Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	820 Maple Avenue – Special Use
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis.

The petitioner is requesting approval of a Special Use to maintain an accessory structure on a lot of record after the principal structure is demolished.

Strategic Plan Alignment

The goals for 2025-2027 Strategic Plan include acting as a *Steward of Financial, Environmental, and Neighborhood Sustainability.*

Fiscal Impact.

N/A

Recommendation.

Approval on the December 1, 2026 active agenda per the Planning and Zoning Commission's 6:0 positive recommendation. The Planning and Zoning Commission (PZC) found that the proposal is compatible with the Comprehensive Plan and meets the standards for a Special Use found in Section 28.12.050.

Background.

Property Information and Zoning Request.

The petitioner owns both 808 Maple Avenue (eastern lot) and 820 Maple Avenue (western lot). The eastern lot is a single lot of record with a single-family home. The western lot is a single lot of record with a vacant single-family home and detached garage. The petitioner is proposing to demolish the existing house while maintaining the existing detached garage at 820 Maple Avenue (western lot). The detached garage will serve the 808 Maple Avenue (eastern lot) property. Per the Zoning Ordinance, residential accessory structures may only be built on a lot with an existing principal structure (e.g. a house), unless a Special Use is granted.

As a condition of approval for this type of Special Use, the Village has historically required a deed restriction to be placed on both properties requiring that both properties are sold to a single purchaser or that the detached garage must be demolished before that lot is sold individually. At the public hearing, the petitioner requested a modification to the second condition to add the following sentence.

> *The Village shall record a release of this restriction upon issuance of a certificate of occupancy for a principal structure on 820 Maple Avenue.*

At the public hearing, staff recommended that the PZC recommend approval the conditions as stated in the staff report. The addition of the petitioner's request is not consistent with previous Village Council approved special uses of a similar nature and it does not create certainty that the new owner will construct a principal structure in a timely manner, which would leave the garage in violation of the Zoning Ordinance. The PZC recommended approval with the conditions as stated in the draft ordinance.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Single-Family Detached Residential. The proposed accessory structure

is consistent with the residential uses in the vicinity. Additionally, the proposal is consistent with the intent of the Comprehensive Plan's Housing and Neighborhoods Recommendations, which include promoting home renovation and enforcement of property maintenance regulations to preserve neighborhood character, supporting housing quality, and maintaining the appeal of established neighborhood.

Compliance with the Zoning Ordinance.

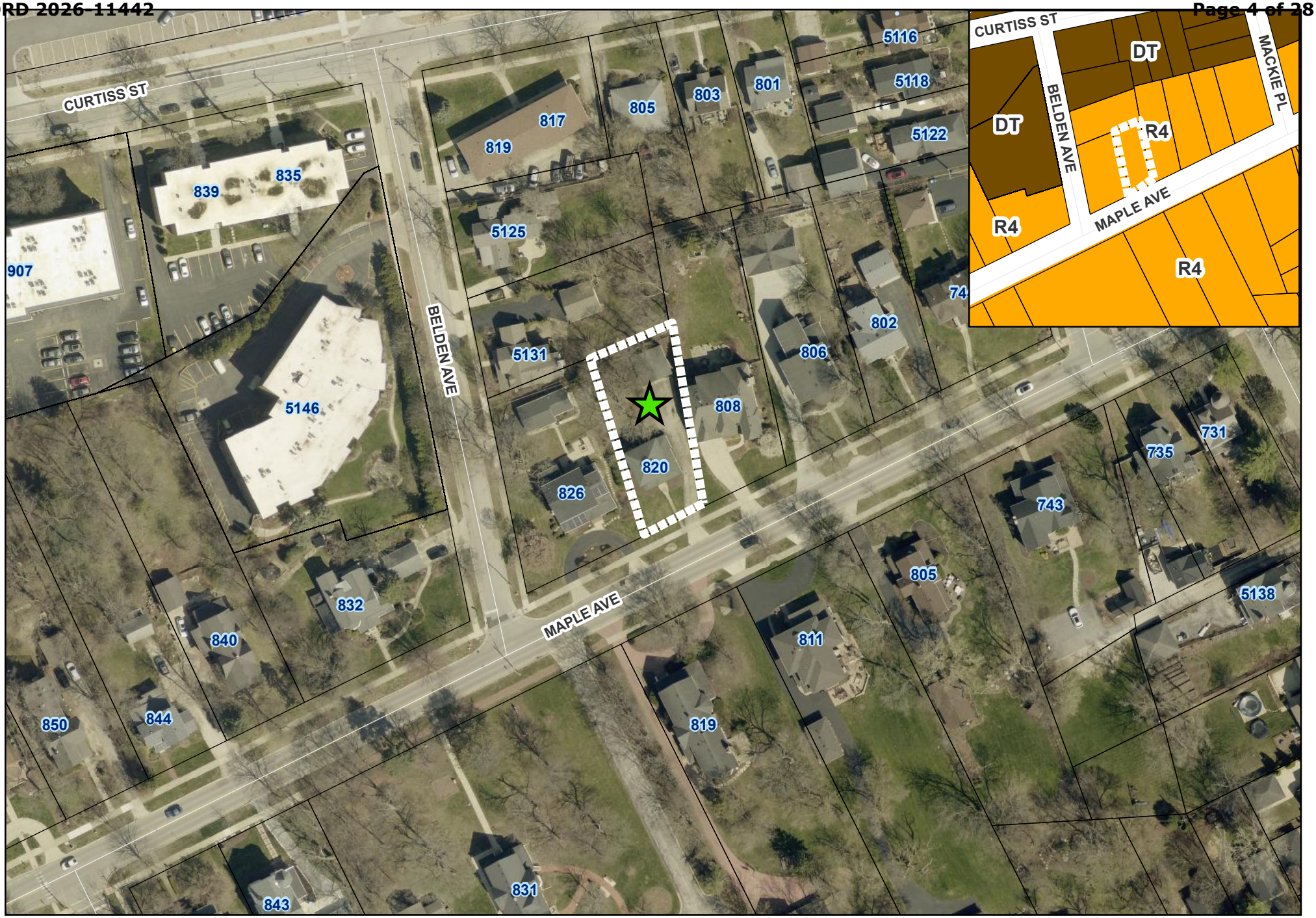
The property is zoned R-4, Residential Detached House 4. An accessory structure on a lot prior to a principal structure is an allowable Special Use in the R-4 Zoning District. The property meets the requirements and is eligible for consideration of this special use. The existing garage meets the majority of the bulk requirements of the Zoning Ordinance as outlined in Table 6 of the Planning and Zoning Commission Staff Report.

Public Comment.

Staff did not receive any inquiries from the public prior to the Planning and Zoning Commission meeting. During the Planning and Zoning Commission meeting a nearby property owner shared their support for the request considering how difficult it was to reverse onto Maple Avenue from a private residence.

Attachments.

- Aerial Map
- Ordinance
- Staff Report with attachments dated November 2, 2026
- Draft Planning and Zoning Commission minutes dated November 2, 2026
- Petitioner's request for modified condition of approval



N

0 50 100 200 Feet

820 Maple Avenue - Location Map

Subject Property

Site Location

Ordinance

An Ordinance Authorizing a Special Use to Permit an Accessory Structure on a Lot of Record After Principal Structure is Demolished at 820 Maple Avenue

WHEREAS, the following described property, to wit:

Part of Lots 8 and 11 of Assessor's Subdivision of Section 8, Township 38 North, Range 11, east of the third principal meridian, described as follows: commencing at the southeast corner of Lot 3 in block 1 of Curtiss addition (being the northeast corner of Belden and Maple Avenues) and running thence east along the north line of Maple Avenue, 107.8 feet for a place of beginning; thence east 50 feet along the north line of Maple Avenue; thence north 147.14 feet along Thomas Lyman's west line to a stone; thence west 70 feet along the south line of Austin's lot; thence southeasterly to the place of beginning, said premises being a part of the southwest quarter of said Section 8, in DuPage County, Illinois.

Commonly known as: 820 Maple Avenue, Downers Grove, IL 60515

PIN 09-08-308-009

(hereinafter referred to as the "Property") is zoned in the "R-4, Residential Detached House 4" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner(s) of the Property are also the owners of the property located at 808 Maple Avenue, Downers Grove, IL 60615 (PIN 09-08-308-011); and

WHEREAS, the owner(s) of the Property has filed with the Planning & Zoning Commission a written petition conforming to the requirements of the Zoning Ordinance requesting that a Special Use be granted to permit an accessory structure on the lot of record at 820 Maple Avenue after the principal structure is demolished; and

WHEREAS, such petition was referred to the Planning & Zoning Commission of the Village of Downers Grove, and said Planning & Zoning Commission has given the required public notice, has conducted a public hearing for the petition on November 2, 2026 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Planning & Zoning Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Planning & Zoning Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;
3. that the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;
4. that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to permit an accessory structure on the lot of record after the principal structure is demolished.

SECTION 2. This approval is subject to the following conditions:

1. The demolition of the principal structure at 820 Maple Avenue shall substantially conform to the plans and specifications attached to the Staff Report dated November 2, 2026, except as such plans may be change to conform to the Village codes, ordinances, and policies.
2. The Village shall record deed restrictions against the properties at 808 Maple Avenue and 820 Maple Avenue with the DuPage County Recorder of Deeds that requires demolition of the accessory structure at 820 Maple Avenue prior to the sale of either property if they are not transferred simultaneously to a single entity.
3. As part of the demolition permit for the 820 Maple Avenue single family home, the aggregate width of both driveways (820 and 808 Maple Avenue) shall not exceed 25 feet. The driveways must come into compliance upon completion of the demolition of the single family home on 820 Maple Avenue.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk

Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	November 2nd, 2026 at 7:00 PM
Subject	26-PZC-0054 – 820 Maple Avenue
Type	Special Use for an Accessory Structure on a Vacant Lot
Submitted by	Flora León, AICP, Senior Planner

Request.

The petitioner is requesting approval of a Special Use to maintain an accessory structure on a lot of record after the principal structure is demolished.

Notice.

The application has been filed in conformance with applicable procedural and public notice requirements.

General Information.

Table 2 – Details about the applicant's identity and location.

Applicant Name	Applicant Address
Margaret and Andrew Malone	808 Maple Avenue, Downers Grove, IL 60515

Table 3 - Property ownership details for primary and additional owner(s).

Owner Name	Owner Address
Margaret and Andrew Malone	808 Maple Avenue, Downers Grove, IL 60515

Property Information.

Table 4 - Detailed subject property summary (parcel identification, size, and zoning)

Existing Zoning	R-4, Residential Detached House 4
Existing Land Use	Vacant Single-Family Home
Property Size	0.20 acres (8,610 square feet)
PIN	09-08-308-009

Table 5 - Details regarding the surrounding properties, zoning, and land uses.

Direction	Zoning	Future Land Use
East	R-4, Residential Detached House 4	Single-Family Detached Residential
West	R-4, Residential Detached House 4	Single-Family Detached Residential
North	DT, Downtown Transition	Downtown
South	R-4, Residential Detached House 4	Single-Family Detached Residential

Analysis.

Submittals.

This report is based on the following documents, which are on file with the Department of Community Development:

1. Location Map
2. Project Narrative
3. Approval Criteria
4. Plat of Survey
5. Demolition Plans

Project Description.

The petitioner owns both 808 Maple Avenue (eastern lot) and 820 Maple Avenue (western lot). The eastern lot is a single lot of record with a single-family home. The western lot is a single lot of record with a vacant single-family home and detached garage. The petitioner is proposing to demolish the existing house while maintaining the existing detached garage on the western lot. The detached garage will serve the 808 Maple Avenue (eastern) lot. Per the Zoning Ordinance, residential accessory structures may only be built on a lot with an existing principal structure (e.g. a house), unless a Special Use is granted.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Single-Family Detached Residential. The proposed accessory structure is consistent with the residential uses in the vicinity. Additionally, the proposal is consistent with the intent of the Comprehensive Plan's Housing and Neighborhoods Recommendations, which include promoting home renovation and enforcement of property maintenance regulations to preserve neighborhood character, supporting housing quality, and maintaining the appeal of established neighborhood.

Compliance with the Zoning Ordinance.

The property is zoned R-4, Residential Detached House 4. An accessory structure on a lot prior to a principal structure is an allowable Special Use in the R-4 Zoning District. The property meets the requirements and is eligible for consideration of

this special use. The existing garage meets the majority of the bulk requirements of the Zoning Ordinance as outlined in the table below:

Table 6 - Zoning regulations for proposed development.

Zoning Regulation	Required	Existing
Front Setback - South	25 feet	117 feet
Side Setback - East	5 feet	3.73 feet *
Side Setback - West	5 feet	35 feet
Rear Setback - North	5 feet	5.1 feet
Maximum Size – Accessory Structures	1,000 square feet	588 square feet
Accessory Structure Height	23 feet maximum	17.5 feet

* Indicates an existing nonconformity

Engineering and Public Improvements.

The petitioner's proposal complies with the Village's Stormwater and Floodplain Ordinance. The demolition of the existing house, will result in a net decrease in impervious surface area, and therefore no additional stormwater improvements are necessary. The subject property has access to Maple Avenue via an existing driveway that will remain.

Neighborhood Comment.

Notice was provided to all property owners two hundred and fifty (250) feet or less from the subject property in addition to posting public hearing signs and publishing a legal notice in the Daily Herald. Staff did not receive any public inquiries.

Standards of Approval.

The petitioner is requesting approval for a Special Use to maintain an accessory structure on a lot of record after the principal structure is demolished, as required by Section 28.6.010(a)(3). The Planning and Zoning Commission should consider the

petitioner's documentation, the staff report and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met.

Special Uses, Sec 28.12.050(h) Review and Approval Criteria

(1) that the proposed use is expressly authorized as a special use in the district in which it is to be located;

(2) that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;

(3) that the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

(4) that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

Draft Motion.

Staff will provide a recommendation at the November 2nd, 2026 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 26-PZC-0054, subject to the following conditions:

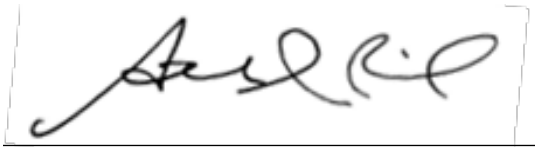
> Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0054, subject to the following conditions:

1. The demolition of the principal structure shall substantially conform to the

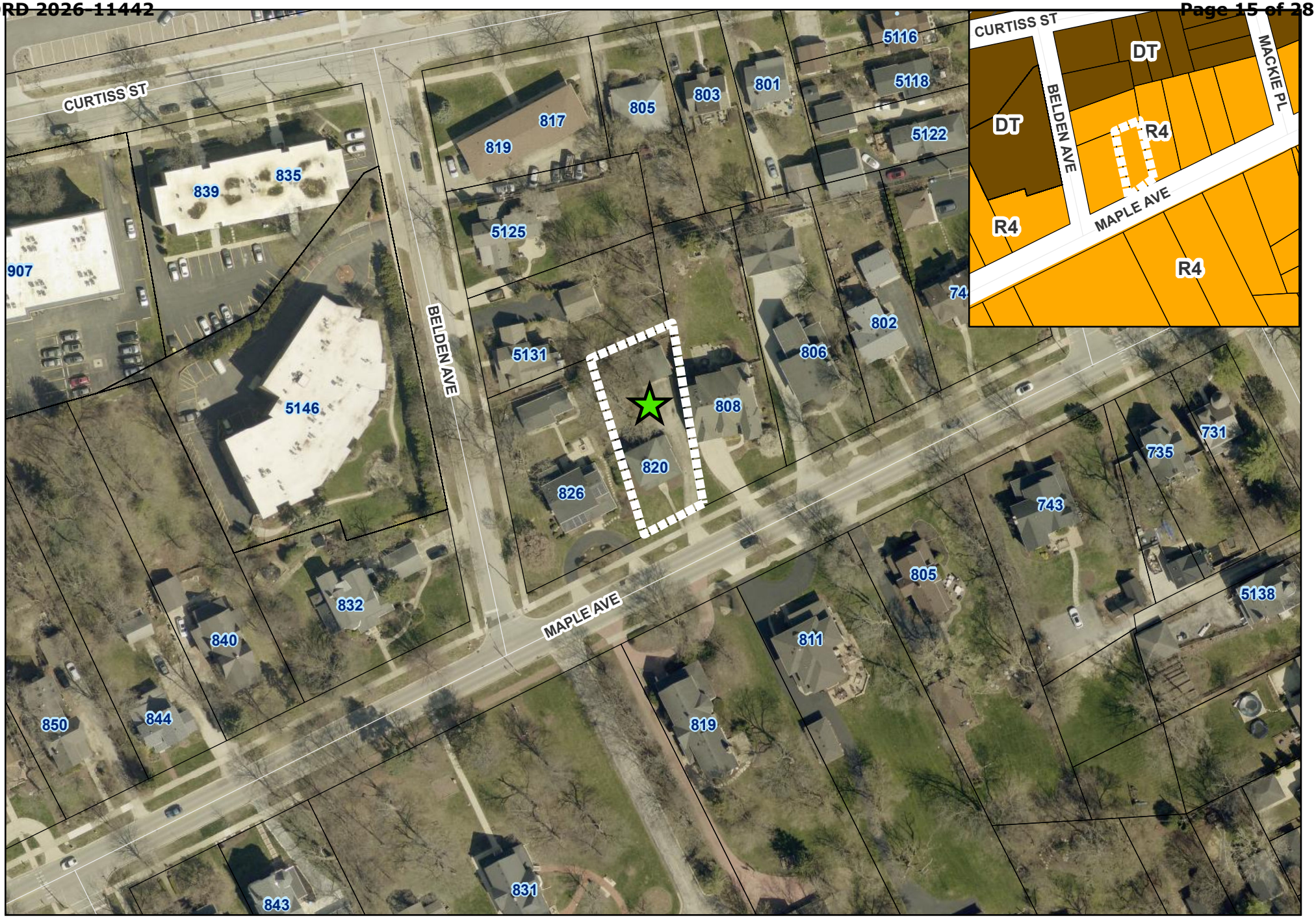
plans and specifications attached to this report except as such plans may be change to conform to the Village codes, ordinances, and policies.

2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the accessory structure prior to the sale of the properties if they are not transferred simultaneously to a single entity.
3. As part of the demolition permit for the 820 Maple Avenue single family home, the aggregate width of both driveways (820 and 808 Maple Avenue) shall not exceed 25 feet. The driveways must come into compliance upon completion of the demolition of the single family home on 820 Maple Avenue.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



N

0 50 100 200 Feet

820 Maple Avenue - Location Map

Subject Property

Site Location

Andrew and Margaret Malone
808 Maple Ave
Downers Grove, IL
C. 630.209.7902

Dear Planning Commission,

We are writing to submit for your review the project summary pertaining to the property at 820 Maple Ave. We own two adjacent properties that are located at 820 Maple Ave and 808 Maple Ave. Our primary residence is 808 Maple Ave. We would like to obtain a permit to demolish the residential structure at 820 Maple while leaving the free standing garage.

The residential structure currently at 820 Maple Ave is unsalvageable for reasonable cost. The free standing garage at the rear of the property is structurally sound. As a result, we are proposing a full demolition of the residential structure while retaining the garage. We plan to improve the garage appearance with updated doors and paint to complement the aesthetics of our primary residence.

The existing driveway and apron leading to the garage would remain. The apron and driveway allow vehicles to turn around and exit onto Maple Ave going in a forward facing direction, reducing potential safety hazards. Also, the driveway at 820 Maple provides additional parking for our elderly parents and guests. While parking on Maple Ave is legal, it is highly treacherous for passerby vehicles to maneuver around a parked vehicle.

Please see attached pictures of the garage. The dimensions of the garage are 24 ft x 24 ft.

We respectfully request your review and approval of the attached project summary. We appreciate your time and consideration.

Sincerely,

Drew and Margaret Malone





Special Uses

Form #PZC2

Review and Approval Criteria

Address of Project Site: 820 MAPLE AVE DOWNERS GROVE IL 60515

A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.

Section 28.12.050.H. Approval Criteria (Special Uses)
No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

The demolition of the deteriorated residential structrue and retention of an existing detached garage with the remainder converted to green space through grass and landscaping is consistent with the special use permit.

2. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community.

Demolition of the existing dilapidated structure eliminates safety hazards assosicated with the building in desrepair. The site will be improved with green space.

3. That the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Removing the structure and replacing it with green space will improve the aesthetic of the neighborhood and is likely to positively impact, not diminish surrounding property values.

4. That the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

The proposed improvements- demolition of the blighted structure, retention of a functional garage, and installation of landscaping are consistent with the character of the surrounding neighborhood and will not impede development on adjacent properties.

NOTES:

1. CONTACT UTILITY PROVIDERS (GAS AND ELECTRIC) AND PROVIDE THE WRITTEN CONFIRMATION OF SHUT OFF TO THE VILLAGE BEFORE ANY WORK.
2. ROW TO BE RESTORED WITH 4" OF TOPSOIL AND SOD, AND SHALL BE MAINTAINED UNTIL ESTABLISHED.
3. CONTRACTOR TO USE EXISTING ENTRANCE FOR PARKING.
4. EROSION CONTROL IS TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
5. ROW TO BE RESTORED WITH 4" OF TOPSOIL AND SEED AND BLANKET.
6. STOCKPILE OF MATERIALS TO REMAIN FOR MORE THAN THREE DAYS SHALL HAVE EROSION CONTROL INSTALLED AROUND THE PERIMETER
7. ALL METERING EQUIPMENT MUST BE RETURNED TO PUBLIC WORKS AT THE TIME OF THE DISCONNECT INSPECTION.

VILLAGE EROSION CONTROL NOTES:

1. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
2. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAS.
3. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE.
4. PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
5. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
6. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
9. ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION AND CONTROL MEASURES ARE OPERATIONAL.

PART OF LOTS 8 AND 11 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 1 OF CURTISS ADDITION (BEING THE NORTHEAST CORNER OF BELDEN AND MAPLE AVENUES) AND RUNNING THENCE EAST ALONG THE NORTH LINE OF MAPLE AVENUE 107.8 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET ALONG THE NORTH LINE OF MAPLE AVENUE; THENCE NORTH 147.14 FEET ALONG THOMAS LYMAN'S WEST LINE TO A STONE; THENCE WEST 70 FEET ALONG THE SOUTH LINE OF AUSTIN'S LOT; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING, SAID PREMISES BEING A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 8, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 8,610 SF
OR 0.198 ACRES MORE OR LESS


10' 5' 0 10'
WEST LINE OF THOMAS LYMA'S PLAT OF HOMESTEAD
147.14' (D/M)
S 1°54'49" E
70.00' (D/M)
N 89°13'05" E
147.15' (M)
N 89°04'12" W
43.27' (D/M)
S 89°13'05" W
P.O.B.
PORTABLE TOILET
WATER SERVICE TO BE REMOVED
DUMPSTER
REMOVE B-BOX SEE NOTE 7
EXISTING WATER SERVICE IS TO BE DISCONNECTED AT THE MAIN
SAW CUT CONCRETE
DEMO TYP.
AC AND PAD TO BE REMOVED
SILT FENCE
TREE PROTECTION TYP.
6' CONSTRUCTION FENCE
EXISTING METERS TO BE REMOVED PER UTILITY REQUIRMENTS
MAPLE AVENUE
(ROW VARIES)
BRICK
CONCRETE
ASPHALT
GARAGE
2 STORY BRICK BUILDING
GF 722.58
TF 722.38
BF 720.58
TF 720.44
INV 716.84 6" CLAY PIPE
CENTER OF WOOD FENCE 1.0' SE & 0.2' W
CENTER OF WOOD FENCE 0.5' S & 0.4' SW
DISCHARGE OF DOWN SPOUT 0.9' SW
WELL ? 716.28
2 STORY BRICK GARAGE
FOUND CROSS ON LINE & 3.32' SW
F.I.P. 3/4" (CAP) FLUSH
CONCRETE 3.0' SE
F.I.P. 3/4" ON LINE & 0.65' SW
CONCRETE 3.0' SE
BRICK GARAGE
BRICK GARAGE
BRICK GARAG


TOTAL AREA 8,610 SQ FT
EXISTING IMPERVIOUS AREA
BUILDING FOOTPRINT 772
DRIVEWAY 1,974
GARAGE 587
WOOD PORCH 274
CONCRETE WALKS 226
STEPS 69
3,901 SQ FT
REMAINING IMPERVIOUS AREA
DRIVEWAY 1,974
GARAGE 587
CONCRETE WALK 89
2,650 SQ FT
NET IMPERVIOUS AREA DECREASE: 1,251 SQ FT
MAPLE AVENUE (60' ROW)
147.14' (D/M)
S 09°51' 55" E
70.00' (D/M)
N 67°29' 05" E
147.19' (M)
N 16°04' 37" W
70.29' (M)
S 68°55' 23" W
REPLACE CONCRETE MATCH EXISTING SECTION, TRENCH BACKFILL TO THE TOP
2" TYPE K COPPER WATER SERVICE 6 LF
PROPOSED B-BOX FOR FUTURE CONNECTION
SILT FENCE
TREE PROTECTION TYP.
WEST LINE OF THOMAS LYMA'S PLAT OF HOMESTEAD
DRIVE
CONCRETE
ASPHALT
FRAME GARAGE
WOOD PORCH
CONCRETE WALK
CONCRETE STEPS
BRICK STOOP
BRICK LANDING
CONCRETE STOOP
CONCRETE LANDING
BRICK STOOP
BRICK LANDING
CONCRETE STOOP
CONCRETE LANDING
ASPHALT
CONCRETE
BRICK STOOP
BRICK LANDING
CONCRETE STOOP
CONCRETE LANDING
BRICK STOOP
BRICK LANDING
CONCRETE STOOP
CONCRETE LANDING
ASPHALT
CONCRETE
CONCRETE
ASPHALT
CONCRETE
CONCRETE
CONCRETE

DRAFT

Village of Downers Grove

Planning and Zoning Commission – Minutes

Table 1 - Detailed information on this Board or Commission meeting.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	November 2, 2026 at 7:00 PM

Public Hearing.

26-PZC-0054:

The petitioner is seeking approval to maintain an accessory structure on a lot of record after the principal structure is demolished. The property is currently zoned R-4, Residential Detached House 4. The property is located approximately 110 feet east of the intersection of Belden Avenue and Maple Avenue, commonly known as 820 Maple Avenue, Downers Grove, IL (PIN: 09-08-308-009). Margaret and Andrew Malone, Petitioner and Owner.

Drew Malone, petitioner, explained his family resides at 808 Maple Avenue, but they also own 820 Maple Avenue. They are requesting a Special Use to demolish the home at 820 Maple, but retain its existing detached garage, which is adjacent to the 808 Maple property. He said they purchased the house at 820 Maple in April of last year, and it is beyond repair, but the garage is structurally sound. He noted the lawn would be restored and the driveway would be repaved after demolition. He stated they support staff's recommendations and conditions; however, they recommended they release the deed restriction once a home is built on 820 Maple and provided the proposed language modification to the Planning and Zoning Commission.

Chairman Rickard asked for questions for the petitioner.

Commissioner Barry asked if they were keeping the existing two separate parallel driveways. Mr. Malone answered they would like to maintain both driveways in some fashion.

DRAFT

Commissioner Eberhardt inquired why they owned both lots. Mr. Malone responded they did not initially buy both together, but later purchased it after getting to know the owner and wanting to be able to turn around and have a forward facing exit to the street, as it is difficult to back out onto Maple to take kids to school.

Chairman Rickard asked for public testimony.

Kristi Maher (ph), Maple Avenue resident, was in support, as it is very dangerous backing out on Maple and what they are planning looks fabulous.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, reported the property is located on the north side of Maple Avenue and is zoned R-4, Residential Detached Housing 4, and the petitioners own both 808 and 820 Maple Avenue properties. She said 820 Maple Avenue is a single lot of record with a vacant single family home and detached garage, and the proposal is to demolish the existing house there, but maintain the existing detached garage. She said all noticing requirements were met and they did not receive any feedback from the public. She provided the existing plat of survey for 820 Maple Avenue and photos of the existing garage. Staff found that the proposal met the goals of the Comprehensive Plan and all four standards of approval, and they recommended approval of the petition with the conditions listed in the staff report. She added staff did not recommend approval with the petitioners revised condition regarding the deed restriction.

Chairman Rickard asked for questions for staff.

Chairman Rickard asked if the only modification in condition 2 was the bolded last sentence that says, “The Village shall record a release of this restriction upon issuance of certificate of occupancy or to principal structure on 820 Maple Avenue”? Ms. Leon answered yes.

Chairman Rickard inquired why staff did not recommend that. Mr. Zawila responded the other option is consolidating both lots, but most residents want the option to keep the parcels separate so they have the flexibility in the future to sell. He said undoing the lot consolidation would be very difficult with their ordinance, as it would not meet the minimum lot width requirements in the code. He added it is important for them to be consistent with these cases.

Commissioner Barry inquired if the lot remained separate and they were to tear down the garage if it would be able to be sold as a vacant lot with no problem. Mr. Zawila answered yes.

DRAFT

Chairman Rickard asked if the driveway on 820 Maple needs to be narrowed so the two combined do not exceed 25 feet. Mr. Zawila responded yes, either the driveway at 808 Maple or the driveway at 820 Maple, as they need an aggregate of 25 feet per the code.

Commissioner Lincoln understood consistency, but wished there was a condition that once they know for sure a house is going to be built there, the garage can stay. He asked if there was no other mechanism they can use for that, so they do not have to tear down something that would make sense to have for a new house. Commissioner Eberhardt agreed she was also having an issue with that. She inquired if the deed restrictions were on both properties. Ms. Leon answered yes. Mr. Zawila explained the concern is if they follow through with the Special Use and tear down the main house and sell to another property owner without the removal of the garage, there is no guarantee that home will be built in a timely manner or at all, and they could be stuck with a lot with an accessory structure, not meeting the Village Ordinance. He added because the deed restriction is placed on both properties, if 808 Maple is sold, it would have to be sold with 820 Maple as part of the same transaction.

Chairman Rickard gave the petitioner the opportunity to come back up and address any comments or add any additional information. Mr. Malone expressed he understood staff's recommendation for the consistency and they do not want a house that is half built with a garage that is fully built, but to destroy a garage just to build another one did not make a lot of sense if it is a buildable lot. He added that consolidating felt like his hand was being forced and caused a lot of risks for them as a family, so he asked for some flexibility there.

Chairman Rickard asked for Commission deliberation.

Commissioner Barry felt part one was pretty straightforward and tearing down the house would reflect an improvement on that section of the street. He also had no issue with what they are proposing between the two properties. In regard to the deed restriction, he said this is a desirable section of Maple that would have another house built on it pretty quickly, so he agreed with the petitioner on that.

Commissioner Eberhardt noted she also felt condition three seemed silly.

Commissioner Patel felt the application of consistency was really important so he did not know why they would make a separate exception in this case even if it makes sense for the petitioner.

Commissioner Lincoln expressed the preponderance of it was making him lean towards staff recommendation, but he wished there was a middle ground or some way it could be worded

DRAFT

differently. He said if they allow this exception, it will come up again, so he felt staff's point was probably the strongest.

Commissioner Wolf was comfortable with both staff and the petitioner's proposals. She felt if more proposals came forward and promised to have a home built before they could consider them separate, that would be acceptable.

Chairman Rickard was in favor of the petition with staff's recommended three conditions.

Commissioner Eberhard asked what the intention was for adding the bold sentence. Mr. Malone answered that was suggested language for if they ever wanted to build a home and not sell it to a contractor and hope they are going to build a home. Mr. Zawila clarified that is unnecessary if the petitioner wants to build a new single family home and keep the garage.

Commissioner Lincoln inquired if they build a house there and there is still a garage, if it would no longer be out of compliance. Mr. Zawila responded yes, as it would no longer be an accessory structure without a principal.

Chairman Rickard reopened public comment based on new information. There were none.

Chairman Rickard asked for continued Commission deliberation.

Commissioner Lincoln was still leaning more towards the Village's wording.

Commissioner Barry believed the petitioners had no ill intent with this property, but he recognized the need to be consistent.

Commissioner Eberhardt did not believe the extra sentence was needed, as the petitioners are protected either way.

Chairman Rickard reiterated he liked staff's recommendation with the three conditions.

With respect to File 26-PZC-0054, based on the petitioner's submittal, staff report, and the testimony presented, it is found that the petitioner has met the standards of approval for a Special Use, as required by the Village of Downers Grove Zoning Ordinance and is in the public interest. Therefore, Commissioner Patel made a motion that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0054, subject to the three conditions noted in the staff report.

The motion seconded by Commissioner Lincoln.

DRAFT

Aye: Barry, Eberhardt, Lincoln, Patel, Wolf, Chairman Rickard

Nay: Nonehe Motion Passed 6-0.

Requested Modification to Condition 2

26-PZC-0054 · 820 Maple Avenue · Submitted by Drew and Margaret Malone · Added language shown in bold

Condition 2: Deed Restriction

A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the accessory structure prior to the sale of the properties if they are not transferred simultaneously to a single entity. **The Village shall record a release of this restriction upon issuance of a certificate of occupancy for a principal structure on 820 Maple Avenue.**

Reason: the restriction prevents 820 from being sold as a lot with only a garage on it, which we support. Once a home exists on 820, the garage is a lawful accessory structure to that home and the purpose of the restriction is fully met. The deed restriction language itself is unchanged.

We support conditions 1 and 3 as written in the staff report.

Staff Report: Draft Motion and Conditions

26-PZC-0054 Planning & Zoning Commission Report, pages 5-6

Draft Motion.

Staff will provide a recommendation at the November 2nd, 2026 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 26-PZC-0054, subject to the following conditions:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0054, subject to the following conditions:

1. The demolition of the principal structure shall substantially conform to the

plans and specifications attached to this report except as such plans may be change to conform to the Village codes, ordinances, and policies.

2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the accessory structure prior to the sale of the properties if they are not transferred simultaneously to a single entity.
3. As part of the demolition permit for the 820 Maple Avenue single family home, the aggregate width of both driveways (820 and 808 Maple Avenue) shall not exceed 25 feet. The driveways must come into compliance upon completion of the demolition of the single family home on 820 Maple Avenue.

Staff Report Approved By:

Stanley J. Popovich, AICP