



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000025 Assumption Cemetery (Winfield/District 6)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000025 Assumption Cemetery** dated May 21, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 3 Absent

Zoning Hearing Officer: June 4, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow a second mausoleum building on the subject property.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000025 Assumption Cemetery** dated May 21, 2025.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a second mausoleum building on the subject property.
- B. That petitioner testified that the subject property is the Assumption Cemetery that currently includes one (1) mausoleum building.
- C. That petitioner testified that they propose to build a second mausoleum building on the subject property.
- D. That 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.
- E. That petitioner testified there is currently sufficient detention storage in the existing pond on the subject property to support the second mausoleum.
- F. That the Zoning Hearing Officer recommended to approve the subject zoning relief as petitioner provided sufficient information for the requested Conditional Use to construct a second mausoleum building on the subject property.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed mausoleum exceeds the required setbacks and will not be located near any property lines.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain a building permit for the proposed mausoleum and any construction or excavation that occurs on the subject property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed mausoleum will be an added benefit to the neighborhood and will not diminish the value of land and buildings.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed mausoleum does not generate traffic and will not unduly increase traffic congestion in the public streets and highways.

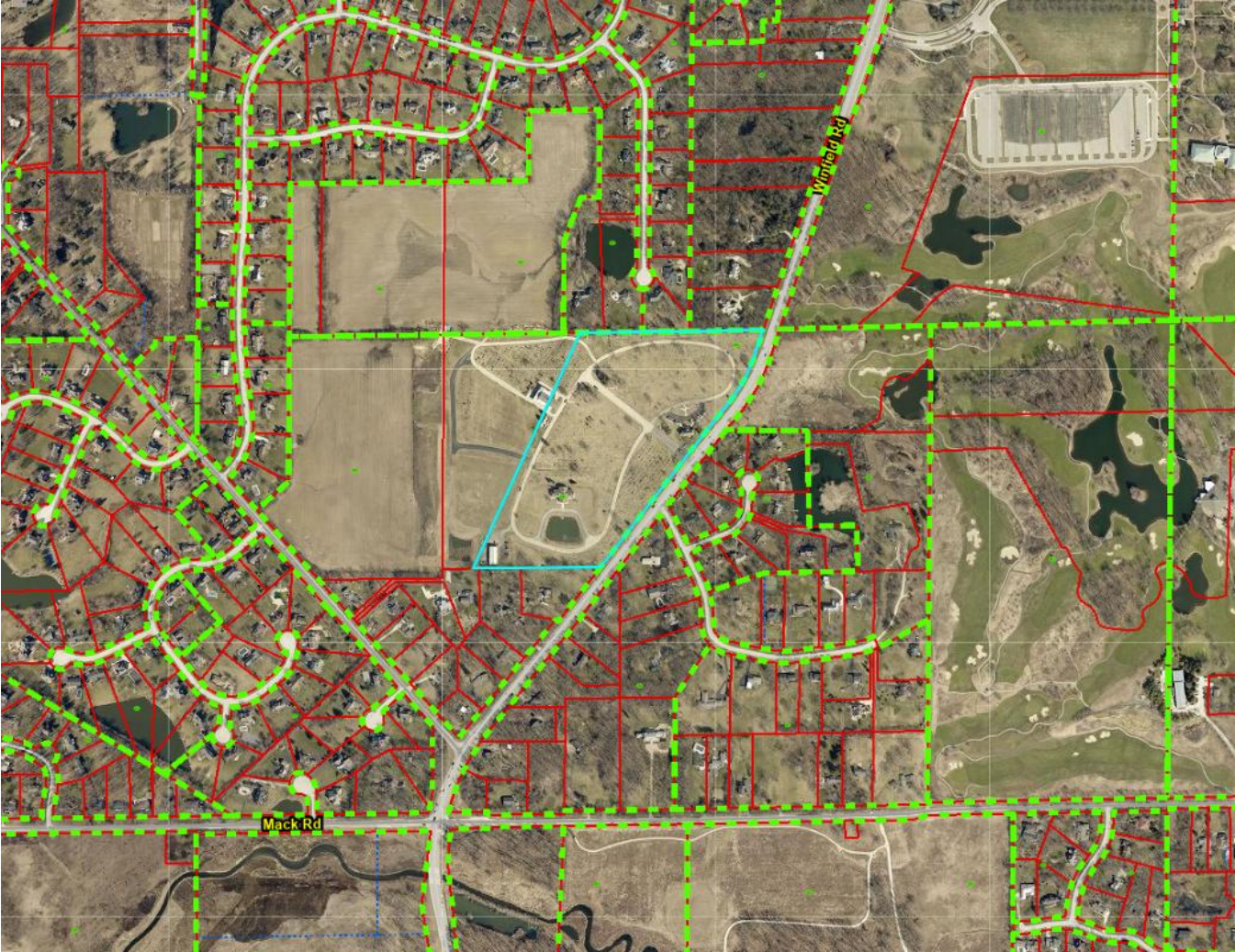
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed mausoleum will not increase the potential for flood damages as there is sufficient detention storage in the existing pond.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed mausoleum will not incur additional public expense for flood protection, rescue, or relief as there is sufficient detention storage in the existing pond.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed mausoleum will not impair the public health, safety, comfort, morals, or general welfare as the mausoleum will be an added benefit to the surrounding area as it is primarily dormant use that generates little to no traffic and is sufficiently setback from all other property lines.

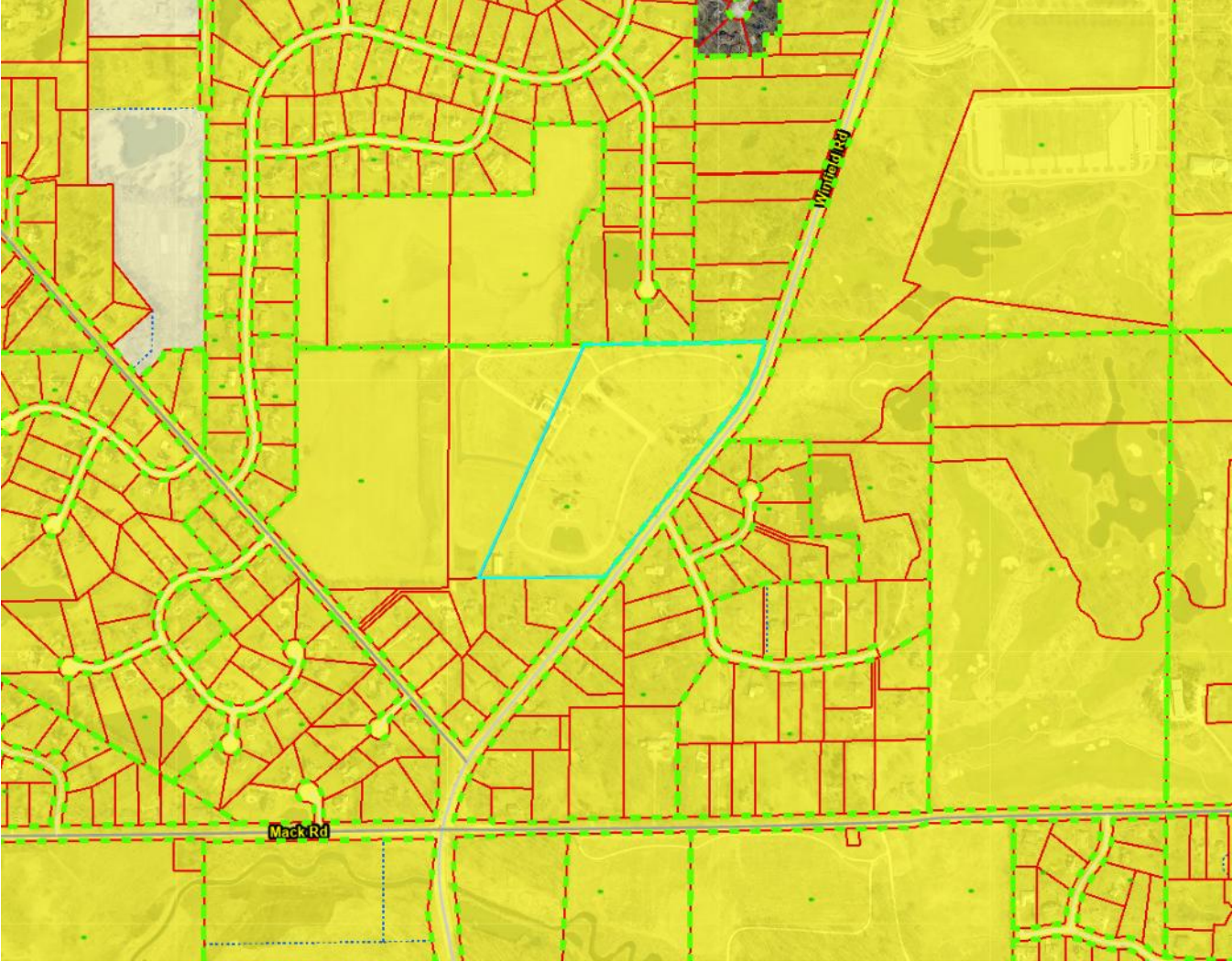
PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000025 Assumption Cemetery	
ZONING REQUEST	Conditional Use to allow a second mausoleum building on the subject property.	
OWNER	DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 7325 JANES AVENUE, WOODRIDGE, IL 60517	
ADDRESS/LOCATION	1S150 WINFIELD ROAD, WHEATON, IL 60189	
PIN	04-23-400-010	
TWSP./CTY. BD. DIST.	WINFIELD	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	27.39 ACRES (1,193,108 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	MAY 21, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Objections.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."	
EXTERNAL:		
Village of Winfield:	<i>No Comments Received.</i>	
City of West Chicago:	<i>No Comments Received.</i>	
City of Warrenville:	"The City of Warrenville has no comment for this project."	
Winfield Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "My only concern is stormwater runoff into the field and to Cantigny Drive and Purnell Road Area."	
West Chicago Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 33:	<i>No Comments Received.</i>	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	CEMETERY	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	WINFIELD ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
West	R-2 SF RES	CEMETERY	0-5 DU AC









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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000025 Assumption Cemetery

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **May 20, 2025**.

COMMENT SECTION:	
☒	OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
☐	NO OBJECTION/CONCERNS WITH THE PETITION
☒	NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
	ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
☐	I OBJECT/ HAVE CONCERNS WITH THE PETITION.
COMMENTS: <i>MY ONLY CONCERN IS STORM WATER RUN OFF INTO THE FIELD AND TO CANTIGNY DR & PUELL ROAD AREA</i>	
SIGNATURE: <i>[Redacted]</i>	DATE: <i>5-7-2025</i>
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000025 Assumption Cemetery
ZONING REQUEST	Conditional Use to allow a second mausoleum building on the subject property.
OWNER	DIOCESE OF JOLIET, 1S150 WINFIELD ROAD, WHEATON, IL 60189 / DIOCESE OF JOLIET, 16555 WEBER ROAD, CREST HILL, IL 60403 / AGENT: LISA CASSAIDY, V3 COMPANIES, 444 N. WELLS STREET, SUITE 602, CHICAGO, IL 60654
ADDRESS/LOCATION	1S150 WINFIELD ROAD, WHEATON, IL 60189
PIN	04-23-400-010
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-2 SF RES 0-5 DU AC
AREA	27.39 ACRES (1,193,108 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	MAY 21, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.