



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 17, 2025

RE: **ZONING-25-000018 Tessel (York/District 2)**

DuPage County Board: June 24, 2025:

Development Committee: June 17, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).

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-25-000018 Tessel** dated June 4, 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 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, 3 Absent

Zoning Hearing Officer: June 4, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).

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-25-000018 Tessel** dated June 4, 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 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 to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).
- B. That petitioner testified that he purchased the subject property in 2021 and moved in about one (1) year ago.
- C. That petitioner testified that the existing shed is in a state of disrepair and that he is unable to use the existing shed for storage due to holes in the roof.
- D. That petitioner testified that the existing shed is located on a 14' x 14' concrete slab that is located approximately 3 feet 10 inches from the interior side property line.
- E. That petitioner testified that he proposes to build a new shed on the existing concrete slab for the purpose of residential storage.
- F. That petitioner testified that his practical difficulty and unique circumstance is that the existing shed located on an existing concrete slab has existed for approximately forty (40) years and that rather than remove the concrete, petitioner would like to reuse the available concrete slab for a new shed.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and unique circumstance in relation to the subject zoning relief, as the existing shed on the subject property is in a state of disrepair and located on an existing concrete slab and that petitioner would like to build a new shed in the same location, utilizing the existing concrete slab for the base, as it has existed for over forty (40) years.

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 existing shed has been located on the subject property for over forty (40) years and that petitioner is building a new shed on the existing concrete slab.
- b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will obtain permits for all construction on the subject property.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing shed has been located on the subject property for over forty (40) years and that building a new shed in the same location 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 the proposed shed will be located in the rear of the subject property 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 the proposed shed 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 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 of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000018 Tessel	
ZONING REQUEST	Variation to reduce the interior side property setback for a new shed from required 10 feet to approximately 3 feet 10 inches (replacing existing shed with new shed on existing slab).	
OWNER	MICHAEL AND NICOLE TESSEL, 3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515	
ADDRESS/LOCATION	3621 DOUGLAS ROAD, DOWNERS GROVE, IL 60515	
PIN	06-32-407-004	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.63 ACRES (27,443 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”	
EXTERNAL:		
Village of Downers Grove:	No Comments Received.	
Village of Lombard:	“This property is outside the Village of Lombard’s planning jurisdiction. As such, we have no comment on the petition.”	
Village of Oak Brook:	No Comments Received.	
Village of Westmont:	No Comments Received.	
York Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Downers Grove Fire Dist.:	No Comments Received.	
Sch. Dist. 58:	No Comments Received.	
Sch. Dist. 99:	No Objections.	
Forest Preserve:	“Forest Preserve District staff have reviewed the information provided and do not have any comments.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	APPROX. 3'10"	APPROX. 3'10"

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	DOUGLAS ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC





