



# DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

## MINUTES

Wednesday, December 18, 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 2:34 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-24-000084 Bloomberg

#### Bloomington

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000084 Bloomberg before petitioner Michael Burcker (appearing via Zoom) and members of the public. The subject zoning relief is for a Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 5 feet.

Exhibits were entered into the record as Exhibit #1 (Survey), Exhibit #2 (Site Plan), Exhibit #3 Sign Plans, and Exhibit #4 (Narrative).

(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 5 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. Petitioner testified the front property line of the subject property has been diminished due to the expansion/widening of Lake Street. Furthermore, that petitioner testified that Lake Street is angled going west to east and that if a sign were placed fifteen (15) feet from the front property line, the sign would not be easily visible for drivers on Lake Street.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000084 Bloomberg:

- Caron Bricks, Community Development Manager for the Village of Roselle (appearing via Zoom), stated that she opposes the petition, and that the property is within the planning jurisdiction of the Village of Roselle.

ZHO Kartholl closed the public hearing of ZONING-24-000084 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 2:48 PM.

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