



# DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

## MINUTES

Wednesday, November 20, 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 3:36 PM.

### 2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the Zoning Hearing Officer Meeting/Public Hearing of October 16, 2024, Recommendation Meeting of October 16, 2024, and Meeting/Public Hearing of November 7, 2024.

### 3. RECOMMENDATION

#### CASE

#### TOWNSHIP

#### A. ZONING-24-000070 Hajek Milton

ZHO Kartholl stated that ZONING-24-000070 Hajek is for a Variation to reduce the corner side yard setback for a new attached garage addition from required 30 feet to approximately 22 feet.

ZHO Kartholl found that petitioner demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner indicated that the proposed garage addition would be located less than thirty (30) feet from the corner side property line (approximately 22 feet) due to the angled orientation of the subject home on the property and that only one corner of the proposed garage addition would encroach into the required setback. The Zoning Hearing Officer recommend to approve Zoning Petition ZONING-24-000070 Hajek.

#### B. ZONING-24-000071 INVEST Wayne A LITTLE, LLC.

ZHO Kartholl stated that ZONING-24-000071 INVEST A LITTLE, LLC., is for a Variation to reduce the front yard setback from 30 feet to approximately 22.7 feet for a new house on existing foundation.

ZHO Kartholl found that petitioner demonstrated sufficient evidence for a practical difficulty and particular hardship to support a Variation, as petitioner testified that as the proposed rehabilitation is more than 50% of the existing home, the construction is technically considered a new home on existing foundation. Furthermore, ZHO Kartholl found that the home was constructed 22.7 feet from the front property line in 1961 and that petitioner is not altering the original foundation/exterior front walls. The Zoning Hearing Officer recommended to approve Zoning Petition ZONING-24-000071 INVEST A LITTLE, LLC.

#### C. ZONING-24-000072 Goin Winfield

ZHO Kartholl stated that ZONING-24-000072 Goin is for a Conditional Use to increase the number of hens permitted on the subject property from 5 to 23 and a Variation to reduce the interior side setback for an existing chicken coop and chicken run from required 25 feet to approximately 6 feet.

ZHO Kartholl found that petitioner did not demonstrate or present evidence for a particular hardship, practical difficulty, or unique circumstance in relation to the Variation for the existing chicken coop and chicken run. Furthermore, ZHO Kartholl found that the location of the chicken coop and chicken run, as well as twenty-three (23) hens on the subject property, located approximately six (6) feet from the interior side property line, both impair the public health, safety, comfort, morals, and general welfare of the inhabitants of DuPage County. ZHO Kartholl found that petitioner did not demonstrate or provide sufficient evidence to satisfy the seven (7) standards required to support a Variation or Conditional Use. The Zoning Hearing Officer recommended to deny Zoning Petition ZONING-24-000072 Goin.

**D. ZONING-24-000073 Pinhas, Inc. Wayne**

ZHO Kartholl indicated that Zoning Petition ZONING-24-000073 Pinhas, Inc. requested to withdraw their petition and therefore the ZONING-24-000073 Pinhas, Inc. was withdrawn.

**E. ZONING-24-000076 Bloomberg Bloomingdale**

ZHO Kartholl stated that ZONING-24-000053 Bloomberg is for a Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet.

ZHO Kartholl found that petitioner did not demonstrate sufficient evidence for a practical difficulty and particular hardship in relation to the subject Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet and that petitioner has not provided sufficient evidence to satisfy the seven (7) standards required to support a Variation. Furthermore, the petitioner found Zoning Hearing that there are alternative locations available on the subject property for a sign that would meet the Zoning Ordinance and not require a Variation. The Zoning Hearing Officer recommended to deny Zoning Petition ZONING-24-000076 Bloomberg.

**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 3:41 PM.

- END -