



# DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

## MINUTES

Thursday, November 7, 2024

2:30 P.M.

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

### 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 2:41 PM.

### 2. PUBLIC COMMENT

No public comments during the meeting portion were offered.

### 3. MINUTES APPROVAL

No prior meeting minutes were offered.

### 4. PUBLIC HEARING

#### CASE

#### TOWNSHIP

#### **ZONING-24-000070 Hajek**

#### **Milton**

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000070 Hajek before petitioner/property owner, April Hajek (appearing in person) and members of the public. The subject zoning relief 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.

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

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

Petitioner Hajek presented the case and indicated that the zoning relief is to reduce the corner side yard setback for a new attached garage addition from required 30 feet to approximately 22 feet. Petitioner testified that only one (1) corner of the proposed garage addition would encroach into the corner side setback, as the existing home and attached garage are located on an angle on the subject property. Petitioner testified that due to the layout of the subject home on the subject property, the only location to place a garage addition is off of the existing garage, which would also utilize the existing driveway. Petitioner testified that the location of the septic tank and field behind the subject home prevents petitioner from constructing a detached garage behind the home. Petitioner testified that the existing attached garage is a single car garage and that they would like to increase their garage space to store both of their vehicles indoors and also store household accessory equipment within their garage.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000070 Hajek:

- Dean Grant (appearing via Zoom) stated that he has no objection to the proposed zoning relief.

ZHO Kartholl closed the public hearing of ZONING-24-000070 Hajek.

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**ZONING-24-000071 INVEST A LITTLE, LLC. Wayne**

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000071 INVEST A LITTLE, LLC. before petitioner/property owner, Marc Little (appearing via Zoom). The subject zoning relief 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.

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

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

Petitioner Little presented the case and indicated that the zoning relief is to reduce the front yard setback from 30 feet to approximately 22.7 feet for a new house on existing foundation. Petitioner testified that he has owned the subject property for approximately one and a half (1.5) years and that he is not living at the property as there was a fire in the home. Petitioner testified that the existing home was originally constructed 22.7 feet from the front property line in 1961. Petitioner testified that as he is rehabilitating more than 50% of the existing home, technically the Building and Zoning Department is considering the rehabilitation a new home on existing foundation. Petitioner testified that the home is structurally sound and that he is replacing most of the interior and half of the roof structure.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-00007 INVEST A LITTLE, LLC. and indicated that there was no one present in-person or via Zoom for public comment.

ZHO Kartholl closed the public hearing of ZONING-24-00007 INVEST A LITTLE, LLC.

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**ZONING-24-000072 Goin Winfield**

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000072 Goin before petitioner/property owner Kristen Goin (appearing via Zoom) and members of the public. The subject zoning relief 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.

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

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

Petitioner Goin presented the case and indicated that the zoning relief 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. Petitioner testified that she has had chickens on the subject property since 2011 and that the subject coop was constructed in 2011. Petitioner testified that chickens (hens) start laying eggs after 5-6 months of age and that she currently has chicks, egg-laying chickens, and older chickens in order to have a sustainable flock. Petitioner testified that she cannot feed her family with only five (5) hens and that she requires additional chickens in order to feed her family.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000072 Goin:

- Paul Smith (appearing in-person) stated that he opposes the subject zoning relief due to the chicken coop attracting coyotes and hawks. Also, that the subject property has a rooster which causes noise.
- Joyce Smith (appearing in-person) stated that she opposes the subject zoning relief due to the chicken coop attracting coyotes and hawks. Also, that the subject property has a rooster which causes noise.

ZHO Kartholl closed the public hearing of ZONING-24-000072 Goin.

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

**Wayne**

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000073 Pinhas, Inc. before petitioners Jon Ramzan (property owner), Richard Steinbrecher (surveyor), and members of the public. The subject zoning relief is for a Variation to reduce the lot size for two new lots in the R-1 Zoning District from required 100,000 sq. ft./per lot to approximately 62,858 sq. ft. for proposed Lot 1 and 62,495 sq. ft. for proposed Lot 2.

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

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

Petitioner Ramzan presented the case and indicated that the zoning relief is to reduce the lot size for two new lots in the R-1 Zoning District from required 100,000 sq. ft./per lot to approximately 62,858 sq. ft. for proposed Lot 1 and 62,495 sq. ft. for proposed Lot 2. Petitioner testified that he would like to divide the subject property into two (2) separate parcels so that his daughter can live next door to him. Petitioner Steinbrecher testified that both properties would meet all other bulk requirements as set forth in the R-1 Single Family Zoning District.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000073 Pinhas, Inc:

- Steph Curran (appearing in-person) stated that she opposes the petition, has concerns over drainage/water problems, and that she bought her property for privacy and space. Curran also submitted a petition of neighbors that signed in objection to the subject zoning relief.
- Irene Bentr (appearing in-person) stated that she opposes the petition and that bought her property as a larger property and that the proposed petition would impact property values in the area.
- Naomi Luchetta (appearing in-person) stated that she opposes the petition and that the corner of Fair Oaks and St. Charles has many vehicular accidents and that adding a house to St. Charles Road would increase the number of vehicular accidents.
- Bob Dujmovic (appearing in-person) stated that he opposes the petition and has concerns over the size of the proposed properties on well and septic and the current property maintenance issues.
- Nancy Turner (appearing in-person) stated that she opposes the petition and has concerns over setting a precedence in the area for subdividing which would devalue her property for resale purposes.
- Bruce Kerill (appearing in-person) stated that he opposes the petition and has concerns over the size of the proposed properties on well and septic.
- Shane Harb (appearing in-person) stated that he opposes the petition and has concerns of speeding/safety hazards on St. Charles Road. He also stated that he opposes to a more than 40% variation of the property and has concerns over setting a precedence in the area for smaller lots.
- Karol Kerrill (appearing in-person) stated that she opposes the petition and has concerns over septic issues.
- Shawn McCombs (appearing in-person) stated that he opposes the petition and has concerns over septic issues and water/drainage issues due to the subject property being higher in elevation than his property.
- Stacy McCombs (appearing in-person) stated that she opposes the petition and has concerns over current property maintenance issues.
- Bird Madden (appearing in-person) stated that he opposes the petition, and that the neighborhood subdivision has a covenant that required a minimum of 2-2.5 acre lots.
- Melissa Windburn (appearing via Zoom) stated that she opposes the petition and has concerns over flooding, disturbing floodplain in the area, and septic issues.
- Carolyn Pearson (appearing via Zoom) stated that she opposes the petition.
- Erin Ryan (appearing via Zoom) stated that she opposes the petition and has concerns over flooding/drainage issues near the DuPage River and creating a precedence in the area for smaller lots.

- Mary Incrocci (appearing via Zoom) stated that she opposes the petition and has concerns over traffic, lot sizes, and septic issues.
- Kati Lukas (appearing via Zoom) stated that she opposes the petition for the same reasons that all other neighbors indicated.
- Heather Filipek (appearing via Zoom) stated that she opposes the petition for the same reasons that all other neighbors indicated and has concerns over current property maintenance.
- Patrick Scharf (appearing via Zoom) stated that he opposes the petition

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**ZONING-24-000076 Bloomberg**

**Bloomingtondale**

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000076 Bloomberg before petitioner Michael Burcker (appearing via Zoom). The subject zoning relief is for a Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet.

Exhibits were entered into the record as Exhibit #1 (1998 Survey), Exhibit #2 (Site Plan), and Exhibit #3 Sign plans.

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

Petitioner Burcker presented the case and indicated that the zoning relief is to reduce the front setback for a new pole sign from required 15 feet to approximately 2 feet. Petitioner testified that the proposed sign would match the setback of an adjacent sign west of the subject property. Petitioner testified he has requested that the proposed sign be constructed closer to the right-of-way (ROW) in order to assist with advertising of the subject property's business on Lake Street. Petitioner testified that he is unable to construct the proposed sign fifteen (15) feet from the front property line, as doing so would place the sign within the subject property's parking lot.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000076 Bloomberg and indicated that there was no one present in-person or via Zoom for public comment.

ZHO Kartholl closed the public hearing of ZONING-24-000076 Bloomberg.

**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 4:18 PM.

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