



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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Tuesday, August 19, 2025

10:30 AM

Room 3500B

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [25-1694](#)

Development Committee - Regular Meeting - July 1, 2025

6. REGULATORY SERVICES

6.A. [DC-R-0004-25](#)

ZSE-25-000003 MERIT SWAT Exercise: To approve the special event action item: DuPage Metropolitan Emergency Response and Investigation Team (MERIT) SWAT exercise at County-owned Clean and Lien property located at 22W146 HILLCREST TERRACE, MEDINAH, IL 60157. Generally, for not more than two (2) days between 8/27/25 and 9/26/25. (Bloomington/District 1) (Generally located northeast of Acacia Lane and Hillcrest Terrace, on the north side of Hillcrest Terrace)

6.B. [DC-O-0029-25](#)

ZONING-25-000023 – Sleiman: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop. (Lisle/District 5) (Generally located southeast of Plank Road and Tuthill Road, on the east side of Tuthill Road)

ZHO Recommendation to Deny

6.C. [DC-O-0030-25](#)

ZONING-25-000034 – Northwestern Marianjoy Rehabilitation Hospital: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches.
2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).
3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft. (Milton/District 6) (Located south of Roosevelt Road and Community Drive)

ZHO Recommendation to Approve

6.D. [DC-O-0031-25](#)

ZONING-25-000035 – Hanna's – Wheaton, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming cafe restaurant in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming café restaurant to be located less than 1,000 feet from a place of assembly use. (Milton/District 4) (Located at the southwest corner of Geneva Road and Pleasant Hill Road)

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

6.E. [DC-O-0032-25](#)

ZONING-25-000037 – Kesik: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab). (Lisle/District 2) (Generally located northwest of Kohley Road and Essex Road, on the west side of Essex Road)

ZHO Recommendation to Approve

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