



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, April 1, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0875](#)

Development Committee - Regular Meeting - March 18, 2025

Attachments: [Meeting Min Summary 3-18-2025.pdf](#)

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

6. INFORMATIONAL

6.A. [25-0876](#)

Update to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

Chair Tornatore stated that the Building & Zoning Department have a lot of outstanding fines from their adjudication hearings program. The County has entered into a contract with a law firm to collect on these. The 30% fee charged on collection will be paid by the debtor.

Chair Tornatore entertained a motion to receive and update the Adjudication Program fees and fines collection procedures. A motion was made by Member Rutledge, seconded by Member Covert, and approved unanimously.

Attachments: [Informational Memo to Development Committee 4-1-2025 CPM Rev \(003\).pdf](#)

7. REGULATORY SERVICES

7.A. [25-0877](#)

ZSE-25-000001 Medinah Country Club: To approve the special event action item: The Medinah Country Club Fourth of July Fireworks scheduled for Friday, July 4, 2025, at 9:15 PM. (Bloomington/ District 1) (Located northeast of Lake Street and Medinah Road)

Attachments: [ZSE-25-000001 Medinah Country Club Fireworks Display.pdf](#)

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

7.B. [25-0878](#)

ZSE-25-000002 Naperville Country Club: To approve the special event action item: The Naperville Country Club Fireworks Display scheduled for Sunday, June 29, 2025, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

Attachments: [ZSE-25-000002 Naperville Country Club Fireworks Display.pdf](#)

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

7.C. [DC-O-0015-25](#)

ZONING-25-000001 – ORDINANCE – Chaudhry: To approve the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable). (Milton/District 4)

(If the County Board seeks to approve the Variation zoning relief it will require a 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, 4 Nays, 2 Absent

Paul Hoss informed the Committee that 40,000 sq. ft. is the minimum to have one horse on a property. The petitioner owns three additional adjacent properties, however each have a home on them and those properties can not be used to increase the square footage.

Attachments: [Z-25-000001 Chaudhry Cty. Bd. \(04-08-2025\).pdf](#)

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

7.D. [DC-O-0016-25](#)

ZONING-25-000003 – ORDINANCE – Ponce: To approve the following zoning relief: Variation to substitute a paved surface driveway for a gravel driveway. (Milton/District 4)

(If the County Board seeks to approve the Variation zoning relief it will require a 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, 4 Nays, 2 Absent

Chair Torantore asked Paul to give some background on the petition. Mr. Hoss explained the petitioner created a substantial gravel driveway and parking area in the rear yard at the subject property. Since the County requires driveways to be a hard surface, the petitioner is requesting relief to keep the gravel.

Attachments: [Z-25-000003 Ponce Cty. Bd. \(04-08-2025\) Redacted.pdf](#)

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

7.E. [25-0916](#)

T-2-25 Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance, specifically related to the following:

- T-2-25 Proposed Text Amendments: Creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.

Mr. Hoss explained the proposed text amendment is asking to establish two new zoning districts, R-3.A and R-4.A. In anticipation of the next meeting of the Ad-Hoc Housing Solutions Committee, the County is trying to provide opportunities to scale up more housing units. The Committee would vote to allow this text amendment to go before the Zoning Board of Appeals in a public hearing. These new districts would be place holder in anticipation of the County establishing a housing program that includes land banking and land trusts. The County could rezone these properties, and developers would not have to go through the entitlement process. This amendment proposes these new districts would allow two dwelling units, allowing smaller lots, FAR would be increased, and the setbacks less.

Chair Tornatore had a concern of having a newly rezoned County owned property next to R-3 and R-4 properties, where they will be allowed to have two dwelling units. There may be residents who would be upset about this disparity.

Attachments: [T-2-25 Dev. Com. Mandate.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, 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 11:09 AM