



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, September 2, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [25-2055](#)

Development Committee - Regular Meeting - August 19, 2025

6. REGULATORY SERVICES

6.A. [DC-O-0031-25](#)

ZONING-25-000035 – Hanna's – Wheaton, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming cafe restaurant in a B-1 Local Business Zoning District.

2. Variation to allow a video gaming café restaurant to be located less than 1,000 feet from a place of assembly use. (Milton/District 4) (Located at the southwest corner of Geneva Road and Pleasant Hill Road)

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

6.B. [DC-O-0033-25](#)

ZONING-25-000030 – Kosela: The Zoning Board of Appeals recommended to deny the following zoning relief:

Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2. (Lisle/District 2) (Located at the northeast corner of Essex Road and Kohley Road)

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

6.C. [DC-O-0034-25](#)

ZONING-25-000033 – Duebner: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to increase the height of a fence in the front yard from 4 feet 6 inches to not more than 6 feet.
2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed. (Milton/District 4) (Located at the northeast corner of Stanley Street and Prairie Avenue)

ZHO Recommendation to Approve

6.D. [DC-O-0035-25](#)

ZONING-25-000038 – GIN/SODY Investments, LLC.: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to allow an 8' privacy fence within the 40' front yard setback
2. Variation to allow an 8' privacy fence within the 30' corner side yard setback. (Downers Grove/District 3) (Located at the southwest corner of Nielson Lane and Route 83)

ZHO Recommendation to Approve

6.E. [DC-O-0036-25](#)

ZONING-25-000039 – Porter: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'. (Winfield/District 6) (Located on the east side of the Lost Meadows Lane cul-de-sac)

ZHO Recommendation to Approve

6.F. [DC-O-0037-25](#)

ZONING-25-000041 – Hennig: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet. (Downers Grove/District 3) (Located at the north bend of 87th Street and Tennessee Avenue)

ZHO Recommendation to Deny

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