



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 16, 2026

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.

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

2. **ROLL CALL**

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

No remarks were offered.

4. **PUBLIC COMMENT**

No public comments were offered.

5. **MINUTES APPROVAL**

5.A. [26-1655](#)

Development Committee - Regular Meeting - June 2, 2026

Attachments: [Summary Minutes 6-2-2026](#)

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

6. **REGULATORY SERVICES**

6.A. [DC-O-0018-26](#)

ZONING-26-000011 – Elliott: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years. (Bloomingdale/District 1) (Generally located southeast of Par Lane and Fairway Lane, on the east side of Fairway Lane)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000011 Elliott Cty. Bd. \(06-23-2026\)](#)

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

6.B. [DC-O-0019-26](#)

ZONING-26-000014 – Ansari: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.
2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage. (York/District 4) (Located at the southeast corner of Route 53 and Harding Road)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000014 Ansari Cty. Bd. \(06-23-2026\)](#)

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

6.C. [DC-O-0020-26](#)

ZONING-26-000015 – Falco: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively. (Milton/District 4) (Generally located northeast of Shagbark Lane and Burr Oak Drive, on the north side of Burr Oak Drive)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve): 0 Ayes, 5 Nays, 1 Absent (If the County Board seeks to approve the Variation zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Vice Chair Yoo asked Mr. Hoss if the reason the Zoning Hearing Officer recommended to deny was due to little or no evidence being presented. He answered that no hardship, practical difficulty or unique circumstance was presented at the hearing. The coop was built without a permit and the petitioner would like forgiveness.

Attachments: [Z-26-000015 Falco Cty. Bd. \(06-23-2026\)](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
NAY:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

7. OLD BUSINESS

Member Covert asked what items would be considered grandfathered when new ordinances are written. Paul Hoss answered, anything built after 1957 does not enjoy a grandfathering clause, due to the LaSalle Bank court case that allowed local governments to zone. He added that the County grants zoning relief by conditional use for structures or uses that have been on a property for at least five years and place a time limit on that relief.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:43 AM