



**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-25-000016 McMaster (Milton/District 4)**

DuPage County Board: June 24, 2025:

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

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.

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-25-000016 McMaster** 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:

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.

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-25-000016 McMaster** 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 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.
- B. That petitioner testified that they intend to build one (1) house on each fifty (50) foot wide lot, for a total of two (2) houses.
- C. That 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.
- D. That the Zoning Hearing Officer finds that neighbors testified during the public hearing that some fifty (50) foot wide lots in the neighborhood have been developed and that there are also larger lots in the neighborhood.
 - a. Upon review, the Zoning Hearing Officer finds that some properties in the immediate area of the subject property consist of two (2) fifty (50) foot wide lots with only one (1) house, but those properties could choose to develop two (2) homes as they are historic lots of record.
- E. That the Zoning Hearing Officer 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.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation 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.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood and will not impair an adequate supply of light and air to the adjacent property.

- b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for all construction and excavation that would occur on the subject property.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed subdivision of the subject property will match other property sizes in the immediate neighborhood, and that the proposed subdivision will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed subdivision 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 subdivision will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the proposed subdivision will not incur additional public expense for flood protection, rescue, or relief.
- 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 subdivision will not impair the public health, safety, comfort, morals, or general welfare to the inhabitants of DuPage County as the proposed subdivision will match existing property sizes in the immediate neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000016 McMaster	
ZONING REQUEST	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.	
OWNER	KIM & BARBARA BUCHOLZ, 0N105 NEPIL AVENUE, WHEATON, IL 60187 / AGENT: GLEN MCMASTER, MCMASTER CUSTOM HOMES, LLC., 1919 S. HIGHLAND AVENUE, LOMBARD, IL 60148/ TRACY D. KASSON, RATHJE WOODWARD LLC, 300 E. ROOSEVELT ROAD, SUITE 220, WHEATON, IL 60187	
ADDRESS/LOCATION	0N105 NEPIL AVENUE, WHEATON, IL 60187	
PIN	05-08-309-013	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.56 ACRES (24,394 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "The Health Department has no objection. There is a private water well on the property and the well will need to be sealed prior to demolition and construction of the new homes."	
Stormwater:	No Objections 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."	
<u>EXTERNAL:</u>		
City of Wheaton:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
Village of Carol Stream:	"Carol Stream has no comments on this application."	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Winfield Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 200:	<i>No Comments Received.</i>	
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."	

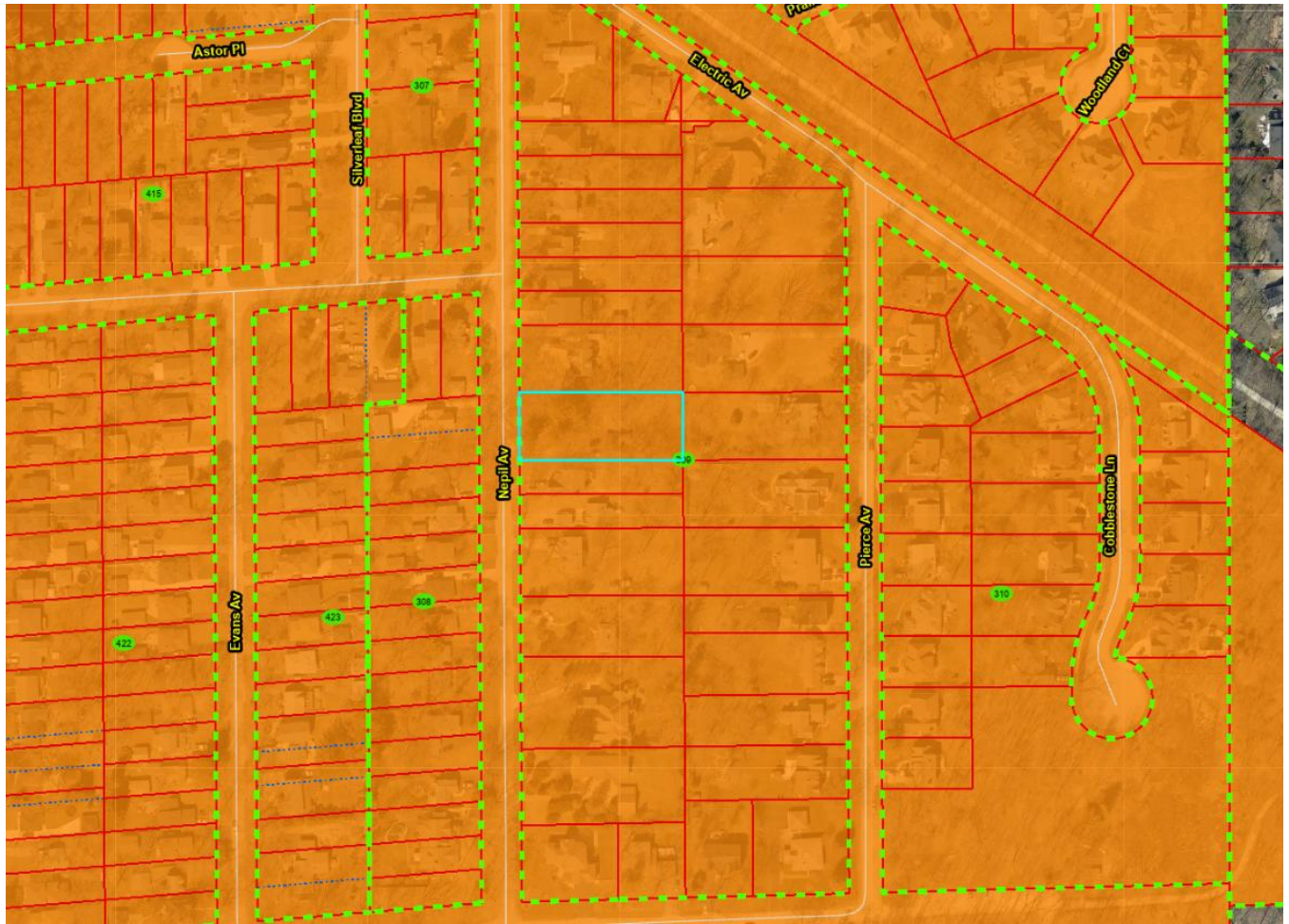
LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC

North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	NEPIL AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

ROAD IRON PIPE
 R = 100.00 = M
 50.00
 30 FT. ZONING SETBACK
 PROPOSED RESIDENCE
 30 FT. ZONING SETBACK
 50.00
 90° 44' 15"
 C.L. FE
 FEN. END
 18 0.20 N.
 4 0.30 E.
 RECORDED 4
 8.0 FT. SIDEYARD SETBACK(TYP)
 N = 242.7
 R = 242.7
 NORTH HALF OF LOT 47
 (12,125 S.F.)
 30 FT. ZONING SETBACK
 25 FT. ZONING SETBACK
 50.00
 8.0 FT. SIDEYARD SETBACK(TYP)
 LOT AREA = 24,250 S.F.
 LOT 47
 SOUTH HALF OF LOT 47
 (12,125 S.F.)
 30 FT. ZONING SETBACK
 25 FT. ZONING SETBACK
 50.00
 8.0 FT. SIDEYARD SETBACK(TYP)
 N = 242.7
 R = 242.7
 ROAD IRON PIPE
 CHAIN LINK FENCE
 R = 100.00 = M
 50.00
 FEN. COR.
 18 0.20 N.
 4 0.30 E.
 FEN. COR.
 18 0.30 S.
 4 0.35 E.







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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000016 McMaster

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: The face of the plat should contain language similar to the following:

"This property was subdivided on [date]. At the time of subdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcel were subsequently subdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area of the original parcel. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements."

SIGNATURE: [REDACTED] **DATE:** 5/7/25

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management

GENERAL ZONING CASE INFORMATION



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x : 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: The Health Department has no objection. There is a private water well on the property and the well will need to be sealed prior to demolition and construction of the new homes.	
SIGNATURE: [REDACTED] DATE: 5/15/25	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Dept	
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UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: MAY 6, 2025
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025

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



To: Infelise, Jessica

Thu 5/29/2025 7:26 AM

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good Morning Ms. Infelise-Datzman,

I'm sorry for contacting you so late regarding the above mentioned matter in the subject line above. I could not attend the meeting last week regarding the petition as I was sick and could not speak very well. Hoping my opinion is not too late.

Having moved into the area 20 years ago and living at [REDACTED] Nepil Ave and also owning the property at [REDACTED] Nepil Ave, I have to state that my wife and I are opposed to the subdivision of the lot in question down to (2) 50 foot wide lots. As I understand it, the only reason some lots in the area are that smaller width are because "back in the day" this area was a vacation area for people coming out of the city for recreation. We enjoy our quiet eclectic neighborhood and hope that tract home style developments such as what is being proposed does not creep in and change the aesthetic landscape of our area.

I'm sure that the county is trying to do it's calculation on what is best for maximum property tax collections and that will enter into your decision. However, without knowing exact sizes of homes proposed (not shown on plats), I can't see how you would be able to make an informed decision regarding that. I feel that with any 50 foot wide lot, not only should there be adherence to current setbacks and side yards, but there should be a maximum square footage allowed to be built on such a lot.

In addition, some other areas of concern that come to mind if homes are to be built on such narrow lots would be drainage, back yard access with equipment for utility and drainage easements and for other natural disasters (at 5' the side yards are really small), and general noise and privacy issues for the residents on either side seeing that the homes would be so close together.

I hope that the county zoning board reconsiders this subdivision of the lot and votes no to keep any proposed building of future homes in our area to be in-line with the spirit of our community going forward.

Please feel free to reach out at any time to discuss if you so wish.

Thanks for your time in advance and have a great day!

Best regards

Erich Elendt

[REDACTED] Nepil Ave, Wheaton

[REDACTED]