



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, April 2, 2025

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 2:30 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

A. ZONING-25-000008 Smiley

Addison

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000008 Smiley before petitioner Austin Smiley. The subject zoning relief is for a Variation to reduce the corner side setback for a new deck from required 30 feet to approximately 10 feet and a Variation to reduce the corner side setback for a new front porch from required 27 feet to approximately 20 feet.

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

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

Petitioner Smiley presented the case and testified that the subject zoning relief is for a Variation to reduce the corner side setback for a new deck from required 30 feet to approximately 10 feet and a Variation to reduce the corner side setback for a new front porch from required 27 feet to approximately 20 feet. Petitioner testified that he purchased the subject property in 2023, and that the existing house was built in the 1940s, with an addition constructed in 2016. Petitioner testified that both the existing home, including the front porch and rear deck, were constructed too close to corner side property line, and that in order to replace the front porch and rear deck, the subject zoning relief is required. Petitioner testified that the existing front porch needs to be redone due to a failing porch foundation. Petitioner testified that he will be replacing the existing front porch with a new porch in the exact same location and size. Petitioner testified that the existing rear deck needs to be replaced and that he plans to remove the existing deck, replace the deck, and expand it to meet the pool. Furthermore, Petitioner testified that without a rear deck, there is no way to access the rear of his house due to the elevation of the existing home. Petitioner testified that he has existing landscaping along the Foster Avenue corner side property line, including trees and arborvitae.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000005 Friedman and no members of the public were present to make a public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000008 Smiley and stated that the case will be up for recommendation at the April 16, 2025, Recommendation Meeting at 3:00 PM.

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 2:43 PM.

- **END** -