



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, June 18, 2024

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. [24-1824](#)

Development Committee - Regular Meeting - June 4, 2024

6. REGULATORY SERVICES

6.A. [DC-O-0038-24](#)

ZONING-24-000006 – Sur Mac Builders, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

Conditional Use for a Planned Development to allow an existing duplex to remain on the subject property. (Naperville/District 5) (Located at the northeast corner of East 4th Street and Poss Road)

ZBA VOTE (to Approve): 6 Ayes, 1 Nays, 0 Absent

6.B. [DC-O-0039-24](#)

ZONING-24-000017 – 80th St. Investments, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z21-023 27W121 80th Street Investments, LLC. on July 13, 2021, by the DuPage County Board. (Naperville/ District 5) (Generally located southwest of 80th Street and Modaff Road, on the south side of 80th Street)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

6.C. [DC-O-0040-24](#)

ZONING-24-000022 – Somerset Plaza, LLC.: The Zoning Board of Appeals recommended to deny the following zoning relief:

Conditional Use to allow auto sales with auto repair in the B-1 Local Business District. (Downers Grove/District 3) (Generally located at the southwest corner of Route 83 and Honeysuckle Rose Street)

ZBA VOTE (to Deny): 6 Ayes, 1 Nays, 0 Absent

6.D. [DC-O-0041-24](#)

ZONING-24-000027 – Bates: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the total Floor Area Ratio on the subject property from permitted 35% (approximately 2,135 sq. ft.) to approximately 39.59% (approximately 2,415 sq. ft.), for a new house with detached garage. (Milton/ District 4) (Generally located northwest of Page Street and Cooley Avenue, on the west side of Page Street)

ZHO Recommendation to Approve

6.E. [24-1825](#)

T-1-24 Text Amendments (a) to the DuPage County Zoning Ordinance: The Zoning Board of Appeals recommended to approve the following text amendments:

Zoning Petition T-1-24 (a) proposed text amendments to the DuPage County Zoning Ordinance relative to places of assembly, restaurants, fences, passenger and commercial vehicles, video gaming regulations, accessory structures and buildings, and historic lots of record.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

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