



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, August 4, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Sam Tornatore at 10:50 AM.

2. ROLL CALL

PRESENT	Covert, Krajewski, Ozog, Tornatore, and Yoo
REMOTE	Martinez

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

Sharon Costabile spoke first in support of zoning petition 26-000007 NGHC, Inc. She is a resident of Naperville, the founder of Engage Illinois and mother of Rachel who joined her, as well as her housemates Ashley McLeod, and Ruth Pligge. The young women spoke of being business owners, contributing to the community and being empowered while living independently with support. Ms. Costabile encouraged the Committee Members to vote to approve the petition for six other women who have developmental disabilities to have the same opportunity that her daughter and housemates have had.

Julie E. Jans with the Disability Advocates Support Group (Glen Ellyn) spoke in support of the NGHC, Inc. petition. She works to educate and advocate for people with intellectual disabilities. Their efforts hope to increase supportive housing options with fewer barriers to entry. This project will help to meet the need of housing and employment in their community of choice. She asked the Committee to recommend the petition for approval.

Dave Nelson, the petitioner of the NGHC, Inc. petition spoke. His daughter will be one of the six residents of the home if the petition is passed. The petition asks for a group home, a greenhouse with retail/wholesale crop sales and an accessory dwelling unit. He asked for the Committee's support of the petition. Lynn Nelson, said she agreed with husband's comments.

Member Covert left meeting at 11:02 A.M.

Member Martinez joined the meeting by zoom at 11:04 A.M.

5. MINUTES APPROVAL

5.A. [26-1999](#)

Development Committee - Regular Meeting - July 7, 2026

Chair Tornatore asked for the motion to be made to allow Member Martinez to join meeting by zoom.

Attachments: [Dev Comm Minutes Summary 7-7-2026](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski, Ozog, Tornatore, and Yoo
ABSENT:	Covert
LATE:	Martinez

6. PRESENTATION

6.A. [26-2081](#)

Building & Zoning Department FY2027 Budget

Chair Tornatore asked for a motion to move the Budget Presentation to the end of the meeting (which would later be moved to the next Development Committee Meeting due to time restrictions). Motion was made by Member Ozog and seconded by Vice Chair Yoo, and passed unanimously.

7. REGULATORY SERVICES

7.A. [DC-O-0025-26](#)

ZONING-26-000007 – NGHC, Inc.: To approve the following zoning relief:

1. Conditional Use for a Planned Development for three (3) uses on the subject property: a Group Home, a greenhouse with accessory retail/wholesale crop sales on the subject property, and an Accessory Dwelling Unit.
2. Variation to increase the total area of permitted detached accessory buildings from 1,241 sq. ft to approximately 6,989 sq. ft. (3,850 sq. ft. ADU, 2,880 sq. ft. greenhouse, and 259 sq. ft. existing shed).
3. Variation to exceed the maximum permissible area for detached accessory buildings in the R-3 Single Family Residential District from 2,600 sq. ft. to approximately 6,989 sq. ft.
4. Variation to allow the total area of detached accessory buildings (proposed accessory dwelling unit, proposed greenhouse, and existing shed) to be larger than the principal building (existing house is 4,745 sq. ft.).
5. Variation to allow an Accessory Dwelling Unit to be more than 1,000 sq. ft. in size (approximately 3,850 sq. ft.).
6. Variation to allow an Accessory Dwelling Unit to be located in a new detached accessory building.
7. Variation to increase the maximum number of permitted occupants on the property—from five (5) occupants to 12 occupants total—allocated as eight (8) occupants in the existing principal single-family /proposed group home and 4 occupants in the accessory dwelling unit.
8. Variation to allow neither the legal or beneficial owner to be an occupant on the property with an ADU.

9. Variation to allow the exterior of the converted dwelling to not retain the appearance of an existing accessory building containing the accessory dwelling unit.

10. Variation to increase the height of a detached accessory building from permitted 24 feet to approximately 28 for the proposed greenhouse and 36 for the proposed accessory dwelling unit. (Lisle/District 5) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

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

Chair Tornatore asked for a motion to be made to take all items 1-10 from petition and combine to approve. Motion made by Member Ozog, seconded by Member Krajewski and passed unanimously.

Chair Tornatore asked Paul Hoss for more information before the vote. Mr. Hoss explained the reason for the recommendation to deny by the Zoning Board of Appeals was due to policy issues that are related to the County's Ad-Hoc Housing Committee and other housing initiatives. The ZBA believe this should be left to the elected officials. He described the surrounding properties on Plank Road, which is a mixed use transitional area. There are three uses requested by the petitioner, two of which are allowed by right, which are a group home and the nursery as a 4-H project. The accessory dwelling unit is allowed by conditional use, but must go through the zoning process. There are two variations requested, the accessory dwelling unit will be a new building and the planned greenhouse is oversized. The greenhouse would provide employment for the residents and the accessory dwelling unit would provide housing for people associated with the group home residents. There have been no objections from any neighbors of the subject property.

Discussion ensued and questions were asked. Paul Hoss clarified that there will be no retail sales on the property and the relief would end upon transfer of ownership, unless conditions are placed. He is working with the Ad-Hoc Housing Commission on legislation for the County Board to pass regarding accessory dwelling units. A super majority of 14 votes will be required at County Board relative to the variation requests.

Attachments: [Z-26-000007 NGHC, Inc. Dev. Com. Flyer \(08-04-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Brian Krajewski
AYES:	Krajewski, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

7.B. [DC-O-0026-26](#)

ZONING-26-000024 – Calahan: To approve the following zoning relief:

Variation to increase the height of fence in the corner side yard from permitted 6'6" to

approximately 8'. (Lisle/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000024 Calahan Cty. Bd. \(08-11-2026\)](#)

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

7.C. [DC-O-0027-26](#)

ZONING-26-000025 – Ulisano: To approve the following zoning relief:

Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet. (York/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000025 Ulisano Cty. Bd. \(08-11-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

7.D. [DC-O-0028-26](#)

ZONING-26-000026 – Lipper: To approve the following zoning relief:

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000026 Lipper Cty. Bd. \(08-11-2026\)](#)

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

7.E. [DC-O-0029-26](#)

ZONING-26-000027 – Reisser: To approve the following zoning relief:

Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet. (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000027 Reisser Dev. Com. \(08-04-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

7.F. [26-2060](#)

T-2-2026 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-2-2026.

The proposed amendments will update the zoning ordinance to be in compliance with Public Act 104-0458 (55 ILCS 5/5-12024), Energy Storage Systems (ESS), which requires “...(e) A county with an existing zoning ordinance in conflict with this Section shall amend that zoning ordinance to comply with this Section within 120 days after the effective date of this amendatory Act of the 104th General Assembly.”

The proposed amendments will establish zoning regulations for Energy Storage Systems consistent with State law. Under the Act, an Energy Storage System is defined as “a facility with an aggregate energy capacity that is greater than 1,000 kilowatts and that is capable of absorbing energy and storing it for use at a later time, including, but not limited to, electrochemical and electromechanical technologies. "Energy storage system" does not include technologies that require combustion. "Energy storage system" also does not include energy storage systems associated with commercial solar energy facilities or commercial wind energy facilities as defined in Section 5-12020.”

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

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:32 A.M.