



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, November 21, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

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

Development Committee - Regular Meeting - November 7, 2023

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.

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)

- 6.C. [DC-O-0063-23](#)
ZONING-23-000067 – 28W510 Washington Avenue Investments, LLC.: The Zoning Board of Appeals recommended 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) (Generally located northwest of Morningside Drive and Washington Avenue, on the north side of Washington Avenue)
ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent
- 6.D. [DC-O-0064-23](#)
ZONING-23-000072 – Rosasco: The Zoning Hearing Officer recommended 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) (Located at the southeast corner of Creek Drive and Woodcrest Court E)
ZHO Recommendation to Approve
- 6.E. [DC-O-0065-23](#)
ZONING-23-000073 – Barsley: The Zoning Hearing Officer recommended 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) (Located at the southeast corner of Spring Bay Drive and Park Meadow Drive)
ZHO Recommendation to Approve
- 6.F. [DC-O-0066-23](#)
ZONING-23-000074 – Scheiwe: The Zoning Hearing Officer recommended 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) (Located at the northeast corner of Havens Drive and Rooke Court)
ZHO Recommendation to Approve
- 6.G. [DC-O-0067-23](#)
ZONING-23-000076 – Knollcrest Funeral Home: The Zoning Hearing Officer recommended 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) (Generally located northwest of 16th Street and Meyers Road, on the west side of Meyers Road)
ZHO Recommendation to Approve

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

ZONING-23-000078 – Hehl: The Zoning Hearing Officer recommended 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) (Located at the southeast corner of 80th Street and Washington Street)

ZHO Recommendation to Approve

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

ZONING-23-000080 – Adams: The Zoning Hearing Officer recommended 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) (Generally located southwest of Harrison Avenue and Calvin Court, on the west side of Calvin Court)

ZHO Recommendation to Approve

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

ZONING-23-000081 – Petersen: The Zoning Hearing Officer recommended 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) (Generally located northwest of South Road and Riverview Drive, on the west side of Riverview Drive)

ZHO Recommendation to Approve

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

ZONING-23-000082 – Dumitrescu: The Zoning Hearing Officer recommended 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) (Located at the northwest corner of Crown Road and Patricia Lane)

ZHO Recommendation to Approve

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