



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, June 17, 2025

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. [25-1466](#)

Development Committee - Regular Meeting - June 3, 2025

6. REGULATORY SERVICES

6.A. [DC-O-0022-25](#)

ZONING-25-000015 – ORDINANCE – Mamalat, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

Conditional Use for a Planned Development to allow two (2) attached dwelling units on two (2) adjacent lots in the R-4 Single Family Zoning District, with the following exceptions:

1. To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet;
2. To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet;
3. To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet;
4. To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and
5. To increase the Floor Area Ratio (FAR) from permitted 0.25 to approximately 0.5 for Proposed Lot 1 and approximately 0.48 for Proposed Lot 2. (Naperville/District 5) (Generally located southwest of Old Eola Road and Sheffer Road, on the west side of Old Eola Road)

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

6.B. [DC-O-0023-25](#)

ZONING-25-000016 – ORDINANCE – McMaster: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation from Section 37-704.3 to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two buildable lots on the property. (Milton/District 4) (Generally located southeast of Prairie Avenue and Nepil Avenue, on the east side of Nepil Avenue)

ZHO Recommendation to Approve

6.C. [DC-O-0024-25](#)

ZONING-25-000018 – ORDINANCE – Tessel: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab). (York/District 2) (Generally located southeast of 36th Street and Douglas Road, on the east side of Douglas Road)

ZHO Recommendation to Approve

6.D. [DC-O-0025-25](#)

ZONING-25-000025 – ORDINANCE – Assumption Cemetery: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property. (Winfield/District 6) (Generally located northwest of Winfield Road and Purnell Road, on the west side of Winfield Road)

ZHO Recommendation to Approve

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