



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, March 5, 2025

2:30 P.M.

Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

1. CALL TO ORDER

The 2:30 PM Zoning Hearing Officer Meeting with Public Hearings was called to order by the Zoning Hearing Officer (ZHO), Robert Kartholl, at 2:30 PM.

2. PUBLIC COMMENT

No public comments during the meeting portion were offered.

3. MINUTES APPROVAL

No prior meeting minutes were offered.

4. PUBLIC HEARING

CASE

TOWNSHIP

A. ZONING-24-000087 Jarrett

Downers Grove

Zoning Hearing Officer Kartholl opened the case of ZONING-24-000087 Jarrett before petitioners Shatrel Jarrett and Ben Monteraro (both appearing via Zoom). The subject zoning relief is for a Conditional Use for an Accessory Housing Unit (Accessory Dwelling Unit) in an existing detached accessory building (detached garage) in the R-4 Zoning District, and a Variation to allow neither of the occupants of either the principal dwelling unit or the converted accessory dwelling unit to be the legal or beneficial owner of the property.

(Whereupon, the oath was duly administered by the Notary and Witnesses Sworn)

Petitioner Jarrett presented the case and testified that the zoning relief is to allow a Conditional Use for an Accessory Housing Unit (Accessory Dwelling Unit) in an existing detached accessory building (detached garage) in the R-4 Zoning District, and a Variation to allow neither of the occupants of either the principal dwelling unit or the converted accessory dwelling unit to be the legal or beneficial owner of the property. Petitioner testified that they plan to convert the existing detached garage into an accessory dwelling unit and rent out both the accessory dwelling unit and principal dwelling unit (home). Petitioner testified that they will not live on the subject property and have renters in both dwelling units. Petitioner testified that the accessory dwelling unit is for an aging parent. Petitioner testified that their hardship is that they would invest up to \$50,000 into an accessory dwelling unit and it would just remain unoccupied if that cannot receive the requested Variation. Petitioner testified that they may need to amend their zoning relief to allow rentals of less than six (6) months.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000087 Jarrett and no members of the public were present to make a public comment.

ZHO Kartholl closed the public hearing of ZONING-24-000087 Jarrett and stated that the case will be up for recommendation at the March 19, 2025, Recommendation Meeting at 3:00 PM.

B. ZONING-25-000005 Friedman

Milton

Zoning Hearing Officer Friedman opened the case of ZONING-25-000005 Friedman before petitioner Mark Friedman and members of the public. The subject zoning relief is for a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

(Whereupon, the oath was duly administered by the Notary and Witnesses Sworn)

Petitioner Friedman presented the case and testified that the zoning relief is to allow a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed. Petitioner testified that he purchased the subject property in October 2020. Petitioner testified that when he purchased the subject property, there was an existing shipping container on the property that he plans to convert into a shed. Petitioner testified that he will not add any additional structures to the subject property and that the subject zoning relief is for the existing detached garage and shipping container that will be converted into a shed.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000005 Friedman:

- Matt Johnson (appearing via Zoom), stated that he has no objections to the subject zoning relief and that the shipping container that will be converted into a shed is located behind the detached garage and has been on the subject property for quite some time.

ZHO Kartholl continued the public hearing of ZONING-25-000005 Friedman to Wednesday, March 1⁹h at 2:30 PM for petitioner to submit a detailed site plan and information on the conversion of the shipping container to a shed.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

No new business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned by Zoning Hearing Officer Robert Kartholl at 3:00 PM.

- END -