DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES
Wednesday, January 21, 2026
2:30 P.M.
Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

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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 Minutes to approve.

4. **PUBLIC HEARING**

CASE	TOWNSHIP
ZONING-25-000065 Hilltop Homes, Inc.	**Downers Grove**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000065 Hilltop Homes, Inc. before petitioner Victor Leonhardt and members of the public. The subject zoning relief is for a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.

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

Exhibits were entered into the record as Exhibit #1 (Survey) and Exhibit #2 (Site Plan).

Petitioner Kartholl presented the case and testified that the subject zoning relief is for a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot. Petitioner testified that the subject zoning relief is for a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot. Petitioner testified that the existing properties (together known as Lot 22) have been two (2) individual parcels, both approximately thirty-three (33) feet wide, with individual parcel identification numbers (PINs) for many years. Petitioner testified that they do not intend to further divide the property, only to make the prior subdivision of Lot 22 two (2) legal lots of record through the Variation process, as they have existed. Petitioner testified that he requires the subject zoning relief in order to build two (2) single-family houses that will be an affordable housing option within the subject area, both approximately $400,000. Petitioner testified that both properties will have a shared driveway and access. Petitioner testified that both properties will be serviced with water and sewer. Petitioner testified that both properties contain special management areas in the last twenty-five (25) feet of the 300-foot-deep lots. Petitioner testified that he is the contract purchaser of the property and is currently under contract pending the zoning relief gets approved.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000065 Hilltop Homes, Inc.:

- Tony Ross (appearing in person) stated that he objects to the petition. Mr. Ross submitted Objectors Exhibit #1 (Emails with photos). Mr. Ross stated that he has concerns about wetlands and flooding in the area and that two additional houses on smaller lots will negatively impact flooding in the area.
- Lori Tobulski (appearing in person) stated that she objects to the petition. Ms. Tobulski stated that she has concerns regarding traffic due to bus stops located on the street and has concerns over overcrowding in the area.
- Tara Schmidt (appearing in person) stated that she objects to the petition and agrees with her neighbor's prior comments. Ms. Schmidt stated that she has concerns regarding potential impacts on her septic system and concerns over the architectural aesthetics of the neighborhood.
- Marcy Marchinka (appearing via Zoom) stated that she objects to the petition and has concerns over flooding issues that will be further impacted by additional homes. Ms. Marchinka also has concerns regarding density in the area, potential bus stop issues, and parking concerns with additional homes on the street.

ZHO Kartholl closed the public hearing of ZONING-25-000065 Hilltop Homes, Inc. and stated that the case will be up for recommendation at the February 4, 2026 Recommendation Meeting at 3:00 PM.

ZONING-25-000070 Forty Addison

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000070 Forty before petitioner Richard Forty and members of the public. The subject zoning relief is for a Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years.

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

Exhibits were entered into the record as Exhibit #1 (Survey/Site Plan) and Group Exhibit #2 (Photos).

Petitioner Forty presented the case and testified that the subject zoning relief is for a Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years. Petitioner testified that the subject pond has existed for at least twenty-five (25) years. Petitioner testified that the subject pond existed prior to him purchasing the property. Petitioner testified that he only added pumps and water features to the pond. Petitioner testified that he also added a bridge over the center of the pond.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000070 Forty:

- Jeanne Wilcoxon (appearing in person) stated that her father owns the property directly behind the subject property. Ms. Wilcoxon submitted Objectors Exhibit #1 (Survey) and Objectors Group Exhibit #2 (Photos). Ms. Wilcoxon stated that she objects to the petition as the area the pond is located is within a utility easement and should be used as a drainage swale. Ms. Wilcoxon also has drainage concerns for the neighborhood and her property.

ZHO Kartholl continued the public hearing of ZONING-25-000070 Forty to Wednesday, February 18, 2026 at 3:00 PM in order for Mr. Forty to obtain counsel.

ZONING-25-000069 Chen Downers Grove

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000069 Chen before petitioner Pei Yu Chen. The subject zoning relief is for a Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot.

(Whereupon Petitioner Chen indicated that he was sworn in at the beginning of the meeting)

Exhibits were entered into the record as Exhibit #1 (Survey/Site Plan).

Petitioner Chen presented the case and testified that the subject zoning relief is for a Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot. Petitioner testified that he constructed the subject 8' x 9' shed on his property without a permit. Petitioner testified that because most of his backyard is an elevated terrace and contains a French drain in the middle of the remaining backyard, the only place to locate a shed on the subject property is on the side of the house, approximately one (1) foot from the interior side property line. Petitioner testified that there are no utilities servicing the shed. Petitioner testified that he only uses the subject shed for the storage of household accessory items as he has no basement in his home.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000069 Chen and no members of the public were present to make public comments.

ZHO Kartholl closed the public hearing of ZONING-25-000069 Chen and stated that the case will be up for recommendation at the February 4, 2026 Recommendation Meeting at 3:00 PM.

ZONING-25-000072 Stroe Milton

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000072 Stroe before petitioner Cristian Stroe. The subject zoning relief is for a Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet.

(Whereupon Petitioner Stroe indicated that he was sworn in at the beginning of the meeting)

Exhibits were entered into the record as Exhibit #1 (Survey), Exhibit #2 (Site Plan), and Group Exhibit #3 (Photos).

Petitioner Stroe presented the case and testified that the subject zoning relief is for a Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet. Petitioner testified that they plan to construct an attached garage onto their existing home. Petitioner testified that their home was constructed in 1955 approximately nine (9) feet from the corner side property line, and that the subject lot was platted on an angle, causing the proposed attached garage addition to be located five (5) feet from the corner side property line. Petitioner testified that in order to match the existing rooflines of their house and the architectural integrity of the addition, the only location to construct an attached garage is approximately 5 feet from the corner side property line.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000072 Stroe and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000072 Stroe and stated that the case will be up for recommendation at the February 4, 2026 Recommendation Meeting at 3:00 PM.

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 3:40 PM.

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