



# DU PAGE COUNTY

## Development Committee

### Regular Meeting Agenda

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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Tuesday, July 1, 2025

10:30 AM

Room 3500B

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [25-1624](#)

Development Committee - Regular Meeting - June 17, 2025

6. REGULATORY SERVICES

6.A. [DC-O-0026-25](#)

ZONING-25-000022 – ORDINANCE – Perez: The Zoning Hearing Officer recommended to approve the following zoning relief:

Rezoning from B-1 Local Business to R-4 Single Family Residential. (Addison/District 1) (Generally located southeast of Lake Street and 9th Avenue, on the east side of 9th Avenue)

ZHO Recommendation to Approve

6.B. [DC-O-0027-25](#)

ZONING-25-000026 – ORDINANCE – Fawell: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to allow a detached accessory building (proposed shed) in front of the front wall of the existing home.

2. Variation to reduce the interior side yard for a new shed from required 10 feet to approximately 3 feet. (Winfield/District 6) (Generally located northeast of Williams Road and Morris Court, on the north side of Morris Court)

ZHO Recommendation to Approve

6.C. [DC-O-0028-25](#)

ZONING-25-000031 – ORDINANCE – Blachuciak: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'. (Downers Grove/District 3) (Generally located southeast of Grant Street and Rodgers Court, on the east side of Grant Street)

ZHO Recommendation to Approve

6.D. [25-1625](#)

T-5-25 PROPOSED TEXT AMENDMENTS TO THE COUNTY ZONING ORDINANCE RELATIVE TO SHORT TERM RENTALS OF A RESIDENTIAL DWELLING UNIT. Action item: Request to send to ZBA for public hearing.

7. **PRESENTATION**7.A. [25-1626](#)

Building & Zoning Department FY2026 Budget Presentation

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