



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, September 17, 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 3:00 PM.

2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the September 3, 2025, Zoning Hearing Officer Meeting/Hearing, and the minutes of the September 3, 2025, Zoning Hearing Officer Recommendation Meeting.

3. RECOMMENDATION

CASE

TOWNSHIP

ZONING-25-000050 Chromniak

Downers Grove

ZHO Kartholl stated that ZONING-25-000050 Chromniak is for a Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.

ZHO Kartholl finds that the petitioner 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-25-000050 Chromniak.

ZONING-25-000051 Willowbrook Waffles, LLC

Downers Grove

ZHO Kartholl stated that ZONING-25-000051 Willowbrook Waffles, LLC is for a Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

ZHO Kartholl finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship for the subject zoning relief as the use requires no additional improvements to the property or facility as it has been used in the past in a similar manner as a “breakfast” restaurant.

The Zoning Hearing Officer recommended to approve ZONING-25-000051 Willowbrook Waffles, LLC.

ZONING-25-000057 River Forest Country Club

Addison

ZHO Kartholl stated that ZONING-25-000057 River Forest Country Club is for a Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.

ZHO Kartholl finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship for the subject zoning relief as the increase of height will allow members and patrons of the facility to see the pole on the golf course.

The Zoning Hearing Officer recommended to approve ZONING-25-000057 River Forest Country Club.

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 3:04 PM.

- END -