

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 6 North Columbia Street, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (PIN): 08-18-404-005

I. PETITIONER: Erik G. Haugsnes, Trustee

PETITIONER'S ADDRESS: 6 North Columbia Street

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (312) 415-1071 EMAIL ADDRESS: arraack@yahoo.com

II. OWNER(S): The Jack and Helen J. Haugsnes Living Trust

OWNER'S ADDRESS: 6 North Columbia Street

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (312) 415-1071 EMAIL ADDRESS: arraack@yahoo.com

III. PRIMARY CONTACT (review comments sent to this contact): Erik G. Haugsnes, Trustee

RELATIONSHIP TO PETITIONER: Self

PHONE: (312) 415-1071 EMAIL ADDRESS: arraack@yahoo.com

IV. OTHER STAFF

NAME: Helen J. Haugsnes, Trustee

RELATIONSHIP TO PETITIONER: Mother and Co-Trustee of the Petitioner

PHONE: (312) 882-3495 EMAIL ADDRESS: helenhaugsnes@gmail.com

NAME: Not Applicable

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: R2 Single-family and low density multiple-family residence district

AREA OF PROPERTY (Acres or sq ft): 11,250 SF (0.258 acre)

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code;

For a property within the R-2 Residential Zoning District, and within the Historic District, we are seeking a variance of the 6'-0" interior side lot line setback (6-6C-7) to allow for a 5'-0" interior side lot setback per (6-2-3.2) for just the three brick columns which encroach a total of only 4 SF into the 6'-0" setback, (Note that roofs/eaves can extend an additional 3' into the lot, per 6-2-3.1). Porte cochere is below the 18' max height limit (6-2-10.3). The porte cochere at 422 SF is 38% of the interior side yard, but is less than 480 SF so OK, per 6-2-10.5.

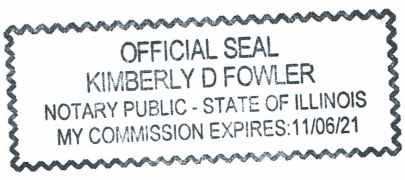
VI. PETITIONER'S SIGNATURE

I, Erik G. Haugsnes, Trustee (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Erik Haugsnes (Signature of Petitioner or authorized agent) 01/11/2021 (Date)

SUBSCRIBED AND SWORN TO before me this 11th day of January, 2021

Kimberly D Fowler
(Notary Public and Seal)



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VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

Helen J. Haugsnes
(Signature of 1st Owner or authorized agent)

Erik G. Haugsnes
(Signature of 2nd Owner or authorized agent)

01/11/2021
(Date)

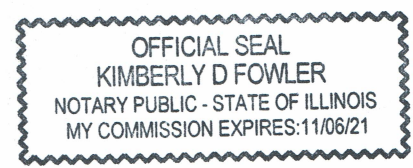
01/11/2021
(Date)

Mrs. Helen J. Haugsnes, Trustee
1st Owner's Printed Name and Title

Mr. Erik G. Haugsnes, Trustee
2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 11th day of January, 2021

Kimberly D Fowler
(Notary Public and Seal)





REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

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

Interior side yard setback requirements are meant to keep flammable construction away from property boundaries and to maintain the spacing of structures for visual appearances and apparent neighborhood density. The variance for this proposed porte cochere would not materially increase the likelihood of fire spreading to the adjacent lot, as the columns are brick. The porte cochere is situated to align with the existing garage to fit into the 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

Living in the Naperville Historic District and inhabiting a house that has a tiny, detached garage has always been a problem. With disabled, elderly family members who often need assistance in entering and leaving the home in inclement weather has been additionally hard on the residents and their care-givers. Allowing this one foot of additional width at the Porte Cochere would make the wheelchair access to vehicles under the protection of a roof much more feasible. It will allow for a level platform that an assistant and the wheelchair can fit on, that is raised above the grade, so that entry into the car does not require lifting the disabled, but rather lowering them.

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 existing garage at the premises is currently in violation of the 5' interior side yard setback requirement by several inches, and it has an overhanging eave of 2'-6" however, which is allowed. The proposed porte cochere has only three brick columns which nearly align with the detached garage, but remain 5'-1" off the interior side lot line, so the addition is in keeping with the existing construction, and would meet the zoning requirements for a detached structure, but are 1'-0" beyond the requirements for an attached structure. This additional accessory structure is set back over 58 feet from the front property line and over 65 feet from the rear property line, and is lower than the existing garage. It should have no impact whatsoever on the essential character of the neighborhood. The review by the Naperville Historic Preservation Commission will make sure of this.

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Erik G. Haugsnes
Address: 6 North Columbia Street
Naperville, IL 60540

2. Nature of Benefit sought: Zoning Variance for interior side yard setback for attached accessory structures

3. Nature of Petitioner (select one):

- a. Individual
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture
- g. Limited Liability Corporation (LLC)
- h. Sole Proprietorship

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

Petitioner is a Trustee of the Jack and Helen J. Haugsnes Living Trust

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

Helen J. Haugsnes, Trustee of the Jack and Helen J. Haugsnes Living Trust
6 N. Columbia Street, Naperville, IL 60540

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Erik G. Haugsnes, Trustee

VERIFICATION

I, Erik G. Haugsnes (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: *Erik Haugsnes*

Subscribed and Sworn to before me this 11th day of January, 20 21.

Kimberly D Fowler
Notary Public and seal

