



**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: April 15, 2025

RE: **ZONING-25-000005 Friedman (Milton/District 4)**

Development Committee: April 15, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

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-25-000005 Friedman** dated March 19, 2025.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That owner/developer is not permitted to operate a business out of the subject shed and can only be used for domestic storage.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: April 2, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

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-25-000005 Friedman dated March 19, 2025.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That owner/developer is not permitted to operate a business out of the subject shed and can only be used for domestic storage.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
5. That petitioner maintains the existing landscaping around the perimeter of the subject property.
6. 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 zoning relief is to allow a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.
- B. That petitioner testified that he purchased the subject property in October 2020.
- C. That petitioner testified that when he purchased the subject property, there was an existing shipping container on the property that he plans to convert into a shed with siding and roofing.

- D. That petitioner testified that he will not add any additional structures to the subject property and that the subject zoning relief is for the existing detached garage and shipping container that will be converted into a shed.
- E. That petitioner testified that no business will be ran out of the proposed shed and that no utilities will service the proposed shed.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed, and that the proposed shed will not have any impact on adjacent properties and roadways, will not impact on drainage, will not impede ventilation and light to the subject property or adjacent properties.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use 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 Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed shed will be located in the same location as the existing shipping container on the property, which is located in the rear of the subject property, which does not impact the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed shed and that it will be built in accordance with all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed shed will be converted from an existing shipping container, thereby removing the shipping container from the subject property, which will improve 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 shed will be located completely in the rear of the subject property and 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 shed 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 shed 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 shed will be converted from an existing shipping container on the subject property, and that through the building permit process, petitioner will convert the shipping container into a shed, including siding and roofing, which will be an added benefit to the neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000005 Friedman
ZONING REQUEST	Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.
OWNER	MARK FRIEDMAN, 1261 S LLOYD AVENUE, LOMBARD, IL 60148
ADDRESS/LOCATION	1261 S LLOYD AVENUE, LOMBARD, IL 60148
PIN	05-24-208-018
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 0-5 DU AC
AREA	0.45 ACRES (19,602 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: FEBRUARY 18, 2025
PUBLIC HEARING	WEDNESDAY, MARCH 5, 2025, CONTINUED TO MARCH 19, 2025

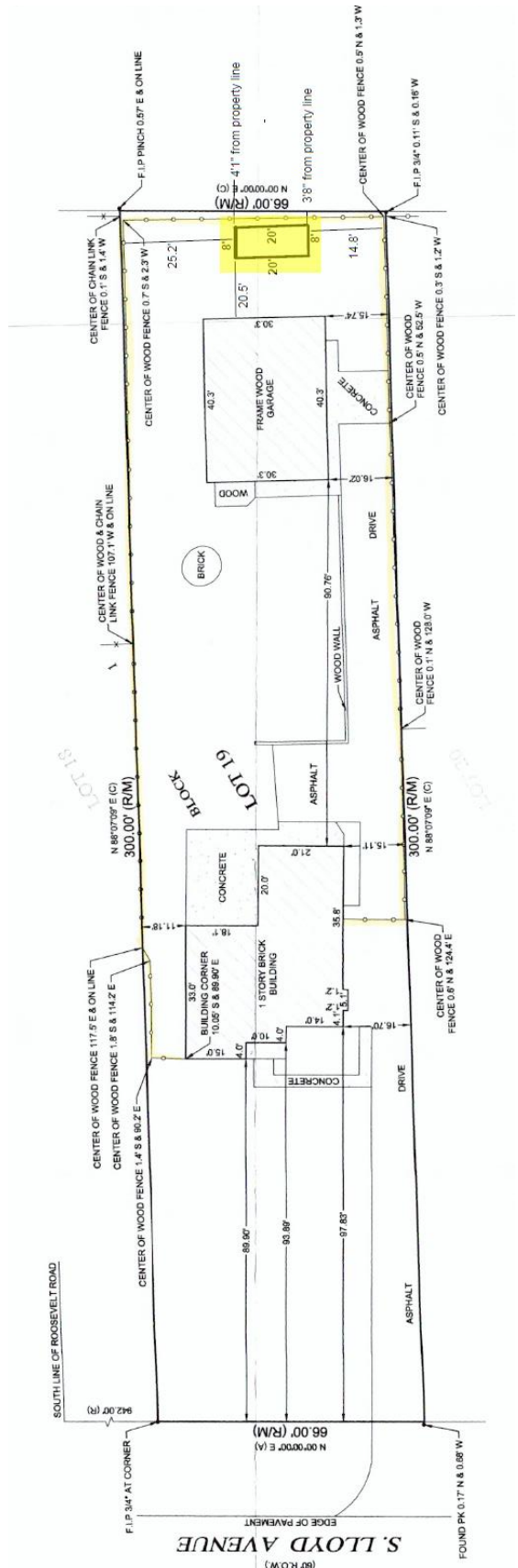
ADDITIONAL INFORMATION:	
Building:	No Objection.
DUDOT:	<i>No Comments Received.</i>
Health:	No Objection.
Stormwater:	No Objection.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”
EXTERNAL:	
Village of Lombard:	See attached documentation.
Village of Glen Ellyn:	<i>No Comments Received.</i>
Village of Downers Grove:	“The Village of Downers Grove has no comments.”
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Glenbard Fire Dist/Lombard Fire.:	No Objection.
Sch. Dist. 89:	<i>No Comments Received.</i>
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

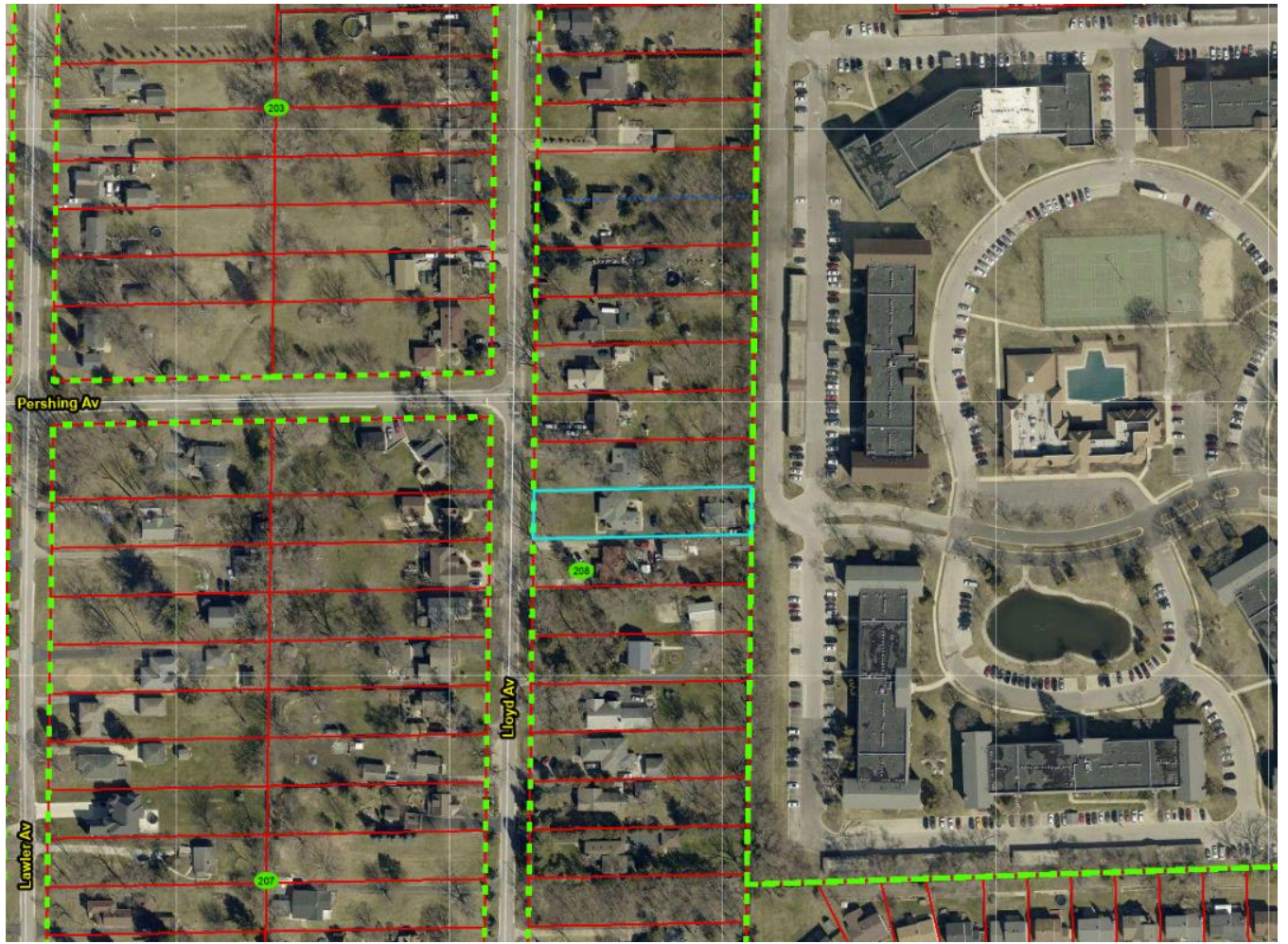
GENERAL BULK REQUIREMENTS:

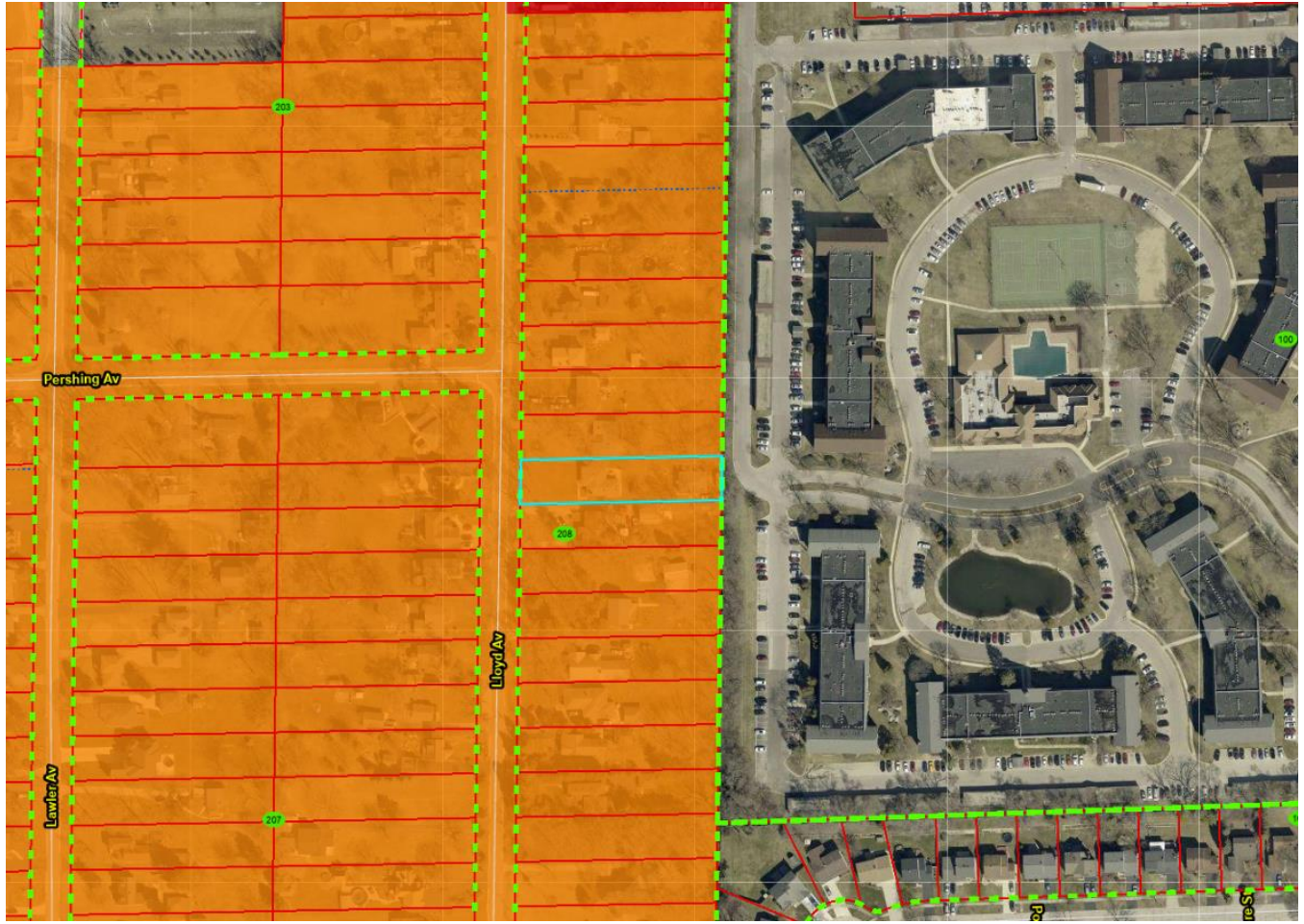
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	1,000 SQ. FT.	APPROX. 1,381 SQ. FT.	APPROX. 1,381 SQ. FT.

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	VILLAGE OF LOMBARD	MULTI-FAM	VILLAGE OF LOMBARD
West	LLOYD AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

March 4, 2025

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Vacant, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Robert J. Kartholl, Chairperson
DuPage County Zoning Board of Appeals
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing 25-000005 1261 S. Lloyd Avenue – Village of Lombard Comments

Dear Chairperson Kartholl:

The Village of Lombard is in receipt of the public hearing notice regarding Zoning Case 25-000005, a request for a conditional use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed on the property at 1261 S. Lloyd Avenue. Per the public hearing notice and transmitted plans, the Village understands that the petitioner proposes to install a 160-square-foot shed in the rear yard on the subject property, where a 1,221-square-foot detached garage already exists on the property. As the subject property is located within the extraterritorial jurisdiction of the Village of Lombard, we respectfully offer the following comment for consideration by the ZBA as part of their deliberations.

1. Section 155.210(A)(B)(2) of the Village Code states that accessory structures shall be set back a minimum of six feet from the rear property line. Per the plat of survey/plans transmitted with the public hearing notice, the proposed shed will be three feet from the rear property line.

In review of the proposed variation, the Village of Lombard finds that the submitted petition and the supplemental information we received to date from DuPage County is inconsistent with the existing provisions of the Village Code.

RE: Zoning 25-000005

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Please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

VILLAGE OF LOMBARD
Community Development Department



Anna Papke, AICP
Planning and Zoning Manager