



# DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

## MINUTES

Wednesday, May 7, 2025

3:00 P.M.

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

### 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 3:05 PM.

### 2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the April 16, 2025 Zoning Hearing Officer Meeting/Public Hearing and the minutes of the April 30, 2025 Zoning Hearing Officer Recommendation Meeting.

### 3. RECOMMENDATION

#### CASE

#### TOWNSHIP

#### **ZONING-25-000013 Aspen Inc.**

#### **Bloomingtondale**

ZHO Kartholl stated that ZONING-25-000013 Aspen Inc. is for 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.

ZHO Kartholl found that petitioner demonstrated sufficient evidence 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, as the existing shed does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties. Furthermore, that the two (2) year proposed period of relief is intended to permit the subject owner to obtain a tenant for the property, for the tenant to establish some regular use of the shed, and the County to determine whether the actual use is consistent with the testimony at the hearing and the conditions set forth in the relief.

The Zoning Hearing Officer recommended to approve ZONING-25-000013 Aspen Inc.

#### **ZONING-25-000014 Trauth**

#### **Lisle**

ZHO Kartholl stated that ZONING-25-000014 Trauth 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.

ZHO Kartholl found that the petitioner demonstrated sufficient evidence 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. The petitioner demonstrated that he would replace the rear deck in the same location and size as the existing rear deck, which was constructed too close to the interior side property line. Furthermore, petitioner demonstrated that the only way he can access the rear of the subject house is through the rear deck due to the elevation of the existing house.

The Zoning Hearing Officer recommended to approve ZONING-25-000014 Trauth.

**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 3:10 PM.

- **END** -