



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, December 4, 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 3:11 PM.

2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the November 20, 2024 Zoning Hearing Officer Meeting/Public Hearing and the minutes of the November 20, 2024 Zoning Hearing Officer Recommendation Meeting.

3. RECOMMENDATION

CASE

TOWNSHIP

A. ZONING-24-000061 Phillips

Downers Grove

ZHO Kartholl stated that ZONING-24-000061 Phillips is for a Conditional Use to allow a small pier approximately one (1) inch from the interior side property line due to the location of the lake.

ZHO Kartholl found that the petitioner has demonstrated and provided sufficient evidence to support the proposed Conditional Use due to the location of the lake and the subject zoning relief would be in harmony with the general purpose and intent of the zoning ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development. ZHO Kartholl found that nothing in his order is intended to permit any intrusion on any neighboring property, either by virtue of the construction, maintenance, or use of the pier to be constructed. The Zoning Hearing Officer recommended to approve Zoning Petition ZONING-24-000061 Phillips.

B. ZONING-24-000069 Kosela

Lisle

ZHO Kartholl stated that Zoning Petition ZONING-24-000069 Kosela is for a Variation to reduce the required lot size (area) for two (2) new lots serviced with well and septic, from required 40,000 sq. ft. to approximately 10,314 sq. ft. for Lot 1 and 21,940 sq. ft. for Lot 2, and a Variation to reduce the required lot width for one new interior lot serviced with well and septic, from required 125 feet wide to approximately 91.33 feet wide for Lot 1.

ZHO Kartholl found that the petitioner has not demonstrated or provided sufficient evidence to support the proposed Variations, specifically, that the petitioner has not demonstrated or provided sufficient evidence in relation to a practical difficulty or particular hardship in order to support the Variations. ZHO Kartholl found that the petitioner testified to a financial hardship of being deprived of the value for the subject land, and that a financial/self-made hardship does not qualify as a particular hardship for a Variation. As such, the Zoning Hearing Officer recommended to deny Zoning Petition ZONING-24-000069 Kosela.

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 3:16 PM.

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