



## DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

### MINUTES

Wednesday, June 4, 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-25-000022 Perez**

**Addison**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000022 Perez before petitioner Adalberto Perez. The subject zoning relief is for a Rezoning from B-1 Local Business to R-4 Single Family Residential.

(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 Perez presented the case and testified that that they seek the subject zoning relief to rezone the subject property from B-1 Local Business to R-4 Single Family Residential. Petitioner testified that he is downzoning the subject property and converting the existing building into a single-family home. Petitioner testified that other than the properties directly north and east of the subject property, all other properties west and south of the subject property are zoned single family residential in both the Village of Addison and unincorporated DuPage County. Petitioner testified the subject property zoned as B-1 Local Business is not compatible with the surrounding area and that the subject property has been vacant for over eight (8) years and that there are only single-family homes being constructed in the surrounding area.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000022 Perez and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000022 Perez and stated that the case will be up for recommendation at the June 18, 2025, Recommendation Meeting at 3:00 PM.

##### **B. ZONING-25-000024 Holcomb**

**Milton**

A request to withdraw Zoning Petition ZONING-25-000024 Holcomb by the petitioner was accepted by Zoning Hearing Officer Kartholl/

**C. ZONING-25-000026 Fawell****Winfield**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000026 Fawell before petitioner Alex Fawell. That the subject zoning relief is for a Variation to allow a detached accessory building (proposed shed) in front of the front wall of the existing home and a Variation to reduce the interior side yard for a new shed from required 10 feet to approximately 3 feet.

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

Exhibits were entered into the record as Exhibit #1 (Survey), Exhibit #2 (Site Plan), and Exhibit #3 (Brief).

Petitioner Fawell presented the case and testified that he seeks the subject zoning relief to construct a new shed in front of the front wall of the existing home and approximately three (3) feet from the interior side property line. Petitioner testified that the subject home was constructed in 1947 and built completely at the rear of the subject property. Petitioner testified that the subject home has no basement or usable attic space and that they require additional storage on the property. Petitioner testified that his particular hardship and practical difficulty is due to the configuration of the subject property and location of the existing home and septic at the rear of the property, leaving all usable space on the property in front of the front wall of the home. Petitioner testified that the only location to place a shed on the subject property is in front of the front wall of the home, approximately three (3) feet from the interior side property line.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000026 Fawell and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000026 Fawell and stated that the case will be up for recommendation at the June 18, 2025, Recommendation Meeting at 3:00 PM

**D. ZONING-25-000031 Blachuciak****Downers Grove**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000031 Blachuciak before petitioner Kimberly Blachuciak. That the subject zoning relief is for a Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'.

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

Exhibits were entered into the record as Exhibit #1 (Survey), Exhibit #2 (Site Plan), and Exhibit #3 (Group Photos).

Petitioner Blachuciak presented the case and testified that she seeks the subject zoning relief is to construct an 8-foot-tall privacy fence in the rear yard where the subject property directly backs up to Cass Avenue. Petitioner testified that she has no privacy or security for her backyard as the subject property is situated lower in elevation than Cass Avenue, resulting in pedestrians walking along the Cass Avenue sidewalk looking directly into her backyard and making comments to her children. Petitioner testified that she has a practical difficulty and particular hardship with her land as the subject property has a sloped yard that sits lower than Cass Avenue, resulting in no backyard privacy even with a 6'6" privacy fence, and that she requires an 8' tall privacy fence in order to safely secure her backyard area.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000031 Blachuciak and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000031 Blachuciak and stated that the case will be up for recommendation at the June 18, 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 3:05 PM.

- END -