



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 16, 2025

RE: **ZONING-25-000011 Kennedy (Lisle/District 2)**

DuPage County Board: September 23, 2025:

Development Committee: September 16, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.

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-25-000011 Kennedy**, dated September 3, 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): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.

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-25-000011 Kennedy**, dated September 3, 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 they seek the subject zoning relief to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.
- B. That petitioner testified that the subject property currently has an existing detached garage that they plan to connect to the existing house through a garage and mudroom addition.
- C. That petitioner testified that due to the current layout of the subject property, house, and detached garage, attaching the detached garage would require the subject Variation.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief due to the configuration of the subject property and location of the existing detached garage on the property.

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 addition will not impact the light and air to adjacent properties as the detached garage has been located 19.2 feet from the rear property line for over 15 years.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for the proposed addition and that it will be constructed pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the location of the proposed addition will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the location of the proposed addition will be located behind the house and will not impact public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed addition will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the location of the proposed addition 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 location of the proposed addition will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000011 Kennedy	
ZONING REQUEST	Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.	
OWNER	MEGHAN M. KENNEDY, 2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515/ AGENT: CINDA K. LESTER, 12/12 ARCHITECTS, 644 67 TH STREET, DOWNERS GROVE, IL 60516	
ADDRESS/LOCATION	2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515	
PIN	08-13-102-013	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.89 ACRES (38,768 SQ. FT.)	
UTILITIES	WATER/SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025	
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “The existing detached garage will need a frost proof foundation with a minimum depth of 42” below grade to be attached to the house/addition.”	
DUDOT:	No Objections.	
Health:	<i>No Comments Received.</i>	
Stormwater:	No Objections.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		

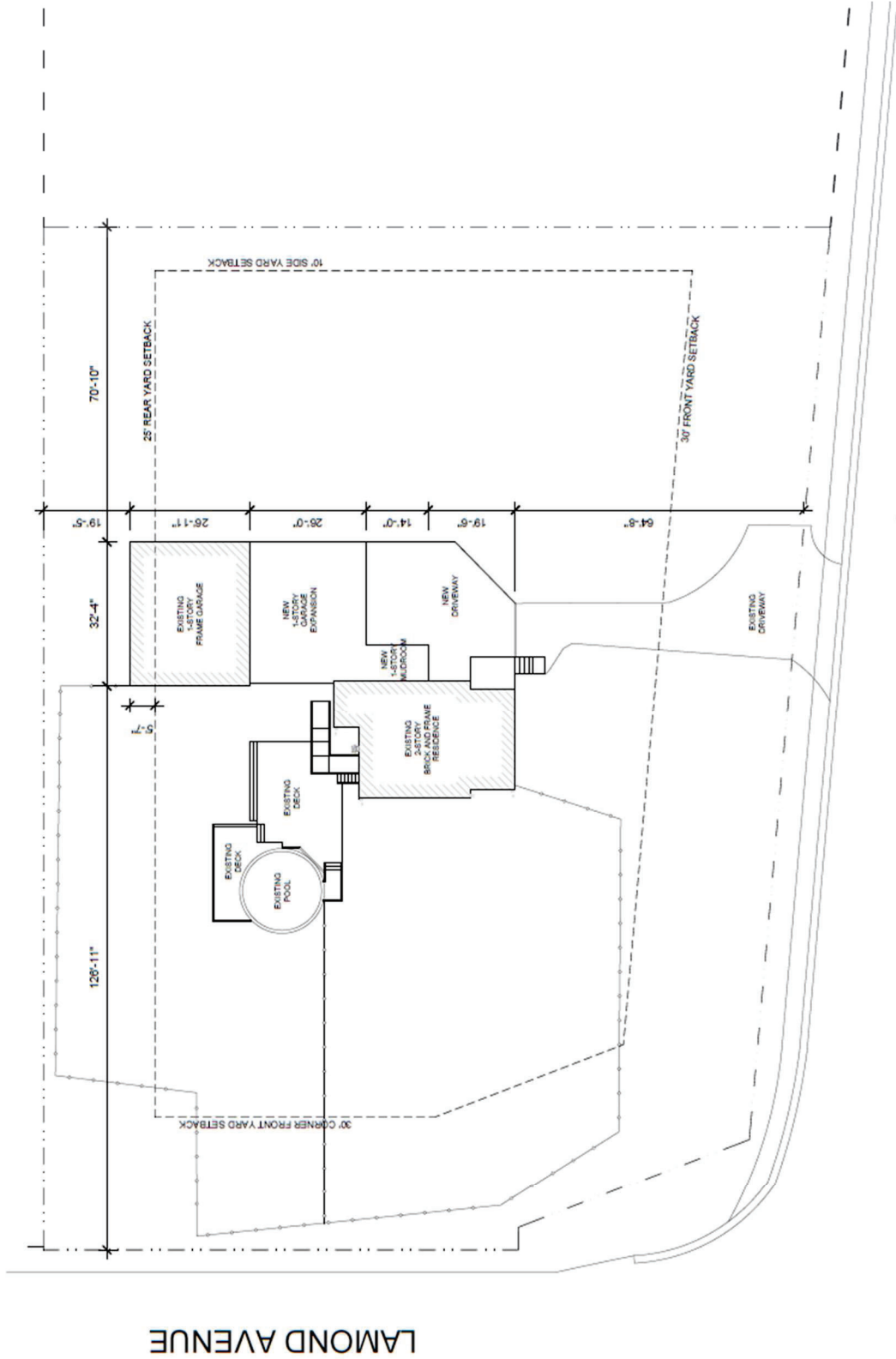
Village of Downers Grove:	“The Village of Downers Grove has no objection to this request.”
Village of Lisle:	Our office has no jurisdiction in this matter. “The subject property is outside of the Village’s boundary agreement.”
Village of Woodridge:	<i>No Comments Received.</i>
Lisle Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 58:	<i>No Comments Received.</i>
Sch. Dist. 99:	“No Concerns.”
Forest Preserve:	“We do not have any comments.”

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	25 FEET	19.2 FEET	19.2 FEET

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	MAPLE AVENUE R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	LOMOND AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC



LAMOND AVENUE

MAPLE AVENUE

MALLOY KENNEDY GARAGE
17 JULY 2025

SITE PLAN - PROPOSED
1" = 30'-0"

12/12
↑ architects
& planners

