



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, May 20, 2025**

**10:30 AM**

**Room 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

|                |                                            |
|----------------|--------------------------------------------|
| <b>PRESENT</b> | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT</b>  | Tornatore                                  |

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

**4. PUBLIC COMMENT**

No public comments were offered.

Vice-Chair Yoo informed the Committee Members that Chair Tornatore was out of town and she was glad to Chair the Meeting in his absence.

**5. MINUTES APPROVAL**

**5.A. [25-1106](#)**

Development Committee - Regular Meeting - April 15, 2025

**Attachments:**     [Summary Minutes 4-15-2025.pdf](#)

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED                                   |
| <b>MOVER:</b>    | Mary Ozog                                  |
| <b>SECONDER:</b> | Sadia Covert                               |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

**6. REGULATORY SERVICES**

**6.A. [DC-O-0018-25](#)**

ZONING-25-000008 – ORDINANCE – Smiley: To approve the following zoning relief:

1. Variation to reduce the corner side setback for a new deck from required 30 feet to approximately 10 feet.
2. Variation to reduce the corner side setback for a new front porch from required 27 feet to approximately 20 feet. (Addison/District 1)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000008 Smiley Cty. Bd. \(05-27-2025\).pdf](#)

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED AT COMMITTEE                      |
| <b>MOVER:</b>    | Sadia Covert                               |
| <b>SECONDER:</b> | Mary Ozog                                  |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

6.B.     [\*\*DC-O-0019-25\*\*](#)

ZONING-25-000013 – ORDINANCE – Aspen Inc.: To approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 3 feet from the rear property line (approximately 2.6 feet), where the shed has existed for at least 5 years. (Bloomington/District 1)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000013 Aspen Inc. Cty. Bd. \(05-27-2025\).pdf](#)

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED AT COMMITTEE                      |
| <b>MOVER:</b>    | Mary Ozog                                  |
| <b>SECONDER:</b> | Sadia Covert                               |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

6.C.     [\*\*DC-O-0020-25\*\*](#)

ZONING-25-000014 – ORDINANCE – Trauth: To approve the following zoning relief:

Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location. (Lisle/District 5)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000014 Trauth Cty. Bd. \(05-27-2025\).pdf](#)

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED AT COMMITTEE                      |
| <b>MOVER:</b>    | Sadia Covert                               |
| <b>SECONDER:</b> | Mary Ozog                                  |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

6.D. [DC-O-0021-25](#)

ZONING-25-000019 – ORDINANCE – Saiz: To approve the following zoning relief: Variation to reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet. (Lisle/District 2)

ZHO Recommendation to Approve

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

**Attachments:** [Z-25-000019 Saiz Cty. Bd. \(05-27-2025\) Redacted.pdf](#)

Member Rutledge inquired if the petitioner is building on the existing foundation why would zoning relief be needed? Paul Hoss, Planning & Zoning Administration Coordinator explained that the house is considered a new build under the building code and needs to meet the current zoning bulk requirements.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED AT COMMITTEE                      |
| <b>MOVER:</b>    | Sadia Covert                               |
| <b>SECONDER:</b> | Mary Ozog                                  |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

6.E. [DC-R-0002-25](#)

To approve a Resolution of Declaration of Surplus Property located at 22W146 Hillcrest Terrace, Medinah. IL (PIN: 02-11-412-011)

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

Mr. Hoss informed the Committee that the property will be going up for auction. The money received for the property will go into the County's eventual housing trust. The lot is approximately 20k sq ft and is serviced by well and septic. He added that in the next few weeks there will be discussion brought to the Finance Committee and County Board about the next steps in housing solutions. This includes a resolution to create a land bank and a resolution to work with a not for profit to create a housing and land trust.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | APPROVED AT COMMITTEE                      |
| <b>MOVER:</b>    | Mary Ozog                                  |
| <b>SECONDER:</b> | Sheila Rutledge                            |
| <b>AYES:</b>     | Covert, Krajewski, Ozog, Rutledge, and Yoo |
| <b>ABSENT:</b>   | Tornatore                                  |

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 10:39 A.M.