



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, April 16, 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 April 2, 2025 Zoning Hearing Officer Meeting/Public Hearing and the minutes of the April 2, 2025 Zoning Hearing Officer Recommendation Meeting.

3. RECOMMENDATION

CASE

TOWNSHIP

ZONING-25-000008 Smiley

Addison

ZHO Kartholl stated that ZONING-25-000005 Friedman is for a Variation to reduce the corner side setback for a new deck from required 30 feet to approximately 10 feet and a Variation to reduce the corner side setback for a new front porch from required 27 feet to approximately 20 feet.

ZHO Kartholl found that petitioner demonstrated sufficient evidence for a Variation to reduce the corner side setback for a new deck from required 30 feet to approximately 10 feet and a Variation to reduce the corner side setback for a new front porch from required 27 feet to approximately 20 feet, as petitioner demonstrated that he is replacing the front porch in the same location and size as the existing front porch, which was constructed too close to the corner side property line, and that petitioner is replacing and expanding the rear deck to meet the existing pool. Furthermore, that petitioner demonstrated that the existing house, including the existing front porch and rear deck, were constructed too close to the corner side property line, and that the subject zoning relief would be required in order to replace the porch and deck, and also demonstrated that the only way he can access the rear of the subject house is through a deck due to the elevation of the house.

The Zoning Hearing Officer recommended to approve ZONING-25-000008 Smiley.

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 -