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Tx:40337147

PIN: 07-13-220-005

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/20/2021 03:17 PM

**ADDRESS:
506 SPRING AVENUE
NAPERVILLE, IL 60540**

DOCUMENT # R2021-125813

**PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170**

**RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

PZC Case #21-1-031

ORDINANCE NO. 21 – 056

**AN ORDINANCE GRANTING VARIANCES FROM
SECTION 6-6C-7:1 (R2: YARD REQUIREMENTS) AND SECTION 6-2-10
(ACCESSORY STRUCTURE REGULATIONS) OF THE NAPERVILLE
MUNICIPAL CODE TO ALLOW MODIFICATIONS TO A DETACHED GARAGE
FOR THE PROPERTY LOCATED AT 506 S. SPRING AVENUE**

RECITALS

1. **WHEREAS**, Mark Jahnke ("**Petitioner**"), has petitioned the City of Naperville ("**City**") for approval of variances to Section 6-2-10:2, Section 6-6C-7:1, Section 6-2-10:5, and Section 6-2-10:3 in order to modify an existing detached garage at the real property located at 506 Spring Avenue, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("**Subject Property**"); and
2. **WHEREAS**, Mark Jahnke and Kimberly Jahnke ("**Owners**") are the owners of the Subject Property and have authorized the Petitioner to submit the variance petition; and

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3. **WHEREAS**, the Subject Property is currently zoned R2 (Single Family and Low Density Multiple Family Residence District); and
4. **WHEREAS**, an approximately 700 square foot, 15'-6" tall detached garage currently exists on the Subject Property in the rear of the property; and
5. **WHEREAS**, a detached garage is defined as an accessory structure and is subject to the Accessory Buildings, Structures and Uses of Land regulations located in Section 6-2-10 of the Naperville Municipal Code; and
6. **WHEREAS**, pursuant to Section 6-3-6:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of variances from Section 6-2-10:2, Section 6-6C-7:1, Section 6-2-10:5, and Section 6-2-10:3 of the Naperville Municipal Code to allow for modifications to the existing detached garage to create a detached garage that is 1,253 square feet in size and 25'-10" in height; and
7. **WHEREAS**, the petitioner requests these modifications in order to construct an additional parking space on the first floor of the garage and to create a second floor of the garage to be used as storage; and
8. **WHEREAS**, the proposed modifications require approval of the following variances:
 1. A variance to Section 6-2-10:2 (Accessory Structures: Yard Requirements) and Section 6-6C-7:1 (R2: Yard Requirements) to permit an addition to an existing detached garage which encroaches 6' into the 15' corner side yard setback at a distance of 9' from the property line; and
 2. A variance to Section 6-2-10:5 (Accessory Structures: Percentage of Required Yard Occupied) to permit a detached garage which exceeds the maximum 480 square feet permitted for detached accessory structures in the required rear yard setback by 31 square feet for a total of 511 square feet in the required rear yard setback; and
 3. A variance to Section 6-2-10:3 (Accessory Structures: Height Limitations) to permit a detached garage which exceeds the maximum permitted height of 18' for detached accessory structures at a height of 25'-10"; and

9. **WHEREAS**, on May 5, 2021, the Planning and Zoning Commission considered the requested variances and recommended approval of the Petitioner's request; and

10. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's variance request meets the Standards for Variances as provided in Exhibit C attached hereto and should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The following variances, as depicted on the Plat of Survey attached hereto as Exhibit B, are hereby approved:

1. A variance to Section 6-2-10:2 (Accessory Structures: Yard Requirements) and Section 6-6C-7:1 (R2: Yard Requirements) to permit an addition to an existing detached garage which encroaches 6' into the 15' corner side yard setback at a distance of 9' from the property line; and
2. A variance to Section 6-2-10:5 (Accessory Structures: Percentage of Required Yard Occupied) to permit a detached garage which exceeds the maximum 480 square feet permitted for detached accessory structures in the required rear yard setback by 31 square feet for a total of 511 square feet in the required rear yard setback; and
3. A variance to Section 6-2-10:3 (Accessory Structures: Height Limitations) to permit a detached garage which exceeds the maximum permitted height of 18' for detached accessory structures at a height of 25'-10"; and

SECTION 3: The Plat of Survey, attached to this Ordinance as Exhibit B, is hereby approved as the controlling site plan for the detached garage at the Subject Property.

SECTION 4: The Building Elevations, attached to this Ordinance as Exhibit D, are hereby approved as the controlling elevations for the detached garage at the Subject Property.

SECTION 5: The variance approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

SECTION 6: This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

SECTION 7: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 8: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of May 2021.

AYES: CHIRICO, GUSTIN, HINTERLONG, KELLY, LEONG,

NAYS: HOLZHAUER, SULLIVAN, TAYLOR, WHITE

APPROVED this 19th day of May 2021.



Steve Chirico
Mayor

ATTEST:



Grace Michalak
Records Clerk



506 Spring Ave. Naperville, IL 60540

Legal Description:

LOT 1 IN BLOCK 5 IN RICHMOND'S RESUBDIVISION OF BLOCKS 2, 3, 4 AND 5, IN WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING PART OF THE SOUTH ½ OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 4, 1873 AS DOCUMENT 16175, IN DUPAGE COUNTY, ILLINOIS.

PIN:

0713220005 0000

EXHIBIT A

Required Variance Standards EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

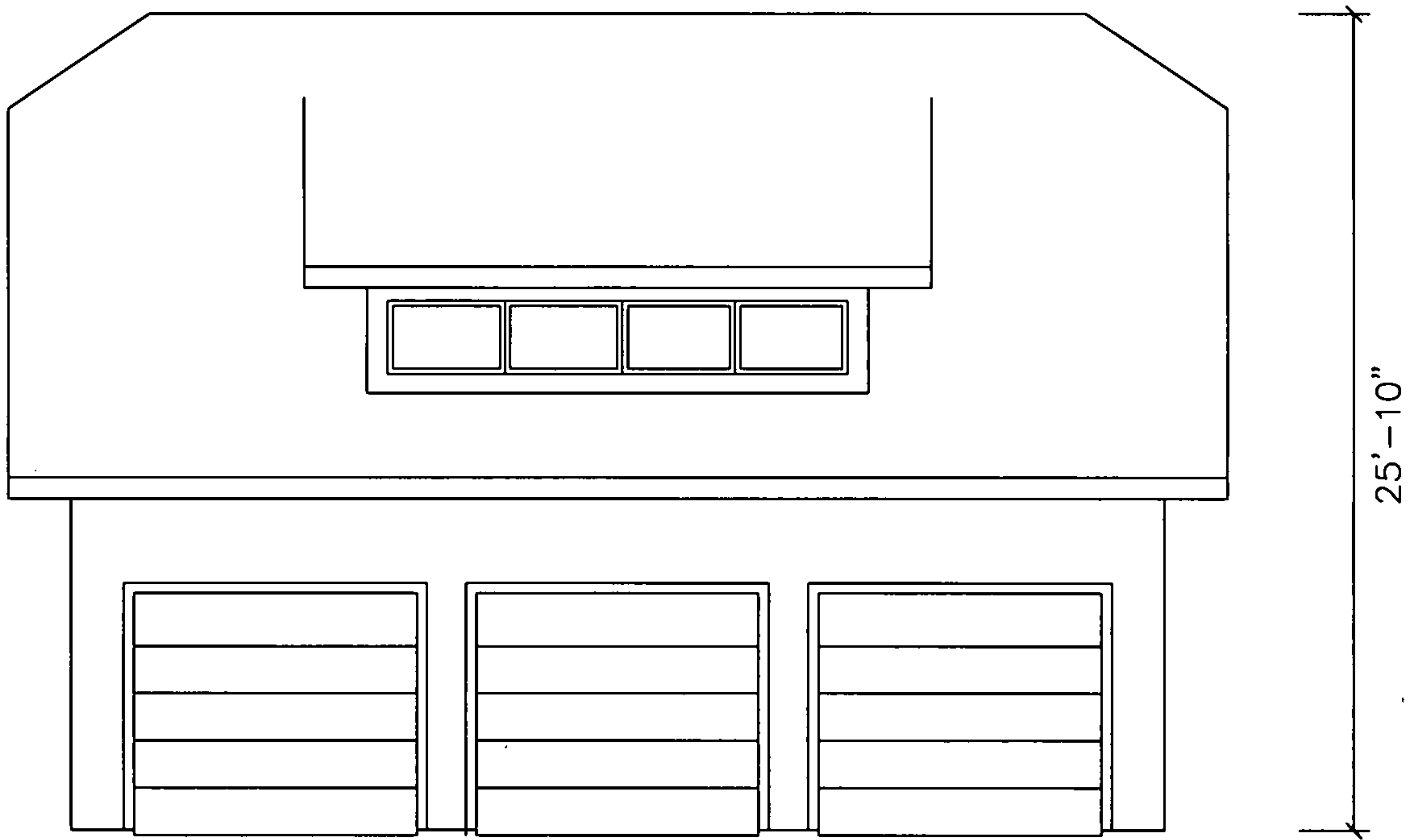
The proposed improvement complements other improvements in the neighborhood. It will be of high architectural character and replace an aging structure. This will contribute towards the overall value of the surrounding neighborhood.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Practical difficulties would include loss of yard and green space if forced to relocate structure due to standards. Mature parkway trees may be impacted by relocated drive.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

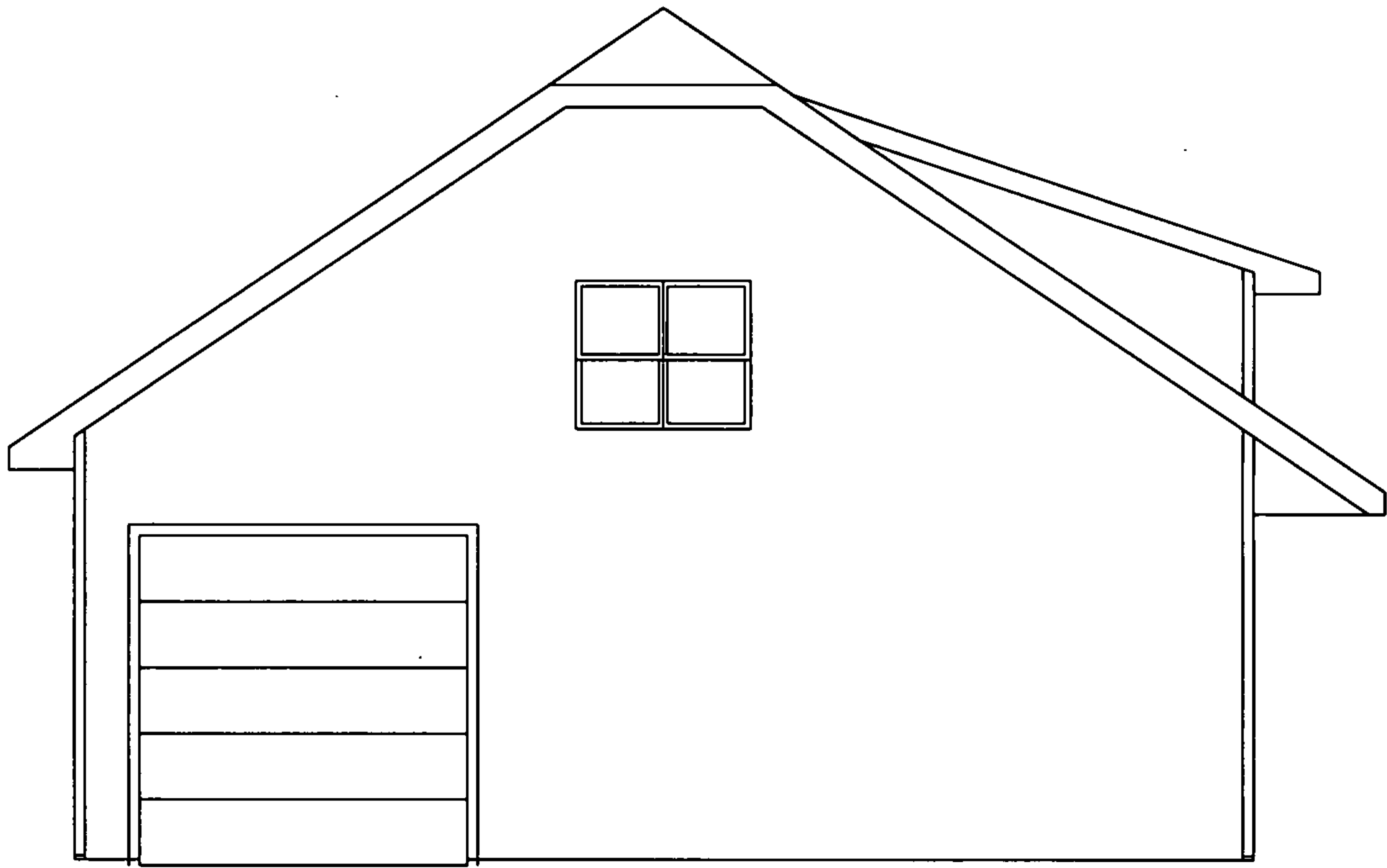
The proposed improvement will not dramatically alter the street view from the current structure. The property has an alley on the rear yard and no direct rear yard neighbors. The adjacent side yard will be built with no alteration to the code.



EAST ELEVATION — FRONT

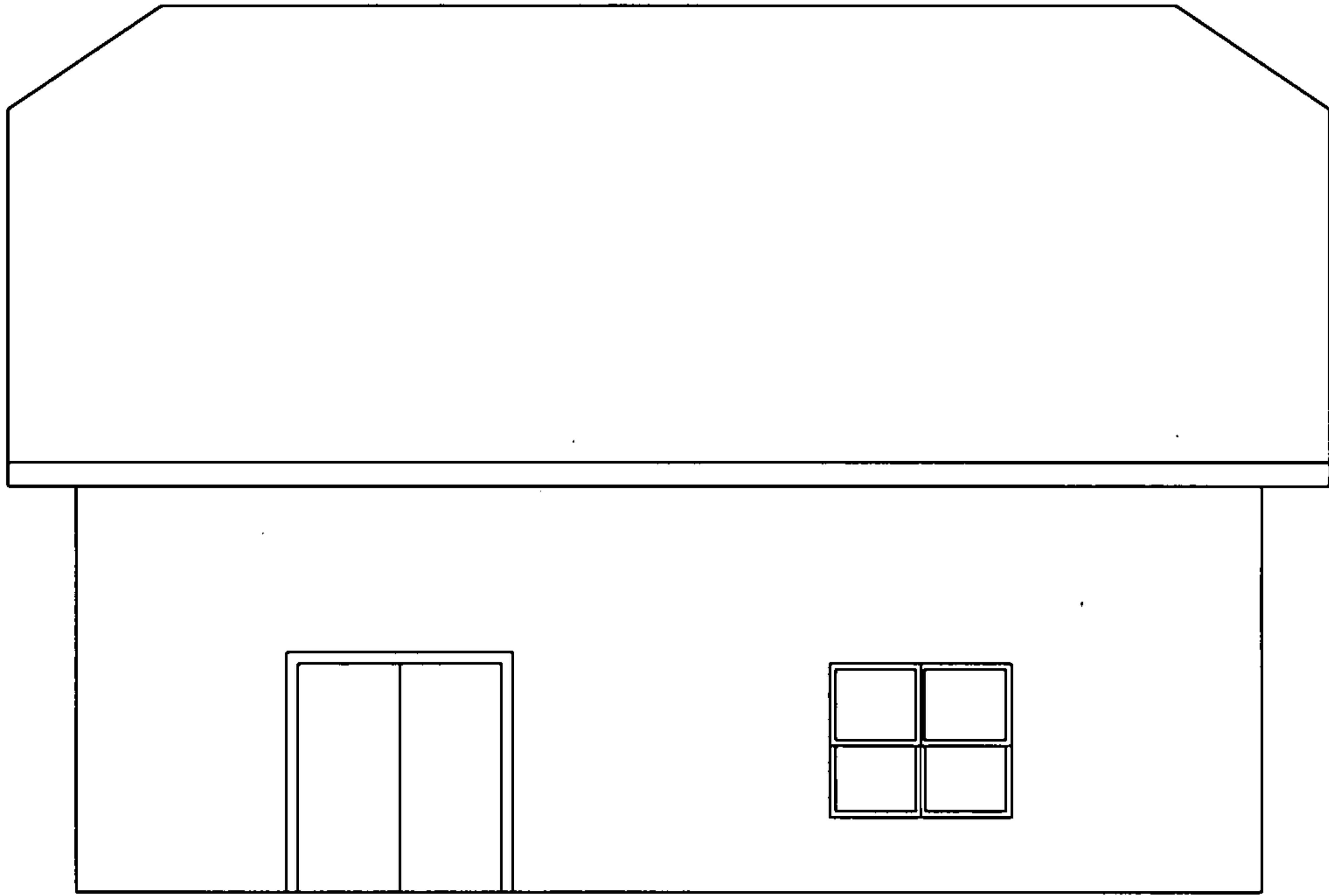
MARK & KIM JAHNKE
506 SPRING AVENUE
NAPERVILLE, IL 60540

EXHIBIT D

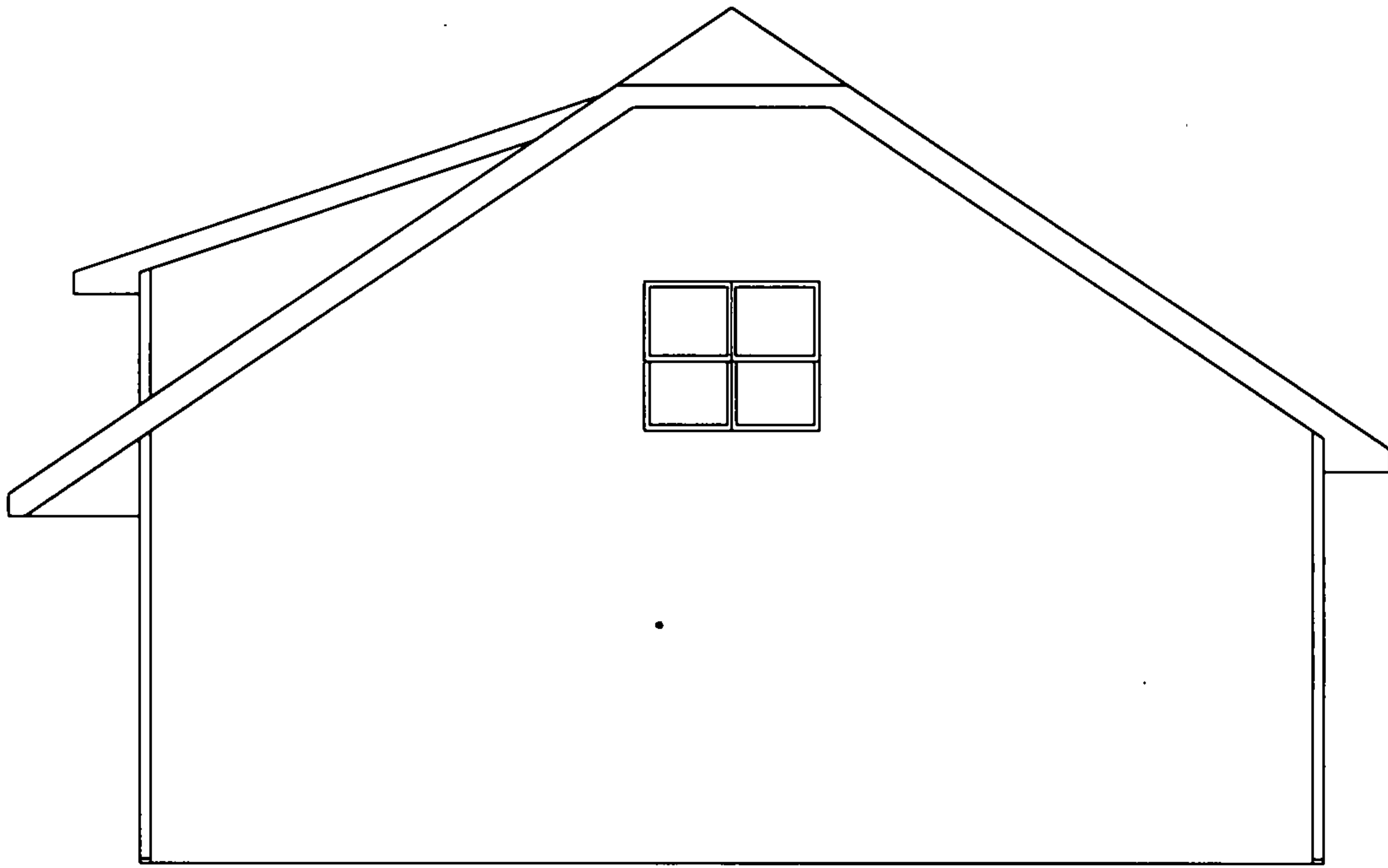


SOUTH ELEVATION
MARK & KIM JAHNKE
506 SPRING AVENUE
NAPERVILLE, IL 60540

EXHIBIT D



WEST ELEVATION
MARK & KIM JAHNKE
506 SPRING AVENUE
NAPERVILLE, IL 60540
EXHIBIT D



NORTH ELEVATION

MARK & KIM JAHNKE
506 SPRING AVENUE
NAPERVILLE, IL 60540

EXHIBIT D