



**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 Board of Appeals

DATE: August 14, 2025

RE: **ZONING-25-000030 Kosela (Lisle/District 2)**

Development Committee: September 2, 2025:

Zoning Board of Appeals Meeting: August 14, 2025: The Zoning Board of Appeals recommended to deny the following zoning relief:

Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2.
- B. That petitioner testified that there is an existing single-family home with a few outbuildings on the subject property, which will stay on the eastern half of the property if it is subdivided.
- C. That petitioner testified that the new lot, which would border the northeast corner of Essex and Kohley Road, will subsequently be built with a 1,500 sq. ft. single-family, ranch-style residence.
 - a. That petitioner testified that the new lot would be connected to municipal water and have a new septic system installed in accordance with all County standards.
 - b. That petitioner testified that they intend to build the new house for their family to live in

- D. That petitioner testified that the trend of development surrounding the subject area is for smaller lots, specifically a few blocks to the east and south.
- E. That petitioner testified that the practical difficulty and particular hardship that applies to the Variation request is that the subject property is a larger lot in an older subdivision, which is too large and cumbersome for one (1) single-family home to upkeep the lot.
- F. That petitioner testified that the proposed lot division has been designed to maintain existing drainage patterns to the greatest extent possible, by redirecting storm water to approved drainage outlets or with on-site stormwater management systems.
- G. That the Zoning Board of Appeals finds that petitioner has not demonstrated evidence for a practical difficulty or particular hardship in relation to the requested zoning relief for a Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2.
 - a. Furthermore, the Zoning Board of Appeals finds that petitioner's testimony regarding trend of development to support the subject Variation is one of the requirements to prove up a rezoning not a Variation.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner has not 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 Board of Appeals finds that petitioner has not demonstrated the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that dividing the property into two (2) lots 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 not demonstrated that dividing the property into two (2) lots will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that dividing the property into two (2) lots 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 not demonstrated that dividing the property into two (2) lots 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 not demonstrated that dividing the property into two (2) lots will not increase the potential for flood damages to adjacent property.

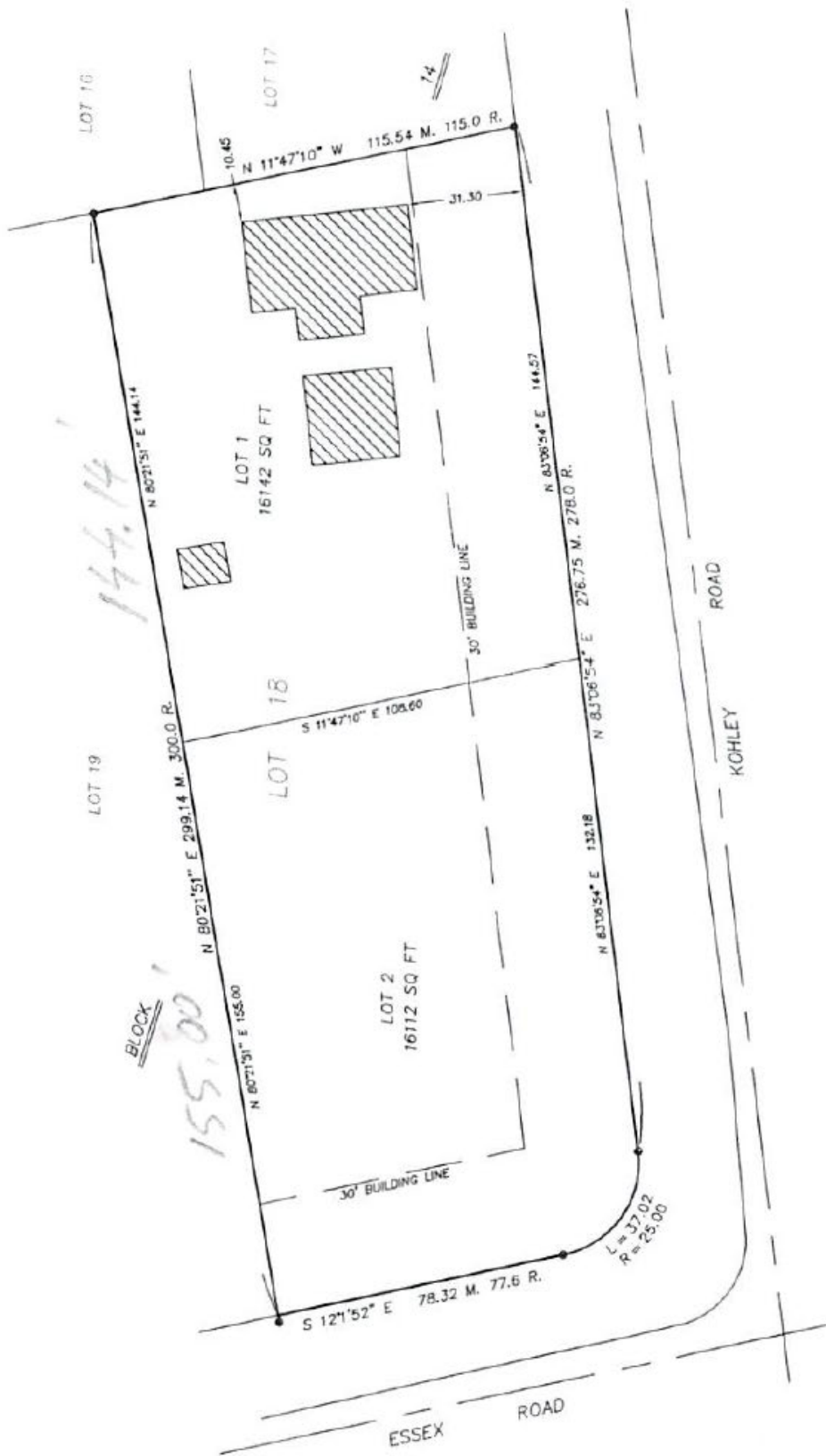
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that dividing the property into two (2) lots will not incur additional public expense for flood protection, rescue or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the proposed property subdivision will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

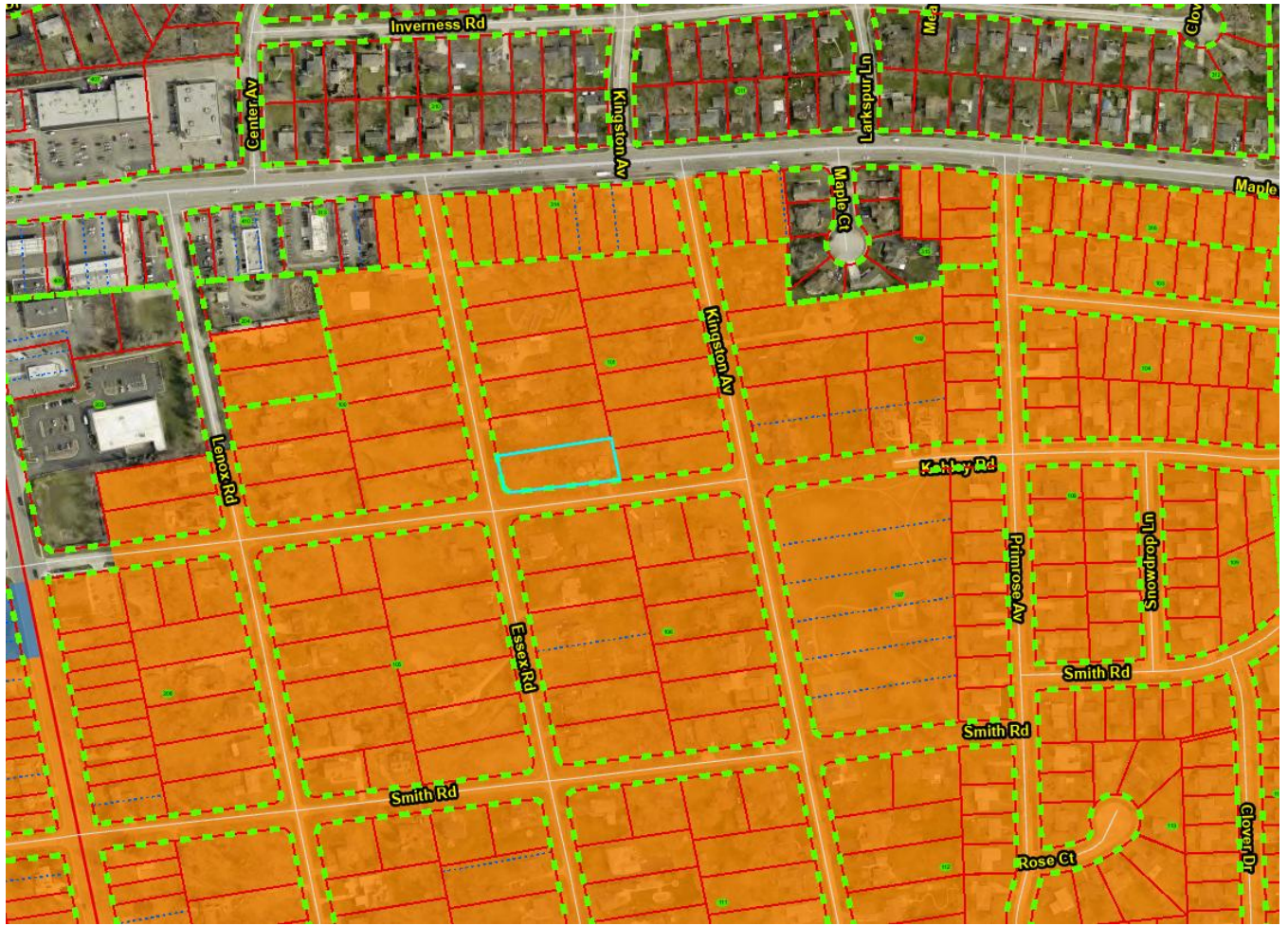
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000030 Kosela	
ZONING REQUEST	Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2.	
OWNER	BARBARA KOSELA, 5517 ESSEX ROAD, LISLE, IL 60532 / BARBARA KOSELA, 5609 WALNUT AVENUE, DOWNERS GROVE, IL 60516 / AGENT: SCOTT RICHMOND, ESQ., ARIANO, HARDY, RITT, NYULI, RICHMOND, LYTLE & BOETTEL, P.C., 2000 MCDONALD ROAD, SUITE 200, SOUTH ELGIN, IL 60177	
ADDRESS/LOCATION	5517 ESSEX ROAD, LISLE, IL 60532	
PIN	08-14-101-006	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.73 ACRES (31,799 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: JULY 2, 2025	
PUBLIC HEARING	THURSDAY, JULY 17, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objection.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "Communicated with the petitioner's attorney 7/15/25"	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation).	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."	
EXTERNAL:		
Village of Lisle:	Objects. (See attached documentation)	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Woodridge:	<i>No Comments Received.</i>	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Lisle-Woodridge Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 202:	<i>No Comments Received.</i>	
Forest Preserve:	"We 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	KOHLEY ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	ESSEX ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









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DU PAGE COUNTY ZONING BOARD OF APPEALS
Zoning Petition ZONING-25-000030 Kosela

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 16, 2025**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
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.	
<p>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."</p>	
SIGNATURE:	DATE: 7/9/25
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management	
GENERAL ZONING CASE INFORMATION	



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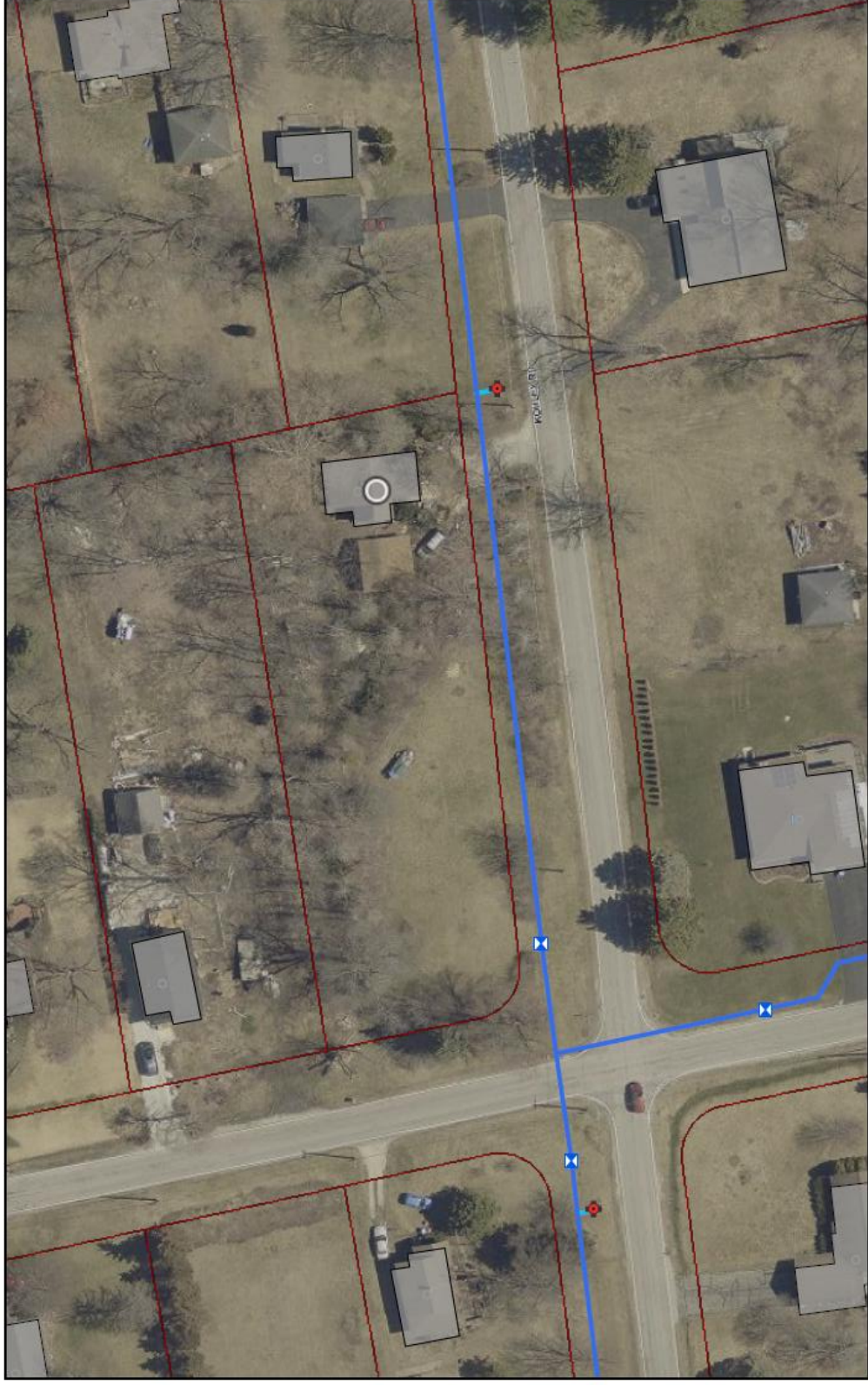
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Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by July 16, 2025.

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<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: A Village of Lisle water main is readily available for connection along the subject property's frontage. The Village of Lisle objects to servicing the subject property by well and would request that the owner of record execute an pre-annexation agreement and connect to the Village's water system.	
SIGNATURE:	DATE: 7/3/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Lisle	
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PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

5517 Essex



7/3/2025, 9:33:55 AM

- Fire Hydrant
- Water System Valve
- Water Main
- Village of Lisle
- Parcels
- Building Polygons
- Building Points
- Outside Village Limits
- Water Service

1:1,086

0 0.01 0.01 0.02 0.02 mi

0 0.01 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community