



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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### MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 2, 2024

RE: **ZONING-23-000078 Hehl (Downers Grove/ District 3)  
Essentially in Accordance Request**

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**ACTION REQUESTED:** To Approve as “Essentially in Accordance” that the proposed revised site plan is essentially in accordance with the site plan granted per ZONING-23-000078 Hehl, and to allow the proposed garage to be attached to the existing home instead of detached.

**SUMMARY:**

A. Section 37-1404.3. G of the DuPage County Zoning Ordinance provides that the County Development Committee, among other things, has jurisdiction to review the following relative to a zoning petition:

*G. To review proposed changes in site plans for zoning petitions which have been granted previously by the county board and to make determination that the proposed changes are or are not essentially in accordance with the approved site plan.*

B. That in 2023, the County Board approved zoning relief, ZONING-23-000078 Hehl, as a Variation to reduce the corner side setback for a new, detached garage from required 30' to approximately 7.9'.

C. That Condition #1 of the subject zoning relief required, “That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # ZONING-23-000078 Hehl dated November 1, 2023.”

- That during the permitting process, it was determined by the property owner’s contractor that the proposed detached garage be attached to the existing home, maintaining the setback approved in ZONING-23-000078 Hehl.

- That the property owner has indicated that due to the property's grade and building requirements, he must now attach the proposed detached garage under the advice of his contractor. Furthermore, that the once proposed three (3) foot gap between the house and proposed detached garage would be removed, allowing for the proposed attached garage to maintain the approved 7.9' corner side yard setback.
- That it is the Staff's interpretation that attaching the proposed garage would enhance the subject property, with an attached garage being perceived as "less intrusive" compared to detached accessory buildings.

**Approved Site Plan per ZONING-23-000078 Hehl:**



**Revised Site Plan per ZONING-23-000078 Hehl (Essentially in Accordance):**











