



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: July 29, 2026
RE: **ZONING-26-000031 Hummerich (Winfield/District 6)**

Development Committee: August 18, 2026:

Zoning Hearing Officer: July 29, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the front yard setback for a new covered porch from required 27 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-26-000031 Hummerich** dated July 15, 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 subject zoning relief is for Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet.
- B. That petitioner testified that he purchased the subject property in 2012.
- C. That petitioner testified that the existing house has an elevated entrance and that he would like to reconstruct the entrance to include a covered porch for the architectural integrity of his home.
- D. That petitioner testified that the existing house was constructed too close to the front property line, and that due to the lot layout and location of the house on the subject

property, to build anything onto the front of the existing home would require a Variation.

- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship for a Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet, in that the existing home was constructed too close to the front property line and that if petitioner is to reconstruct the front entrance with a covered porch, a Variation would be required due to the lot layout and house location on the subject property.

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 covered porch 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 the proposed covered porch and that it will be built pursuant to all DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed covered porch will be an added benefit to the surrounding area and 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 the proposed covered porch is located in the rear of the existing house and 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 they will receive a building permit for the proposed covered porch and 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 will receive a building permit for the proposed covered porch and 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 covered porch will meet all building requirements and 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-26-000031 Hummerich

ZONING REQUEST: Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet.

OWNER: ROBERT HUMMERICH, 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

ADDRESS/LOCATION: 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

PIN: 04-03-405-011

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

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

AREA: 0.74 ACRES (32,234 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 30, 2026

PUBLIC HEARING: WEDNESDAY, JULY 15, 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.

- “7/8/26 Based on the diagram the proposed covered porch will be over the properties water well.
- On 7/13/26 applicant called and explained that he will be relocating the proposed covered porch structure, so it does not cover the property’s water well & resubmitting the layout for the porch. A site evaluation at this property was rejected earlier this year in March- 3/2026 RES-ACC-26-000392 and will need to be re-submitted and re-evaluated with the changes.”

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: “I have no objections. Since the property isn’t far behind me as a neighbor I have no objections either.”

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: Forest Preserve District of DuPage County staff have reviewed the information provided in the Public Notices for the Hummerich, Anitei, and First Baptist Church Zoning Petitions, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 27 FEET
 - Existing: APPROX. 19.28 FEET
 - Proposed: APPROX. 15.28 FEET

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