Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-008 for Mrs. Joanne Ehler requesting a variation to allow for a trailer to be parked or stored on a single-family residential property at 4N281 Rohlwing Road in Addison. This is located in Addison Township, just under 5 acres and published in the Daily Herald on June 18, 2018. The petition has been circulated to various county departments and there were no substantive comments. At that time, Ms. Ehler was sworn in.

Mr. Kartholl asked how long Ms. Ehler has owned the home and who lives there. She responded she has owned the home since 2005 and it is just herself residing at the property. The Hearing Officer asked the petitioner to explain her need for the zoning variation. She responded that in 2012 her husband, who is now deceased purchased and placed the trailer on the property for her mother to live in. Her mother no longer lives in the trailer, it has been vacant for some time. Ms. Ehler had no idea until she received a violation notice that the trailer was not allowed. She continued that she is trying to sell the trailer, but was not sure how long that would take. She wanted to have the variation to keep the trailer on the property until it is sold. Mr. Kartholl, explained that a variation goes with the land and that would mean that this change allowing the trailer with the variation would be forever. The petitioner was unaware of this. The Hearing Officer stated that he it would be highly unlikely for him to recommend a permanent change. He advised that she move forward with her plans to sell the trailer. Mr. Kartholl inquired what the square footage of the home is, and they agreed that it is approximately 1,005 sq. ft. The Hearing Officer concluded with stating that there was on one in the audience to object or support the petitioner and that he would keep the record open.
Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-015 for Mr. Petar Donev requesting a variation to allow an Accessory Structure on a Vacant Lot at the address of 2N564 Pearl Avenue, in Glen Ellyn. This is .43 of an acre, zoned R-3 single family and published in the Daily Herald on May 2, 2018. The petition has been circulated to various county departments and there were no comments of any significance. At that time, Mr. Petar Donev was sworn in.

Mr. Kartholl asked how long Mr. Donev has owned the property and what surrounds the lot. Mr. Donev replied that he has owned the vacant lot for about a year and it is surrounded by single family residential properties. Mr. Kartholl inquired what Mr. Donev is proposing to do with the lot. Mr. Donev stated he would like to build a storage shed to store a riding lawn mower. He currently has to transport, load and unload a mower by himself to maintain the property. Mr. Kartholl requested a site plan that shows the proposed location of shed. Mr. Donev asked if the letters of support from neighbors had been received. Mr. Kartholl advised that they had. The Hearing Officer concluded with stating that there was on one in the audience to object or support the petitioner and that he would close the hearing.
ZONING HEARING OFFICER PROGRAM
Z18-16 Martyka Hearing Minutes

CASE: Z18-016 Martyka
DATE: May 21, 2018
TIME: 2:30 PM
LOCATION: Room 2-400 Division of Transportation Conference Room, 421 N. County Farm Road, Wheaton, IL 60187

Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-016 for Mr. Martyka requesting a variation to allow an accessory structure in the front wall of the house, at the address of 571 86th Street, in Downers Grove. This is 3.02 acres, zoned R-3 single family, on well and sewer and published in the Daily Herald on May 6, 2018. The petition has been circulated to various county departments and there were no comments of any consequence. The petitioner was sworn in to testify.

Mr. Kartholl asked if this was Mr. Martyka’s residence and if so, who else lives at the property. Mr. Martyka replied that it is and he lives with his wife and children. Mr. Kartholl asked the petitioner to explain what he wants to do on the property. Mr. Martyka said that currently he has a two-car attached garage, however he would like more space for storage. He does not want to add onto the garage, because there is a 50-year old tree and his well is located there. Instead he is wanting to put the garage in front of the house to the east. Mr. Kartholl asked about possibly building the garage in the back of the home. The petitioner said that there is a sewer line located there, which would interfere with the project. The Hearing Officer inquired about how the neighbors feel about the project. Mr. Martyka said he spoke with both adjacent neighbors and they were supportive. He has submitted signed letters from them. Through inquiring about the petitioners and wife’s occupations, he verified that the garage would only be for personal use. With nothing else to add by the petitioner, Mr. Kartholl closed the record on the hearing.
Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-021 for Mr. Markose, who is requesting a conditional use to allow an existing patio to remain less than 3’ from the property line, where the structure has existed for at least 5 years at the address of 15W608 Diversey Avenue in Elmhurst. The property is located in Addison Township, zoned R-4 single family, and this was published in the Daily Herald on May 6, 2018. The petition has been circulated to various county departments and there were no comments of any significance. Both Mr. Kunjthomman Markose and his nephew were sworn in to testify on his behalf.

Mr. Kartholl asked for a plat of survey and where exactly the patio is located. They pointed out the location, which is next to the deck in the backyard. The size of the patio is 10’ x 16’ and made of concrete. The Hearing Officer inquired about the condition that the patio is in. The response was that the patio is in very good condition. Mr. Kartholl wanted to know how the neighbor to the east feels about this patio. The petitioner responded that they do have a fence and landscaping around the patio, so the neighbor really wouldn’t even notice the patio. Mr. Kartholl inquired if they had any lighting for the patio area. Mr. Markose said no, none. Mr. Kartholl explained that if this conditional use is granted, they would need to retain the fence and landscaping around the patio and not add any lighting. This zoning relief would last most likely 10 years, which is the maximum that can be granted. At this point the Hearing Officer asked Mr. Markose if he had anything else he would like to add before they close out the record. There were some questions about the process after the Hearing concludes. Mr. Kartholl explained after he deliberates and makes his recommendation the petition goes to the Development Committee, after which they make a decision, the County Board will review and vote. The Hearing Officer noted that there was no one in the audience to make comment and the petitioner had no further information to add and the Hearing was ended.
Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-023 for Mr. Maynard Ostrowski requesting a conditional use to increase the square feet of a detached building from 910 sq. ft. to 1,582 sq. ft. (approximately) at the address of 5620 Chase Avenue in Downers Grove. This lot is just under an acre, zoned R-4 single family and was published in the Daily Herald on May 6, 2018. The petition has been circulated to various county departments and there were no comments of any substance. A survey/site was provided with the appropriate affidavit of update. Mr. Kartholl let it be known for the record that this property had previous zoning relief in a case known as Z15-008 and he had a copy of the ordinance that was adopted.

Mr. Kartholl said that he would be reviewing the transcript from the earlier zoning relief, however he asked the petitioner to tell him about the previous request. Mr. Ostrowski had purchased the property in 2015 and put an addition on the, as well as an attached garage. The detached garage was already existing. The Hearing Officer inquired who lives at the residence. Mr. Ostrowski replied that it was just him and his wife. He explained that he is semi-retired and his wife is a retired nurse. Mr. Kartholl asked what was kept in the detached garage and the attached garage. Mr. Ostrowski explained that he keeps two classic cars in the detached garage and his two passenger vehicles, as well as tools and a work bench in the attached. Mr. Kartholl asked why the additional space is needed. The petitioner explained that he would like to have more room for the cars and storage of household and lawn equipment. The Hearing Officer stated he would like to keep the record open, as he reviews the previous zoning relief transcript, just in case he might have additional questions, this way written communication could be put into the record.
ZONING HEARING OFFICER PROGRAM
Z18-025 Cantigny-Reiling Hearing Minutes

**CASE:** Z18-025 Cantigny-Reiling

**DATE:** May 21, 2018

**TIME:** 2:30 PM

**LOCATION:** Room 2-400 Division of Transportation Conference Room, 421 N. County Farm Road, Wheaton, IL 60187

Robert Kartholl, the Zoning Hearing Officer opened the matter of Z18-025 for Mr. Reiling requesting a variation to allow for a gravel driveway over Lot 7 and Lot 1, as existing at 27W636 Swan Lake Drive in Wheaton. Mr. Reiling submitted a combined survey and site plan, as well as an affidavit for the survey. Mr. Kartholl swore in both Mr. Reiling and his neighbor, Mr. Bowne of 27W730 Swan Lake Drive.

Mr. Kartholl explained his understanding of the zoning request. The property has an existing gravel driveway that the petitioner would like to move it just east but have it remain gravel. Mr. Reiling explained the reason they would like to keep it gravel is because he and his family use it, but also the service trucks for Cantigny use it as well. Cantigny maintains the gravel, four times a year and if they used concrete or asphalt, it would be much more costly to maintain. The petitioner added that if they were to pave the driveway, it would be damaged much more quickly from all the trucks and weather. Through inquiries by the neighbor, Mr. Bowne, it was established, that there would be no noticeable changes to any of the adjacent residents or the neighborhood. At this point there was no more new information added and Mr. Kartholl closed the hearing.