



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, July 7, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:35 AM.

2. ROLL CALL

Chair Tornatore asked for a motion to be made to allow Member Ozog to be able to participate in meeting remotely. Motion was passed unanimously.

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

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered in person. One electronic comment was submitted and is included at the end of the meeting minutes packet.

5. MINUTES APPROVAL

5.A. [26-1836](#)

Development Committee - Regular Meeting - June 16, 2026

Attachments: [Summary Minutes 6-16-2026](#)

RESULT:	APPROVED
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MOVER:	Yeena Yoo
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SECONDER:	Melissa Martinez
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AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo
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6. REGULATORY SERVICES

6.A. [DC-O-0021-26](#)

ZONING-26-000016 – 771 Butterfield Road, LLC.: To approve the following zoning relief:

Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition

ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed). (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000016 771 Butterfield, LLC. Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Brian Krajewski

SECONDER: Sadia Covert

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.B. [DC-O-0022-26](#)

ZONING-26-000020 – DeRose: To approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000020 DeRose Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Sadia Covert

SECONDER: Yeena Yoo

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.C. [DC-O-0023-26](#)

ZONING-26-000021 – Prothe: To approve the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches). (Milton/District 4)

ZHO Recommendation to Approve

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

Vice Chair Yoo asked for clarification on the petition and an objection received. Jessica Infelise, explained the information that the petitioner presented during the hearing to overcome the neighbor's objection.

Attachments: [Z-26-000021 Prothe Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Brian Krajewski

SECONDER: Sadia Covert

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.D. [DC-O-0024-26](#)

ZONING-26-000022 – Starodub: To approve the following zoning relief:

Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet. (Wayne/District 6)

ZHO Recommendation to Approve

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

Vice Chair Yoo expressed concern with how close the proposed addition will be to the neighboring property. Ms. Infelise stated that the petitioner tried to expand on the north side, but due to the septic field location, they had to look for an alternative plan. She added that the petitioner testified to speaking to the neighbor, who had no objection to the addition.

Attachments: [Z-26-000022 Starodub Cty. Bd. \(07-14-2026\)](#)

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

7. **OLD BUSINESS**

Vice Chair Yoo spoke about the electronic comment submitted about Four Lakes BaseCamp Pub. Paul Hoss explained that there are processes when someone has rights under a planned development. As part of their restaurant and pub they have activities that occur year round. Mr. Hoss is investigating the activities and whether they are beyond entitlements under their planned development. Code Enforcement has been out on several occasions and have not found any activities that would rise to level of a special event permit or needing additional zoning relief. The County will be meeting with the management company for Four Lakes as well as BaseCamp management next week to discuss the activities presented on their website.

County Board Member Cahill asked Mr. Hoss for an update on the rat infested house in Bensenville. He told her they are out on site today with a clean up crew and once that is completed, they will bring in a rat mitigation team. He informed the Committee that the process started in 2024 with about 20 properties. This is the final property which was one of the original properties included in 2024, however, there was also a issue within the home.

Chair Tornatore stressed the County has been working on this issue for years and it has recently resurfaced with this one property.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:52 AM.