



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: November 1, 2023  
RE: **ZONING-23-000081 Petersen (Lisle/ District 2)**

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**Development Committee: November 21, 2023:**

**Zoning Hearing Officer: November 1, 2023:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' 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-23-000081 Petersen** on November 1, 2023.
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 to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed).
- B. That petitioner testified that they purchased the subject property in 2000.

- C. That petitioner testified that they are replacing an existing, 7'x7' shed with a new shed in the same location, approximately 3' from the interior property line due to the location of the existing septic system and lines.
  - a. Furthermore, that petitioner testified that they cannot meet the required 10' setback due to the existing septic lines and that they cannot place the shed towards the rear of the subject property (west) due to existing, designated floodplain.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty for the requested zoning relief to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed), as petitioner is unable to meet the required interior side setback due to the existing septic system to the north and designated floodplain to the west.

**STANDARDS FOR VARIATIONS:**

*\*Per Zoning Code Section 37-1411.3*

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 not impair an adequate supply of light and air to the adjacent properties.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed shed will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed shed.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed shed will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed shed will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
  - 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 properties.
  - 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 space will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

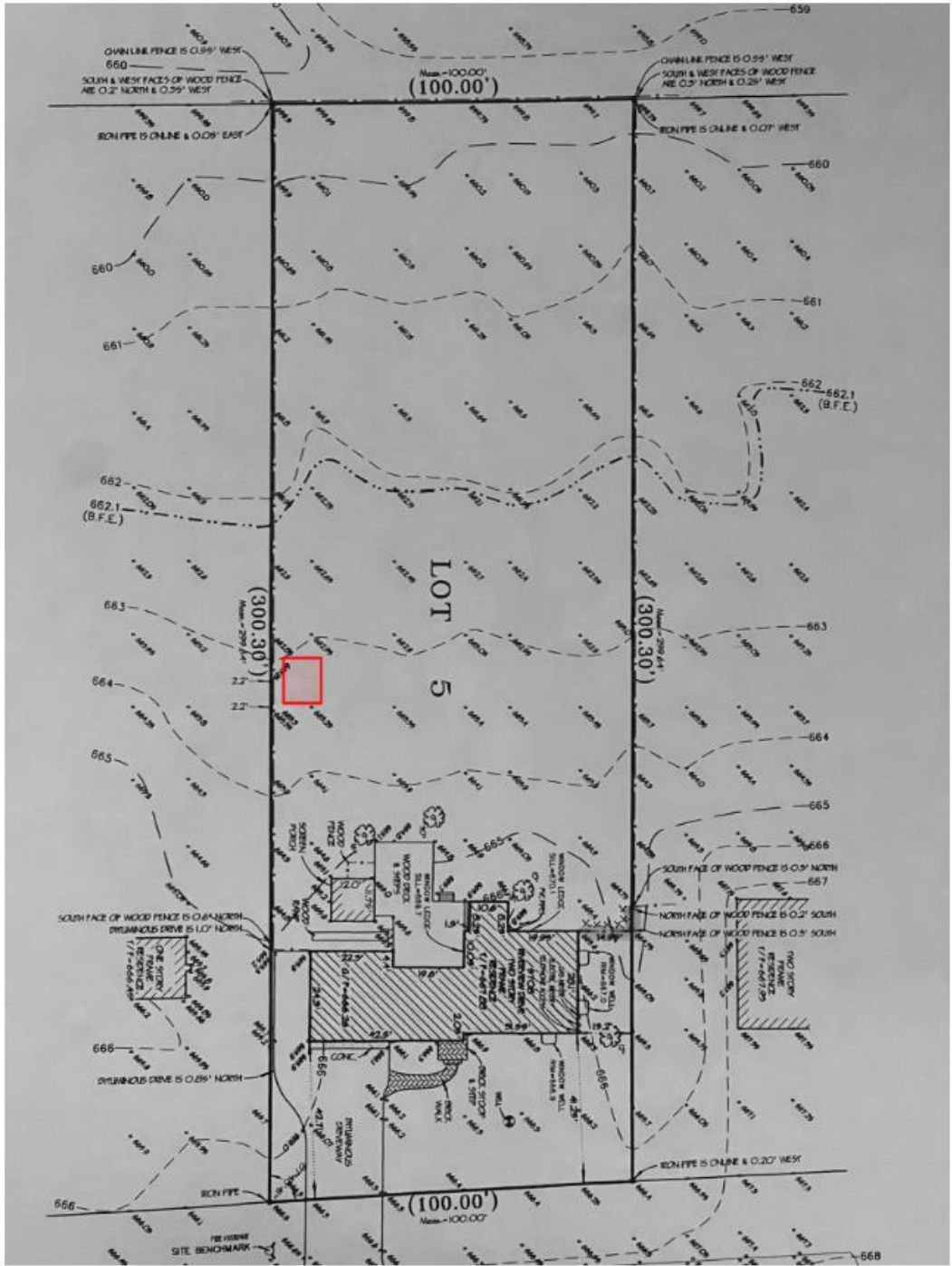
<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-23-000081 Petersen</b>	
<b>ZONING REQUEST</b>	Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed).	
<b>OWNER</b>	KATHRYN L PETERSEN, 5708 RIVERVIEW DRIVE, LISLE, IL 60532	
<b>ADDRESS/LOCATION</b>	5708 RIVERVIEW DRIVE, LISLE, IL 60532	
<b>PIN</b>	08-15-209-011	
<b>TWSP./CTY. BD. DIST.</b>	LISLE	DISTRICT 2
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.67 ACRES (29,185 SQ. FT.)	
<b>UTILITIES</b>	WELL AND SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: OCTOBER 17, 2023	
<b>PUBLIC HEARING</b>	NOVEMBER 1, 2023	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "Additional information may be required since the proposed shed appears to be in a special management area."	
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 Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
<b>EXTERNAL:</b>		
Village of Lisle:	<i>No Comments Received.</i>	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Woodridge:	"This is outside of our planning boundary."	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Lisle-Woodridge Fire Dist.:	"N/A"	
Sch. Dist. 202 :	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and we do not have any specific comments. Thank you."	

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	10'	APPROX. 2.2'	APPROX. 3'

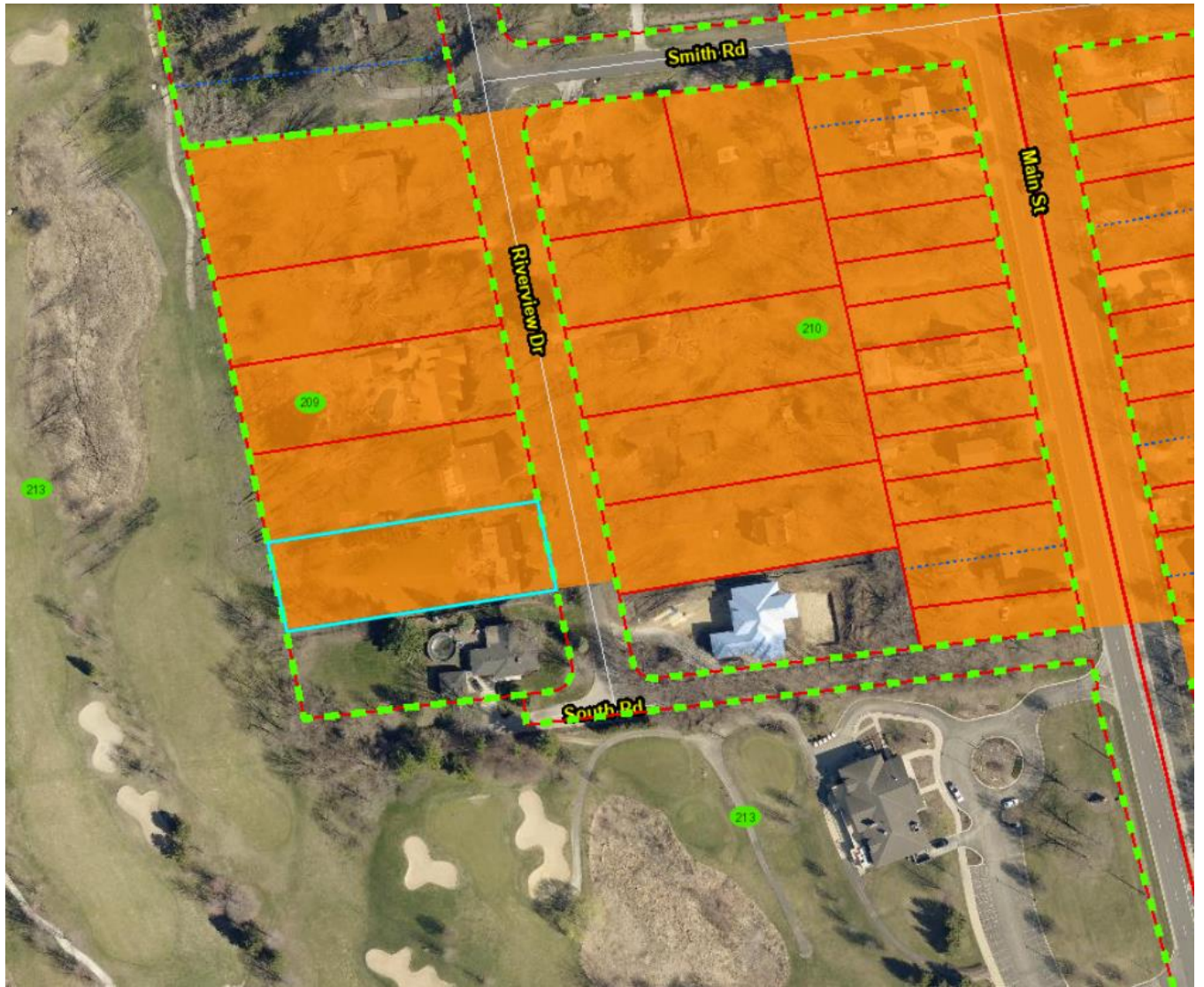
**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	VILLAGE OF LISLE	HOUSE	VILLAGE OF LISLE
East	RIVERVIEW DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	VILLAGE OF LISLE	PARK DISTRICT	VILLAGE OF LISLE













SEPTIC SYSTEM LAYOUT  
 FOR  
 LOT 9, BLOCK 1, IN A. A. MAINTOSH AND COMPANY'S LESLIE FARMS,  
 A SUBDIVISION OF PART OF SECTIONS 10, 11, 12 AND 15, T-20-R,  
 R-10-E OF THE 3RD PM IN. DR. RANGE COUNTY, ILLINOIS.

