



**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

AGENDA

**Thursday, May 8, 2025
ZONING BOARD OF APPEALS 6:00 P.M.
RM: 3-500 B**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. PUBLIC HEARING

A. CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
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ZONING-25-000015 Mamalat, LLC.	Naperville	
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6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



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Zoning Petition ZONING-25-000015 Mamalat, LLC.

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. **THURSDAY, MAY 8, 2025**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: MAMALAT, LLC., 6S346 OLD EOLA ROAD, EOLA, IL 60519/ MAMALAT, LLC., 3N556 WOODLAND AVENUE, WEST CHICAGO, IL 60185

REQUEST: 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 front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet;
2. To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet;
3. To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet;
4. To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet;
5. To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and
6. 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.

ADDRESS OR GENERAL LOCATION: 6S346 OLD EOLA ROAD, EOLA, IL 60519

LEGAL DESCRIPTION: THE SOUTH HALF OF LOT 9 AND LOT 10, LOT 11 (EXCEPT THE SOUTH 12.25 FEET OF LOT 11) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND LOT 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 52294, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 12.25 FEET OF LOT 11, LOT 12 AND LOT 13 (EXCEPT THE SOUTH 10 FEET OF LOT 13) ALL IN BLOCK 15 IN BELT CITY, BEING A SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1893 AS DOCUMENT NO. 5294, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

