



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 2, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:34 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore welcomed new Committee Member Melissa Martinez.

4. PUBLIC COMMENT

Phil Leutkehans, attorney for zoning petition 25-000035 Hanna's spoke on behalf of his client. He explained that his client has agreed to special conditions on the approval of the special use and variation if they County would agree to them. The are right in, right out only onto Delano; and hours of operation would be limited to not allow operations before 1:00 p.m. on Sundays.

5. MINUTES APPROVAL

5.A. [25-2055](#)

Development Committee - Regular Meeting - August 19, 2025

Attachments: [Final Summary Minutes 8-19-2025.pdf](#)

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

6. REGULATORY SERVICES

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

ZONING-25-000035 – ORDINANCE – Hanna's – Wheaton, LLC.: To approve 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) (If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

Development Committee VOTE (Motion to Approve): 3 Ayes, 0 Nays, 1 Abstain, 2 Absent

Chair Tornatore entertained a motion to amend this petition with the agreed upon conditions. Motion made by Member Krajewski, seconded by Member Covert, motion passed. Chair Tornatore entertained a motion to approve the petition as amended. Motion was made by Member Krajewski, seconded by Member Martinez. Roll call was done, Member Krajewski, aye, Member Martinez, aye Member Covert abstained and Chair Tornatore voted aye.

Paul Hoss informed the Committee after the vote, since the Zoning Board of Appeals recommended to deny the variation portion of the petition, it will need a super majority vote of 14 at County Board to be approved.

Attachments: [Z-25-000035 Hanna's - Wheaton, LLC. Cty. Bd. \(09-09-2025\)_Redacted.pdf](#)

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

6.B. [DC-O-0033-25](#)

ZONING-25-000030 – Kosela: The Zoning Board of Appeals recommended to deny the following zoning relief:

Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2. (Lisle/District 2) (Located at the northeast corner of Essex Road and Kohley Road)

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

Attachments: [Z-25-000030 Kosela Dev. Com. \(09-02-2025\)_Redacted.pdf](#)

RESULT:	WITHDRAWN
----------------	-----------

6.C. [DC-O-0034-25](#)

ZONING-25-000033 – ORDINANCE – Duebner: To approve the following zoning relief:

1. Variation to increase the height of a fence in the front yard from 4 feet 6 inches to not more than 6 feet.

2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed. (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-25-000033 Duebner Cty. Bd. \(09-09-2025\) Redacted.pdf](#)

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

6.D. [DC-O-0035-25](#)

ZONING-25-000038 – ORDINANCE – GIN/SODY Investments, LLC.: To approve the following zoning relief:

1. Variation to allow an 8' privacy fence within the 40' front yard setback
2. Variation to allow an 8' privacy fence within the 30' corner side yard setback.

(Downers Grove/District 3)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 2 Absent

Member Krajewski left the room and a quorum was needed to vote on petition. Chair Tornatore appointed County Board Member Dawn DeSart as a Member of the Committee. Motion was made by Member Covert and seconded by Member DeSart. Member Krajewski returned to the room after the vote.

Attachments: [Z-25-000038 GINSODY Investments, LLC. Cty. Bd. \(09-09-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
AYES:	Covert, Martinez, and Tornatore
ABSENT:	Krajewski, Ozog, and Yoo

6.E. [DC-O-0036-25](#)

ZONING-25-000039 – ORDINANCE – Porter: To approve the following zoning relief: Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'. (Winfield/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 2 Absent

Attachments: [Z-25-000039 Porter Cty. Bd. \(09-09-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sadia Covert

SECONDER:	Melissa Martinez
AYES:	Covert, Krajewski, Martinez, and Tornatore
ABSENT:	Ozog, and Yoo

6.F. [DC-O-0037-25](#)

ZONING-25-000041 – ORDINANCE – Hennig: To approve the following zoning relief: Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet. (Downers Grove/District 3) (If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 2 Absent

Member Martinez informed Chair Tornatore that the subject property is adjacent to Forest Preserve property. He felt since there is no residential neighbor there is no intrusion evident to adjacent properties.

The Zoning Hearing Officer recommended to deny this petition, therefore it will need a super majority vote of 14 at County Board to pass.

Attachments: [Z-25-000041 Hennig Cty. Bd. \(09-09-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sadia Covert
SECONDER:	Brian Krajewski
AYES:	Covert, Krajewski, Martinez, and Tornatore
ABSENT:	Ozog, 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 10:45 AM.