



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, August 4, 2026

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. [26-1999](#)
Development Committee - Regular Meeting - July 7, 2026
- 6. PRESENTATION**
 - 6.A. [26-2081](#)
Building & Zoning Department FY2027 Budget
- 7. REGULATORY SERVICES**

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

ZONING-26-000007 – 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): 6 Ayes, 0 Nays, 0 Absent

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

ZONING-26-000024 – Calahan: The Zoning Hearing Officer recommended 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) (Located at the northeast corner of College Road and Lomond Avenue)

ZHO Recommendation to Approve

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

ZONING-26-000025 – Ulisano: The Zoning Hearing Officer recommended 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) (Generally located southwest of 37th Street and Fairview Avenue, on the west side of Fairview Avenue)

ZHO Recommendation to Approve

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

ZONING-26-000026 – Lipper: The Zoning Hearing Officer recommended 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) (Located at the northwest corner of Lloyd Avenue and Pershing Avenue)

ZHO Recommendation to Approve

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

ZONING-26-000027 – Reisser: The Zoning Hearing Officer recommended 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) (Located at the southeast corner of Pomeroy Street and Coolidge Avenue)

ZHO Recommendation to Approve

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.”

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**