



## DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

### MINUTES

Wednesday, September 3, 2025

2:30 P.M.

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

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#### 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 2:34 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

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##### **ZONING-25-000050 Chromniak**

##### **Downers Grove**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000050 Chromniak before petitioner Aneta Chromniak. The subject zoning relief 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.

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

Exhibits were entered into the record as Exhibit #1 (Survey) and Exhibit #2 (Site Plan).

Petitioner Chromniak presented the case and testified that they seek the subject zoning relief to reduce the rear yard setback from required 25 feet to approximately 8 feet and reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet. Petitioner testified that the chicken coop has already been constructed on the property without permits, being built on a concrete slab which would be difficult to move. Petitioner testified that they would like to keep the chickens on the property for the ability to raise chickens.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000050 Chromniak and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000050 Chromniak and stated that the case will be up for recommendation at the September 17, 2025 Recommendation Meeting at 3:00 PM.

**ZONING-25-000051 Willowbrook Waffles, LLC.**

**Downers Grove**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000051 Willowbrook Waffles, LLC before petitioner Felix Friedman. The subject zoning relief is for a Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

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

Exhibits were entered into the record as Exhibit #1 (Survey) and Exhibit #2 (Floor Plan).

Petitioner Friedman presented the case and testified that they seek the subject zoning relief to allow for a Class B Restaurant in a B-1 Local Business District. The petitioner testified that to obtain a liquor license to serve alcoholic beverages they need to be classified as a Class B Restaurant per the County Zoning Code. Petitioner testified that the restaurant has been established on the property for the past three years serving breakfast and lunch. Petitioner testified that the restaurant chain has five other locations in the Chicagoland area, all of which have a liquor license. Petitioner testified that they seek to serve “breakfast” cocktail beverages including items such as Mimosa, Bloody Mary, and Irish coffee drinks with their breakfast menu.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000051 Willowbrook Waffles, LLC and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000051 Willowbrook Waffles, LLC and stated that the case will be up for recommendation at the September 17, 2025, Recommendation Meeting at 3:00 PM.

**ZONING-25-000057 River Forest Country Club**

**Addison**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000057 River Forest Country Club before petitioner Jeff Schenkel. The subject zoning relief is for a Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.

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

Exhibits were entered into the record as Exhibit #1 (Survey) and Exhibit #2 (Site Plan).

Petitioner Schenkel presented the case and testified that they seek the subject zoning relief to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet in height. Petitioner testified that they propose to install a 60-foot flagpole behind the clubhouse to celebrate the golf course’s 100-year anniversary. Petitioner testified that as the flagpole is centralized on the over 75-acre facility it does not pose a danger as if it were to fall in any way it will only fall on the golf course property. Petitioner testified that there are numerous mature trees on the property that are over 75 feet in height. The petitioner testified that the zoning variation to increase the flagpole height will allow members and patrons of the facility to be able to see the flagpole on the golf course.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000057 River Forest Country Club and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000057 River Forest Country Club and stated that the case will be up for recommendation at the September 17, 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 3:09 PM.

- **END** -