



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, August 18, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [26-2156](#)

Development Committee - Regular Meeting - August 4, 2026

6. REGULATORY SERVICES

6.A. [DC-O-0030-26](#)

ZONING-26-000028 – Anitei: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years. (Downers Grove/District 3) (Generally located northeast of 87th Street and William Drive, on the east side of William Drive)

ZHO Recommendation to Approve

6.B. [DC-O-0031-26](#)

ZONING-26-000030 – First Baptist Church: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).

2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet. (Downers Grove/District 3) (Located at the southeast corner of 57th Street and Clarendon Hills Road)

ZHO Recommendation to Deny

6.C. [DC-O-0032-26](#)

ZONING-26-000031 – Hummerich: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet. (Winfield/District 6) (Generally located northwest of Coolidge Avenue and Woodland Avenue, on the north side of Woodland Avenue)

ZHO Recommendation to Approve

6.D. [DC-O-0033-26](#)

ZONING-26-000031 – Axiom Home Investments, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years. (Downers Grove/District 3)(Generally located northeast of Lemont Road and Hillcrest Lane, on the east side of Lemont Road)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

7. PRESENTATION7.A. [26-2081](#)

Building & Zoning Department FY2027 Budget

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**