



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 2, 2025

RE: **ZONING-25-000039 Porter (Winfield/District 6)**

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**DuPage County Board: September 9, 2025:**

**Development Committee: September 2, 2025:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.

**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-25-000039 Porter dated July 16, 2025.
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.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**Development Committee VOTE (Motion to Approve): 4 Ayes, 0 Nays, 2 Absent**

**DuPage County Zoning Hearing Officer: August 20, 2025:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.

**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-25-000039 Porter dated July 16, 2025.
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.
4. 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 subject zoning relief is for a Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.
- B. That petitioner testified that more than half (1/2) of her property is underwater when it rains and that the subject property is essentially a runoff lot at the end of a cul-de-sac.
- C. That petitioner testified that the only location to construct a shed on the subject property is three (3) feet from the interior side property line, in an area where the subject property does not flood.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship with the land, as the subject property is prone to flooding and the only location to construct a shed is approximately three (3) feet from the interior side property line, in an area that does not flood.

**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 the proposed shed will be built three (3) feet from the interior side property line and 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 the proposed shed will be built in accordance with all building codes 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 the proposed shed will be constructed in an area of the subject property that does not flood and therefore will be an added benefit to the surrounding area.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed shed will be constructed behind the front wall of the house 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 be constructed in an area of the subject property that does not flood 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 the proposed shed will be constructed in an area of the subject property that does not flood and therefore 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 an added benefit to the surrounding area and will not impair the public health, safety, comfort, morals, or general welfare.

**PETITIONER'S DEVELOPMENT FACT SHEET**

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000039 Porter	
ZONING REQUEST	Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.	
OWNER	LARRY AND KATHERINE PORTER, 2S315 LOST MEADOWS LANE, WARRENVILLE, IL 60555	
ADDRESS/LOCATION	2S315 LOST MEADOWS LANE, WARRENVILLE, IL 60555	
PIN	04-27-204-007	
TWSP./CTY. BD. DIST.	WINFIELD	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	0.74 ACRES (32,234 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: JULY 1, 2025	
PUBLIC HEARING	WEDNESDAY, JULY 16, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
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.	
Stormwater:	No Objections.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
City of Warrenville:	No Objections.	

City of West Chicago:	<i>No Comments Received.</i>
Winfield Township:	Our office has no jurisdiction in this matter.
Township Highway:	Our office has no jurisdiction in this matter.
Warrenville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	“We do not have any comments.”

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	10 FT	NA	3 FT

**LAND USE:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	R-2 SF RES	FOREST PRESERVE	0-5 DU AC
West	LOST MEADOWS LANE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC











