

August 26, 2026

Title

ZBA 26-02

Petitioner & Property Owner

Gregory Dieterle
742 S. Lombard Avenue
Lombard, IL 60148

Property Location

742 S. Lombard Avenue
06-17-111-021

Zoning

R2 Single-Family Residence
District

Existing Land Use

Single Family Residence

Comprehensive Plan

Low Density Residential

Approval Sought

A variation from Section 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback for the subject property.

Prepared By

Tami Urish
Planner I



PROJECT DESCRIPTION

The subject property is developed with a single-family home. The existing single-family home does not meet the required twenty-foot corner side yard setback. The reverse corner lot abuts the adjacent property's front yard. The petitioner is requesting a variance for an addition over the existing attached garage of the house to encroach into the corner side yard setback. The portion of the house with the attached garage is setback seventeen feet (17'). The center portion of the house is setback thirteen feet (13'). The proposed addition would maintain the existing seventeen (17') corner side yard setback. The proposed encroachment is three feet (3').

APPROVALS REQUIRED

The petitioner requests that the Village approve the following variation on the subject property located within the R2 Single-Family Residence District:

A variation from Section 155.407(F)(2) to allow a second story addition to encroach into the corner side yard setback at seventeen feet (17') where twenty feet (20') is required.

EXISTING CONDITIONS

The property contains an existing split-level single-family residence with an attached garage.

PROJECT STATS

Lot Size

Parcel Area: 8,924 sq. ft.

Parcel Width: 59 feet

Parcel Depth: 151 feet

Existing and Required Setbacks in Feet

Front (south)	30	30
Corner Side (east)	13, 17	20
Side (west)	18	6
Rear (north)	56	25

Surrounding Zoning & Land Use Compatibility

All directions: R2 Single
Family Residential

Submittals

1. Petition for public hearing;
2. Response to standards for variation;
3. Plat of survey prepared by R.H. Granath Surveying Services, 3/28/2019;
4. Site plan prepared by Obora & Associates dated 7/13/26;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Zoning Ordinance requires single-family residences in the R2 District to maintain a minimum corner side yard setback of 20 feet and a minimum interior side yard setback of six feet from the property lines. The residence is not meeting the required 20-foot corner side yard setback relative to the east property line. The petitioner proposes to build a 494 square foot second-story addition onto the house. The proposed addition will hold the existing corner side setback toward the rear of the house along Lombard Avenue. It is noted that the subject property is a reverse corner lot and abuts the adjacent property's front yard.

The subject property is 59 feet wide, and is part of a subdivision of lots with comparable widths. The subdivision was platted in 1928 (Roath-Ward Subdivision). Village Code currently requires a minimum lot width of 60 feet in the R2 Zoning District, though the subject property is a buildable lot under the 80% provision in Section 155.209.

According to the York Township Assessor, the home on the subject property was built in 1959. The Village has no permit on file for the construction of the house. Therefore, site plans for the original house are not available in Village records. Prior to 1960, it is not unusual that records were misfiled or damaged beyond saving however the house may have met all applicable development regulations in place at the time.

The current Village Code went into effect after the subject property was developed, and contains a corner side yard setback requirement that the subject property does not meet. Staff recognizes that this development sequence creates a hardship for the property owner attempting to modify a home that was constructed prior to current zoning requirements. The floor plan of the house restricts the options available (shown in the red box below) and therefore the placement of the addition.



Figure 1 - Subject property



Figure 2 - South view from 736 S. Lombard located north of the subject property

The abutting property to the north, 736 S. Lombard Avenue, has a front yard setback of 30 feet. The proposed addition is over 60 feet from the attached garage of 736 S. Lombard Avenue.

To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.407(F)(2). Staff offers the following commentary on these standards with respect to this petition:

- a. *That because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner has been shown, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied.*

The existing structure was constructed in 1959, prior to current yard setback provisions. The placement of the existing structure on the property limits the petitioner's ability to meet the current zoning requirements.

- b. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

The second-story addition will hold the corner side yard setback line of the existing house. These circumstances are specific to the subject property.

- c. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

This standard is affirmed.

- d. *The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.*

Staff finds that the hardship for this variation is due to the location and area of the existing structure in relation to the current corner side yard setback requirements. The existing house was built before the Village had adopted a Zoning Ordinance with setback and lot width requirements (1960). Presumably, the house met applicable standards at the time of construction. Current setback requirements do not reflect the conditions under which the existing house was built.

- e. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

This standard is affirmed.

- f. *The granting of the variation will not alter the essential character of the neighborhood.*

Staff finds that this standard is affirmed. The existing house was built prior to 1960. Since then, the house has not been detrimental to the public welfare or injurious to other properties. The proposed second-story addition will hold the corner side yard setback of the existing house and will not further encroach into the requisite yards.

- g. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

As stated above, the proposed plan is unlikely to have any adverse effect on the neighborhood or the general public.

In consideration of precedent, staff has identified similar cases that appeared before the Zoning Board of Appeals in recent years. All of the cases listed below were requests to reduce a corner side yard setback for an addition that held the setback of the existing residence.

CASE NO.	DATE	ADDRESS	SUMMARY	ZBA	BoT
ZBA 04-03	5/6/2004	310 W. Morris Ave.	16' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 05-03	4/7/2005	1051 S. Stewart Ave.	17.5' Corner Side Yard (Reverse Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 05-07	6/2/2005	403 S. Edson St.	12.36' Corner Side Yard (Reverse Corner Lot)	Approved, 6-0	Approved, 6-0
ZBA 05-09	7/21/2005	444 E. Taylor Rd.	22' Rear Yard (Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 06-01	2/6/2006	151 E. Berkshire Ave.	6' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 06-06	5/4/2006	302 W. Loy St.	10.5' Corner Side Yard (Reverse Corner Lot)	No Rec.	Partial App., 6-0*
ZBA 06-17	8/23/2006	197 S. Craig Pl.	9' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-22	9/27/2006	601 E. Sunset Ave.	10' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 06-24	12/7/2006	303 W. Harding Rd.	10' Corner Side Yard	Denial, 5-1	App., 6-0**
ZBA 06-26	1/4/2007	117 S. Stewart Ave.	14.67' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 07-02	2/15/2007	206 E. Hickory St.	15' Corner Side Yard	Approved, 4-1	Approved, 6-0
ZBA 08-01	3/6/2007	322 E. Elm St.	17.68' Corner Side Yard	Approved, 5-0	Approved, 6-0
ZBA 10-01	2/18/2010	41 S. 2 nd Ave.	16.8' Corner Side Yard	No Rec.	App., 6-0
ZBA 10-07	9/16/2010	103 W. Collen Dr.	14.5' Corner Side Yard (Reverse Corner Lot)	Approved, 6-0	Approved, 6-0
ZBA 10-08	9/16/2010	322 E. Elm St.	17.68' Corner Side Yard	Approved, 6-0	Approved, 6-0
ZBA 10-14	1/6/2011	1029 E. Woodrow Ave.	11.5' Corner Side Yard (Reverse Corner Lot)	Approved, 5-0	Approved, 6-0
ZBA 13-01	2/7/2013	236 E. Morningside Ave	15.7' Corner Side Yard	Approved, 4-0	Approved, 6-0
ZBA 15-03	2/5/2015	135 N. Broadview Ave.	14.3' Corner Side Yard	Approved, 5-0	Approved, 5-0
ZBA 20-06	11/19/20	353 E. Washington Bl	5' Corner Side Yard	Approved, 6-0	Approved, 5-0
ZBA 22-01	7/21/22	809 S. Elizabeth St.	14' Corner Side Yard	Approved, 7-0	Approved, 6-0
ZBA 23-02	2/22/23	1161 S. Finley Road	14' Corner Side Yard	Approved, 6-1	Approved, 6-0
ZBA 23-04	3/22/23	302 W. St. Charles Rd	8.4' Corner Side Yard (Reverse Corner Lot)	Approved, 5-0	Approved, 5-0

Staff finds that the variation request meets the standards for variation.

FINDINGS & RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variations:

Based on the submitted petition and the testimony presented, the requested variations do comply with the Standards required for variations by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings as discussed at the public hearing, and those findings included as part of the Inter-Departmental Review Committee Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities approval of ZBA 26-02 subject to the following conditions:

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

3. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10).

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read "Trevor Dick", is written over a horizontal line.

Trevor Dick, FAICP

Director of Economic Development and Planning

c. Petitioner

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XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response: *The intent is to build a second-floor addition over the existing attached garage. From an economic perspective, it is most beneficial to build on top of the existing garage structure to the full limits of the structure below. The new exterior walls would bear on the existing exterior walls & foundations below. Without the variation, the front exterior wall would have to be setback from the existing east wall resulting in additional structural framing which would include new beams, posts & foundations to support the weight of the exterior wall & roof load above. The additional structural framing could potentially impede clear access and use of the garage.*

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought and are not generally applicable to other properties within the same zoning classification.

Response: *The current zoning requirements for a corner parcel require a side yard setback of 20 feet. The existing garage is setback 17.21 feet. A portion of the house projects 4 feet beyond the garage. We are not encroaching beyond the setbacks of the existing structure. The intent is to utilize the existing structure and maximize the existing space available for usable living area and create a functioning space.*

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: *The proposed addition would be to use the existing garage structure to support a second floor and provide much needed living space for our family. The home currently has three small bedrooms, and Mrs. Dieterle works from home. Adding a master suite above the garage would allow one bedroom to be converted into a home office while making efficient use of the existing structure. This approach would be the least disruptive and would allow us to remain in the home during construction. Our young family values the schools and community,*

Dieterle Residence
742 S. LOMBARD AVENUE, LOMBARD, IL

and these modest improvements would enhance our quality of life now and as our children grow.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response: *The current zoning requirements create economic and feasibility challenges for the project because of the setback criteria applicable to this property, as discussed in the responses to Items 1 and 2 above.*

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Response: *The variation would allow us to add needed living space without changing the home's overall exterior footprint or increasing the existing lot coverage. The character, integrity & overall aesthetics of the home would be maintained.*

6. The granting of the variation will not alter the essential character of the neighborhood; and,

Response: *The proposed addition would be integrated into the existing second floor by using the garage footprint below to create additional living space. The exterior would match the architectural character and appearance of the existing home, with finishes, rooflines, and overhangs aligned to provide a seamless transition. The addition would be consistent with the existing house and compatible with the surrounding neighborhood.*

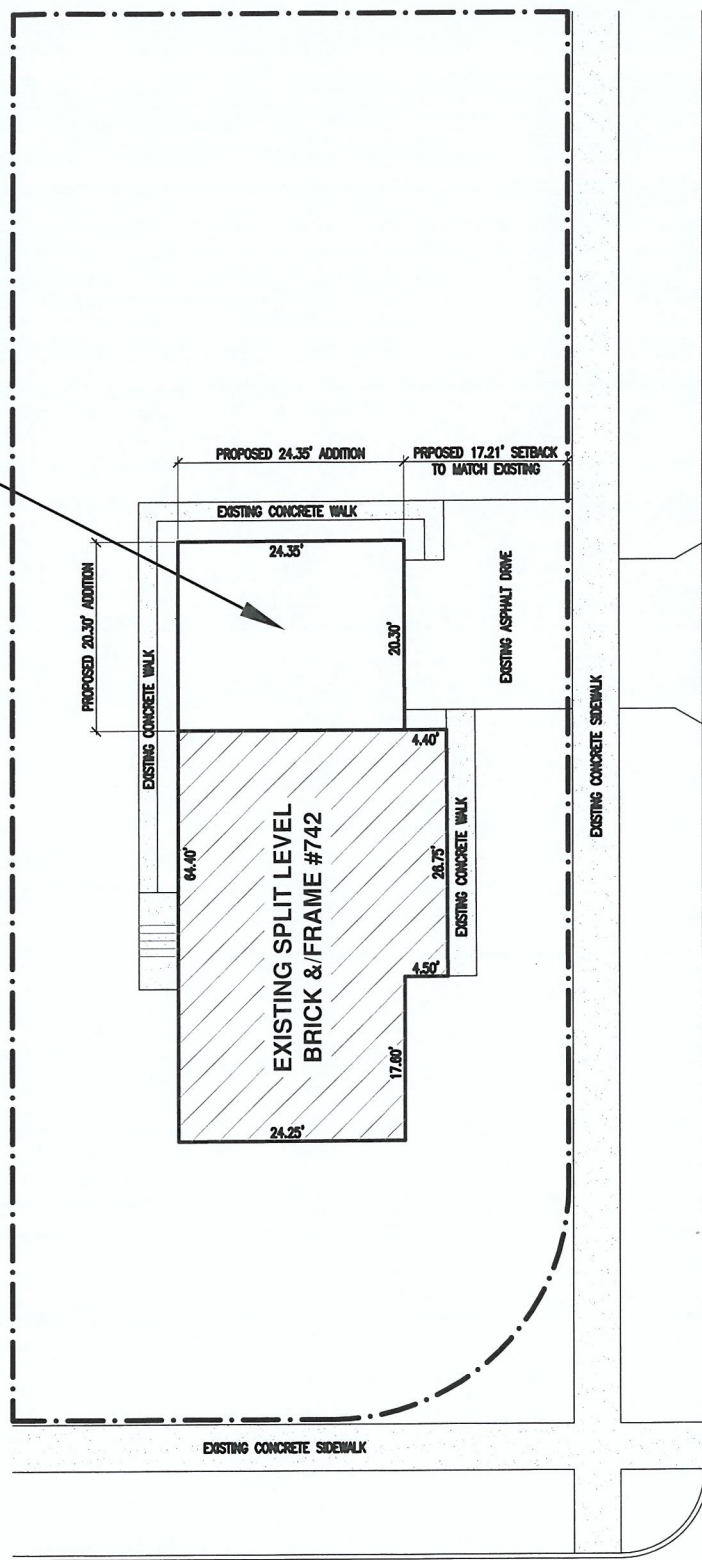
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: *Building within the existing garage footprint would not extend the home beyond the current structure or encroach further onto the property. The addition would not adversely affect neighboring properties, and the proposed roof area would be comparable to the existing garage roof. It would not increase drainage impacts on or around the site. Given the location of nearby homes in relation to the existing structure, the second-floor addition would not impair light or air access. Expanding the residence above the garage would provide significant additional living space while helping maintain the home's long-term value.*

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.



PROPOSED 494 S.F. SECOND
FLOOR ADDITION ABOVE
EXISTING GARAGE



SOUTH LOMBARD AVENUE

HARRISON ROAD

DISCLAIMER: THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS.

OBORA & ASSOCIATES

ARCHITECTS PLANNERS INTERIOR DESIGNERS

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SECOND FLOOR ADDITION
DIETERLE RESIDENCE
742 SOUTH LOMBARD AVENUE
LOMBARD ILLINOIS

07/31/26
DATE:

1"=20'-0"
SCALE:

22604.00
COMMISSION:

PROPOSED SITE PLAN

SK-1