



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, January 15, 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-24-000085 Blacha

Downers Grove

Zoning Hearing Officer Kartholl opened the matter of ZONING-24-000085 Blacha before petitioner Stanislaw Blacha (appearing in person) and members of the public. The subject zoning relief is for a Conditional Use to reduce the interior side setback for an existing shed from permitted 3 feet to approximately 2 feet, where it has existed for at least 5 years.

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

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

Petitioner Blacha presented the case and indicated that the zoning relief is to reduce the interior side setback for an existing shed from permitted 3 feet to approximately 2 feet, where it has existed for at least 5 years. Petitioner testified that the existing wooden shed was constructed in 2019 and has a concrete base. Petitioner testified that there are no utilities to the existing shed. Petitioner testified that he utilizes the existing shed for storing household accessory equipment and gardening tools. Petitioner testified that the existing shed is in good condition.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-24-000085 Blacha:

- Lisa Tobolski (appearing via Zoom), stated that there is still a chicken coop on the property and has complaints about dogs barking on the subject property.

ZHO Kartholl closed the public hearing of ZONING-24-000085 Blacha.

B. ZONING-24-000086 Bierman

Lisle

Zoning Hearing Kartholl opened the matter of ZONING-24-000086 Bierman before petitioner Anne Bierman (appearing via Zoom), agent David Ansani (appearing via Zoom) and members of the public. The

subject zoning relief is for a Variation to reduce the rear yard setback from required 25 feet to approximately 8 feet, for a new addition to the house and a Variation to reduce the rear yard setback from required 3 feet to approximately 1.5 feet for a new patio.

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

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

Petitioner/agent Ansani presented the case and indicated that the subject zoning relief is for a Variation to reduce the rear yard setback from required 25 feet to approximately 8 feet, for a new addition to the house and a Variation to reduce the rear yard setback from required 3 feet to approximately 1.5 feet for a new patio. Petitioner testified that they are removing the existing three (3) season room that is approximately eight (8) feet from the rear property line and replacing with a four (4) season room in the same location/footprint. Petitioner testified that the existing three (3) season room was built prior to the purchase of the subject home and has no foundation. Petitioner testified that they plan to remove an existing wooden deck that is rotting and replacing with patio areas. Petitioner testified that they are requesting the subject zoning relief due to the lot size and shape of the subject property.

Zoning Hearing Officer Kartholl continued ZONING-24-000086 Bierman to February 5, 2025 at 2:30 PM in the Building and Zoning Conference Room/Zoom.

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 3:05 PM.

- **END** -