

Response to Objection on Sunroom for 2843 Fairhauser Ct, Naperville.

There are many reasons why the Naperville village has set the 30 ft. setback of structures in our lots. But, if this variance is approved for 2843 Fairhauser Ct., the rear setback will be 24.5 ft.

SA: Yes. The proposed sunroom will take up only 11 ft (of which a 5.5 ft variance is requested) of the space between our properties. That will still leave ~70 ft of space from their rear wall and windows. For perspective, one may consider that our properties are 75 ft wide (north-south dimension). See picture below.

- I am the most impacted neighbor (directly behind 2843 Fairhauser Ct.) at

SA: They will be able to see our sunroom, just as they are able to see our back wall and patio. That will be the extent of the impact.

- This approval will set precedent to other approvals in our neighborhood that will have a rear setback to 20 ft. or 10 ft. or all the way to easement. Soon, Harmony Grove subdivision will have structures close together and our backyards shortened.

SA: The requested variance is for 5.5 ft, not the exaggerated lengths indicated. There are a number of sunrooms in Harmony Grove. There is plenty of evidence of patios and other structures in this area that extend into the easement and that has not diminished sales or property value.

- Residential structures that are closer will discourage real estate buyers, who expect more open spaces in Harmony Grove subdivision. This will discourage future buyers of my property. As a result, it will take longer to sell my house or reduce the value of my property.

SA: A variance of 5.5 ft into the easement, while still leaving a gap of ~70 ft, is not likely to affect any purchase decision. If this were true, then properties with large trees around would not sell. Just look at the large trees in the backyards and adjacent to the picture that has been presented. How much open space / view do they have on either side? Their expectation of open space would be even more diminished if we planted a tree or a hedge in our backyard.

Contrary to their fears, I think property improvements like this will elevate the median price of all the homes in the neighborhood.

- This variance will intrude my privacy in my own house and enjoy my own backyard. I have no issues, nor had any issues with residents of 2843 Fairhauser Ct. But, what about the future residents or change of ownerships or rental.

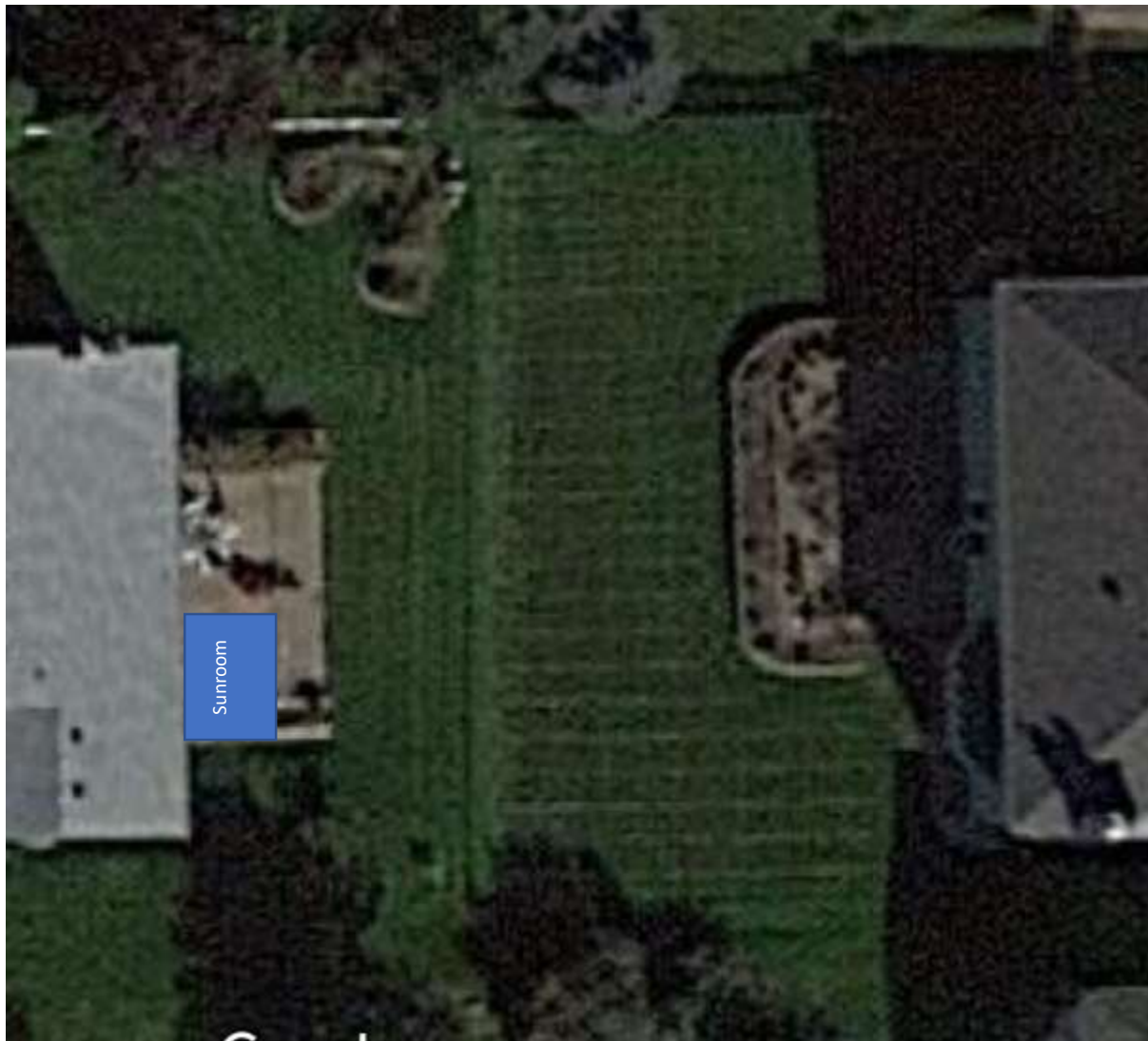
SA: This is no more of an invasion of our privacies than people sitting on the patios or on the lawns between us. They can always put up a fence to improve their privacy.

- I will be looking at the backyard structures in my face. I have moved to my current residence because the structures are far apart and adhere to the Naperville ordinances.

SA: The proposed structure perspective will be in the shadow of our back wall, so it will not inhibit their view in any direction. The only issue is that for this space to have any decent aspect ratio and seating space, we are asking for a 5.5 ft variance. If we build the sunroom without the variance, their view will be exactly the same only 5.5 ft closer, still leaving a gap of ~70 ft from

their back wall. Furthermore, by installing this sunroom, that part of the patio will actually recede further inwards, allowing for green space.

Sunrooms, pergolas, patios and pools are accepted backyard features. Even a tree or a hedge located within the green area would have a greater impact on their view than this proposed sunroom.



General Comments by Applicant:

SA: The proposed location for the sunroom is the only option among the three sides of our property where the sunroom would be feasible. There is no space on the south side, and the north side sits in the shadow for half the year. The current design is a small enclosure. The width is constrained by the location of an existing window and the patio door. Shrinking the other dimension (that affects the requested easement) will take away any meaningful sitting space.

SA: Our backyard neighbor has communicated their fear that their view will be inhibited and the structure will be closer than my current rear wall. In reality, the sunroom will only inhibit their view of my rear wall and our patio door. With respect to the proximity, the sunroom will actually replace and remove part of our existing patio, clearing up more green space between our properties. A space of more than 65 ft. between their wall and the sunroom is hardly proximal when one considers that the total width of our properties is 75 ft.