



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, August 19, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:36 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Brian Armstrong, attorney for applicant in the Hanna's Wheaton LLC zoning case spoke on behalf of his client. The petition is for a new video gaming cafe located in a B-1 district. The Zoning Board of Appeals had no issue with the conditional use, but recommended to deny the variation due to the location be less than 1,000 feet from a place of assembly. He informed the Committee that the Church is a small congregation, with no school and the property has been vacant for five years. He asked for the Committee to recommend to approve the petition.

Caitlyn Culbertson, attorney for Northwestern Marianjoy spoke on behalf of her client. The variation is for new signage for the hospital. She was pleased to have the recommendation by the Zoning Hearing Officer and was available for any questions.

5. MINUTES APPROVAL

5.A. [25-1694](#)

Development Committee - Regular Meeting - July 1, 2025

Attachments: [Dev Comm Final Summary 7-1-25.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Mary Ozog

6. REGULATORY SERVICES

6.A. [DC-R-0004-25](#)

ZSE-25-000003 MERIT SWAT Exercise: To approve the special event action item: DuPage Metropolitan Emergency Response and Investigation Team (MERIT) SWAT exercise at County-owned Clean and Lien property located at 22W146 HILLCREST

TERRACE, MEDINAH, IL 60157. Generally, for not more than two (2) days between 8/27/25 and 9/26/25. (Bloomington/District 1) (Generally located northeast of Acacia Lane and Hillcrest Terrace, on the north side of Hillcrest Terrace)

ZHO Recommendation to Approve

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

Paul Hoss, Planning & Zoning Administration Coordinator informed the Committee that all neighbors within 300 feet have been notified and there has been no objections. A DuPage Merit group representative from the City of Darien was present to answer any questions about operations.

Attachments: [2. EXHIBIT A 22W146 HILLCREST TERRACE MEDINAH IL 60157, \(PIN 0211412011\) Hold Harmless Agreement-SWAT Consortium.pdf](#)
[3. Exhibit B Metro SWAT training request_Redacted.pdf](#)

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

6.B. [DC-O-0029-25](#)

ZONING-25-000023 – ORDINANCE – Sleiman: To approve the following zoning relief:

1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop. (Lisle/District 5)

ZHO Recommendation to Deny

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

Attachments: [Z-25-000023 Sleiman Cty. Bd. \(08-26-2025\)_Redacted.pdf](#)

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

6.C. [DC-O-0030-25](#)

ZONING-25-000034 – ORDINANCE – Northwestern Marianjoy Rehabilitation Hospital: To approve the following zoning relief:

1. Variation to increase the height of a proposed monument sign from permitted 6 feet to

approximately 13 feet 11 inches.

2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).

3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft. (Milton/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000034 NW Marianjoy Rehabilitation Cty. Bd. \(08-26-2025\) Redacted.pdf](#)

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

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

ZONING-25-000035 – Hanna’s – Wheaton, LLC.: The Zoning Board of Appeals recommended to deny 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) (Located at the southwest corner of Geneva Road and Pleasant Hill Road)

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

Mr. Hoss explained that the Zoning Board of Appeals recommended to deny both parts of the petition. In their findings they found the petitioner proved up the conditional use portion, but if the variation fails, the conditional use would have to fail as well.

Discussion ensued about the 1,000 feet requirement and the possibility of changing operating hours for the business. Mr. Hoss shared with the Committee that the owner of the strip shopping center has offered to put a right in/right out off Geneva Road, which means less traffic from the cafe would go through the residential neighborhood. Chair Tornatore inquired about making conditions on the petition. The petitioner's attorney informed Mr. Hoss that they would like to explore possibly amending their petition with the conditions discussed. Chair Tornatore asked for a motion to table the item and bring it back at the next meeting.

Attachments: [Z-25-000035 Hanna's - Wheaton, LLC. Dev. Com. \(08-19-2025\) Redacted.pdf](#)

RESULT:	TABLED
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert

AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
ABSENT:	Krajewski

6.E. [DC-O-0032-25](#)

ZONING-25-000037 – ORDINANCE – Kesik: To approve the following zoning relief: Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab). (Lisle/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000037 Kesik Cty. Bd. \(08-26-2025\) _Redacted.pdf](#)

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

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 11:01 AM