



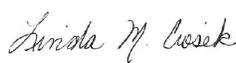
<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT:  2 MS. JESSICA INFELISE DATZMAN, Zoning  3 Administration Coordinator, via Zoom.  4 MR. PAUL HOSS, Zoning Administration  5 Coordinator.  6  7  8  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24</p>	<p style="text-align: right;">Page 4</p> <p>1 COMMISSIONER SCHULTZ: Second.  2 CHAIRMAN KARTHOLL: Motioned by Mr.  3 Murphy, seconded by Mr. Schultz. All in  4 favor of the motion, signify by saying aye.  5 (Whereupon, all  6 commissioners present in  7 person responded aye.)  8 CHAIRMAN KARTHOLL: All those opposed?  9 (No response.)  10 CHAIRMAN KARTHOLL: Then let the  11 record reflect that Mr. Moran and Mr. Jarog  12 are also present this evening.  13 COMMISSIONER MORAN: Thank you.  14 CHAIRMAN KARTHOLL: The first item of  15 business is the approval of the minutes. We  16 have three sets of minutes. They are the  17 Hanna's Wheaton case from the hearing held on  18 June 24, 2025. That is petition Z25-035.  19 Next, the June recommendation meeting for  20 July 10. And then, finally, the Z25-030, the  21 Kosela hearing on July 17, 2025. Those  22 minutes have been distributed in advance of  23 the meeting.  24 So, can I have a motion to</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN KARTHOLL:: We'll call the  2 meeting to order. This is the August 14th  3 Zoning Board of Appeals recommendation  4 meeting, and four of us are here in person.  5 Maybe I'll ask Mr. Hoss  6 would you call the roll.  7 MR. HOSS: Mr. Kartholl?  8 CHAIRMAN KARTHOLL: Here.  9 MR. HOSS: Mr. Murphy?  10 COMMISSIONER MURPHY: Here.  11 MR. HOSS: Mr. Schultz?  12 COMMISSIONER SCHULTZ: Here.  13 MR. HOSS: Mr. Rahman?  14 COMMISSIONER RAHMAN: Here.  15 CHAIRMAN KARTHOLL: Okay, there are --  16 four of us are here in person to establish a  17 quorum. There are two members that are  18 unable to join us and we'll have to make a  19 motion to admit them. So I won't -- we'll  20 add them to the roll call once they are  21 admitted. Those members are Mr. Jarog and  22 Mr. Moran. Can I have a motion to admit  23 them?  24 COMMISSIONER MURPHY: I so move.</p>	<p style="text-align: right;">Page 5</p> <p>1 approve those minutes?  2 COMMISSIONER MURPHY: I so move.  3 COMMISSIONER SCHULTZ: Second.  4 CHAIRMAN KARTHOLL: Moved by Mr.  5 Murphy, seconded by Mr. Schultz. Any  6 discussion on that motion?  7 (No response.)  8 CHAIRMAN KARTHOLL: Okay. All in  9 favor of the motion, please signify by saying  10 aye.  11 (Whereupon, all  12 commissioners responded  13 aye.)  14 CHAIRMAN KARTHOLL: Any opposed?  15 (No response.)  16 CHAIRMAN KARTHOLL: The motion is  17 approved and the minutes are, therefore,  18 approved.  19 So the next item on the  20 agenda is the Kosela petition. This is a  21 Lisle Township case. It's 25-030. Oh, I  22 skipped public comment. I skipped public  23 comment because I understand there is no  24 public comment; is that right?</p>

<p style="text-align: right;">Page 6</p> <p>1 MR. HOSS: There's no public comment  2 that has been sent in to us, but there may be  3 public comment on this.  4 CHAIRMAN KARTHOLL: Well, I want to  5 know if there's public comment not related to  6 the case that we're going to hear, but public  7 comment about, you know, any other matter.  8 MR. HOSS: No.  9 CHAIRMAN KARTHOLL: No public comment.  10 Okay, great, thank you.  11 COMMISSIONER MORAN: Mr. Chairman,  12 could I make that the night of the petition I  13 was not there, but I have familiarized myself  14 that I am ready to make a recommendation for  15 the petition.  16 CHAIRMAN KARTHOLL: Okay. Do you want  17 to make that recommendation.  18 COMMISSIONER MORAN: You want me to  19 start, or did you want to --  20 CHAIRMAN KARTHOLL: Let me just read  21 the case. It's a variation to reduce the  22 required lot size for two new lots served  23 with well and septic from required 40,000  24 square feet each to approximately 16,142 for</p>	<p style="text-align: right;">Page 8</p> <p>1 that's what his client told him. I question  2 that because initially this came as a  3 three-lot subdivision, which is inconsistent  4 with I need to do this because I want to move  5 a relative in. But, that notwithstanding, I  6 don't think that this lot qualifies for a  7 subdivision because there is an absence of  8 hardship, unique circumstance or practical  9 difficulty and because the neighborhood isn't  10 suited for -- albeit there are properties,  11 you know, some blocks away on smaller lots.  12 All of the testimony that was given about  13 what the intentions were is all academic  14 testimony because if we grant the variation  15 to subdivide, the petitioner can do whatever  16 they want with the subdivided lots. So, it  17 was a little extraneous to hear about the  18 details of what was planned.  19 In addition to that, while  20 this -- there is some sympathy in the County  21 for affordable housing, and I am one of those  22 who is sympathetic to that concept, but I  23 don't think the way to get affordable housing  24 on track in this County is on a piecemeal</p>
<p style="text-align: right;">Page 7</p> <p>1 proposed Lot 1 and 16,112 for proposed Lot 2.  2 That's the petition. Now, if you'd make your  3 motion.  4 COMMISSIONER MORAN: I'd like to  5 motion to deny the petition. I just don't  6 feel the practical difficulty and the  7 hardship is really legit for a variation of  8 the subject property.  9 CHAIRMAN KARTHOLL: Okay. It's a  10 motion to deny by Mr. Moran. Is there a  11 second to that motion?  12 COMMISSIONER MURPHY: I'll second it.  13 CHAIRMAN KARTHOLL: Seconded by Mr.  14 Murphy. And now I'll invite discussion on  15 the motion.  16 I'll offer that I agree  17 that the hardship, unique circumstance or  18 practical difficulty was not established. It  19 seems to be purely an economic circumstance  20 to me. I'm sure the attorney was in earnest  21 when he offered testimony about what the  22 petitioner's intent for the property was;  23 namely, to build a small second home on the  24 subdivided lot for a relative. I expect</p>	<p style="text-align: right;">Page 9</p> <p>1 basis lot-for-lot. I think if the County has  2 the intent to prioritize affordable housing,  3 smaller houses, then it should have a  4 comprehensive plan rather than visit on this  5 small group of homes a significant  6 modification to the lot size and character of  7 the neighborhood, et cetera, that exists  8 there now. So, if we want to go about  9 affordable housing, let's do it on a  10 comprehensive well-thought-out basis rather  11 than piecemeal.  12 Anything else from any  13 other speaker, member, voter?  14 (No response.)  15 CHAIRMAN KARTHOLL: All right, then  16 would you call the roll, Mr. Hoss?  17 MR. HOSS: Mr. Moran?  18 COMMISSIONER MORAN: Aye.  19 MR. HOSS: Mr. Murphy?  20 COMMISSIONER MURPHY: Aye.  21 MR. HOSS: Mr. Rahman?  22 COMMISSIONER RAHMAN: Aye.  23 MR. HOSS: Mr. Schultz?  24 COMMISSIONER SCHULTZ: Aye.</p>

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1 MR. HOSS: Mr. Jarog?  
2 COMMISSIONER JAROG: Aye.  
3 MR. HOSS: Mr. Kartholl?  
4 CHAIRMAN KARTHOLL: Aye.  
5 The motion to deny passes  
6 by a vote of 6 in favor and none opposed, one  
7 vacancy.  
8 Counsel, you know, the  
9 next stop is at the Development Committee as  
10 I'm sure you're aware.  
11 With that, I'll turn to --  
12 we don't have action items, we don't have old  
13 business, we don't have new business, so  
14 unless anybody has any other information to  
15 offer, then I'm prepared to adjourn the  
16 meeting.  
17 (No response.)  
18 CHAIRMAN KARTHOLL: All right, we are  
19 adjourned.  
20 (Which were all the  
21 proceedings had and  
22 testimony taken in the  
23 above-entitled cause.)  
24

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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF DU PAGE )  
3 I, LINDA M. CIOSEK, C.S.R.  
4 No. 084-2892, duly qualified and commissioned  
5 for the State of Illinois, County of DuPage,  
6 do hereby certify that at the request of the  
7 DU PAGE COUNTY ZONING BOARD OF APPEALS,  
8 subject to the usual terms and conditions of  
9 Veritext, reported in shorthand the  
10 proceedings had and testimony taken at the  
11 public hearing of the above-entitled cause,  
12 and that the foregoing transcript is a true,  
13 correct and complete report of the testimony  
14 so taken at the time and place hereinabove  
15 set forth.  
16  
17  
18  
19   
20  
21 CERTIFIED SHORTHAND REPORTER  
22  
23 My Commission Expires:  
24 July 26, 2026.

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