



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000015 Mamalat, LLC. (Naperville/District 5)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The Motion to Approve failed relative to 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.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 4 Nays, 3 Absent

Zoning Board of Appeals Meeting: June 5, 2025: The Zoning Board of Appeals recommended to deny 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.

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a 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: To reduce the north interior side setback for Proposed Lot 1 from required 20 feet to approximately 10 feet; To reduce the south interior side setback for Proposed Lot 1 from required 20 feet to approximately 6.44 feet; To reduce the north interior side setback for Proposed Lot 2 from required 20 feet to approximately 6.44 feet; To reduce the south interior side setback for Proposed Lot 2 from required 20 feet to approximately 10 feet; and 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.
2. That at the public hearing, petitioner requested to withdraw the original first exception to reduce the front yard setback for proposed Lot 1 and Lot 2 from required 30 feet to approximately 20.5 feet and that the request to withdraw the original first exception was approved by the Zoning Board of Appeals.
3. That petitioner testified that the subject property is zoned R-4 Single Family Residential and that he proposes to construct two (2) attached dwelling buildings (duplexes) on two (2) adjacent properties, for a total of four (4) dwelling units.
4. That petitioner testified that both subject properties are approximately 7,331 sq. ft. in size, and each property would include a two-story building with one (1) garage per unit, and a total of three (3) parking spaces outside and one (1) parking space in the garage per unit.
5. That petitioner testified that they proposed to construct a dry well on each lot to accommodate water runoff from the increased FAR on the subject property.
6. That petitioner testified that they would construct the proposed dwelling units per the DuPage County Building Code and that each unit will be divided with a fire safety wall.
7. That petitioner testified that they proposed to connect to the City of Aurora water and sewer.

8. That petitioner testified that the proposed Planned Development would increase the housing supply and diversity without neighborhood disruption as there is an existing duplex in the neighborhood and industrial zoning district south of the subject property.
9. That petitioner testified that many homes in the subject neighborhood are rental homes.
10. That the Zoning Board of Appeals finds the petitioner has not provided sufficient evidence to meet the Standards for a Conditional Use.
 - a. Furthermore, that the subject properties are zoned R-4 Single Family Residential and lack the necessary land area to support an attached dwelling unit (duplex) residential development, and that this is demonstrated by the need for five (5) exceptions related to setbacks and Floor Area Ratio (FAR).

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has not demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that the proposed Planned Development with reduced interior side setbacks for each dwelling unit would not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated that the Proposed Development with reduced interior side setbacks for each dwelling unit will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the proposed Planned Development for four (4) attached dwelling units within the R-4 Zoning District will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

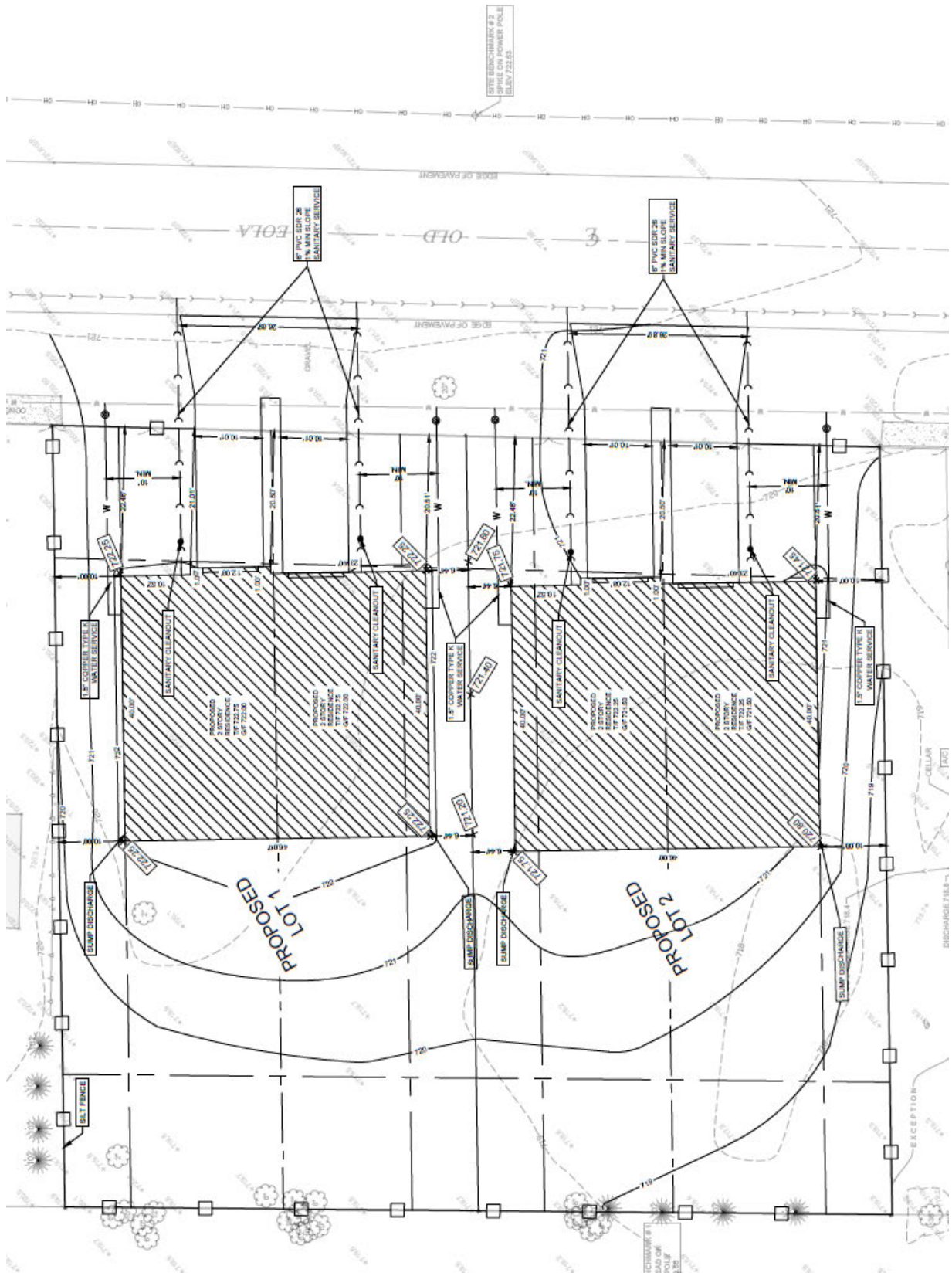
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000015 Mamalat, LLC.		
ZONING 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: <ol style="list-style-type: none"> 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. 		
OWNER	MAMALAT, LLC., 6S346 OLD EOLA ROAD, EOLA, IL 60519/ MAMALAT, LLC., 3N556 WOODLAND AVENUE, WEST CHICAGO, IL 60185		
ADDRESS/LOCATION	6S346 OLD EOLA ROAD, EOLA, IL 60519		
PIN	07-17-107-026/07-17-107-027		
TWSP./CTY. BD. DIST.	NAPERVILLE	DISTRICT 5	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.32 ACRES (13,939 SQ. FT.)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: APRIL 23, 2025		
PUBLIC HEARING	THURSDAY, MAY 8, 2025		
<u>ADDITIONAL INFORMATION:</u>			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	<i>No Comments Received.</i>		
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."		
<u>EXTERNAL:</u>			
City of Aurora:	<i>No Comments Received.</i>		
City of Naperville:	<i>No Comments Received.</i>		
Naperville Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Naperville Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 204:	<i>No Comments Received.</i>		
Forest Preserve:	<i>No Comments Received.</i>		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED

Front Yard:	30 FT	NA	APPROX. 20.5 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Int. Side Yard:	20 FT	NA	APPROX. 6.44 FT
Floor Area Ratio:	0.25	NA	APPROX. 0.5

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	VACANT	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	OLD EOLA ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	ALLEYWAY AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







David Markley
381 Properties, LLC.
[REDACTED] Old Eola Road
Eola, IL 60519
Cell: (630) 927-0483
Email – damcats@sbcglobal.net

April 29, 2025

Mr. Paul Hoss
DuPage County Zoning Appeals
421 North County Farm Road
Wheaton, IL 60187

Subject: Objection to Zoning Petition ZONING-25-000015 Mamalat, LLC.

I am the owner of [REDACTED] Old Eola Road and I would like to object to part of the petition that proposes building a new property closer than the required 20 feet next to my property. I assume these new buildings will become rental properties, which more greatly contributes to my concerns. My concerns include:

Security - I currently store four collectible cars in the two garage spaces at my property and given the proposed proximity, I am concerned about more eyes seeing the cars coming in and out of the garages.

Privacy - having the new property only 10 feet from my property creates less privacy for my tenants and also contributes to my concern above when moving cars in and out of the garages.

Noise - with the prospects of multiple tenants/families living in the new properties, I am concerned about noise for my tenants by being too close together.

Property Value - my rental and resale potential may be diminished by having new properties with up to four renters located so close to my property. The neighborhood is quiet and there is currently a good amount of distance between the houses on the block. The character of the neighborhood will be altered by building oversized properties.

Safety - the new properties are likely to have children running about and I am concerned about being too close given car movement and my tenant activity (currently five cars at the property plus the 4 collectible cars in my garages)

If you should have any questions, please feel free to contact me at the phone number above. Thank you for your time and consideration.

[REDACTED]
David P. Markley

May 7, 2025

RE: Zoning Petition ZONING-25-000015 Mamalat, LLC (6S346 Old Eola Rd., Eola, IL 60519)

To the DuPage County Zoning Board of Appeals,

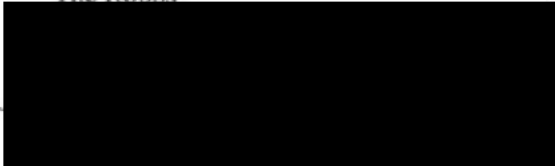
As a nearby property owner within the 300 feet margin of the subject property as designated by the DuPage County Zoning Board of Appeals, we would like to express concern regarding any future construction and redevelopment plans at 6S346 Old Eola Road. Specifically, we urge the county zoning authorities to ensure that any proposed project includes adequate driveway space and/or garages capable of housing the expected number of vehicles for the property and its future tenants.

Street parking has become an increasing concern in the Eola area, and the presence of multiple vehicles parked along the roadway can contribute to safety hazards, reduced visibility, and general congestion. To preserve the character and safety of the neighborhood, it is essential that all residential properties are designed with sufficient off-street parking.

Thank you for your attention to this matter. We look forward to the continued development within the Eola area.

Sincerely,

The Robbs



11 05/07/2025

PETITION:

**IN REGARDS TO DUPAGE COUNTY ZONING RELIEF
For Conditional Use**

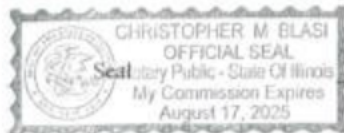
I have familiarized myself with the Zoning Board of Appeals Case known as
ZONING 25-000015 _____ requesting the following zoning relief:

I do not object to the proposed zoning relief. In addition I have stated below my
reasons for (not) objecting:

Name	Address	Signature
Aclan Cabana	[REDACTED] FOIA	[REDACTED]
SADIQ KASSAMAH	[REDACTED] E. 4th St	[REDACTED]
Richard LeBlanc	[REDACTED] E. 4th St	[REDACTED]
Przemyslaw	[REDACTED] 4th St	[REDACTED]

I, Richard LeBlanc, residing at 01654 Brandon Way, Naperville, IL 60563 hereby affirm
and attest that I circulated the above petition and that the names and addresses of the
signers of the petition are true and accurate.

Subscribed and sworn to before me this:



25th Day of MAY, 2025

[REDACTED]