



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, May 14, 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-25-000019 Saiz

Lisle

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000019 Saiz before petitioners Nicholas Saiz, Kelli Saiz, and Mike Buhr (Craftstone Architects). The subject zoning relief is for a Variation to reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet.

(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 Saiz presented the case and testified that the subject zoning relief is for a Variation to reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet. Petitioner testified that the home on the property suffered substantial fire damage, and the Building Department has determined that the restoration of the home is considered a “new build,” and in order zoning to approve the permit application as a new build the building must meet all current zoning bulk requirements. Petitioner testified that the existing foundation on the existing house is located 10 feet from the corner side property line and within the corner side yard setback where the Zoning Code requires the setback be 20 feet. Petitioner testified that the subject zoning relief is for a Variation to reduce the corner side setback from the required 20 feet to approximately 10 feet to allow petitioner to continue on with the restoration of the fire damaged homes as a new build per the Building Code.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000019 Saiz:

- Randy and Pam Owens (appearing in person), stated that they have no objections to the subject zoning relief and support the request.

ZHO Kartholl closed the public hearing of ZONING-25-000019 Saiz and stated that the case will be up for recommendation at the May 14, 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 2:47 PM.

- **END** -