



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 16, 2025

RE: **ZONING-25-000037 Kesik (Lisle/District 2)**

Development Committee: August 19, 2025:

Zoning Hearing Officer: July 16, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab).

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-25-000037 Kesik** dated July 2, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. 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 for a Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab).

- B. That petitioner testified that she has lived on the subject property for over twenty (20) years.
- C. That petitioner testified that the previous detached garage burned down and that she proposes to construct a new detached garage on the existing concrete slab, which is located approximately 1.25 feet from the interior side property line.
- D. That petitioner testified that she has a small house with no storage and requires a detached garage.
- E. That petitioner testified that she cannot move the detached garage's location as there is an existing driveway that leads the existing concrete slab.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for the subject zoning relief and has demonstrated evidence for a practical difficulty and particular hardship in relation to the subject property.
 - a. That petitioner demonstrated that she proposes to replace the previous detached garage that burned down with a new detached garage on the existing concrete slab, which was previously constructed too close to the interior side property line.
 - b. That petitioner demonstrated that she cannot move the proposed detached garage's location as she has an existing driveway that leads to the existing concrete slab in which the proposed detached garage will be constructed upon.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals 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; and specifically, that 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 she is replacing the previous detached garage that burned down on the existing concrete slab, which was originally constructed too close to the corner side property line and does not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that she will obtain a building permit for the proposed new detached garage on existing concrete slab, and that it will be built pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that she is replacing the previous detached garage that burned down on the existing concrete slab and that the proposed construction 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 proposed detached garage is located behind the front wall of the subject home and does 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 detached garage on existing concrete slab 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 she is replacing the previous detached garage that burned down on the existing concrete slab will not incur additional 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 detached garage will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County and will be an added benefit to the surrounding area.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000037 Kesik	
ZONING REQUEST	Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab).	
OWNER	MIROSLAWA KESIK, 5512 ESSEX ROAD, LISLE, IL 60532	
ADDRESS/LOCATION	5512 ESSEX ROAD, LISLE, IL 60532	
PIN	08-14-100-007	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.68 ACRES (29,621 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: JUNE 17, 2025	
PUBLIC HEARING	WEDNESDAY, JULY 2, 2025	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objection with the concept of the petition. Additional information may be required at time of permit application. “Based on the proximity to the neighboring home, the interior of the garage may have to be drywalled and have a 1 hour rating.”	
DUDOT:	<i>No Comments Received.</i>	
Health:	<i>No Comments Received.</i>	
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 this area.”	
<u>EXTERNAL:</u>		
Village of Lisle:	No Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)	
Village of Downers Grove:	“The Village of Downers Grove has no comment.”	
Village of Woodridge:	<i>No Comments Received.</i>	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections.	
Lisle-Woodridge Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 202:	<i>No Comments Received.</i>	
Forest Preserve:	<i>No Comments Received.</i>	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	9 FT	APPROX. 1.25 FT	APPROX. 1.25 FT

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	ESSEX ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC



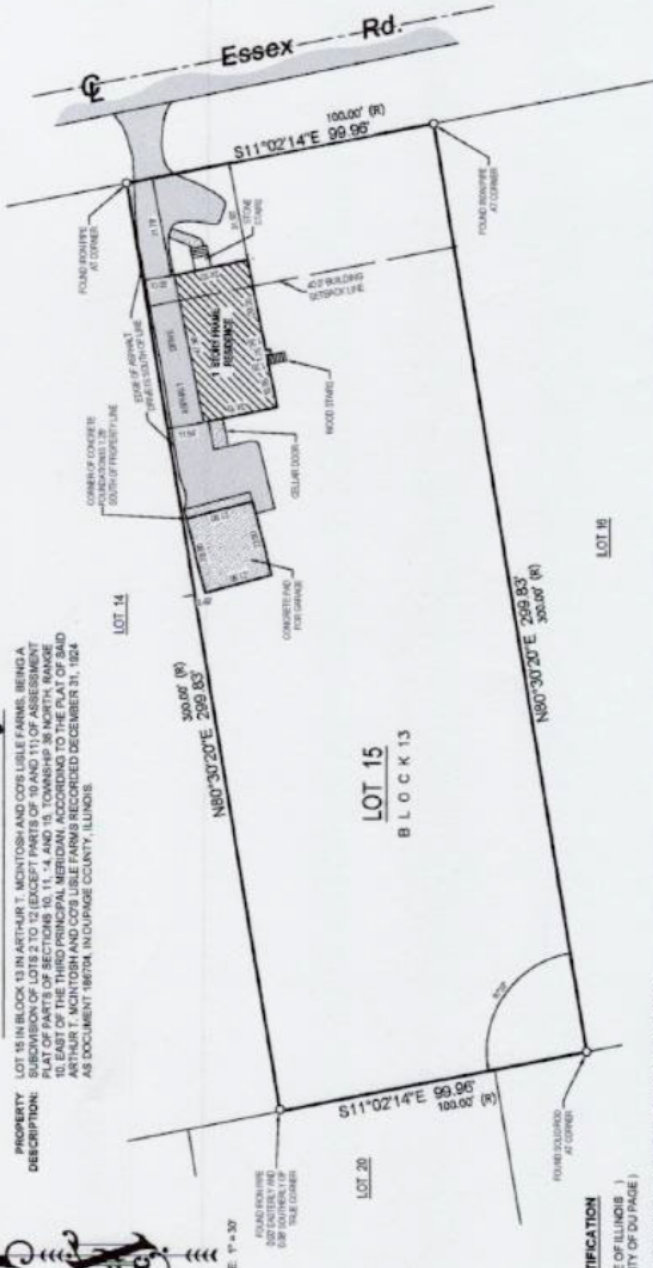
BOOK
GSP
CHECKED
KLS
PROJECT NO.
2025-053
FIELD DATE
05-27-2025

ACORN CONSULTANTS, LTD.
1340 GREE ROAD
BATAVIA, ILLINOIS 60010
TEL: (630) 391-1715
BATAVIA@ACORN.IL.COM

PROPERTY ADDRESS:
5612 Essex Road
Lisle, Illinois 60532
Wojcik
PREPARED FOR:

Plat of Survey

PROPERTY DESCRIPTION:
LOT 15 IN BLOCK 13 IN ARTHUR T. MONTOSH AND OYS LUSLE FARMS, BEING A SUBDIVISION OF LOTS 2 TO 12 (EXCEPT PARTS OF 10 AND 11) OF ASSESSMENT PLAT OF PARTS OF SECTIONS 10, 11, 14, AND 15, TOWNSHIP 38 NORTH, RANGE 30 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ASSESSMENT, IN MONROE COUNTY, ILLINOIS, AS DOCUMENT 180794, IN CLERK COUNTY, ILLINOIS.



ABBREVIATIONS:
(R) = RECORD VALUE
(M) = MEASURED VALUE



TIFICATION
E OF LINDS
ITY OF DU PAGE)

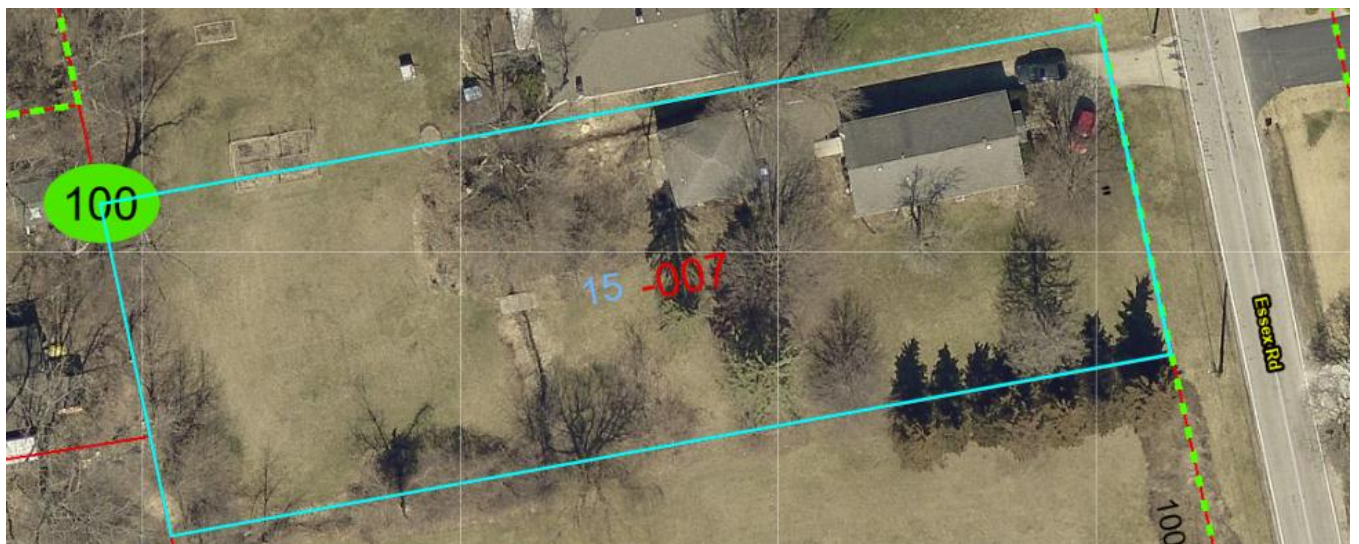
IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A
RECT REPRESENTATION OF A SURVEY PERFORMED AT
JNDER MY DIRECTION. THIS PROFESSIONAL SERVICE
CRIES TO THE CURRENT ILLINOIS MINIMUM STANDARDS
A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN
AND DECIMAL PARTS THEREOF.

4 UNDER MY HAND AND SEAL THIS 25TH DAY OF MARCH,
2025.

S. J. BLANDO
318 PROFESSIONAL LAND SURVEYOR NO. 3705
RE EXPIRES 11/30/2026

LICENSE EXPIRES 11-30-2026







**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000037 Kesik

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 July 1, 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: Village staff has no objection to the replacement of the existing garage. A 100-year overland flow route is impacted by the existing garage location. Village staff would encourage review by the Stormwater Management Department	
SIGNATURE: [REDACTED] DATE: 6/19/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Lisle	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000037 Kesik
ZONING REQUEST	Variation to reduce the interior side setback for a new detached garage from required 9 feet to approximately 1.25 feet (replacing previous detached garage of over 20 years with a new detached garage on existing concrete slab).
OWNER	MIROSLAWA KESIK, 5512 ESSEX ROAD, LISLE, IL 60532
ADDRESS/LOCATION	5512 ESSEX ROAD, LISLE, IL 60532
PIN	08-14-100-007
TWSP./CTY. BD. DIST.	LISLE DISTRICT 2
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.68 ACRES (29,621 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: JUNE 17, 2025
PUBLIC HEARING	WEDNESDAY, JULY 2, 2025

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