



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, October 7, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Tornatore at 10:36 AM.

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

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-2297](#)

Development Committee - Regular Meeting - September 16, 2025

Attachments: [Final Summary Minutes 9-16-25](#)

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

6. REGULATORY SERVICES

6.A. [DC-P-0002-25](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building & plumbing plan reviews, and inspections on an as-needed basis, in unincorporated DuPage County, for the period of December 1, 2025, through November 30, 2026, for the Building & Zoning Department, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #24-006-BZP. Second of three optional renewals.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Safebuilt FY26 PRCC](#)
[SAFEbuilt Scorecard](#)
[SAFEbuilt Renewal](#)
[SAFEbuilt Vendor Ethics](#)
[SAFEBuilt - Pricing & Signature](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.B. [DC-O-0044-25](#)

ZONING-25-000050 – ORDINANCE – Chromniak: To approve the following zoning relief:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet (Downers Grove / District 3)

ZHO Recommendation to Deny

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

Ashlyn Kirby, Zoning Administration Coordinator explained the property was issued a violation for building the coop without a permit. The owner modified an existing shed and built a coop and chicken run onto the front of it. The Zoning Hearing Officer recommended to deny, because there was no hardship or practical difficulty presented by the petitioner.

Attachments: [Z-25-000050 CHROMNIAK CTY BD FLYER \(10-14-25\)](#)

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

6.C. [DC-O-0045-25](#)

ZONING-25-000051 – ORDINANCE – Willowbrook Waffles, LLC: To approve the following zoning relief:

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District (Downers Grove / District 3)

ZHO Recommendation to Approve.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-25-000051 WILLOWBROOK WAFFLES CTY BD FLYER \(10-14-25\)](#)

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

6.D. [DC-O-0046-25](#)

ZONING-25-000057 – ORDINANCE – River Forest Country Club: To approve the following zoning relief:

Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet (Addison / District 1)

ZHO Recommendation to Approve.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

County Board Member Cronin Cahill told Members that the Country Club property is zoned residential and this is the reason the zoning relief is needed. The maximum height for a flagpole on a residential property is 24 feet and this flagpole will be located on a golf course.

Attachments: [Z-25-000057 RIVER FOREST COUNTRY CLUB FLYER \(10-14-25\)](#)

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

6.E. [DC-O-0047-25](#)

ZONING-25-000053 – ORDINANCE – West Suburban Athletic Development: To approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land(Downers Grove / District 3)

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

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Chair Tornatore explained to the Committee the petitioner is requesting an conditional use for additional parking. This will still conform to all the standards of the original conditional use approval.

Attachments: [Z-25-000053 WEST SUBURBAN ATHLETIC CTY BD FLYER \(10-14-25\) Redacted](#)

RESULT:	APPROVED AT COMMITTEE
----------------	-----------------------

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

6.F. [DC-O-0048-25](#)

T-5-25 Text Amendments to the DuPage County Zoning Ordinance: To approve the following text amendment:

Text Amendments to the DuPage County Zoning Ordinance relative to short term rentals of a residential dwelling unit, to align the Zoning Ordinance with current initiative for housing solutions and to amend Lot Requirements (minimum size and width) in the R-3 and R-4 Residential Zoning Districts.

ZBA Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Chair Tornatore told with the Committee that the County does not currently have a short term rental ordinance and this will give the County an opportunity to regulate them. The revenue generated from this licensing will go to the Housing Solutions Program. If there is a special exception with more than six people staying at the property, they will be able to apply for a special event permit.

Attachments: [T-5-25 TEXT AMENDMENT CTY BD FLYER \(10-14-25\)_Redacted](#)

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

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 10:56 A.M.