



# DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

## MINUTES

Wednesday, May 21, 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-25-000016 McMaster

#### Milton

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000016 McMaster before petitioners Tracy Kasson and Glen McMaster. The subject zoning relief is for a Variation from Section 37-704.3 to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two buildable lots on the property.

(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), Exhibit #3 (Narrative), Exhibit #4 (Plat Map), and Exhibit #5 (Group Photos).

Petitioner Kasson presented the case and testified that the subject zoning relief is for a Variation from Section 37-704.3 to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two buildable lots on the property. Petitioner testified that the subject zoning relief is to reduce the lot width from 75 to 50 feet for lots served by sewer and water to create two (2) buildable lots on the property. Petitioner testified that they intend to build one (1) house on each fifty (50) foot wide lot, for a total of two (2) houses. Petitioner testified that the practical difficulty and unique circumstance for the subject zoning relief is that most lots in the neighborhood are fifty (50) feet wide and that the subject property was originally platted larger than the majority of lots in the neighborhood.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000016 McMaster:

- Stanley Hlady (appearing in person), stated that he opposes the petition as it would degrade the neighborhood with smaller lot sizes.
- Ruth Miller (appearing in person), had questions for staff about lot sizes in the neighborhood.
- Scott and Laurie Davis (appearing in person), stated that they do not oppose to the petition, but that they would appreciate a larger setback. They also requested a staggering of front setbacks.

ZHO Kartholl closed the public hearing of ZONING-25-000016 McMaster and stated that the case will be up for recommendation at the June 4, 2025, Recommendation Meeting at 3:00 PM.

**B. ZONING-25-000018 Tessel**

**York**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000018 Tessel before petitioner Michael Tessel. The subject zoning relief is for a Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).

(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 Tessel presented the case and testified that the subject zoning relief is to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab). Petitioner testified that he purchased the subject property in 2021 and moved in about one (1) year ago. Petitioner testified that the existing shed is in a state of disrepair and that he is unable to use the existing shed for storage due to holes in the roof. Petitioner testified that the existing shed is located on a 14' x 14' concrete slab that is located approximately 3 feet 10 inches from the interior side property line. Petitioner testified that he proposes to build a new shed on the existing concrete slab for the purpose of residential storage. Petitioner testified that his practical difficulty and unique circumstance is that the existing shed located on an existing concrete slab has existed for approximately forty (40) years and that rather than remove the concrete, petitioner would like to reuse the available concrete slab for a new shed.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000018 Tessel and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000018 Tessel and stated that the case will be up for recommendation at the June 4, 2025, Recommendation Meeting at 3:00 PM.

**C. ZONING-25-000023 Sleiman**

**York**

A request to continue Zoning Petition ZONING-25-000023 Sleiman to Wednesday, June 18, 2025 at 2:30 PM was accepted by the Zoning Hearing Officer.

**D. ZONING-25-000024 Assumption**

**Winfield**

**Cemetery**

Zoning Hearing Officer Kartholl opened the matter of ZONING-25-000024 Assumption Cemetery before petitioner Lisa Cassaidy (V3 Engineering). The subject zoning relief is for a Conditional Use to allow a second mausoleum building on the subject property.

(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 Cassaidy testified that the subject zoning relief is to allow a second mausoleum building on the subject property. Petitioner testified that the subject property is the Assumption Cemetery that currently includes one (1) mausoleum building. Petitioner testified that they propose to build a second mausoleum building on the subject property. Petitioner testified the second mausoleum building will not impact the surrounding area as the subject use is very dormant with little to no traffic, and only occasional visitors. Petitioner testified there is currently sufficient detention storage in the existing pond on the subject property to support the second mausoleum.

ZHO Kartholl then opened Public Comment for the Public Hearing of ZONING-25-000024 Assumption Cemetery and no members of the public were present to make public comment.

ZHO Kartholl closed the public hearing of ZONING-25-000024 Assumption Cemetery and stated that the case will be up for recommendation at the June 4, 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 3:22 PM.

- **END** -