

REGARDING: Variance Request 125 North Huffman Street Naperville Proposed 2 unit townhome

Lot 6 in Block 5 in Declara Heights, in Section 18, Township 38North, Range 10, East of the Third Principal Meridian, in Du Page County, Illinois

PIN: 08-18-401-016

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

Our proposed 2 unit townhome building perfectly fits the parameters of the R2 zoning ordinance and existing residences and structures in the neighborhood. The property zoning is R2, permitting up to 2 single family attached dwellings per lot, and the full size 50 x 150' lot accommodates this nicely as has been evidenced on multiple projects around the city including some on the same block and street. Our aim is to provide a high quality residential building that conforms with, as it enhances, the area.

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.

There are multiple exceptional hardships unique to this property that compel us to request a variance. Principal among these is that the property is currently designated to be in the flood plain. The property sits high on a sloping lot on the west side of Huffman Street, part the way up the hill towards School Street and although it seems counter-intuitive to think it could be in a flood plain, it was designated as such after the 1993 flood event that damaged homes downhill on Huffman Street since a small part of the property is in the designated flood area. Over the past number of years Naperville undertook a massive effort to mitigate the situation working with Du Page County as well as private and federal agencies most notably FEMA to re-do and increase the capacity of the storm sewer on Huffman and the rebuild the retention areas on North Avenue as and on Plank Road. The project is complete and deemed successful by the City of Naperville and Du Page County. However FEMA is backlogged and their formal acceptance is required to remove the area from flood plain before Naperville will issue standard permits allowing basements. Thus we are required to build all construction above grade, and what would normally be partially or fully built underground must be above ground. Technically that means that the part of the home that would have been under ground is now counted as a "story" and that means what would normally be referred to as "attic" is now called the "3rd story" and subject to the square footage limitation of no more than 50% of the floor below. Another hardship unique to this property is the topography. This lot slopes very steeply uphill to the west towards the rear of the lot. We have overlaid the topographic map on the survey to show how steep it is. This obviously provides design and engineering challenges for building, and is another reason the "3rd story" is required. Keeping the lower level out of the ground

actually makes the proposed building fit well with the average elevation of the lot. The fact is, the "3rd story" is visibly lower than the 3rd story of the other townhome building 2 doors north.

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 home will be entirely consistent with the property uses and housing product in the immediate area. Indeed, 2- 2 unit town homes are located just north of the property at 133- 135 N Huffman and 141- 143 N Huffman and both are full 3 stories, ½ block further north at 211- 217 N Huffman are 2 recently built duplexes side by side (4 total units), also 3 stories tall, and across the street at 138- 152 N Huffman is a higher density 8 unit residential building with open parking, two stories tall, but much higher density. So the immediate area has multiple full 3 story buildings and an 8 unit multifamily. We believe our townhome will fit in perfectly in the area, consistent with number of stories in existing homes in the same block.

Furthermore, many of the existing homes and buildings are dated. We are confident that the quality and up to date style of our proposed townhome building will enhance the entire area. This project meets all other requirements under the R2 zoning

Exhibit 2



133-135 Huffman



138-152 Huffman

Exhibit 3



211-217 Huffman



141-143 Huffman