



**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: August 4, 2026

RE: **ZONING-26-000027 Reisser (Winfield/District 6)**

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 yard setback for a new concrete patio from required 30 feet to approximately 15 feet.

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-26-000027 Reisser** 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.
4. 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: July 15, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet.

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-26-000027 Reisser** 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.
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 proposed zoning relief is for a Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet.
- B. That petitioner testified that he purchased the subject property in 1977 and that the existing home was constructed too close to the corner side property line, approximately 15 feet.
- C. That petitioner testified that he proposes to construct a new concrete patio, approximately 16' x 20', flush with the existing corner side wall of the home, approximately 15 feet from the corner side yard property line.
- D. That petitioner testified that there is no other location to place a patio on the subject property and that placing it in the proposed location will allow access to the home via an existing patio door.
 - a. That petitioner testified that he cannot place a patio on the east side of the subject property as his garage is located on the east side of the property.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship in relation to the subject zoning relief as the existing house was constructed too close to the corner side property line, approximately 15 feet, and that the only location to place a patio with access to the interior to the house with a patio door is on the west side of the house, approximately 15 feet from 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 he is constructing a ground-level patio, which will not impair an adequate supply of light and air to adjacent property.
 - 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 patio and that he 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 he is proposing to build a new patio which will be an added benefit to the surrounding area and will not diminish 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 he is constructing a ground-level, 16' x 20' patio, which will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that he is constructing a ground-level, 16' x 20' patio 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 he is constructing a ground-level, 16'x 20' concrete patio, 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 he is constructing a ground-level, 16' x 20' concrete patio which will match the existing corner side yard setback, and therefore will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000027 Reisser

ZONING REQUEST: Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet.

OWNER: RICHARD K. REISSER, 29W095 POMEROY STREET, WEST CHICAGO, IL 60185

ADDRESS/LOCATION: 29W095 POMEROY STREET, WEST CHICAGO, IL 60185

PIN: 04-10-411-001

TWSP./CTY. BD. DIST.: WINFIELD / DISTRICT 6

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

AREA: 0.31 ACRES (13,504 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 objection or concerns with the concept of the petition. Additional information may be required at time of permit application.

Stormwater: No objection 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:

City of West Chicago: *No Comments Received.*

Village of Winfield: *No Comments Received.*

Winfield Township: No objection or concerns with the petition.

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

West Chicago Fire Dist.: *No Comments Received.*

Sch. Dist. 33: *No Comments Received.*

Sch. Dist. 94: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 15.55
 - Proposed: APPROX. 15 FT.

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

South of Subject Property:

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

East of Subject Property:

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

West of Subject Property:

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