



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.