



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, April 30, 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-25-000013 Aspen Inc.

Bloomington

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000013 Aspen Inc. before petitioner Andy Wachowski and Lacey (Unknown Last Name). The subject zoning relief is for a Conditional Use to allow an existing shed to remain less than 3 feet from the rear property line (approximately 2.6 feet), where the shed has existed for at least 5 years.

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

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

Petitioner Wachowski presented the case and testified that the subject zoning relief is for a Conditional Use to allow an existing shed to remain less than 3 feet from the rear property line (approximately 2.6 feet), where the shed has existed for at least 5 years. Petitioner testified that the subject home is vacant and currently managed by Hudson Homes Rental, a Texas-based company. Petitioner testified that they were hired by Hudson Homes Rental to complete the rehabilitation work on the subject property before the property is marketed for sale. Petitioner testified that the subject shed is located on a concrete slab and is in good condition. Petitioner testified that the subject shed has existed for at least fifteen (15) years. Petitioner testified that there are no utilities in the subject shed and that it is a residential storage shed.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000013 Aspen Inc. and no members of the public were present to make a public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000013 Aspen Inc. and stated that the case will be up for recommendation at the May 7, 2025, Recommendation Meeting at 3:00 PM.

B. ZONING-25-000014 Trauth

Lisle

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000014 Trauth before petitioner Edward Trauth. The subject zoning relief is for a Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location.

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

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

Petitioner Trauth presented the case and testified that the subject zoning relief is for a Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location. Petitioner testified that he has owned and lived on the subject property for over forty-one (41) years. Petitioner testified that the existing deck is over forty-one (41) years old and requires replacement due to its current condition. Petitioner testified that he requires the subject zoning relief due to the angle of the existing house on the subject property, requiring a rear deck to be closer to the interior side property line. 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 house. Furthermore, that the subject home has French doors that open up onto the rear deck and they are unable to relocate the access from the home due to the elevation of the property and layout of the subject home.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000014 Trauth and no members of the public were present to make a public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000014 Trauth and stated that the case will be up for recommendation at the May 7, 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 3:00 PM.

- END -