



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
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2. ROLL CALL

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

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.