



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 17, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:38 AM.

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

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore appointed County Board Member Paula Garcia to the Committee to create a quorum.

4. PUBLIC COMMENT

Tracy Kasson, attorney for the McMaster petition was there to represent his client.

***Electronic comment received can be found on the last pages of the Meeting minutes packet.

5. MINUTES APPROVAL

5.A. [25-1466](#)

Development Committee - Regular Meeting - June 3, 2025

Attachments: [Final Summary Minutes 6-3-25.pdf](#)

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

6. REGULATORY SERVICES

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

ZONING-25-000015 – ORDINANCE – Mamalat, LLC.: To approve 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)

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

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 3 Absent

Jessica Infelise Datzman, Zoning Administration Coordinator explained why the Zoning Board of Appeals recommended to deny the petition. It was based on the fact the petitioner didn't present any standards for the conditional use and lacks the necessary land area to support a duplex on both properties. Chair Tornatore added, there was no hardship presented, no unique circumstances and was out of character with properties in the area. This was primarily an economic request.

Attachments: [Z-25-000015 Mamalat, LLC. Cty. Bd. \(06-24-2025\) Redacted.pdf](#)

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

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

ZONING-25-000016 – ORDINANCE – McMaster: 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)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Vice Chair Yoo inquired about the objection from neighbors. Ms. Infelise Datzman explained there were neighbors who came to the hearing who are on larger lots. The Zoning Hearing Officer found that some of those lots are actually two lots, with a house on one. However most of the subdivision has 50' wide lots. He found this request did meet the overall character of the neighborhood.

Attachments: [Z-25-000016 McMaster Cty. Bd. \(06-24-2025\) Redacted.pdf](#)

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

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

ZONING-25-000018 – ORDINANCE – Tessel: 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)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Attachments: [Z-25-000018 Tessel Cty. Bd. \(06-24-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Paula Garcia
SECONDER:	Sadia Covert
AYES:	Covert, Tornatore, Yoo, and Garcia
ABSENT:	Krajewski, Ozog, and Rutledge

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

ZONING-25-000025 – ORDINANCE – Assumption Cemetery: To approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property. (Winfield/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Member Garcia inquired if this request is typical for a cemetery. Ms. Infelise Datzman answered that this property is located in a single family zoning district, in which cemeteries are a conditional use within them. The petition is requesting to building upon what they already have.

Attachments: [Z-25-000025 Assumption Cemetery Cty. Bd. \(06-24-2025\)_Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Paula Garcia
AYES:	Covert, Tornatore, Yoo, and Garcia

ABSENT: Krajewski, Ozog, and Rutledge
--

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 10:47 A.M.



Minutes

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

File #: 25-1466

Agenda Date: 6/17/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 3, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:42 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-1380](#)

Development Committee - Regular Meeting - May 20, 2025

Attachments: [Final Summary Dev Comm Min 5-20-25.pdf](#)

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

6. INFORMATIONAL

6.A. [25-1422](#)

Presentation Title: Local Policy: Housing Delivery from the Bottom Up
The presentation outlines DuPage County's strategic efforts to increase affordable housing through zoning reforms, inclusionary policies, and financial incentives, addressing barriers such as high costs and limited land availability. Key achievements include regulatory amendments enabling historic lot development, accessory dwelling units, and two-unit conversions, with future plans focused on establishing a land bank, housing trust fund, and new residential zoning districts. The presentation was given at the

Grounded Solutions Network's 2025 Housing Conference in Washington D.C.

Paul Hoss, Planning & Zoning Administration Coordinator wanted to share with the Committee what we presented at the conference. Item received and placed on file.

Attachments: [Local Policy Housing Delivery from the Bottom Up Presentation \(May 12, 2025\).pptx](#)

6.B. **TE-P-0008-25**

Recommendation for the approval of a contract to Accela, Inc., for annual subscription service for Accela Velosimo Connect Enterprise for Bluebeam and Citizen Access and Civic Platform for Building & Zoning, Public Works, Stormwater, and Transportation, for the period of June 23, 2025 through June 22, 2029, for a contract total amount not to exceed \$1,144,575.00. Per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Proprietary Software Maintenance and Support)

Item received and placed on file.

Attachments: [Accela \(Velosimo & SAAS\) - PRCC](#)
[Accela \(Velosimo\) - Quote #Q-35144](#)
[Accela \(SAAS\) - Quote #Q-36554](#)
[Accela \(SaaS\) - Sole Source Letter](#)
[Accela \(Velosimo & SaaS\) - VED](#)

7. **REGULATORY SERVICES**

7.A. **DC-R-0003-25**

Transfer of funds from unappropriated cash funds to the BUILDING, ZONING, & PLANNING FUND – COMPANY 1100, ACCOUNTING UNIT 2810, IN THE AMOUNT OF \$646,204, to pre-pay the first three years of a five-year renewal contract with Accela Inc. for permitting software. (Building & Zoning)

Vice Chair Yoo inquired where the unappropriated cash funds were coming from. Jason Blumenthal, Assistant Director of Operations answered, the funds are not from the general fund. They will be from the unallocated balance reserves from the Building and Zoning enterprise fund.

Attachments: [Appropriation 646,204 6-3-25.pdf](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Yeena Yoo
SECONDER:	Sheila Rutledge
AYES:	Krajewski, Rutledge, Tornatore, and Yoo
ABSENT:	Covert, and Ozog

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 10:47 A.M.



Development Ordinance

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

File #: DC-O-0022-25

Agenda Date: 6/24/2025

Agenda #: 12.A.

Zoning Petition ZONING-25-000015 Malmalat, LLC.

WHEREAS, a public hearing was held on May 8, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting 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, on the property hereinafter described:

THE SOUTH HALF OF LOT 9 AND LOT 10, LOT 11 (EXCEPT THE SOUTH 12.25 FEET OF LOT 11) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND LOT 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 52294, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 12.25 FEET OF LOT 11, LOT 12 AND LOT 13 (EXCEPT THE SOUTH 10 FEET OF LOT 13) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 5294, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 5, 2025 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a 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: To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10

feet; To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet; To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet; To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and 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.

2. That at the public hearing, petitioner requested to withdraw the original first exception to reduce the front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet and that the request to withdraw the original first exception was approved by the Zoning Board of Appeals.
3. That petitioner testified that the subject property is zoned R-4 Single Family Residential and that he proposes to construct two (2) attached dwelling buildings (duplexes) on two (2) adjacent properties, for a total of four (4) dwelling units.
4. That petitioner testified that both subject properties are approximately 7,331 sq. ft. in size, and each property would include a two-story building with one (1) garage per unit, and a total of three (3) parking spaces outside and one (1) parking space in the garage per unit.
5. That petitioner testified that they proposed to construct a dry well on each lot to accommodate water runoff from the increased FAR on the subject property.
6. That petitioner testified that they would construct the proposed dwelling units per the DuPage County Building Code and that each unit will be divided with a fire safety wall.
7. That petitioner testified that they proposed to connect to the City of Aurora water and sewer.
8. That petitioner testified that the proposed Planned Development would increase the housing supply and diversity without neighborhood disruption as there is an existing duplex in the neighborhood and industrial zoning district south of the subject property.
9. That petitioner testified that many homes in the subject neighborhood are rental homes.
10. That the Zoning Board of Appeals finds the petitioner has not provided sufficient evidence to meet the Standards for a Conditional Use.
 - a. Furthermore, that the subject properties are zoned R-4 Single Family Residential and lack the necessary land area to support an attached dwelling unit (duplex) residential development, and that this is demonstrated by the need for five (5) exceptions related to setbacks and Floor Area Ratio (FAR).

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:

- a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that the proposed Planned Development with reduced interior side setbacks for each dwelling unit would not impair an adequate supply of light and air to the adjacent properties.
- b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated that the Proposed Development with reduced interior side setbacks for each dwelling unit will not increase the hazard from fire or other dangers to said property.
- c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not incur additional public expense for flood protection, rescue or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000015 Mamalat, LLC.
ZONING REQUEST	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 front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet; 2. To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet; 3. To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet; 4. To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet; 5. To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and 6. 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.
OWNER	MAMALAT, LLC., 6S346 OLD EOLA ROAD, EOLA, IL 60519/ MAMALAT, LLC., 3N556 WOODLAND AVENUE, WEST CHICAGO, IL 60185
ADDRESS/LOCATION	6S346 OLD EOLA ROAD, EOLA, IL 60519
PIN	07-17-107-026/07-17-107-027
TWSP./CTY. BD. DIST.	NAPERVILLE DISTRICT 5
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.32 ACRES (13,939 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: APRIL 23, 2025
PUBLIC HEARING	THURSDAY, MAY 8, 2025

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30 FT	NA	APPROX. 20.5 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Floor Area Ratio:	0.25	NA	APPROX. 0.5

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	VACANT	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	OLD EOLA ROAD AND	HOUSE	0-5 DU AC
West	ALLEYWAY AND BEY	HOUSE	0-5 DU AC

ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	<i>No Comments Received.</i>
Stormwater:	No Objections with the concept of the petition. Additional information be required at time of permit application.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area
EXTERNAL:	
City of Aurora:	<i>No Comments Received.</i>
City of Naperville:	<i>No Comments Received.</i>
Naperville Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Naperville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 204:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on June 5, 2025, recommends 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.

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

WHEREAS, the County Board Development Committee on June 17, 2025, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and on a motion to approve, the motion failed 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.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 3 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

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, on the property hereinafter described:

THE SOUTH HALF OF LOT 9 AND LOT 10, LOT 11 (EXCEPT THE SOUTH 12.25 FEET OF LOT 11) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND LOT 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 52294, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 12.25 FEET OF LOT 11, LOT 12 AND LOT 13 (EXCEPT THE SOUTH 10 FEET OF LOT 13) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 5294, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MAMALAT, LLC., 6S346 OLD EOLA ROAD, EOLA, IL 60519/ MAMALAT, LLC., 3N556 WOODLAND AVENUE, WEST CHICAGO, IL 60185; and Township Assessor, Naperville Township, 139 Water Street, Naperville, IL 60540.

Enacted and approved this 24th day of June, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000015 Mamalat, LLC. (Naperville/District 5)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The Motion to Approve failed relative to 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.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 3 Absent

Zoning Board of Appeals Meeting: June 5, 2025: 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.

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a 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: To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet; To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet; To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet; To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and 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.
2. That at the public hearing, petitioner requested to withdraw the original first exception to reduce the front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet and that the request to withdraw the original first exception was approved by the Zoning Board of Appeals.
3. That petitioner testified that the subject property is zoned R-4 Single Family Residential and that he proposes to construct two (2) attached dwelling buildings (duplexes) on two (2) adjacent properties, for a total of four (4) dwelling units.
4. That petitioner testified that both subject properties are approximately 7,331 sq. ft. in size, and each property would include a two-story building with one (1) garage per unit, and a total of three (3) parking spaces outside and one (1) parking space in the garage per unit.
5. That petitioner testified that they proposed to construct a dry well on each lot to accommodate water runoff from the increased FAR on the subject property.
6. That petitioner testified that they would construct the proposed dwelling units per the DuPage County Building Code and that each unit will be divided with a fire safety wall.
7. That petitioner testified that they proposed to connect to the City of Aurora water and sewer.

8. That petitioner testified that the proposed Planned Development would increase the housing supply and diversity without neighborhood disruption as there is an existing duplex in the neighborhood and industrial zoning district south of the subject property.
9. That petitioner testified that many homes in the subject neighborhood are rental homes.
10. That the Zoning Board of Appeals finds the petitioner has not provided sufficient evidence to meet the Standards for a Conditional Use.
 - a. Furthermore, that the subject properties are zoned R-4 Single Family Residential and lack the necessary land area to support an attached dwelling unit (duplex) residential development, and that this is demonstrated by the need for five (5) exceptions related to setbacks and Floor Area Ratio (FAR).

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that the proposed Planned Development with reduced interior side setbacks for each dwelling unit would not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated that the Proposed Development with reduced interior side setbacks for each dwelling unit will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

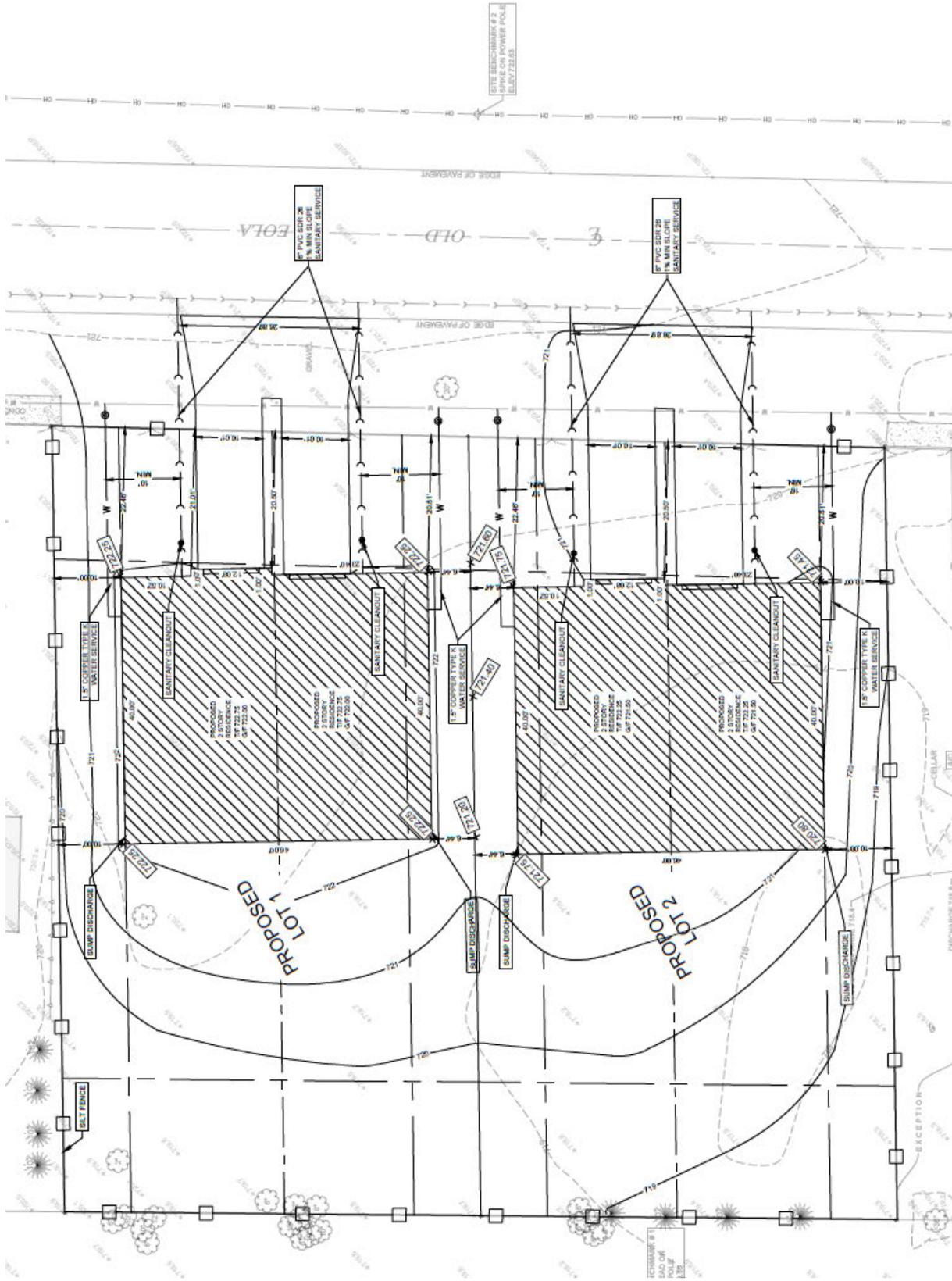
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000015 Mamalat, LLC.		
ZONING REQUEST	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: <ol style="list-style-type: none"> 1. To reduce the front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet; 2. To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet; 3. To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet; 4. To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet; 5. To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and 6. 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. 		
OWNER	MAMALAT, LLC., 6S346 OLD EOLA ROAD, EOLA, IL 60519/ MAMALAT, LLC., 3N556 WOODLAND AVENUE, WEST CHICAGO, IL 60185		
ADDRESS/LOCATION	6S346 OLD EOLA ROAD, EOLA, IL 60519		
PIN	07-17-107-026/07-17-107-027		
TWSP./CTY. BD. DIST.	NAPERVILLE	DISTRICT 5	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.32 ACRES (13,939 SQ. FT.)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: APRIL 23, 2025		
PUBLIC HEARING	THURSDAY, MAY 8, 2025		
<u>ADDITIONAL INFORMATION:</u>			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	<i>No Comments Received.</i>		
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."		
<u>EXTERNAL:</u>			
City of Aurora:	<i>No Comments Received.</i>		
City of Naperville:	<i>No Comments Received.</i>		
Naperville Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Naperville Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 204:	<i>No Comments Received.</i>		
Forest Preserve:	<i>No Comments Received.</i>		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED

Front Yard:	30 FT	NA	APPROX. 20.5 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Floor Area Ratio:	0.25	NA	APPROX. 0.5

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	VACANT	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	OLD EOLA ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	ALLEYWAY AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







David Markley
381 Properties, LLC.
[REDACTED] Old Eola Road
Eola, IL 60519
Cell: (630) 927-0483
Email – damcats@sbcglobal.net

April 29, 2025

Mr. Paul Hoss
DuPage County Zoning Appeals
421 North County Farm Road
Wheaton, IL 60187

Subject: Objection to Zoning Petition ZONING-25-000015 Mamalat, LLC.

I am the owner of [REDACTED] Old Eola Road and I would like to object to part of the petition that proposes building a new property closer than the required 20 feet next to my property. I assume these new buildings will become rental properties, which more greatly contributes to my concerns. My concerns include:

Security - I currently store four collectible cars in the two garage spaces at my property and given the proposed proximity, I am concerned about more eyes seeing the cars coming in and out of the garages.

Privacy - having the new property only 10 feet from my property creates less privacy for my tenants and also contributes to my concern above when moving cars in and out of the garages.

Noise - with the prospects of multiple tenants/families living in the new properties, I am concerned about noise for my tenants by being too close together.

Property Value - my rental and resale potential may be diminished by having new properties with up to four renters located so close to my property. The neighborhood is quiet and there is currently a good amount of distance between the houses on the block. The character of the neighborhood will be altered by building oversized properties.

Safety - the new properties are likely to have children running about and I am concerned about being too close given car movement and my tenant activity (currently five cars at the property plus the 4 collectible cars in my garages)

If you should have any questions, please feel free to contact me at the phone number above. Thank you for your time and consideration.

[REDACTED]
David P. Markley

May 7, 2025

RE: Zoning Petition ZONING-25-000015 Mamalat, LLC (6S346 Old Eola Rd., Eola, IL 60519)

To the DuPage County Zoning Board of Appeals,

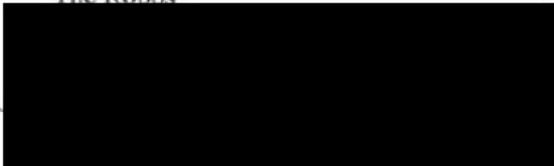
As a nearby property owner within the 300 feet margin of the subject property as designated by the DuPage County Zoning Board of Appeals, we would like to express concern regarding any future construction and redevelopment plans at 6S346 Old Eola Road. Specifically, we urge the county zoning authorities to ensure that any proposed project includes adequate driveway space and/or garages capable of housing the expected number of vehicles for the property and its future tenants.

Street parking has become an increasing concern in the Eola area, and the presence of multiple vehicles parked along the roadway can contribute to safety hazards, reduced visibility, and general congestion. To preserve the character and safety of the neighborhood, it is essential that all residential properties are designed with sufficient off-street parking.

Thank you for your attention to this matter. We look forward to the continued development within the Eola area.

Sincerely,

The Robbs



11 05/07/2025

PETITION:

**IN REGARDS TO DUPAGE COUNTY ZONING RELIEF
For Conditional Use**

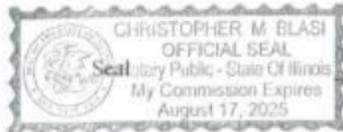
I have familiarized myself with the Zoning Board of Appeals Case known as ZONING 25-000015 _____ requesting the following zoning relief:

I do not object to the proposed zoning relief. In addition I have stated below my reasons for (not) objecting:

Name	Address	Signature
Aclan Cabanao	[REDACTED] FOIA	[REDACTED]
SADIQ KASSAMARI	[REDACTED] E-4th St	[REDACTED]
Richard Loblaw	[REDACTED] E-4th St	[REDACTED]
Przemyslaw	[REDACTED] 4th St	[REDACTED]

I, Richard Loblaw, residing at 0N654 Brandon Way, Wheeling IL 60093 hereby affirm and attest that I circulated the above petition and that the names and addresses of the signers of the petition are true and accurate.

Subscribed and sworn to before me this:



20th Day of MAY, 2025

[REDACTED]



Development Ordinance

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

File #: DC-O-0023-25

Agenda Date: 6/17/2025

Agenda #: 12.B.

Zoning Petition ZONING-25-000016 McMaster

WHEREAS, a public hearing was held on May 21, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting 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, on the property hereinafter described:

LOT 47 IN GIBONS AND NEPIL'S JEWELL ROAD SUBDIVISION, A SUBDIVISION IN SECTION 8 AND 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1923 AS DOCUMENT 167355, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 4, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two (2) buildable lots on the property.
- B. That petitioner testified that they intend to build one (1) house on each fifty (50) foot wide lot, for a total of two (2) houses.
- C. That petitioner testified that the practical difficulty and unique circumstance for the subject zoning relief is that most lots in the neighborhood are fifty (50) feet wide and that the subject property was originally platted larger than the majority of lots in the neighborhood.
- D. That the Zoning Hearing Officer finds that neighbors testified during the public hearing that some fifty (50) foot wide lots in the neighborhood have been developed and that there are also larger lots in the neighborhood.
 - a. Upon review, the Zoning Hearing Officer finds that some properties in the immediate area of the subject property

consist of two (2) fifty (50) foot wide lots with only one (1) house, but those properties could choose to develop two (2) homes as they are historic lots of record.

- E. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance with the subject property, as the subject was platted larger than most properties in the immediate neighborhood and that although there are larger properties in the neighborhood, many of those lots consist of two (2) fifty (50) foot wide historic lots of record that could choose to develop two (2) houses.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood and will not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for all construction and excavation that would occur on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood, and that the proposed subdivision will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed subdivision will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed subdivision will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed subdivision will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed subdivision will not impair the public health, safety, comfort, morals, or general welfare to the inhabitants of DuPage County as the proposed subdivision will match existing property sizes in the immediate neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000016 McMaster
ZONING REQUEST	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.
OWNER	KIM & BARBARA BUCHOLZ, 0N105 NEPIL AVENUE, WHEATON, IL 60187 / AGENT: GLEN MCMASTER, MCMASTER CUSTOM HOMES, LLC., 1919 S. HIGHLAND AVENUE, LOMBARD, IL 60148/ TRACY D. KASSON, RATHJE WOODWARD LLC, 300 E. ROOSEVELT ROAD, SUITE 220, WHEATON, IL 60187
ADDRESS/LOCATION	0N105 NEPIL AVENUE, WHEATON, IL 60187
PIN	05-08-309-013
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.56 ACRES (24,394 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	NEPIL AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections with the concept of the petition. A permit may be required at time of permit application. "The Health Department has no objection. There is a private well on the property and the well will need to be sealed prior to construction of the new homes."
Stormwater:	No Objections with the concept of the petition. A permit may be required at time of permit application.

Public Works:	“DPC Public Works doesn’t own any sewer or water area.”
EXTERNAL:	
City of Wheaton:	<i>No Comments Received.</i>
Village of Winfield:	<i>No Comments Received.</i>
Village of Carol Stream:	“Carol Stream has no comments on this application.”
Milton Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Winfield Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	“Forest Preserve District staff have reviewed the application and do not have any comments.”

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 4, 2025, recommends 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.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # **ZONING-25-000016 McMaster** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on June 17, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends 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.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-25-000016 McMaster** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

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, on the property hereinafter described:

LOT 47 IN GIBONS AND NEPIL'S JEWELL ROAD SUBDIVISION, A SUBDIVISION IN SECTION 8 AND 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1923 AS DOCUMENT 167355, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-25-000016 McMaster** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; KIM & BARBARA BUCHOLZ, 0N105 NEPIL AVENUE, WHEATON, IL 60187 / AGENT: GLEN MCMASTER, MCMASTER CUSTOM HOMES, LLC., 1919 S. HIGHLAND AVENUE, LOMBARD, IL 60148/ TRACY D. KASSON, RATHJE WOODWARD LLC, 300 E. ROOSEVELT ROAD, SUITE 220, WHEATON, IL 60187and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 24th day of June, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000016 McMaster (Milton/District 4)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The DuPage County Development Committee 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.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000016 McMaster** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Zoning Hearing Officer: June 4, 2025: 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.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000016 McMaster** dated May 21, 2025.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two (2) buildable lots on the property.
- B. That petitioner testified that they intend to build one (1) house on each fifty (50) foot wide lot, for a total of two (2) houses.
- C. That petitioner testified that the practical difficulty and unique circumstance for the subject zoning relief is that most lots in the neighborhood are fifty (50) feet wide and that the subject property was originally platted larger than the majority of lots in the neighborhood.
- D. That the Zoning Hearing Officer finds that neighbors testified during the public hearing that some fifty (50) foot wide lots in the neighborhood have been developed and that there are also larger lots in the neighborhood.
 - a. Upon review, the Zoning Hearing Officer finds that some properties in the immediate area of the subject property consist of two (2) fifty (50) foot wide lots with only one (1) house, but those properties could choose to develop two (2) homes as they are historic lots of record.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance with the subject property, as the subject was platted larger than most properties in the immediate neighborhood and that although there are larger properties in the neighborhood, many of those lots consist of two (2) fifty (50) foot wide historic lots of record that could choose to develop two (2) houses.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood and will not impair an adequate supply of light and air to the adjacent property.

- b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for all construction and excavation that would occur on the subject property.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood, and that the proposed subdivision will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed subdivision will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed subdivision will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed subdivision will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed subdivision will not impair the public health, safety, comfort, morals, or general welfare to the inhabitants of DuPage County as the proposed subdivision will match existing property sizes in the immediate neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

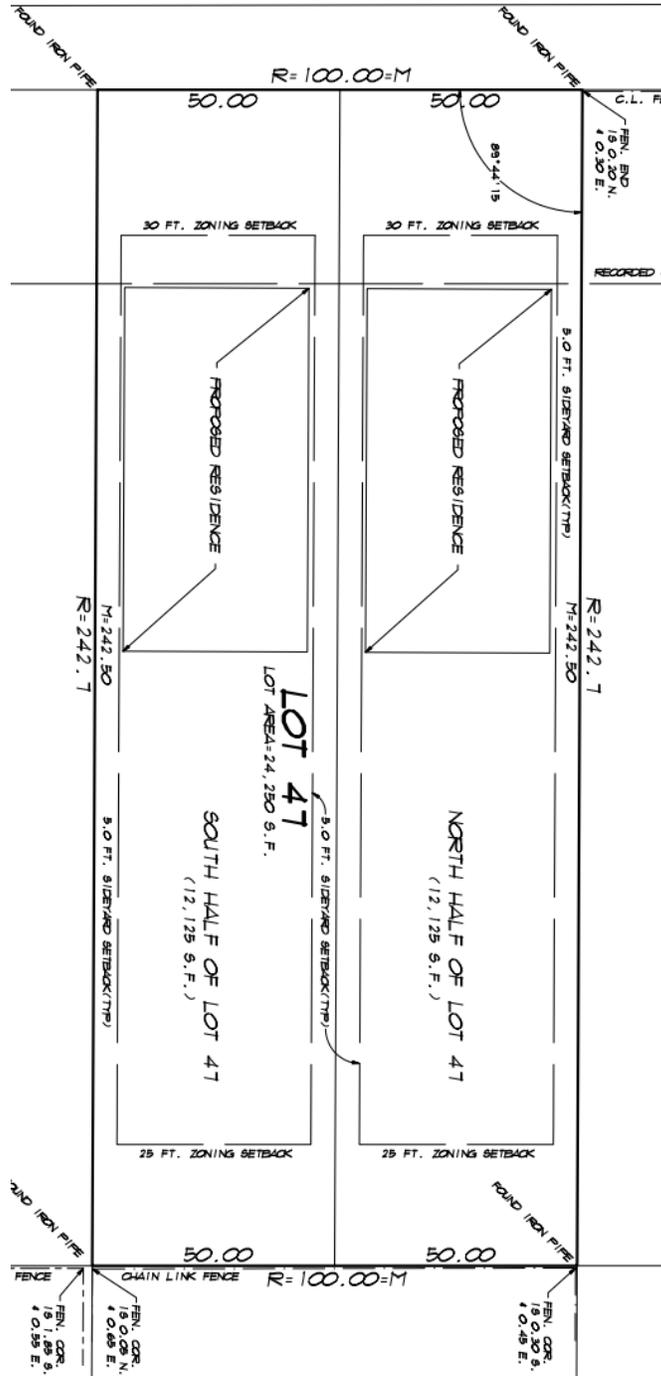
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000016 McMaster
ZONING REQUEST	Variation from Section 37-704.3 to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two buildable lots on the property.
OWNER	KIM & BARBARA BUCHOLZ, 0N105 NEPIL AVENUE, WHEATON, IL 60187 / AGENT: GLEN MCMASTER, MCMASTER CUSTOM HOMES, LLC., 1919 S. HIGHLAND AVENUE, LOMBARD, IL 60148/ TRACY D. KASSON, RATHJE WOODWARD LLC, 300 E. ROOSEVELT ROAD, SUITE 220, WHEATON, IL 60187
ADDRESS/LOCATION	0N105 NEPIL AVENUE, WHEATON, IL 60187
PIN	05-08-309-013
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.56 ACRES (24,394 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "The Health Department has no objection. There is a private water well on the property and the well will need to be sealed prior to demolition and construction of the new homes."
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."
EXTERNAL:	
City of Wheaton:	<i>No Comments Received.</i>
Village of Winfield:	<i>No Comments Received.</i>
Village of Carol Stream:	"Carol Stream has no comments on this application."
Milton Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Winfield Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC

North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	NEPIL AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

NEPIL (60.0 FT. R.O.W.) AVENUE









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000016 McMaster

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **May 20, 2025**.

COMMENT SECTION:
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION
<input checked="" type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
<input type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.
COMMENTS: The face of the plat should contain language similar to the following: "This property was subdivided on [date]. At the time of subdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcel were subsequently subdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area of the original parcel. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements."
SIGNATURE: [REDACTED] DATE: 5/7/25
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management
GENERAL ZONING CASE INFORMATION



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000016 McMaster

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **May 20, 2025**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
<input checked="" type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The Health Department has no objection. There is a private water well on the property and the well will need to be sealed prior to demolition and construction of the new homes.	
SIGNATURE: [REDACTED] DATE: 5/15/25	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Dept	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000016 McMaster
ZONING REQUEST	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.
OWNER	KIM & BARBARA BUCHOLZ, 0N105 NEPIL AVENUE, WHEATON, IL 60187 / AGENT: GLEN MCMASTER, MCMASTER CUSTOM HOMES, LLC., 1919 S. HIGHLAND AVENUE, LOMBARD, IL 60148/ TRACY D. KASSON, RATHJE WOODWARD LLC, 300 E. ROOSEVELT ROAD, SUITE 220, WHEATON, IL 60187
ADDRESS/LOCATION	0N105 NEPIL AVENUE, WHEATON, IL 60187
PIN	05-08-309-013
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.56 ACRES (24,394 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



To: Infelise, Jessica

Thu 5/29/2025 7:26 AM

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good Morning Ms. Infelise-Datzman,

I'm sorry for contacting you so late regarding the above mentioned matter in the subject line above. I could not attend the meeting last week regarding the petition as I was sick and could not speak very well. Hoping my opinion is not too late.

Having moved into the area 20 years ago and living at [REDACTED] Nepil Ave and also owning the property at [REDACTED] Nepil Ave, I have to state that my wife and I are opposed to the subdivision of the lot in question down to (2) 50 foot wide lots. As I understand it, the only reason some lots in the area are that smaller width are because "back in the day" this area was a vacation area for people coming out of the city for recreation. We enjoy our quiet eclectic neighborhood and hope that tract home style developments such as what is being proposed does not creep in and change the aesthetic landscape of our area.

I'm sure that the county is trying to do it's calculation on what is best for maximum property tax collections and that will enter into your decision. However, without knowing exact sizes of homes proposed (not shown on plats), I can't see how you would be able to make an informed decision regarding that. I feel that with any 50 foot wide lot, not only should there be adherence to current setbacks and side yards, but there should be a maximum square footage allowed to be built on such a lot.

In addition, some other areas of concern that come to mind if homes are to be built on such narrow lots would be drainage, back yard access with equipment for utility and drainage easements and for other natural disasters (at 5' the side yards are really small), and general noise and privacy issues for the residents on either side seeing that the homes would be so close together.

I hope that the county zoning board reconsiders this subdivision of the lot and votes no to keep any proposed building of future homes in our area to be in-line with the spirit of our community going forward.

Please feel free to reach out at any time to discuss if you so wish.

Thanks for your time in advance and have a great day!

Best regards

Erich Elendt
[REDACTED] Nepil Ave, Wheaton
[REDACTED]



Development Ordinance

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

File #: DC-O-0024-25

Agenda Date: 6/17/2025

Agenda #: 12.C.

Zoning Petition ZONING-25-000018 Tessel

WHEREAS, a public hearing was held on May 21, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting 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), on the property hereinafter described:

LOT 12 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169326, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 4, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is 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).
- B. That petitioner testified that he purchased the subject property in 2021 and moved in about one (1) year ago.
- C. That petitioner testified that the existing shed is in a state of disrepair and that he is unable to use the existing shed for storage due to holes in the roof.
- D. That petitioner testified that the existing shed is located on a 14' x 14' concrete slab that is located

approximately 3 feet 10 inches from the interior side property line.

- E. That petitioner testified that he proposes to build a new shed on the existing concrete slab for the purpose of residential storage.
- F. That petitioner testified that his practical difficulty and unique circumstance is that the existing shed located on an existing concrete slab has existed for approximately forty (40) years and that rather than remove the concrete, petitioner would like to reuse the available concrete slab for a new shed.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance in relation to the subject zoning relief, as the existing shed on the subject property is in a state of disrepair and located on an existing concrete slab and that petitioner would like to build a new shed in the same location, utilizing the existing concrete slab for the base, as it has existed for over forty (40) years.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner has demonstrated the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the existing shed has been located on the subject property for over forty (40) years and that petitioner is building a new shed on the existing concrete slab.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain permits for all construction on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing shed has been located on the subject property for over forty (40) years and that building a new shed in the same location will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed shed will be located in the rear of the subject property and will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed shed will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed shed will not incur additional public expense for flood protection, rescue, or relief.

- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed shed will be an added benefit to the surrounding area and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000018 Tessel
ZONING REQUEST	Variation to reduce the interior side property setback new shed from required 10 feet to approximately 3 feet (replacing existing shed with new shed on existing slab).
OWNER	MICHAEL AND NICOLE TESSEL, 3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515
ADDRESS/LOCATION	3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515
PIN	06-32-407-004
TWSP./CTY. BD. DIST.	YORK DISTRICT 2
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.63 ACRES (27,443 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objections.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”
EXTERNAL:	
Village of Downers Grove:	<i>No Comments Received.</i>
Village of Lombard:	“This property is outside the Village of Lombard’s planning jurisdiction. As such we have no comment on the petition.”
Village of Oak Brook:	<i>No Comments Received.</i>
Village of Westmont:	<i>No Comments Received.</i>
York Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Downers Grove Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 58:	<i>No Comments Received.</i>
Sch. Dist. 99:	No Objections.

Forest Preserve:	“Forest Preserve District staff have reviewed the information provided and do any comments.”
------------------	--

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	APPROX. 3'10"	APPROX. 3'10"

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	DOUGLAS ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 4, 2025, recommends 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).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #ZONING-25-000018 Tessel dated June 4, 2025
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on June 17, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends 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).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000018 Tessel dated June 4, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

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), on the property hereinafter described:

LOT 12 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169326, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000018 Tessel dated June 4, 2025
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; MICHAEL AND NICOLE TESSEL, 3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515; and Township Assessor, York Township, 1502 S. Meyers Road, Lombard, IL 60148.

Enacted and approved this 24th day of June, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: June 17, 2025
RE: **ZONING-25-000018 Tessel (York/District 2)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The DuPage County Development Committee 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).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000018 Tessel** dated June 4, 2025
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Zoning Hearing Officer: June 4, 2025: 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).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000018 Tessel dated June 4, 2025
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is 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).
- B. That petitioner testified that he purchased the subject property in 2021 and moved in about one (1) year ago.
- C. That petitioner testified that the existing shed is in a state of disrepair and that he is unable to use the existing shed for storage due to holes in the roof.
- D. That petitioner testified that the existing shed is located on a 14' x 14' concrete slab that is located approximately 3 feet 10 inches from the interior side property line.
- E. That petitioner testified that he proposes to build a new shed on the existing concrete slab for the purpose of residential storage.
- F. That petitioner testified that his practical difficulty and unique circumstance is that the existing shed located on an existing concrete slab has existed for approximately forty (40) years and that rather than remove the concrete, petitioner would like to reuse the available concrete slab for a new shed.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance in relation to the subject zoning relief, as the existing shed on the subject property is in a state of disrepair and located on an existing concrete slab and that petitioner would like to build a new shed in the same location, utilizing the existing concrete slab for the base, as it has existed for over forty (40) years.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner has demonstrated the granting of the Variation will not:

- a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the existing shed has been located on the subject property for over forty (40) years and that petitioner is building a new shed on the existing concrete slab.
- b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain permits for all construction on the subject property.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing shed has been located on the subject property for over forty (40) years and that building a new shed in the same location will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed shed will be located in the rear of the subject property and will not increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed shed will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed shed will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed shed will be an added benefit to the surrounding area and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

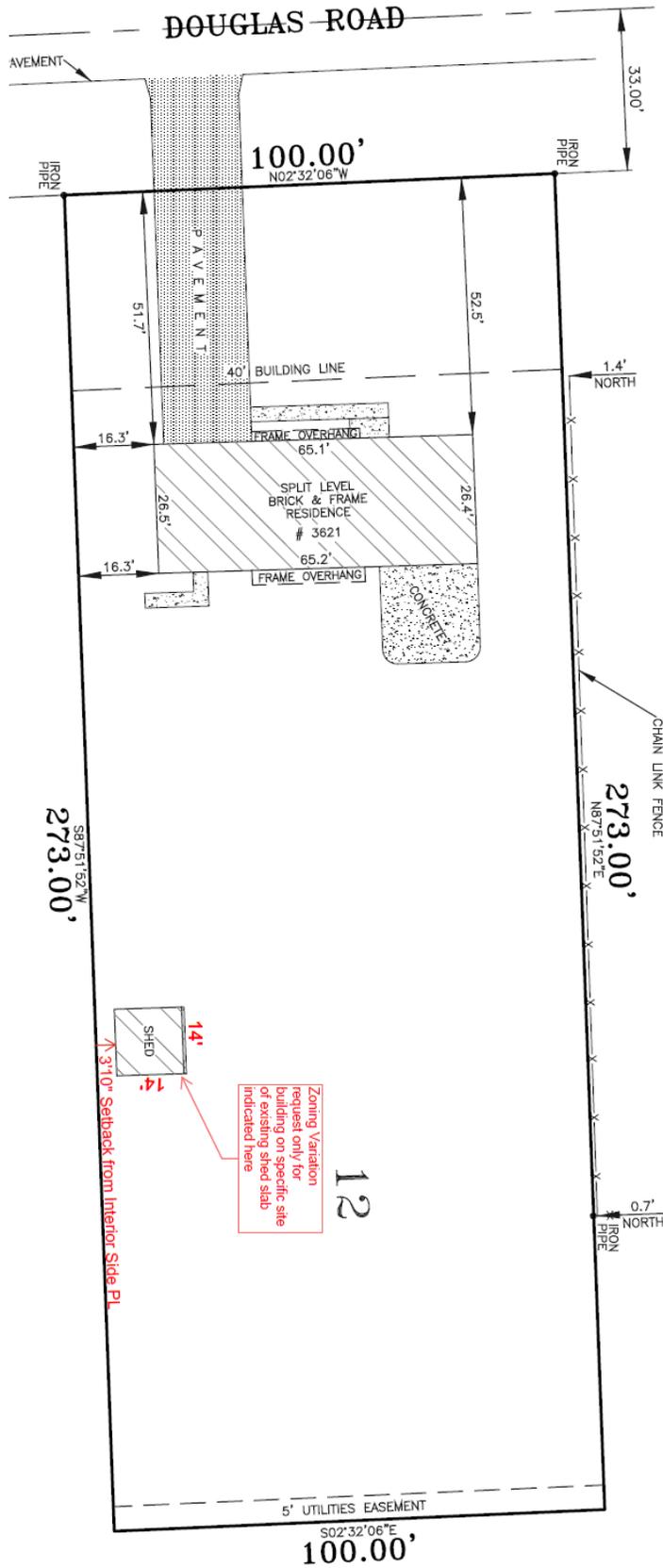
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000018 Tessel	
ZONING REQUEST	Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).	
OWNER	MICHAEL AND NICOLE TESSEL, 3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515	
ADDRESS/LOCATION	3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515	
PIN	06-32-407-004	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.63 ACRES (27,443 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."	
EXTERNAL:		
Village of Downers Grove:	<i>No Comments Received.</i>	
Village of Lombard:	"This property is outside the Village of Lombard's planning jurisdiction. As such, we have no comment on the petition."	
Village of Oak Brook:	<i>No Comments Received.</i>	
Village of Westmont:	<i>No Comments Received.</i>	
York Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Downers Grove Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 58:	<i>No Comments Received.</i>	
Sch. Dist. 99:	No Objections.	
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	APPROX. 3'10"	APPROX. 3'10"

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	DOUGLAS ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









Development Ordinance

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

File #: DC-O-0025-25

Agenda Date: 6/17/2025

Agenda #: 12.D.

Zoning Petition ZONING-25-000025 Assumption Cemetery

WHEREAS, a public hearing was held on May 21, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property, on the property hereinafter described:

OF THAT PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION TWENTY FOUR (24) , AND IN THAT PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY THREE (23), ALL IN TOWNSHIP THIRTY NINE (39) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 4, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a second mausoleum building on the subject property.
- B. That petitioner testified that the subject property is the Assumption Cemetery that currently includes one (1) mausoleum building.
- C. That petitioner testified that they propose to build a second mausoleum building on the subject property.
- D. That petitioner testified the second mausoleum building will not impact the surrounding area as the subject use is very dormant with little to no traffic, and only occasional visitors.
- E. That petitioner testified there is currently sufficient detention storage in the existing pond on the subject property to support the second mausoleum.

- F. That the Zoning Hearing Officer recommended to approve the subject zoning relief as petitioner provided sufficient information for the requested Conditional Use to construct a second mausoleum building on the subject property.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed mausoleum exceeds the required setbacks and will not be located near any property lines.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain a building permit for the proposed mausoleum and any construction or excavation that occurs on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed mausoleum will be an added benefit to the neighborhood and will not diminish the value of land and buildings.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed mausoleum does not generate traffic and will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed mausoleum will not increase the potential for flood damages as there is sufficient detention storage in the existing pond.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed mausoleum will not incur additional public expense for flood protection, rescue, or relief as there is sufficient detention storage in the existing pond.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed mausoleum will not impair the public health, safety, comfort, morals, or general welfare as the mausoleum will be an added benefit to the surrounding area as it is primarily dormant use that generates little to no traffic and is sufficiently setback from all other property lines.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000025 Assumption Cemetery
ZONING REQUEST	Conditional Use to allow a second mausoleum building on the subject property.
OWNER	DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 7325 JANES AVENUE, WOODRIDGE, IL 60517
ADDRESS/LOCATION	1S150 WINFIELD ROAD, WHEATON, IL 60189
PIN	04-23-400-010
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	27.39 ACRES (1,193,108 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	MAY 21, 2025

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	CEMETERY	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	WINFIELD ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
West	R-2 SF RES	CEMETERY	0-5 DU AC

ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	No Objections.
Health:	No Objections.
Stormwater:	No Objection with the concept of the petition. Addi required at time of permit application.
Public Works:	“DPC Public Works doesn’t own any sewer or wate
EXTERNAL:	
Village of Winfield:	<i>No Comments Received.</i>

City of West Chicago:	<i>No Comments Received.</i>
City of Warrenville:	“The City of Warrenville has no comment for this p
Winfield Township:	<i>No Comments Received.</i>
Township Highway:	No Objection with the concept of the petition. Addit required at time of permit application. “My only co into the field and to Cantigny Drive and Purnell Roa
West Chicago Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 33:	<i>No Comments Received.</i>
Sch. Dist. 94:	<i>No Comments Received.</i>
Forest Preserve:	“Forest Preserve District staff have reviewed the inf have any comments.”

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 4, 2025, recommends to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #ZONING-25-000025 Assumption Cemetery dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on June 17, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000025 Assumption Cemetery dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to allow a second mausoleum building on the subject property, on the property hereinafter described:

OF THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY FOUR (24) , AND IN THAT PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY THREE (23), ALL IN TOWNSHIP THIRTY NINE (39) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-25-000025 Assumption Cemetery dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 7325 JANES AVENUE, WOODRIDGE, IL 60517; and Township Assessor, Winfield Township, 130 Arbor Avenue, West Chicago, IL 60185.

Enacted and approved this 24th day of June, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000025 Assumption Cemetery (Winfield/District 6)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000025 Assumption Cemetery** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Zoning Hearing Officer: June 4, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000025 Assumption Cemetery** dated May 21, 2025.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a second mausoleum building on the subject property.
- B. That petitioner testified that the subject property is the Assumption Cemetery that currently includes one (1) mausoleum building.
- C. That petitioner testified that they propose to build a second mausoleum building on the subject property.
- D. That petitioner testified the second mausoleum building will not impact the surrounding area as the subject use is very dormant with little to no traffic, and only occasional visitors.
- E. That petitioner testified there is currently sufficient detention storage in the existing pond on the subject property to support the second mausoleum.
- F. That the Zoning Hearing Officer recommended to approve the subject zoning relief as petitioner provided sufficient information for the requested Conditional Use to construct a second mausoleum building on the subject property.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed mausoleum exceeds the required setbacks and will not be located near any property lines.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain a building permit for the proposed mausoleum and any construction or excavation that occurs on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed mausoleum will be an added benefit to the neighborhood and will not diminish the value of land and buildings.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed mausoleum does not generate traffic and will not unduly increase traffic congestion in the public streets and highways.

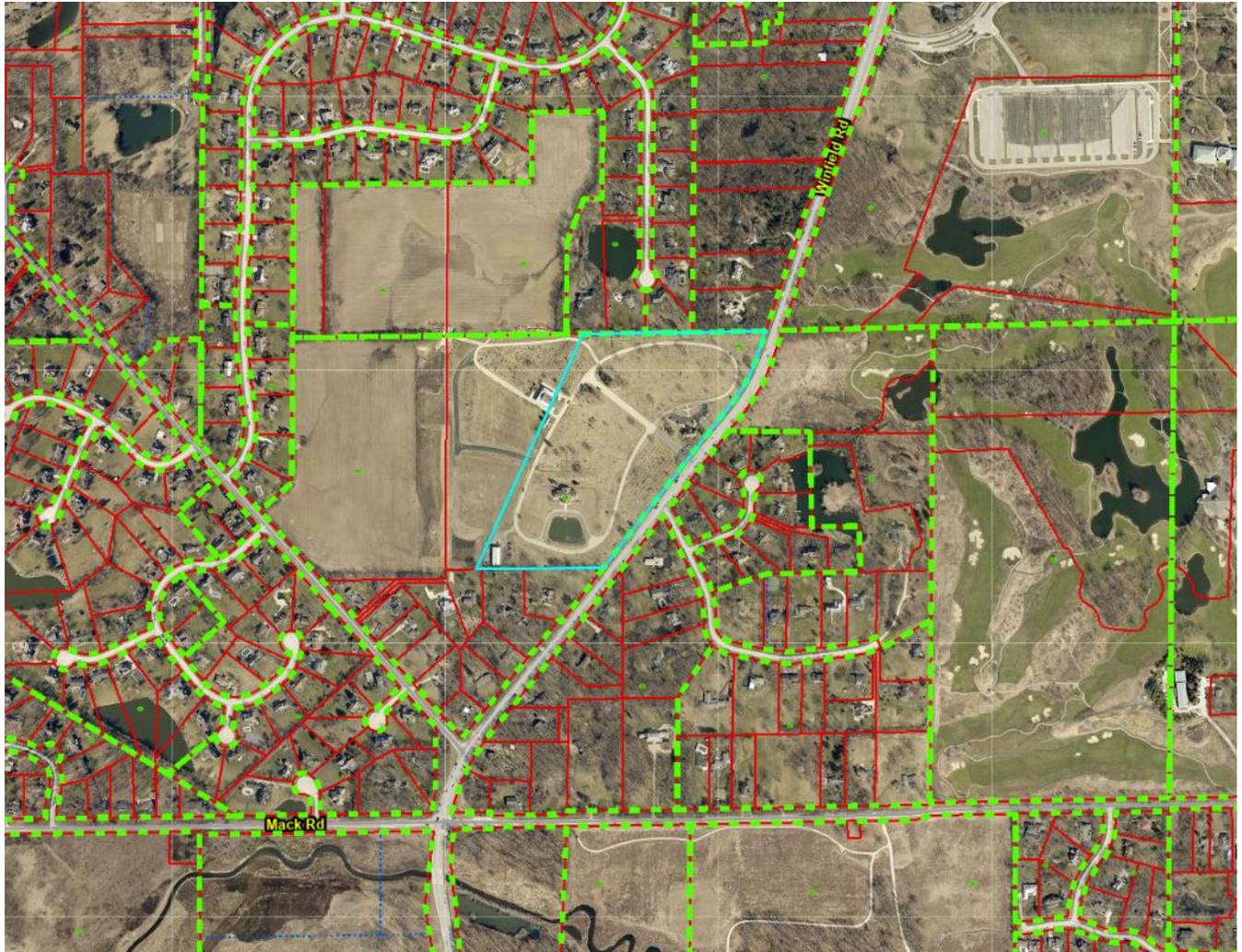
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed mausoleum will not increase the potential for flood damages as there is sufficient detention storage in the existing pond.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed mausoleum will not incur additional public expense for flood protection, rescue, or relief as there is sufficient detention storage in the existing pond.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed mausoleum will not impair the public health, safety, comfort, morals, or general welfare as the mausoleum will be an added benefit to the surrounding area as it is primarily dormant use that generates little to no traffic and is sufficiently setback from all other property lines.

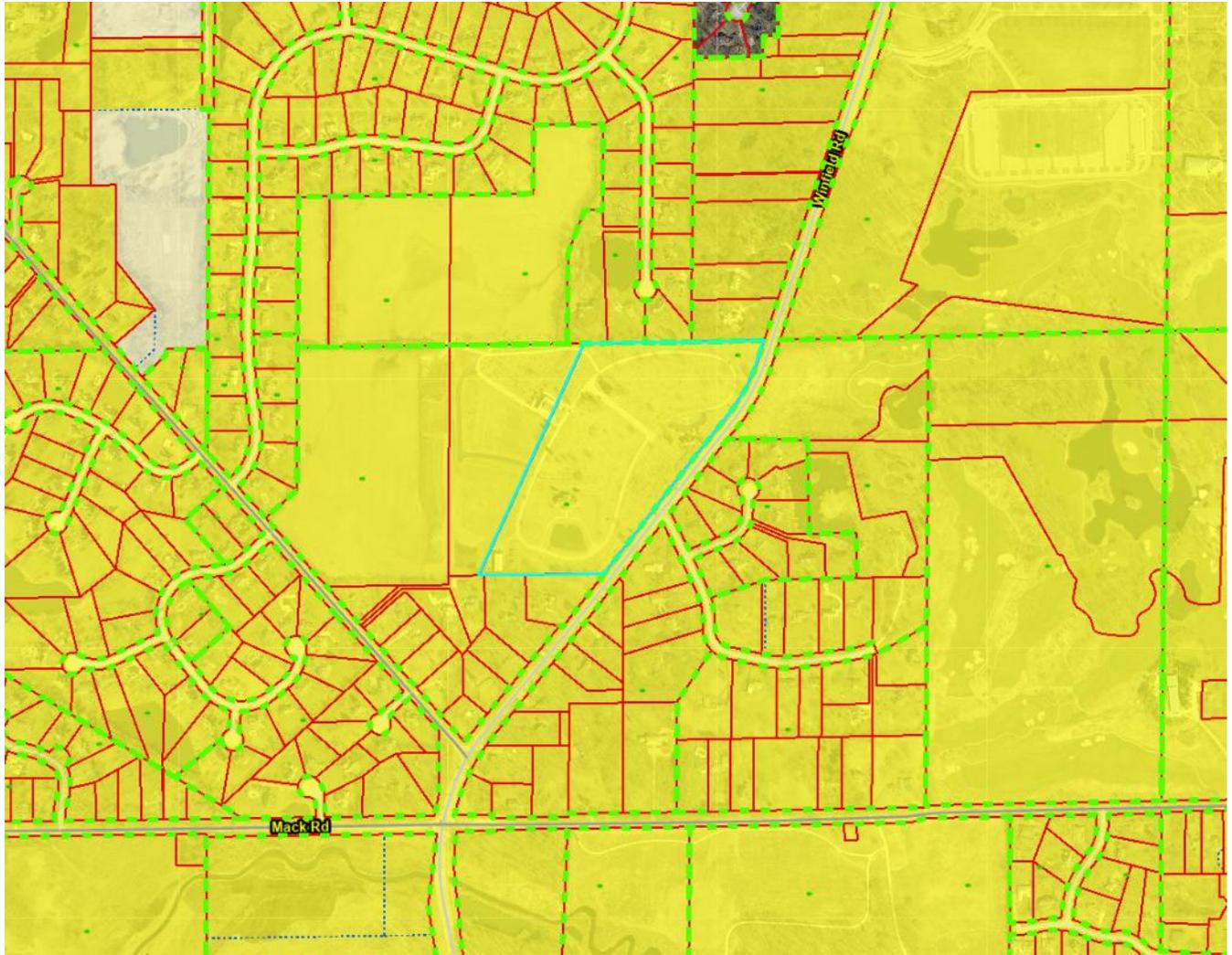
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000025 Assumption Cemetery	
ZONING REQUEST	Conditional Use to allow a second mausoleum building on the subject property.	
OWNER	DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 7325 JANES AVENUE, WOODRIDGE, IL 60517	
ADDRESS/LOCATION	1S150 WINFIELD ROAD, WHEATON, IL 60189	
PIN	04-23-400-010	
TWSP./CTY. BD. DIST.	WINFIELD	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	27.39 ACRES (1,193,108 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	MAY 21, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Objections.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."	
EXTERNAL:		
Village of Winfield:	<i>No Comments Received.</i>	
City of West Chicago:	<i>No Comments Received.</i>	
City of Warrenville:	"The City of Warrenville has no comment for this project."	
Winfield Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "My only concern is stormwater runoff into the field and to Cantigny Drive and Purnell Road Area."	
West Chicago Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 33:	<i>No Comments Received.</i>	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	CEMETERY	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	WINFIELD ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
West	R-2 SF RES	CEMETERY	0-5 DU AC









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000025 Assumption Cemetery

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **May 20, 2025**.

COMMENT SECTION:	
<input checked="" type="checkbox"/>	OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
	: NO OBJECTION/CONCERNS WITH THE PETITION
<input checked="" type="checkbox"/>	NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
	ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
	: I OBJECT/ HAVE CONCERNS WITH THE PETITION.
COMMENTS: <i>My ONLY CONCERN IS STORM WATER RUN OFF INTO THE FIELD AND TO CANTIGNY DR & PUENELL ROAD AREA</i>	
SIGNATURE:	<i>[Redacted]</i> DATE: <i>5-7-2025</i>
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000025 Assumption Cemetery
ZONING REQUEST	Conditional Use to allow a second mausoleum building on the subject property.
OWNER	DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 444 N. WELLS STREET, SUITE 602, CHICAGO, IL 60654
ADDRESS/LOCATION	1S150 WINFIELD ROAD, WHEATON, IL 60189
PIN	04-23-400-010
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	27.39 ACRES (1,193,108 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	MAY 21, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, June 9, 2025 2:24 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]



Formstack Submission For: PublicComment

Submitted at 06/09/25 2:23 PM

Meeting Date: 06/17/25

Meeting: Development Committee

Name: David Markley

Organization: 381 Properties, LLC

Address: 1064 Reddington Drive
Aurora, IL 60502

**Daytime
Phone:** 6309270483

Subject: Objection to Zoning Petition ZONING-25-000015 Mamalat, LLC.

Comment: I am the owner of 6S324 Old Eola Road and I would like to object to part of the petition that proposes building a new property closer than the required 20 feet next to my property. I assume these new buildings will become rental properties, which more greatly contributes to my concerns. My concerns include:

Security - I currently store four collectible cars in the two garage spaces at my property and given the proposed proximity, I am concerned about more eyes

seeing the cars coming in and out of the garages.

Privacy - having the new property only 10 feet from my property creates less privacy for my tenants and also contributes to my concern above when moving cars in and out of the garages.

Noise - with the prospects of multiple tenants/families living in the new properties, I am concerned about noise for my tenants by being too close together.

Property Value - my rental and resale potential may be diminished by having new properties with up to four renters located so close to my property. The neighborhood is quiet and there is currently a good amount of distance between the houses on the block. The character of the neighborhood will be altered by building oversized properties.

Safety - the new properties are likely to have children running about and I am concerned about being too close given car movement and my tenant activity (currently five cars at the property plus the 4 collectible cars in my garages)

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038