



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, January 21, 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. [25-0271](#)
Development Committee- Regular Meeting - December 3, 2024
6. BUDGET TRANSFERS
 - 6.A. [25-0272](#)
Transfer of funds from 1100-2810-50000 (Regular Salaries) in the amount of \$33,000 to 1100-2810-51000 (Benefit Payments), to cover FY24 year-end benefit payout.
7. REGULATORY SERVICES
 - 7.A. [DC-O-0001-25](#)
ZONING-24-000074 – ORDINANCE – Biagio Land Corporation: The Zoning Board of Appeals recommended to approve the following zoning relief:
Rezoning from B-1 Local Business District to B-2 General Business District. (Bloomington/District 1) (Generally located southeast of Lake Street and Wheaton Road, on the south side of Lake Street)
ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent
 - 7.B. [DC-O-0002-25](#)
ZONING-24-000075 – ORDINANCE – Moksh Dham: The Zoning Board of Appeals recommended to approve the following zoning relief:
Conditional Use for a funeral home with cremation services in the R-4 Single Family Residence District. (Addison/District 1) (Located directly east of Route 83 and Deerpath Road)
ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

- 7.C. [DC-O-0003-25](#)
ZONING-24-000061 – ORDINANCE – Phillips: The Zoning Hearing Officer recommended to approve the following zoning relief:
Conditional Use to allow a small pier approximately one (1) inch from the interior side property line due to the location of the lake. (Downers Grove/ District 3) (Generally located southwest of Fairmont Avenue and 81st Street, on the south side of 81st Street)
ZHO Recommendation to Approve
- 7.D. [DC-O-0004-25](#)
ZONING-24-000065 – ORDINANCE - Sessions: The Zoning Hearing Officer recommended to deny the following zoning relief:
1. Variation to reduce the required lot size for two lots serviced with water and sewer, from required 15,000 sq. ft. each lot to approximately 8,440 sq. ft. for Lot 1 and 8,440 sq. ft. for Lot 2.
2. Variation to reduce the required lot width for a corner lot (Lot 1) serviced with water and sewer, from required 125 feet to approximately 105.5 feet.
3. Variation to increase the FAR permitted on Lot 1, from permitted 0.3 (approximately 2,531 sq. ft. total) to approximately 0.42 (2,912 sq. ft. for existing house and 600 sq. ft. for new detached garage). (York/District 2) (Located at the southwest corner of Poplar Avenue and Concord Street)
ZHO Recommendation to Deny
- 7.E. [DC-O-0005-25](#)
ZONING-24-000069 – ORDINANCE – Kosela: The Zoning Hearing Officer recommended to deny the following zoning relief:
1. Variation to reduce the required lot size (area) for two (2) new lots serviced with well and septic, from required 40,000 sq. ft. to approximately 10,314 sq. ft. for Lot 1 and 21,940 sq. ft. for Lot 2.
2. Variation to reduce the required lot width for one new interior lot serviced with well and septic, from required 125 feet wide to approximately 91.33 feet wide for Lot 1. (Lisle/District 2) (Located at the northeast corner of Kohley Road and Essex Road)
ZHO Recommendation to Deny
- 7.F. [DC-O-0006-25](#)
T-3-24 Text Amendments to the DuPage County Zoning Ordinance: T-3-24 Proposed Text Amendments to the DuPage County Zoning Ordinance relative to the principal arterial conversion of a single dwelling unit into not more than two (2) dwelling units.
ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent
- 7.G. [25-0273](#)
T-1-25 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-25 to the DuPage County Zoning Ordinance regarding video gaming, to align the Zoning Ordinance with current liquor license regulations for greater consistency.

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT