



## DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

### MINUTES

Wednesday, June 4, 2025

3:00 P.M.

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

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#### 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 3:05 PM.

#### 2. MINUTES APPROVAL

ZHO Kartholl approved the minutes of the May 14, 2025 Zoning Hearing Officer Meeting/Hearing, the minutes of the May 14, 2025 Zoning Hearing Officer Recommendation Meeting, and the minutes of the May 21, 2025 Zoning Hearing Officer Meeting/Hearing.

#### 3. RECOMMENDATION CASE

#### TOWNSHIP

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##### **ZONING-25-000016 McMaster**

##### **Milton**

ZHO Kartholl stated that ZONING-25-000016 McMaster 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.

Zoning Hearing Officer Kartholl finds that petitioner has demonstrated a practical difficulty and unique circumstance with the subject property, as the subject was platted larger than most properties in the immediate neighborhood and that although there are larger properties in the neighborhood, many of those lots consist of two (2) fifty (50) foot wide historic lots of record that could choose to develop two (2) houses.

The Zoning Hearing Officer recommended to approve ZONING-25-000016 McMaster.

##### **ZONING-25-000018 Tessel**

##### **York**

ZHO Kartholl stated that ZONING-25-000018 Tessel 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).

Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance in relation to the subject zoning relief, as the existing shed on the subject property is in a state of disrepair and located on an existing concrete slab and that petitioner would like to build a new shed in the same location, utilizing the existing concrete slab for the base, as it has existed for over forty (40) years.

The Zoning Hearing Officer recommended to approve ZONING-25-000018 Tessel.

##### **ZONING-25-000025 Assumption Cemetery**

##### **Winfield**

ZHO Kartholl stated that ZONING-25-000025 Assumption Cemetery is for a Conditional Use to allow a second mausoleum building on the subject property.

Zoning Hearing Officer Kartholl finds that petitioner has provided sufficient information for the requested Conditional Use to construct a second mausoleum building on the subject property.

The Zoning Hearing Officer recommended to approve ZONING-25-000025 Assumption Cemetery.

**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.

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