



## DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

### MINUTES

Wednesday, September 3, 2025

3:00 P.M.

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

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#### 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 3:12 PM.

#### 2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the August 20, 2025, Zoning Hearing Officer Meeting/Hearing, and the minutes of the August 20, 2025, Zoning Hearing Officer Recommendation Meeting.

#### 3. RECOMMENDATION

##### CASE

##### TOWNSHIP

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##### **ZONING-25-000011 Kennedy**

##### **Lisle**

ZHO Kartholl stated that ZONING-25-000011 Kennedy is for a Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.

ZHO Kartholl finds that the petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief due to the configuration of the subject property and location of the existing detached garage on the property.

The Zoning Hearing Officer recommended to approve ZONING-25-000011 Kennedy.

##### **ZONING-25-000032 Kamra**

##### **Milton**

ZHO Kartholl stated that ZONING-25-000032 Kamra is for a Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.

ZHO Kartholl finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship for the subject zoning relief due to the configuration of the subject property and location of the existing home on the existing property.

The Zoning Hearing Officer recommended to approve ZONING-25-000032 Kamra.

**ZONING-25-000047 Mahmutovich**

**Addison**

ZHO Kartholl stated that ZONING-25-000047 Mahmutovich is for a Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.

ZHO Kartholl finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief, as the only location to install a pool on the subject property is within the 30-foot corner side setback, approximately 14 feet from the corner side property line, due to the existing septic line locations.

The Zoning Hearing Officer recommended to approve ZONING-25-000047 Mahmutovich.

**ZONING-25-000055 Kilinski**

**Milton**

ZHO Kartholl stated that ZONING-25-000055 Kilinski is for a Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet.

ZHO Kartholl finds that petitioner has demonstrated evidence for a practical difficulty for the subject zoning relief to increase the height of an existing detached garage, as petitioner lacks storage space in their existing home and requires additional storage space above the detached garage.

The Zoning Hearing Officer recommended to approve ZONING-25-000055 Kilinski.

**ZONING-25-000056 Gegenheimer**

**Lisle**

ZHO Kartholl stated that ZONING-25-000056 Gegenheimer is for a Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

ZHO Kartholl finds that petitioners has not demonstrated evidence for a practical difficulty or particular hardship with the land in relation to the subject zoning relief and that there was no evidence presented in relation to the seven standards required to approve a Variation.

The Zoning Hearing Officer recommended to deny ZONING-25-000056 Gegenheimer.

**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 3:18 PM.

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