



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, July 1, 2025**

**10:30 AM**

**Room 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

Member Covert arrived at 10:34 AM

<b>PRESENT</b>	Krajewski, Ozog, Rutledge, Tornatore, and Yoo
<b>LATE</b>	Covert

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

No remarks were offered.

**4. PUBLIC COMMENT**

No public comments were offered.

**5. MINUTES APPROVAL**

**5.A. [25-1624](#)**

Development Committee - Regular Meeting - June 17, 2025

**Attachments:**     [Final Meeting Minutes Summary 6-17-2025.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Krajewski, Ozog, Rutledge, Tornatore, and Yoo
<b>ABSENT:</b>	Covert

**6. REGULATORY SERVICES**

**6.A. [DC-O-0026-25](#)**

ZONING-25-000022 – ORDINANCE – Perez: To approve the following zoning relief:  
Rezoning from B-1 Local Business to R-4 Single Family Residential. (Addison/District  
1)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000022 Perez Cty. Bd. \(07-08-2025\)\\_Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Brian Krajewski
<b>AYES:</b>	Krajewski, Ozog, Rutledge, Tornatore, and Yoo
<b>LATE:</b>	Covert

6.B.     [DC-O-0027-25](#)

ZONING-25-000026 – ORDINANCE – Fawell: To approve the following zoning relief:

1. Variation to allow a detached accessory building (proposed shed) in front of the front wall of the existing home.
2. Variation to reduce the interior side yard for a new shed from required 10 feet to approximately 3 feet. (Winfield/District 6)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000026 Fawell Cty. Bd. \(07-08-2025\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Krajewski, Ozog, Rutledge, Tornatore, and Yoo
<b>LATE:</b>	Covert

6.C.     [DC-O-0028-25](#)

ZONING-25-000031 – ORDINANCE – Blachuciak: To approve the following zoning relief:

Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'. (Downers Grove/District 3)

ZHO Recommendation to Approve

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

**Attachments:**     [Z-25-000031 Blachuciak Cty. Bd. \(07-08-2025\)\\_Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Krajewski, Ozog, Rutledge, Tornatore, and Yoo
<b>LATE:</b>	Covert

6.D. [25-1625](#)

T-5-25 PROPOSED TEXT AMENDMENTS TO THE COUNTY ZONING ORDINANCE RELATIVE TO SHORT TERM RENTALS OF A RESIDENTIAL DWELLING UNIT. Action item: Request to send to ZBA for public hearing.

Jessica Infelise Datzman, Zoning Administration Coordinator explained to the Committee that short term rentals (30 days or less) are currently prohibited. This text amendment will help regulate these rentals and curtail issues with large parties. Based on existing single family residential codes, they would allow no more than five unrelated people at the home, unless they obtain special event approval. There will be a annual registration fee and inspections will be conducted by the County. There was some discussion about the number of people being allowed at rental properties. Chair Tornatore reminded the Committee that the approval vote will send the item to the Zoning Board of Appeals for a public hearing.

**Attachments:**     [T-5-25 TEXT AMENDMENT DEV.COM. \(06-25-25\).pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Yeena Yoo
<b>AYES:</b>	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

7. **PRESENTATION**7.A. [25-1626](#)

Building & Zoning Department FY2026 Budget Presentation

Jim Stran, Building and Zoning Manager covered the Department Summary and recapped the current numbers compared to the last five years. He told the Committee that Building and Zoning operates from a enterprise fund. He added that they are coming out of their slowest season and numbers should increase significantly over the next four months. He shared the 2026 revenue projections and expenditures. He explained that expenditures have increased due to personnel additions and a three year prepayment for Accela software for his department along with Stormwater, Public Works and DuDot, which will be reimbursing Building and Zoning.

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 11:06 AM