



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 16, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

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

4. PUBLIC COMMENT

Edward Gegenheimer spoke in support of his petition ZONING-25-000056 for a variation to reduce the required lot size for two new lots serviced by water and septic. He explained to the Committee that there are number of homes within 300 feet of his property that have less than 22,500 sq ft that are on septic.

5. MINUTES APPROVAL

5.A. [25-2198](#)

Development Committee - Regular Meeting -September 2, 2025

Attachments: [Final Summary Minutes 9-2-25.pdf](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6. INFORMATIONAL

Chair Tornatore entertained a motion to receive and place on file two certifications for group homes. The motion was made by Member Krajewski, seconded by Vice Chair Yoo. Motion passed unanimously.

6.A. [25-2199](#)

GRP-HOME-CERT-25-00001: Certification of a New Group Home for those 55 years of age and older located at 18W750 18TH STREET, LOMBARD, IL 60148 Proposed Group Home.

Attachments: [GROUP-HOME-CERTIFICATION LETTER-25-00001 18W750 18th Street.pdf](#)

6.B. [25-2200](#)

GRP-HOME-CERT-25-00002: Certification of a New Group Home for those 55 years of

age and older located at 1S561 STEWART AVENUE, LOMBARD, IL 60148 Proposed Group Home

Attachments: [GROUP-HOME-CERTIFICATION LETTER-25-00002 561 STEWART AV Lombard 2.pdf](#)

7. REGULATORY SERVICES

7.A. [DC-O-0038-25](#)

ZONING-25-000011 – ORDINANCE – Kennedy: To approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition. (Lisle/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000011 Kennedy Cty. Bd. \(09-23-2025\)](#)

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

7.B. [DC-O-0039-25](#)

ZONING-25-000032 – ORDINANCE – Kamra: To approve the following zoning relief: Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000032 Kamra Cty. Bd. \(09-23-2025\)](#)

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

7.C. [DC-O-0040-25](#)

ZONING-25-000047 – ORDINANCE – Mahmutovich: To approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool. (Addison/District 1)

ZHO Recommendation to Approve

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

Vice Chair inquired about the objection from the Village of Addison. Paul Hoss informed the Members that this would not meet their setback requirement and would require zoning relief if the property was located in the Village. He added that due to the septic system being located in the backyard, the side yard is the only place the pool can go. There is also a 6 ft solid fence along the corner side yard, even with the pool coming closer to the property line, the pool will be screened.

Attachments: [Z-25-000047 Mahmutovich Cty. Bd. \(09-23-2025\)_Redacted](#)

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

7.D. [DC-O-0041-25](#)

ZONING-25-000052 – ORDINANCE – PTS Cannabis: To approve the following zoning relief:

Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school. (Addison/District 1)

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

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

Member Covert inquired if there were any objections from the Islamic Society of Addison. Paul Hoss, answered that there was no objection made, even though there is a school and daycare located on the property. He added that dispensaries have to be 1,500 feet or further away from protected uses.

Attachments: [Z-25-000052 PTS Cannabis Cty. Bd. \(09-23-2025\)_Redacted](#)

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

7.E. [DC-O-0042-25](#)

ZONING-25-000055 – ORDINANCE – Kilinski: To approve the following zoning relief:

Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet. (Milton/District 6)

ZHO Recommendation to Approve

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

Vice-Chair Yoo asked for clarification on why the variation is needed. Paul Hoss

explained to the Committee that the permit was issued inadvertently to allow the height to go to 18 feet. There was a discrepancy, where the application requested 15 feet, but the drawings submitted were for 18 feet. Once this was discovered, a stop work order was issued, however the building had been constructed. The property owner was required to bring the roof down three feet or seek zoning relief. The Zoning Hearing Officer found that there would be no immediate impact on adjacent property to the west, which is Forest Preserve property. There was an objection from a neighbor who felt this would set a precedent, however the Zoning Hearing Officer has made it known that each single zoning case stands on its on merit.

Attachments: [Z-25-000055 Kilinski Cty. Bd. \(09-23-2025\) Redacted](#)

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

7.F. [DC-O-0043-25](#)

ZONING-25-000056 – ORDINANCE – Gegenheimer: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2. (Lisle/District 2) (Located at the southwest corner of College Road and Chase Avenue) ZHO Recommendation to Deny

Member Krajewski asked for more information on the recommendation to deny the petition. Mr. Hoss explained that the petitioner was not represented by council and his application was lacking in the burden of proof of hardship, practical difficulty or a unique circumstance with the land. The petitioner indicated that he had personal financial issues. The Hearing Officer has determined that financial hardship cannot be a reason to grant relief. During the hearing the Mr. Gegenheimer submitted a petition from 14 immediate adjacent neighbors supporting him. There was one neighbor who objected and was concerned with stormwater and health issues, which would be reconciled during the building permit process. Vice Chair Yoo inquired if this petition could be amended or resubmit. Mr. Hoss answered that the petitioner has the option to bring it back to the Zoning Hearing Officer. He added that there is a text amendment currently going to the Zoning Board of Appeals that would allow in the R3 and R4 zoning districts the ability to have lot sizes of 20k sq ft serviced by septic and well as opposed to the current 40k sq ft. Motion to table was made by Member Covert, seconded by Vice Chair Yoo. Committee voted unanimously to table the petition.

Attachments: [Z-25-000056 Gegenheimer Dev. Com. \(09-16-2025\) Redacted.pdf](#)

RESULT:	TABLED
MOVER:	Brian Krajewski

SECONDER: Yeena 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 10:55 AM.