



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, May 19, 2026

10:30 AM

Room 3500B

1. **CALL TO ORDER**

10:30 AM meeting was called to order by Vice-Chair Yeena Yoo at 10:30 AM.

2. **ROLL CALL**

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

3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Vice-Chair Yoo informed Committee Members that she would be chairing the meeting in Member Tornatore's absence. She thanked Member Haider for being in attendance as well.

4. **PUBLIC COMMENT**

Dave Nelson spoke on of NGHC, Inc. in favor of their petition ZONING-26-000007. He shared a picture of six young woman who have disabilities, one of which is his daughter. They are all on the waiting list of more than 19,000 adults for a place in a group home. In addition to the request for a conditional use for group housing, they are trying to address long term financial support of the property. They would like to build a greenhouse, for the raising and selling of flowers and plant and also have an accessible dwelling unit on the property.

Sanjiv Akhand of Axiom Home Investments, Inc. spoke on behalf of his company in support of their petition ZONING-25-000064. Their request is to convert an existing garage into living space. Mr. Akhand was not clear what zoning standards were not met at the hearing.

***Please see the end of packet for the one electronic comment received for the meeting.

5. **MINUTES APPROVAL**

5.A. [26-1450](#)

Development Committee - Regular Meeting - May 5, 2026

Attachments: [Meeting Minutes Summary 5-5-2026](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski

SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, and Yoo
ABSENT:	Tornatore

6. REGULATORY SERVICES

6.A. [26-1492](#)

ZSE-26-000005 Naperville Country Club Outdoor Concert: To approve special event action item:

Naperville Country Club outdoor concert for their club members, to be held on Friday, August 7, 2026, from 6-10 PM. (Lisle/ District 5) (Generally located northwest of E Chicago Avenue and Olesen Drive, on the north side of E Chicago Avenue)

Attachments: [ZSE-26-000005 Naperville CC Concert Dev. Com. \(05-19-2026\) Comments](#)

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

6.B. [DC-O-0016-26](#)

ZONING-25-000064 – ORDINANCE – Axiom Home Investments, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.
3. Variation from Subsection 37-417.2(F) to increase the maximum number of permitted occupants on the property—from five (5) occupants to eight (8) occupants total—allocated as six (6) occupants in the existing principal single-family dwelling unit and two (2) occupants in the accessory dwelling unit. (Downers Grove/District 3) (Generally located southeast of Lemont Road and Davey Road, on the east side of Lemont Road)

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

Vice- Chair Yoo made a motion to remand the item back to the Zoning Board of Appeals. Paul Hoss explained that there was no opportunity for public comment at the recommendation meeting, which was a technical flaw in the proceedings.

Attachments: [Z-25-000064 Axiom Home Investments Dev. Com. \(05-19-2026\)](#)

RESULT:	DEFERRED
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MOVER:	Yeena Yoo
SECONDER:	Mary Ozog
AYES:	Covert, Krajewski, Martinez, Ozog, and Yoo
ABSENT:	Tornatore

6.C. [DC-O-0017-26](#)

ZONING-26-000007 – ORDINANCE – NGHC, Inc.: The Zoning Board of Appeals recommended to deny 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) (Generally located southwest of Naper Boulevard and Plank Road, on the south side of Plank Road)

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

Vice-Chair Yoo made a motion to remand the agenda item back to the ZBA. This case had the same technical flaw of no opportunity for public comment at the recommendation meeting.

Member Covert asked the question about a hardship not being presented in the case. Paul Hoss explained. that the zoning code asks for the petitioner to present a hardship, practical difficulty, or unique circumstance relative to the land and what use is being

proposed on the land.

The petitioner indicated they would prefer to have a new hearing. Vice-Chair Yoo withdrew her motion to remand item back to ZBA for recommendation and made a motion to remand it back to ZBA for a new public hearing.

Attachments: [Z-26-000007 NGHC, Inc. Dev. Com. \(05-19-2026\)](#)

RESULT:	DEFERRED
MOVER:	Yeena Yoo
SECONDER:	Mary Ozog
AYES:	Covert, Krajewski, Martinez, Ozog, and Yoo
ABSENT:	Tornatore

6.D. [DC-P-0001-26](#)

Recommendation for the approval of a contract to Sutton Ford, Inc., to furnish and deliver two (2) 2026 Ford Bronco Sport Big Bend 4X4 vehicles, for Building & Zoning, for the period of May 27, 2026 through November 30, 2026, for a contract total not to exceed \$66,560.92; per lowest responsible bid #26-037-DOT.

Attachments: [PRCC](#)
[Bid Tab](#)
[Pricing Pages Redacted](#)
[VE Redacted](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Mary Ozog
SECONDER:	Sadia Covert

7. **OLD BUSINESS**

Member Krajewski inquired of the direction the Zoning Board of Appeals has been given regarding accessory dwelling units. Paul Hoss answered that the Zoning Board is aware of the push for additional housing. They are not policy makers and are following the current code, making decisions based on hardship, practical difficulty or unique circumstance that supports variations.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:52 AM

