



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, January 21, 2025

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.

2. ROLL CALL

PRESENT Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo
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3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Kurtis Pozsgay, Director of Community Development from the Village of Bensenville spoke in opposition to the Moksh Dham petition. He has concerns about traffic and the use being near an elementary school. He advised that the property is zoned residential, the Route 83 Corridor study also highlights it as residential, but it is continued to be marketed as a commercial property.

Kevin Quinn, Village Planner for Bensenville also spoke in opposition to Moksh Dham. The Village feels a funeral home with a crematorium is not an appropriate use with schools and the park district being adjacent to this property.

Joseph Abel and Brian Armstrong were present to speak on the Biagio Land Corporation. They were advised by Chair Tornatore that this item was being pulled from the agenda. They both chose not to give public comment at this time.

Pete DiCianni, representing Dr. Gopal Lalmalani MD, and read his letter to the Committee. He is in support of the Moksh Dhan. As a person of the Hindu faith his community is in need of a funeral home and crematorium that will handle their rituals, ceremonies and remains of member of the faith. Mr. DiCianni reminded the Members that the R-1 zoning of the property does allow for a conditional use and is a permitted use, no need for variation. He addressed both the traffic and wetland issues.

Sandra Wilhoit spoke in opposition of the Phillips petition. She lives adjacent to the subject property. There is currently a dock built by the Phillips that is mostly on her property. She is asking for further clarification on the Zoning Hearing Officer's finding of "use of the pier".

Adam Kosela spoke on behalf of the Kosela petitioner. The plan is to build a small home if lot division is approved and have his parents move in. The current home on the other lot will be

improved. The neighbors had concerns about watershed and additional traffic. However, this property is lower than most in the immediate area. There wouldn't be additional traffic as only two people would be living in the new home.

***Two electronic comments were received and can be found at the end of the minutes packet.

5. MINUTES APPROVAL

5.A. [25-0271](#)

Development Committee- Regular Meeting - December 3, 2024

Attachments: [Minutes Summary 12-3-24.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Brian Krajewski
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

6. BUDGET TRANSFERS

6.A. [25-0272](#)

Transfer of funds from 1100-2810-50000 (Regular Salaries) in the amount of \$33,000 to 1100-2810-51000 (Benefit Payments), to cover FY24 year-end benefit payout.

Attachments: [BT \\$33000 Benefit Payments_Redacted.pdf](#)

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

7. REGULATORY SERVICES

7.A. [DC-O-0001-25](#)

ZONING-24-000074 – ORDINANCE – Biagio Land Corporation: The Zoning Board of Appeals recommended to approve the following zoning relief:
Rezoning from B-1 Local Business District to B-2 General Business District.
(Bloomingdale/District 1) (Generally located southeast of Lake Street and Wheaton Road, on the south side of Lake Street)
ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

Attachments: [Z-24-000074 Biagio Land Corp Dev. Com. \(01-21-2025\) Redacted.pdf](#)

RESULT:	WITHDRAWN
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7.B. [DC-O-0002-25](#)

ZONING-24-000075 – ORDINANCE – Moksh Dham: To approve the following zoning relief:

Conditional Use for a funeral home with cremation services in the R-4 Single Family Residence District. (Addison/District 1)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

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

Member Krajewski inquired if there was a traffic study completed. Jessica Infelise Datzman, Zoning Administration Coordinator answered "no". She added that the ZBA considered that the subject property is located on Route 83, which is a four lane arterial roadway. Also, there was testimony that services would be held at off peak hours, evenings and weekends. Vice-Chair Yoo asked about the Health Department 's concern. Ms. Infelise Datzman responded that if approved, the septic system would be replaced. Yoo added, the structure on the property is currently a church and she felt the use would not be changing and would be allowed per zoning guidelines. Member Ozog wondered if this was open to only those of the Hindu faith. Testimony was given at the hearing that services would be provided to anyone. Member Covert shared that currently the Hindu community does not have a funeral home/crematorim in the area and this would fill a need for residents. Member Rutledge was concerned with wetlands located on the property. The petitioner has already been working with the County Stormwater Division and would be repairing, enhancing, and mitigating the issues on site.

Attachments: [Z-24-000075 Moksh Dham Cty. Bd. \(01-28-2025\)_Redacted.pdf](#)

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

7.C. [DC-O-0003-25](#)

ZONING-24-000061 – ORDINANCE – Phillips: To approve the following zoning relief: Conditional Use to allow a small pier approximately one (1) inch from the interior side property line due to the location of the lake. (Downers Grove/ District 3)

ZHO Recommendation to Approve

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

Chair Tornatore asked for Ms. Infelise Datzman for additional information. She explained the homeowner will be removing the current pier and replacing with a new pier. She gave clarification on the Hearing Officer's finding of which he wanted to indicate that him recommending this conditional use does not approve of the petitioner going onto the neighbor's property. She added that the HOA has determined that the petitioner has lake on his property, can build into the lake and they have submitted a letter approving this request.

Attachments: [Z-24-000061 Phillips Cty. Bd. \(01-28-2025\)_Redacted.pdf](#)

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

7.D. [DC-O-0004-25](#)

ZONING-24-000065 – ORDINANCE- Sessions: To approve the following zoning relief:

1. Variation to reduce the required lot size for two lots serviced with water and sewer, from required 15,000 sq. ft. each lot to approximately 8,440 sq. ft. for Lot 1 and 8,440 sq. ft. for Lot 2.
2. Variation to reduce the required lot width for a corner lot (Lot 1) serviced with water and sewer, from required 125 feet to approximately 105.5 feet.
3. Variation to increase the FAR permitted on Lot 1, from permitted 0.3 (approximately 2,531 sq. ft. total) to approximately 0.42 (2,912 sq. ft. for existing house and 600 sq. ft. for new detached garage). (York/District 2) (If the County Board seeks to approve the Variation 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 Failed): 0 Ayes, 6 Nays, 0 Absent

Ms. Infelise Datzman explained the Zoning Hearing Officer felt the petitioner did not make a case. The hardship was presented as financial, which the ZHO could not consider as a hardship.

Attachments: [Z-24-000065 Sessions Cty. Bd. \(01-28-2025\)_Redacted.pdf](#)

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

7.E. [DC-O-0005-25](#)

ZONING-24-000069 – ORDINANCE – Kosela: To approve the following zoning relief:

1. Variation to reduce the required lot size (area) for two (2) new lots serviced with well and septic, from required 40,000 sq. ft. to approximately 10,314 sq. ft. for Lot 1 and 21,940 sq. ft. for Lot 2.
2. Variation to reduce the required lot width for one new interior lot serviced with well and septic, from required 125 feet wide to approximately 91.33 feet wide for Lot 1. (Lisle/District 2) (If the County Board seeks to approve the Variation 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 Failed): 0 Ayes, 6 Nays, 0 Absent

Chair Tornatore shared that there was opposition by several neighbors for this petition. They were concerned with drainage and small lot size, changing the character of neighborhood.

Attachments: [Z-24-000069 Kosela Cty. Bd. \(01-28-2025\) Redacted.pdf](#)

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

7.F. [DC-O-0006-25](#)

T-3-24 Text Amendments to the DuPage County Zoning Ordinance: To approve the following zoning relief:

T-3-24 Proposed Text Amendments to the DuPage County Zoning Ordinance relative to the principal arterial conversion of a single dwelling unit into not more than two (2) dwelling units. (Waive First Reading)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

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

This text amendment is for single family properties zoned R3 and R4 that have an existing home on an principal arterial roadway. It will allow for conversion into two dwelling units. Property must take direct access from and be located directly on arterial roadway.

Attachments: [T-3-24 Text Amendment CTY BD \(01-28-2025\).pdf](#)

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

7.G. [25-0273](#)

T-1-25 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-25 to the DuPage County Zoning Ordinance regarding video gaming, to align the Zoning Ordinance with current liquor license regulations for greater consistency.

Chair Tornatore advised that the Committee would be voting to send this item to the Zoning Board of Appeals for a public hearing. This will bring greater consistency and video gaming will mirror the liquor licenses with a 100 foot setback from protected uses.

Attachments: [T-1-25 TEXT AMENDMENT MANDATE \(01-21-2025\).pdf](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Sheila Rutledge
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:11 AM.