



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, March 4, 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. [25-0566](#)
Development Committee - Regular Meeting - February 18, 2025
6. REGULATORY SERVICES
 - 6.A. [DC-O-0011-25](#)
ZONING-24-000077 – ORDINANCE – Chinmaya Abhyudaya: The Zoning Board of Appeals recommended to approve the following zoning relief:
Conditional Use for a Planned Development in the R-4 Zoning District, seeking 10 detached and 61 attached dwelling units, 14,172 square foot divisible shopping center, and two place of assembly buildings that will total approximately 54,963 sq. ft. to be used for religious services, study, and education, with the following exception:
 - a. To increase the height from 36 feet to approximately 40 feet. (Downers Grove/ District 3) (Generally located south of Nielson Lane and north of Bluff Road, on the west side of Route 83)
ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent
 - 6.B. [DC-O-0012-25](#)
ZONING-24-000085 – ORDINANCE – Blacha: The Zoning Hearing Officer recommended to approve the following zoning relief:
Conditional Use to reduce the interior side setback for an existing shed from permitted 3 feet to approximately 2 feet, where it has existed for at least 5 years. (Downers Grove/District 3) (Generally located northwest of 61st Street and Stonewall Avenue, on the west side of Stonewall Avenue)
ZHO Recommendation to Approve

6.C. [DC-O-0013-25](#)

ZONING-24-000086 – ORDINANCE – Bierman: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approximately 8 feet, for a new addition to the house.
2. Variation to reduce the rear yard setback from required 3 feet to approximately 1.5 feet for a new patio. (Lisle/District 5) (Located on the north side of Millcreek Court, north of Sussex Road)

ZHO Recommendation to Approve

6.D. [25-0544](#)

Recommendation for the approval of a contract purchase order to Harris Govern, for annual software maintenance and support services, as needed, for the period of April 1, 2025 through December 31, 2025, for a contract total amount not to exceed \$15,891.75 (Building & Zoning - \$8,829, Division of Transportation - \$5,297.25, Public Works - \$1,765.50). Per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Support for Govern System.)

7. **OLD BUSINESS**

8. **NEW BUSINESS**

9. **ADJOURNMENT**