



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 4, 2026

RE: **ZONING-26-000026 Lipper (Milton/District 4)**

DuPage County Board: August 11, 2026:

Development Committee: August 4, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/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-26-000026 Lipper** dated July 1, 2026.
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.

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

Zoning Hearing Officer: July 15, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/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-26-000026 Lipper dated July 1, 2026.
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 the proposed zoning relief is for a Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.
- B. That petitioner testified that they are remodeling the existing detached garage to gain height, and that the footprint of the detached garage will not be altered.
- C. That the petitioner testified that the existing detached garage has remained on the property for approximately thirty-five (35) years and that it was built too close to the corner side property line (approximately 14.78 feet).
- D. That petitioner testified that he purchased the subject property in August 2016.
- E. That petitioner testified that he requires additional storage space on the subject property and that remodeling the existing detached garage to gain additional height will allow him adequate storage space on the property.
- F. That petitioner testified that they attempted to build a new detached garage with additional storage space, however due to their existing septic system location, they are unable to build a new detached garage and can only remodel the existing detached garage to add height.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship in relation to the subject zoning relief as petitioner is unable to build a new detached garage due to the location of the septic system. Therefore, the only way to increase storage on the subject property is to remodel the existing detached garage, which was built too close to the corner side property line.

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 they are remodeling the existing detached garage to gain additional height and not changing the footprint and therefore 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 demonstrated that they will obtain a building permit for all remodeling of the existing detached garage and will not increase the hazard from fire or other dangers.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they are remodeling the existing detached garage and that the remodeled detached garage will be an added benefit to the surrounding area and will not diminish the value of land and buildings.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that they are remodeling the existing detached garage to gain height and therefore 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 they are not building a new garage and therefore 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 they are not building a new garage and will therefore not increase the potential for flood damages to adjacent property.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that they are remodeling an existing detached garage to gain additional height and will therefore not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000026 Lipper

ZONING REQUEST: Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.

OWNER: ALEXANDER LIPPER, 1S114 LLOYD AVENUE, LOMBARD, IL 60148

ADDRESS/LOCATION: 1S114 LLOYD AVENUE, LOMBARD, IL 60148

PIN: 05-24-203-027

TWSP./CTY. BD. DIST.: MILTON/DISTRICT 4

ZONING/LUP: R-4 SF RES/0-5 DU AC

AREA: 0.70 ACRES (30,492 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 16, 2026

PUBLIC HEARING: WEDNESDAY, JULY 1, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application.

Stormwater: No objections or concerns 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.”

EXTERNAL:

Village of Lombard: See attached documentation.

Village of Glen Ellyn: *No Comments Received.*

Village of Downers Grove: “The Village of Downers Grove has no comments.”

Milton Township: *No Comments Received.*

Township Highway: Our office has no jurisdiction in this matter.

Glenbard Fire Dist.: *No Comments Received.*

Sch. Dist. 89: *No Comments Received.*

Sch. Dist. 87: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 14.78
 - Proposed: APPROX. 14.78

LAND USE

Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

North of Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

South of Subject Property:

- **Zoning:** PERSHING AVENUE AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

East of Subject Property:

- **Zoning:** LLOYD AVENUE AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC