



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, December 18, 2024

3:00 P.M.

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

1. CALL TO ORDER

The 3:00 PM Zoning Hearing Officer Recommendation Meeting was called to order by the Zoning Hearing Officer (ZHO), Robert Kartholl, at 3:00 PM.

2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the December 4, 2024 Zoning Hearing Officer Meeting/Public Hearing and the minutes of the December 4, 2024 Zoning Hearing Officer Recommendation Meeting.

3. RECOMMENDATION

CASE

TOWNSHIP

ZONING-24-000065 Sessions

York

ZHO Kartholl stated that ZONING-24-000065 Sessions is for a 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; and 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).

ZHO Kartholl found that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief to reduce the required lot size for two (2) new lots, to reduce the required corner side yard lot width for proposed Lot 1, and to increase the FAR to allow for a new detached garage on proposed Lot 1. ZHO Kartholl found that in supplemental documents submitted by the petitioner following the public hearing, petitioner indicated that there was a hardship of being deprived of the value for the subject land due to the minimum lot size requirements, and that the Zoning Hearing Officer found that a financial/self-made hardship does not qualify as particular hardship or practical difficulty for a Variation. Furthermore, that the Zoning Hearing Officer found that at the public hearing, the petitioner testified to existing drainage concerns on the subject property. The Zoning Hearing Officer recommended to deny Zoning Petition ZONING-24-000065 Sessions

4. OLD BUSINESS

No old business was discussed.

5. NEW BUSINESS

No new business was discussed.

6. PUBLIC COMMENT

No public comments were offered.

7. ADJOURNMENT

With no further business, the meeting was adjourned by Zoning Hearing Officer Robert Kartholl at 3:02 PM.

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