



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

MINUTES

Wednesday, January 15, 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 3:07 PM.

2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the December 18, 2024 Zoning Hearing Officer Meeting/Public Hearing and the minutes of the December 18, 2024 Zoning Hearing Officer Recommendation Meeting.

3. RECOMMENDATION

CASE

TOWNSHIP

ZONING-24-000080 Ellis

Winfield

ZHO Kartholl stated that ZONING-24-000080 Ellis is for a Variation to increase the height of a new shed from permitted 15 feet to approximately 18 feet.

ZHO Kartholl found that petitioner has demonstrated evidence for a practical difficulty, as petitioner testified that they have limited storage space on the subject property and that they would like to replace the current, dilapidated shed with a new shed that is three (3) feet higher than the permitted fifteen (15) foot height.

The Zoning Hearing Officer recommended to approve Zoning Petition ZONING-24-000080 Ellis.

ZONING-24-000082 Wallace

Addison

ZHO Kartholl stated that ZONING-24-000082 Wallace is for a Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.

ZHO Kartholl found that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner testified that due to the layout of the subject property and location of the existing home, the only location to put a greenhouse on the subject property would be in the corner side yard, approximately ten (10) feet from the corner side property line.

The Zoning Hearing Officer recommended to approve Zoning Petition ZONING-24-000082 Wallace.

ZONING-24-000084 Bloomberg

Bloomingtondale

ZHO Kartholl stated that ZONING-24-000084 Bloomberg is for a Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 5 feet.

ZHO Kartholl found that petitioner has not demonstrated sufficient evidence for a practical difficulty and particular hardship in relation to the subject Variation to reduce the front setback for a new pole sign from required 15 feet to approximately 5 feet and that petitioner has not provided sufficient evidence to satisfy the seven (7) standards required to support a Variation. Furthermore, Zoning Hearing Officer Kartholl found that there are alternative locations available on the subject property for a sign that would meet the Zoning Ordinance and not require a Variation.

The Zoning Hearing Officer recommended to approve Zoning Petition ZONING-24-000084 Bloomberg.

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 3:11 PM.

- **END** -