE LTD and/or ROBERT FABBRI discontinues operation of the subject Conditional Use on the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MAR LAC HOUSE LTD, 3S002 ROUTE 53, GLEN ELLYN, IL 60137/ AGENT: ROBERT FABBRI, 2095 SANDELL LANE, NORTH AURORA, IL 60542; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 23, 2024

RE: **ZONING-23-000087 Route 53 Café (Milton/ District 4)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000087 Route 53 Cafe** dated November 29, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That the Conditional Use shall inure only to the owner, MAR LAC HOUSE LTD and/or ROBERT FABBRI, and shall terminate in the event that the owner, or any entity

owned or controlled by MAR LAC HOUSE LTD and/or ROBERT FABBRI discontinues operation of the subject Conditional Use on the subject property.

5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: November 29, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000087 **Route 53 Cafe** dated November 29, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That the Conditional Use shall inure only to the owner, MAR LAC HOUSE LTD and/or ROBERT FABBRI, and shall terminate in the event that the owner, or any entity owned or controlled by MAR LAC HOUSE LTD and/or ROBERT FABBRI discontinues operation of the subject Conditional Use on the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a video gaming café, which is considered a Class B Restaurant/Tavern under the B-1 Zoning District.

- B. That petitioner testified that per the State of Illinois, a video gaming café requires a liquor license, which is obtainable under a Class B Restaurant/Tavern for unincorporated DuPage County.
 - a. That petitioner testified that he would be permitted to have up to six (6) video gaming machines.
- C. That petitioner testified that he proposes to sell packaged snacks and beer/wine, and that no food is cooked or prepared on the premises.
- D. That petitioner testified that the proposed hours of operation would be 10 AM – 11 PM Sunday through Thursday, and 10 AM – 12 AM Friday and Saturday.
- E. That petitioner testified that the proposed video gaming café will be operated in the existing building with ample parking and that he does not need to construct anything on the subject property..
 - a. Furthermore, that petitioner testified that there is sufficient parking for the proposed video gaming café, as the property is shared with a large banquet facility.
- F. That petitioner testified that the proposed video gaming café will have approximately two (2) employees.
- G. That the Zoning Hearing finds that petitioner has demonstrated sufficient evidence for a Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District and that petitioner provided evidence that the proposed video gaming café will be operated in an existing storefront, will not impact adjacent properties, and that they will have sufficient parking for the video gaming café.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be located in an existing building/storefront on the subject property, and therefore will not impair an adequate supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be operated in an existing building/storefront on the subject property and that he will receive a permit for any construction on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** the proposed Class B/Tavern Restaurant will be an added benefit to the area and that the existing storefront is built to the current DuPage County building codes, which 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 demonstrated** that the proposed Class B/Tavern Restaurant will not unduly increase traffic

congestion in the public streets and that petitioner testified that there is sufficient parking on the subject property.

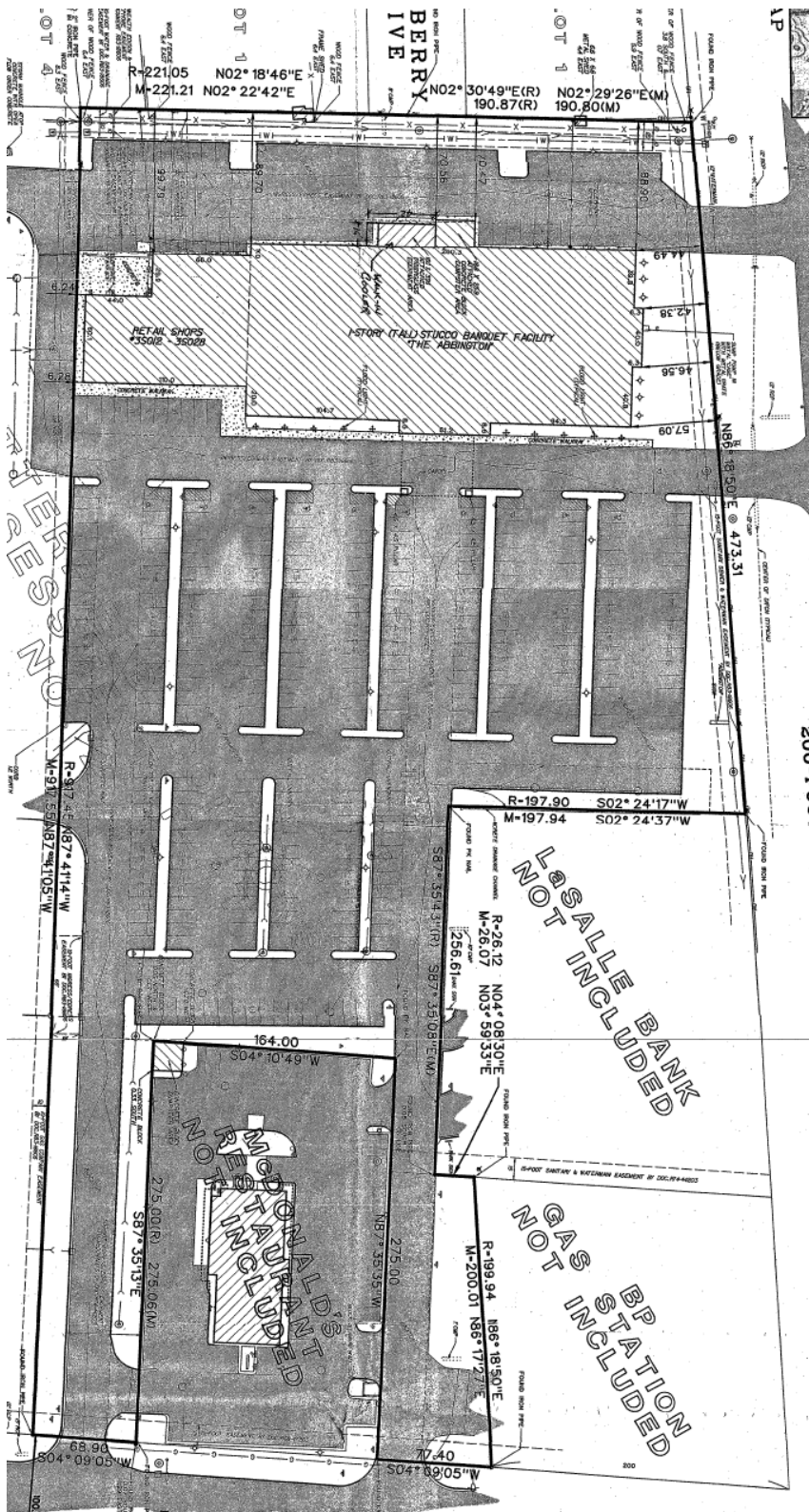
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will not increase the potential for flood damages, as it will be operated in the existing building on the subject property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** the proposed Class B/Tavern Restaurant will not incur additional public expense for flood protection, rescue, or relief, as the proposed Class B/Tavern Restaurant will be operated in the existing building on the subject property.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed Class B/Tavern Restaurant will be an added benefit to the area, and that it will be operated in the existing building/storefront on the subject property, which will not impair the public health, safety, comfort, morals, or general welfare.

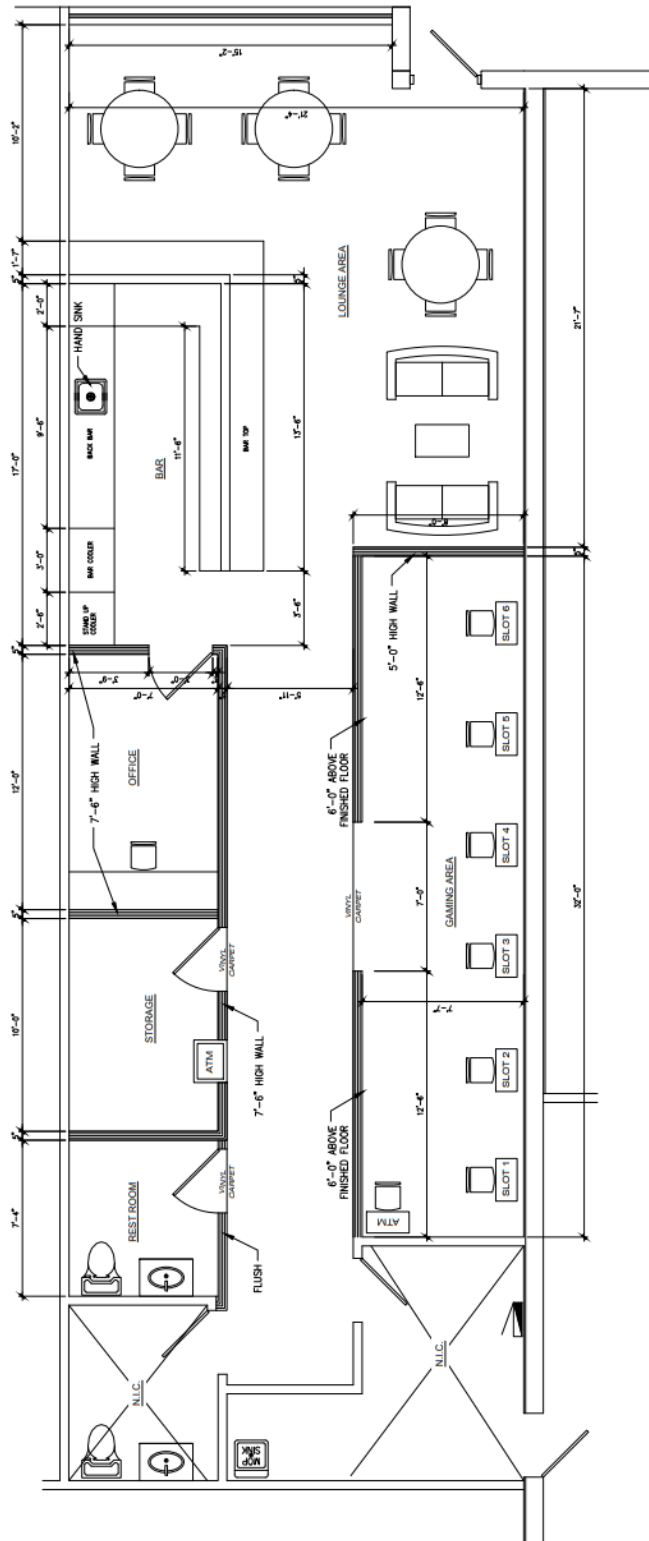
PETITIONER'S DEVELOPMENT FACT SHEET

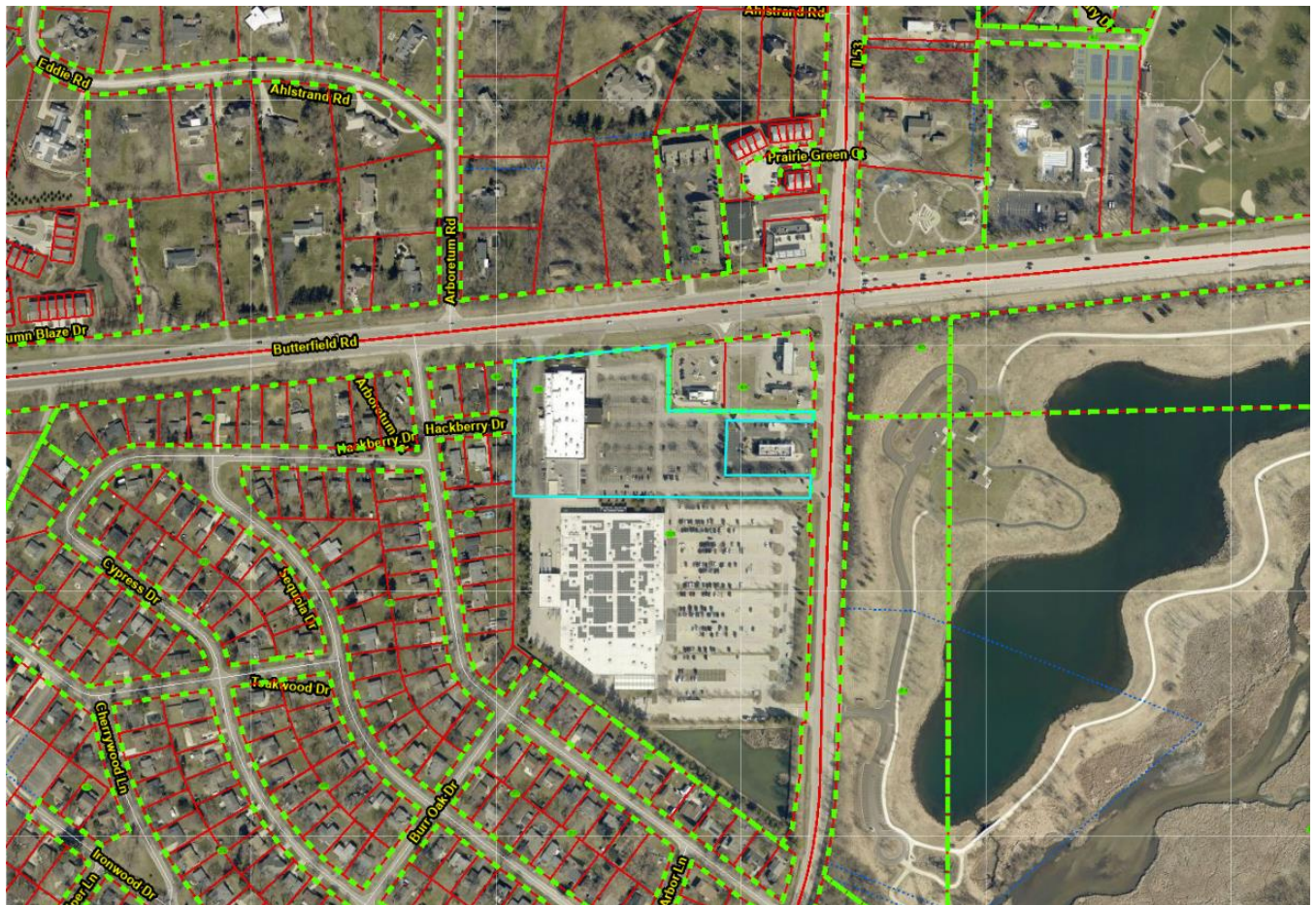
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000087 ROUTE 53 CAFE	
ZONING REQUEST	Conditional Use for a Class B/Tavern Restaurant in a B-1 Local Business District.	
OWNER	MAR LAC HOUSE LTD, 3S002 ROUTE 53, GLEN ELLYN, IL 60137/ AGENT: ROBERT FABBRI, 2095 SANDELL LANE, NORTH AURORA, IL 60542	
ADDRESS/LOCATION	3S002 ROUTE 53, GLEN ELLYN, IL 60137	
PIN	05-35-205-020	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	6.38 ACRES (277,913 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMEBR 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Lombard:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	
Milton 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.	
Lisle-Woodridge Fire Dist.:	"N/A"	
Sch. Dist. 89:	<i>No Comments Received.</i>	
Sch. Dist. 87:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

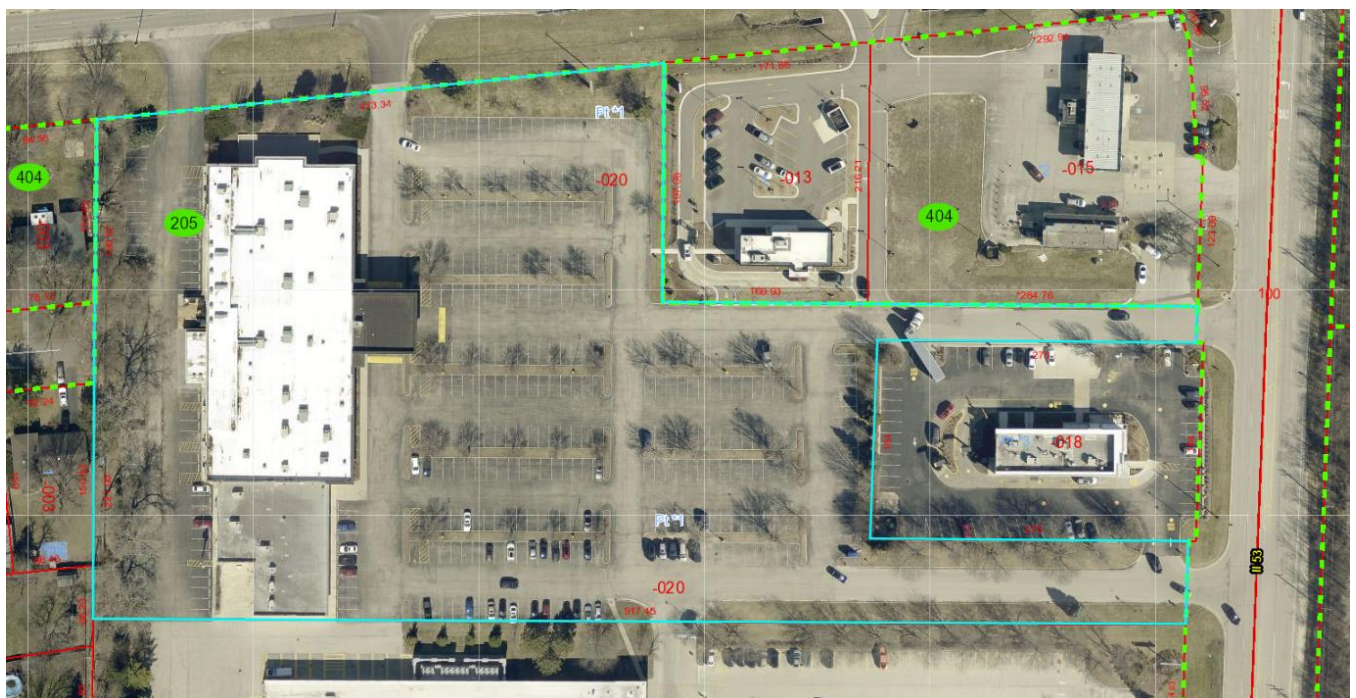
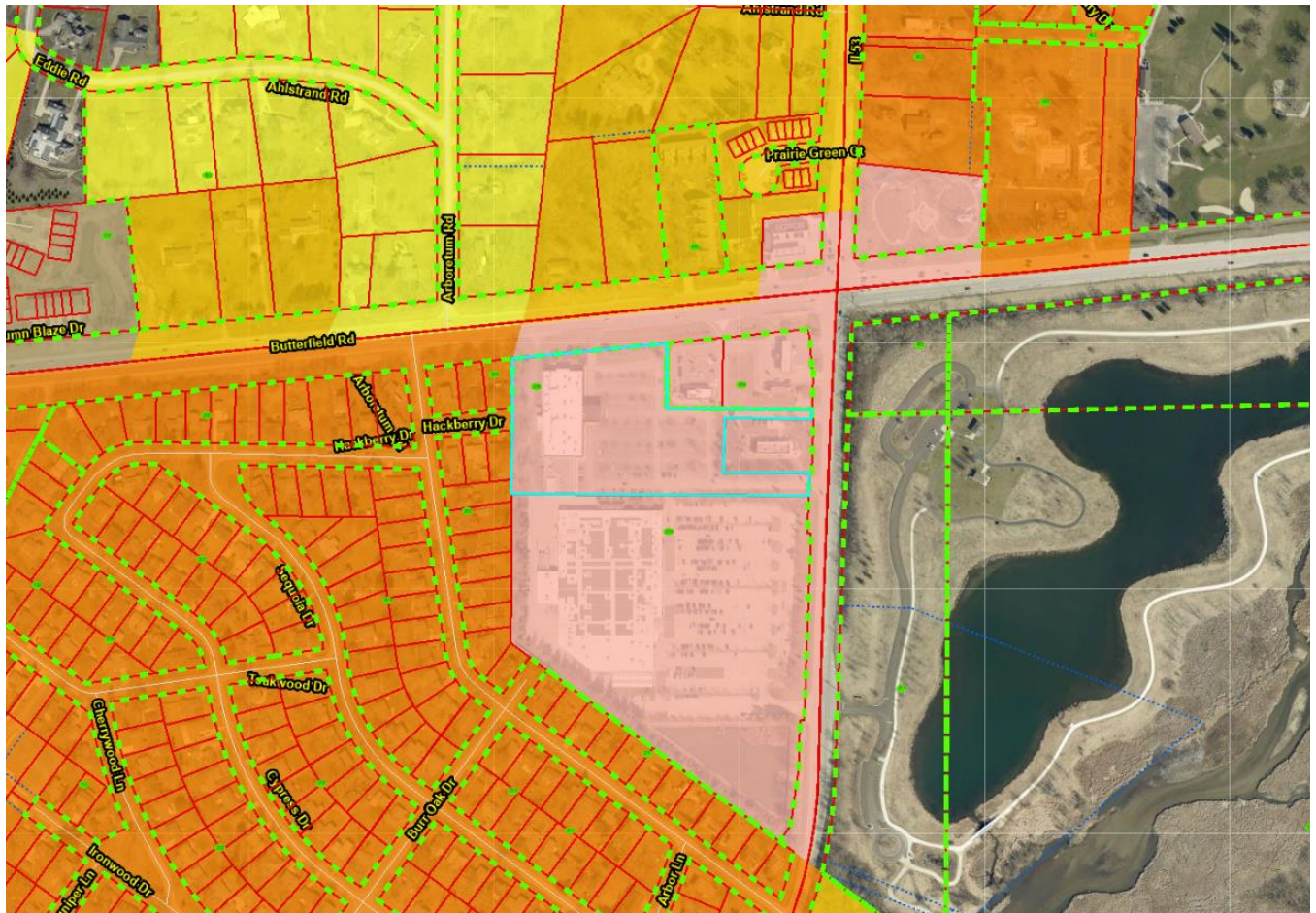
LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL/ BANQUET FACILITY	LOCAL COMMERCIAL
North	BUTTERFIELD ROAD AND BEYOND R-3 SF RES	HOUSE	
South	B-1 LOCAL BUSINESS	COMMERCIAL	
East	ROUTE 53 AND BEYOND VILLAGE OF DOWNERS GROVE	FOREST PRESERVE	VILLAGE OF DOWNERS GROVE
West	R-4 SF RES	HOUSE	0-5 DU AC











File #: DC-O-0006-24

Agenda Date: 1/23/2024

Agenda #: 12.G.

Zoning Petition ZONING-23-000092 Seoles

WHEREAS, a public hearing was held on December 6, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft., on the property hereinafter described:

OF LOT 14 IN BLOCK 2 IN BRANIGAR'S MEDINAH TERRACE UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1951 AS DOCUMENT 628333, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 6, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject zoning relief to allow a Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.
- B. That petitioner testified that the subject property's address is 21W732 Maple Avenue, Medinah, IL 60157, and that they also own live at and own property next door, 21W715 Maple Avenue, Medinah, IL 60157.
- C. That petitioner testified that they have owned the subject property for approximately one (1) year and that the existing detached garage is in poor condition.
 - a. Furthermore, that petitioner testified that they propose to construct a new 1,200 sq. ft. detached garage on the subject property that would be serviced with electric and would not have a driveway.

- D. That petitioner testified that they have family that occasionally visits from out of state and stay at the subject property, and that they utilize the subject property for additional storage of household accessory equipment and tools for their adjacent home at 21W715 Maple Avenue, Medinah.
- E. That petitioner testified that they own a resale store/cabinetry business that is operated off site at another property with 11,000 sq. ft. of storage space.
- F. That the Zoning Hearing Officer finds that the petitioner has not demonstrated or provided sufficient evidence for the requested zoning relief, as the subject property is a vacant home with proposed and current storage for another property owned by the petitioner.
- a. That the Zoning Hearing Officer finds that petitioner testified that the subject property is utilized for storage and that no one is living at the subject property.
- b. Furthermore, that the petitioner testified that the residence is occupied only occasionally by relatives and therefore it is a likely risk that the need for the oversized detached garage is intended for the use of petitioner's business, particularly likely because vehicle storage is not intended for the garage as there is no driveway proposed.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed, 1,200 sq. ft. detached garage 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-23-0000092 Seoles	
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.	
OWNER	NICK SEOLES, 21W732 MAPLE AVENUE, N IL 60157 / NICK SEOLES, 21W715 MAPLE A MEDINAH, IL 60157	
ADDRESS/LOCATION	21W732 MAPLE AVENUE, MEDINAH, IL 60	
PIN	02-01-301-018	
TWSP./CTY. BD. DIST.	BLOOMINGDALE	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.59 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information n time of permit application.	
Stormwater:	No Objections with the concept of the petition. Additional information n time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Roselle:	Our office has no jurisdiction in this matter. "Not within the planning jur Village of Roselle."	
Village of Itasca:	No Comments Received.	
Village of Bloomingdal	No Comments Received.	

Bloomington Township:	No Objections with the concept of the petition. Additional information must be provided at the time of permit application. "Must apply for entrance bond with Bloomington Township. Provide any side plan showing changes."
Township Highway:	<i>No Comments Received.</i>
Roselle Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 11:	<i>No Comments Received.</i>
Sch. Dist. 108:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and the District property, we do not have any specific comments. Thank you."

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30 FT	180 FT	185 FT
Int. Side Yard:	10 FT	65 FT	15 FT
Int. Side Yard:	10 FT	15 FT	45 FT
Rear Yard:	3 FT	25 FT	10 FT
Floor Area Ratio:	650 SQ. FT.	400 SQ. FT.	APPROX. 1,200 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	MAPLE AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on December 6, 2023, recommends to deny the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

ZHO Recommendation to Deny

WHEREAS, the County Board Development Committee on January 16, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and on a motion to approve, the motion failed relative to the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft., on the property hereinafter described:

OF LOT 14 IN BLOCK 2 IN BRANIGAR'S MEDINAH TERRACE UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1951 AS DOCUMENT 628333, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; NICK SEOLES, 21W732 MAPLE AVENUE, MEDINAH, IL 60157 / NICK SEOLES, 21W715 MAPLE AVENUE, MEDINAH, IL 60157; and Township Assessor, Bloomingdale Township, 123 N. Rosedale, Bloomingdale, IL 60108.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-0000092 Seoles (Bloomington/District 1)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The Motion to Approve Failed relative to the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 2 Absent

Zoning Hearing Officer: December 6, 2023: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject zoning relief to allow a Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

- B. That petitioner testified that the subject property's address is 21W732 Maple Avenue, Medinah, IL 60157, and that they also own live at and own property next door, 21W715 Maple Avenue, Medinah, IL 60157.
- C. That petitioner testified that they have owned the subject property for approximately one (1) year and that the existing detached garage is in poor condition.
 - a. Furthermore, that petitioner testified that they propose to construct a new 1,200 sq. ft. detached garage on the subject property that would be serviced with electric and would not have a driveway.
- D. That petitioner testified that they have family that occasionally visits from out of state and stay at the subject property, and that they utilize the subject property for additional storage of household accessory equipment and tools for their adjacent home at 21W715 Maple Avenue, Medinah.
- E. That petitioner testified that they own a resale store/cabinetry business that is operated off site at another property with 11,000 sq. ft. of storage space.
- F. That the Zoning Hearing Officer finds that the petitioner has not demonstrated or provided sufficient evidence for the requested zoning relief, as the subject property is a vacant home with proposed and current storage for another property owned by the petitioner.
 - a. That the Zoning Hearing Officer finds that petitioner testified that the subject property is utilized for storage and that no one is living at the subject property.
 - b. Furthermore, that the petitioner testified that the residence is occupied only occasionally by relatives and therefore it is a likely risk that the need for the oversized detached garage is intended for the use of petitioner's business, particularly likely because vehicle storage is not intended for the garage as there is no driveway proposed.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed 1,200 sq. ft. detached garage 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** or provided evidence that the proposed, 1,200 sq. ft. detached garage will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

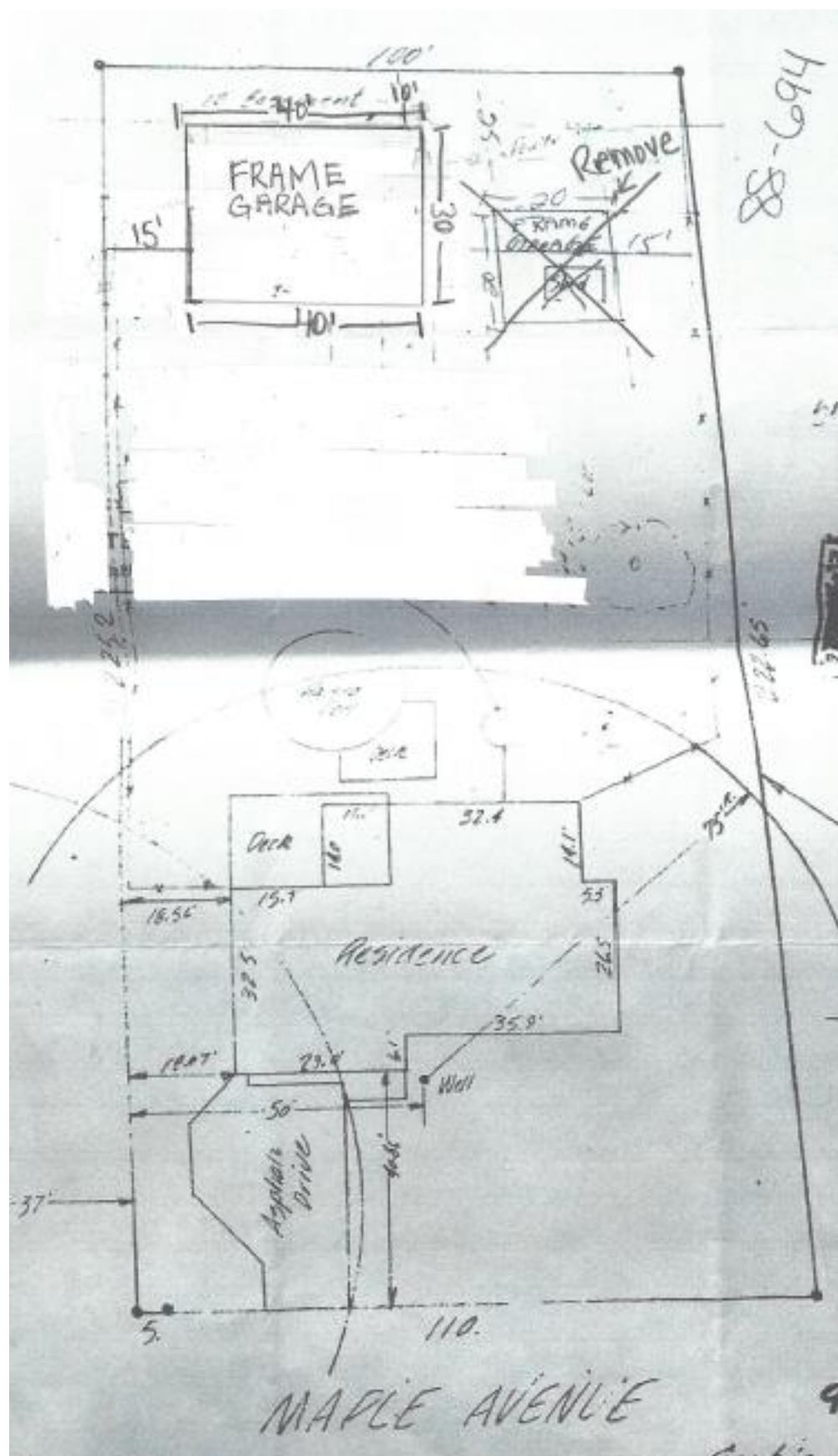
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-0000092 Seoles	
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.	
OWNER	NICK SEOLES, 21W732 MAPLE AVENUE, MEDINAH, IL 60157 / NICK SEOLES, 21W715 MAPLE AVENUE, MEDINAH, IL 60157	
ADDRESS/LOCATION	21W732 MAPLE AVENUE, MEDINAH, IL 60157	
PIN	02-01-301-018	
TWSP./CTY. BD. DIST.	BLOOMINGDALE	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.59 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Roselle:	Our office has no jurisdiction in this matter. “Not within the planning jurisdiction of the Village of Roselle.”	
Village of Itasca:	No Comments Received.	
Village of Bloomingdale:	No Comments Received.	
Bloomington Township:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “Must apply for entrance bond with Bloomington Township. Provide any side plan showing changes.”	
Township Highway:	No Comments Received.	
Roselle Fire Dist.:	No Comments Received.	
Sch. Dist. 11:	No Comments Received.	
Sch. Dist. 108:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30 FT	180 FT	185 FT
Int. Side Yard:	10 FT	65 FT	15 FT
Int. Side Yard:	10 FT	15 FT	45 FT
Rear Yard:	3 FT	25 FT	10 FT
Floor Area Ratio:	650 SQ. FT.	400 SQ. FT.	APPROX. 1,200 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	MAPLE AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	R-3 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.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-23-000092 Seoles

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@dupageco.org or via facsimile at 630-407-6702 by **December 5, 2023**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
X : 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: Must apply for Entrance Road with Bloomington Township. Provide Any Site Plan Study Changes	
SIGNATURE:	DATE: 11/22/23
MUNICIPALITY:	AGENT: Bloomington Township
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000092 Seoles
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.
OWNER	NICK SEOLIS, 21W732 MAPLE AVENUE, MEDINAH, IL 60157 / NICK SEOLIS, 21W715 MAPLE AVENUE, MEDINAH, IL 60157
ADDRESS/LOCATION	21W732 MAPLE AVENUE, MEDINAH, IL 60157
PIN	02-01-301-018
TWSP/CTY. BD. DIST.	BLOOMINGDALE DISTRICT 1
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.59 ACRES
UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

1

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



File #: DC-O-0007-24

Agenda Date: 1/16/2024

Agenda #: 12.H.

Zoning Petition ZONING-23-000093 Courtney

WHEREAS, a public hearing was held on December 6, 2023 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property, on the property hereinafter described:

LOTS 34 AND 35 IN BLOCK "E" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1925 AS DOCUMENT 204461, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 6, 2023 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow the finished side of fence to face inward instead of outward toward the adjacent property.
- B. That petitioner testified that they have lived at the subject property since 2017.
- C. That petitioner testified that the previous fence fell down in a storm and that they replaced the subject fence as it previously existed when the purchased the home, with the finished side facing inward instead of outward.
- D. That Hearing Officer finds that petitioner has demonstrated that subject zoning relief to allow the finished side of fence to face inward instead of outward toward the adjacent property does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the subject fence does not impact or impair the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will apply for a building permit from the County for the subject fence.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the subject fence does not diminish the value of land and buildings throughout the County, as the fence replaced a previously existing fence in the same orientation with the good side facing inward.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the subject fence is located behind the front wall of the home and does not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the subject fence.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the subject fence.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the subject fence does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000093 Courtney	
ZONING REQUEST	Conditional Use to allow the good side of the fence to be inward instead of outward to adjacent property.	
OWNER	JASON AND ANNA COURTNEY, 4005 N GRANT STREET, WESTMONT, IL 60559	
ADDRESS/LOCATION	4005 N GRANT STREET, WESTMONT, IL 60559	
PIN	09-04-212-002	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.34 ACRES (14,810 SQ. FT.)	
UTILITIES	WELL / SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Westmont:		
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Oak Brook:	No Comments Received.	
Village of Clarendon Hills:	No Comments Received.	
Downers Grove Township:	No Comments Received.	
Township Highway:	Our office has no jurisdiction in this matter.	
Westmont Fire Dist.:	No Comments Received.	
Sch. Dist. 201:	No Comments Received.	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and the Forest Preserve District property, we do not have any specific comments. Thank you."	

LAND USE

Location	Zoning	Existing Use	LUP
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Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	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	GRANT STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on December 6, 2023, recommends to approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000093 Courtney dated December 6, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on January 16, 2023, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and

recommends to approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000093 Courtney dated December 6, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property, on the property hereinafter described:

LOTS 34 AND 35 IN BLOCK "E" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1925 AS DOCUMENT 204461, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000093 Courtney dated December 6, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; JASON AND ANNA COURTNEY, 4005 N GRANT STREET, WESTMONT, IL 60559; and Township Assessor, Downers Grove Township, 4340 Prince Street, Downers Grove, IL 60515.

Enacted and approved this 23rd day of January, 2024 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000093 Courtney (Downers Grove / District 2)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000093 Courtney** dated December 6, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: December 6, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000093 Courtney** dated December 6, 2023.
2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
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3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow the finished side of fence to face inward instead of outward toward the adjacent property.
- B. That petitioner testified that they have lived at the subject property since 2017.

- C. That petitioner testified that the previous fence fell down in a storm and that they replaced the subject fence as it previously existed when they purchased the home, with the finished side facing inward instead of outward.
- D. That Hearing Officer finds that petitioner has demonstrated that subject zoning relief to allow the finished side of fence to face inward instead of outward toward the adjacent property does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the subject fence does not impact or impair the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will apply for a building permit from the County for the subject fence.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the subject fence does not diminish the value of land and buildings throughout the County, as the fence replaced a previously existing fence in the same orientation with the good side facing inward.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the subject fence is located behind the front wall of the home and does not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the subject fence.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the subject fence.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the subject fence does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

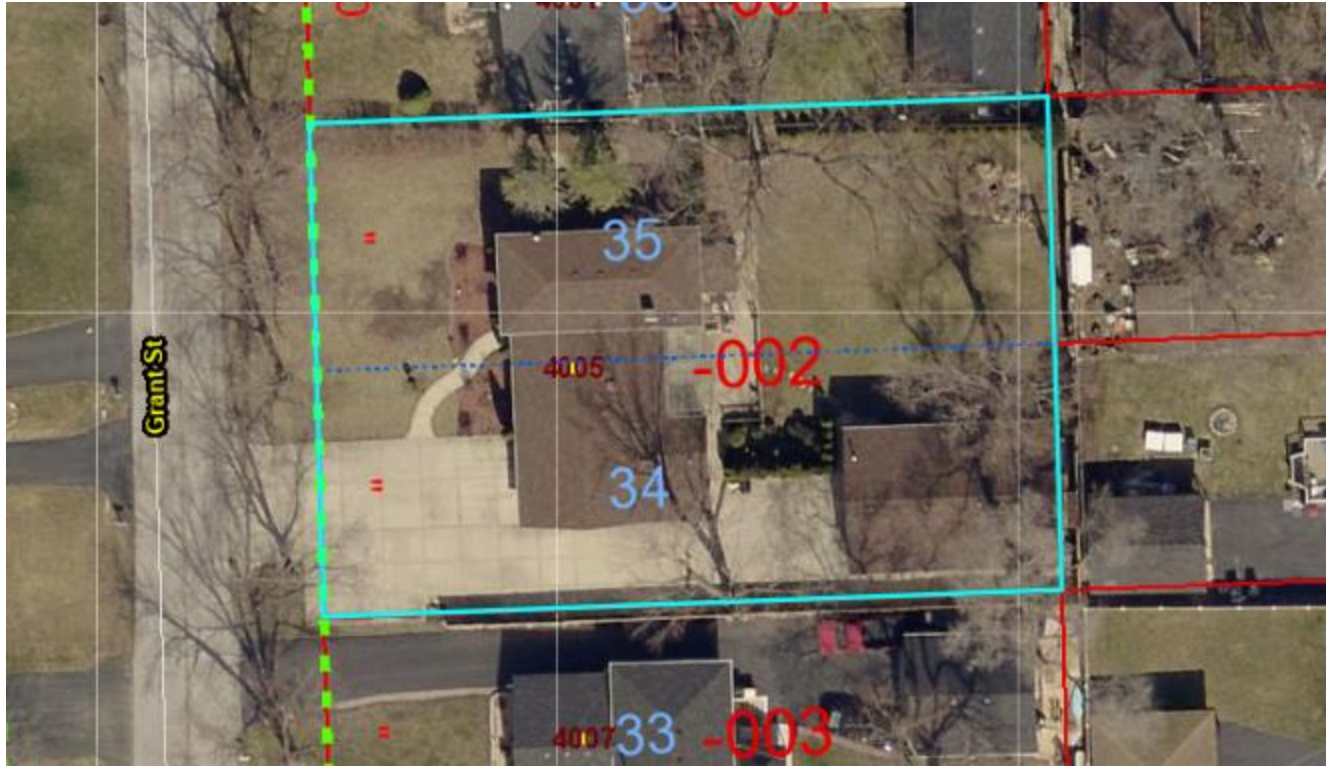
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000093 Courtney	
ZONING REQUEST	Conditional Use to allow the good side of the fence to face inward instead of outward to adjacent property.	
OWNER	JASON AND ANNA COURTNEY, 4005 N GRANT STREET, WESTMONT, IL 60559	
ADDRESS/LOCATION	4005 N GRANT STREET, WESTMONT, IL 60559	
PIN	09-04-212-002	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.34 ACRES (14,810 SQ. FT.)	
UTILITIES	WELL / SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Westmont:		
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Oak Brook:	<i>No Comments Received.</i>	
Village of Clarendon Hills:	<i>No Comments Received.</i>	
Downers Grove Township:	<i>No Comments Received.</i>	
Township Highway:	Our office has no jurisdiction in this matter.	
Westmont Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 201:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	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	GRANT STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

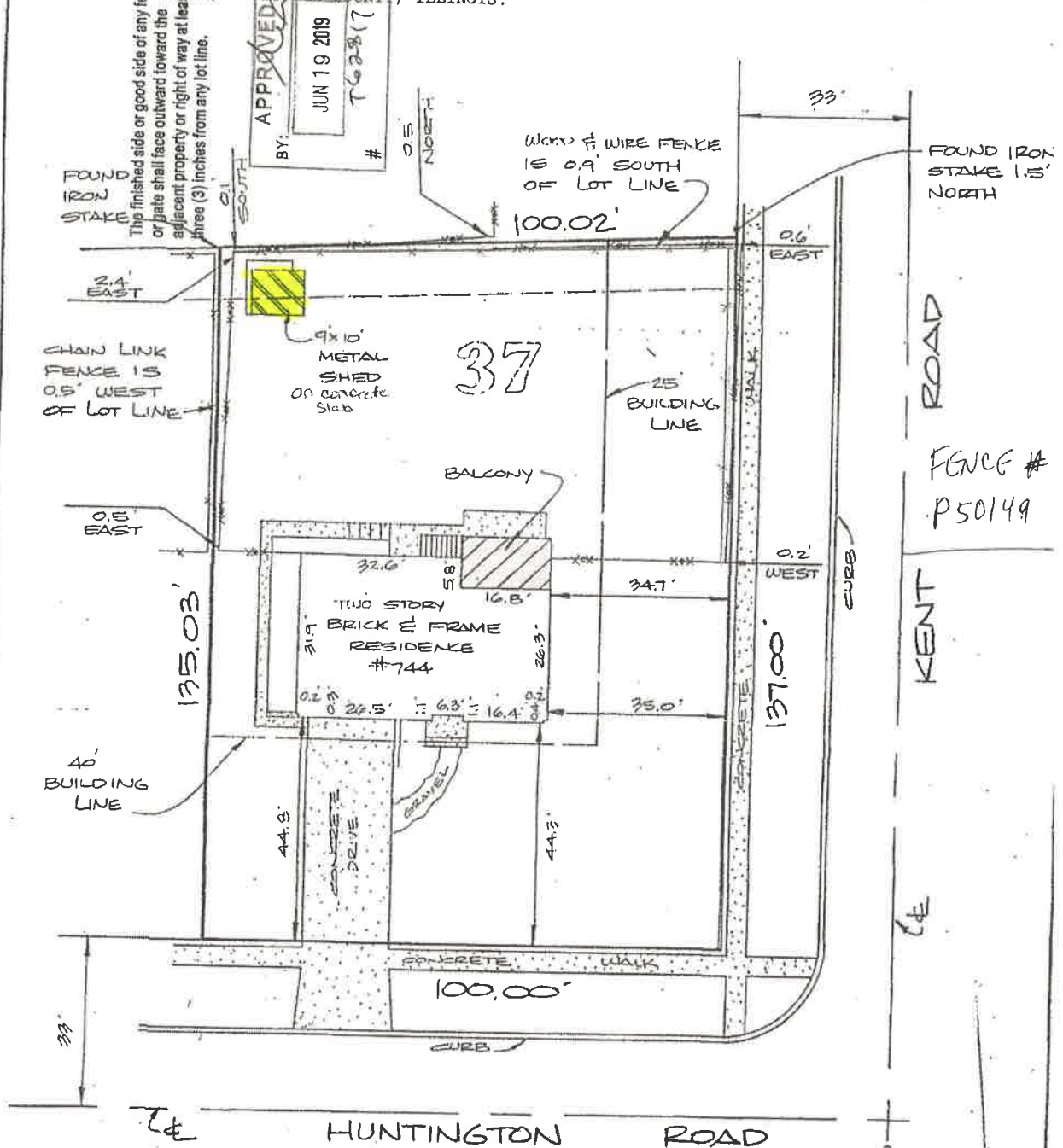






PLAT OF SURVEY

LOT 37 IN BUTTERFIELD WEST UNIT NO. 2 BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966 AS DOCUMENT REC-19939, IN DUPage COUNTY, ILLINOIS.



PREPARED FOR: KOTECKI & KOTECKI (ATTORNEYS AT LAW)

JOB ADDRESS: 21 W 744 HUNTINGTON RD., GLEN ELLYN, IL.

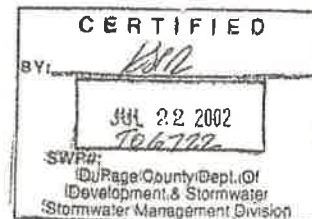
CLIENT: VAVICH

JOB NUMBER: 98-07-136

NEKOLA ASSOCIATES, LTD.
LAND SURVEYING - ENGINEERING

P.O. BOX 1549
BOLINGBROOK, IL. 60440
(630) 759-0166 phone (630) 759-0297 fax

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED ABSTRACTS.



(STATE OF ILLINOIS)
(COUNTY OF WILL)

NEKOLA & ASSOCIATES DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

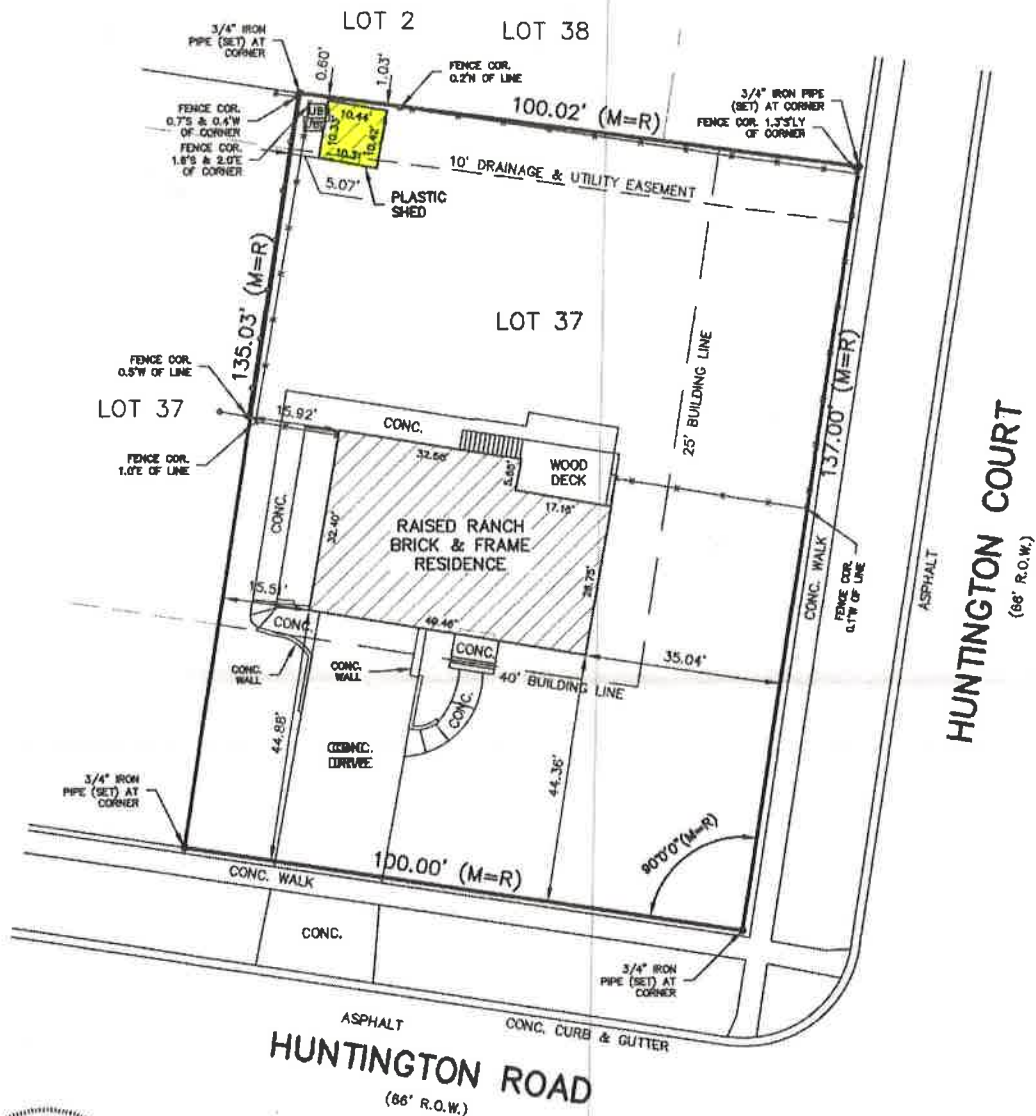
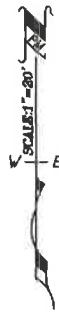
DATED THIS 10TH DAY OF AUGUST 1998

W. J. M. P.

PLAT OF SURVEY

LOT 37 IN BUTTERFIELD WEST UNIT NO. 2, BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966, AS DOCUMENT NO. R66-19939, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 21W744 HUNTINGTON ROAD, GLEN ELLYN
PIN: 05-25-103-039
AREA: 0.31 ACRES



STATE OF ILLINOIS
COUNTY OF MCHEENRY } S.S.

THIS IS TO CERTIFY THAT I, BRUCE SMOLINSKI, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/13/2023.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 14TH DAY OF SEPTEMBER, A.D., 2023.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS
NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY
APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: NAHEED MESSIEH

FILE NO. 230948

• = FOUND IRON STAKE
◻ = SET IRON STAKE



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. COULSON, HERITAGE LAND CONSULTANTS, PAF SUPTIC DESIGN, AND MIONSKE SURVEYING