

R.E.H.A.

Ranchview Estates Quartet Homeowners Association

Naperville, IL

TO: Naperville City Council,

Kasey Evans, Community Planner

CC: Hany Tadorus and Marine Hana , owners 1821 Appaloosa Dr.

RE: 1821 Appaloosa Drive, Illegal Patio and Fence

FROM: Ranchview Estates Quartet Homeowners Association, PO Box 6114, Woodridge, IL 60517 - Jean Pare',
President, 630-548-2603

DATE: November 7, 2017

During the public comment period regarding the petition of the owners of 1821 Appaloosa Dr. for a deviation from the Naperville Municipal Code for their patio and fence, the Board of Directors of Ranchview Estates Quartet Homeowners Association (REHA) submitted a statement to the Naperville Planning and Zoning Commission in favor of the variance requested by the owners. We also spoke briefly in favor of the variance at the November 1, 2017 public hearing.

A copy of that statement has been provided to members of the Council. In that statement we expressed not only our opinion regarding the size of the patio, but outlined in detail the changes which would have to be made to the structure for it to be acceptable. The family has agreed to follow our requirements and to submit detailed plans for changes as work progresses.

Although the Planning and Zoning Commission denied the petition by a vote of 4 to 3, the REHA Board remains in favor of the variance being granted. The Board has the authority to require the removal or modification of any exterior addition to a townhome in the association, however, in this case, we choose to work with the family to bring the patio into compliance with REHA Rules & Regulations. We feel this can be attained and that with the modifications agreed upon, the patio and fence will fit into the REHA community.

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Ranchview Estates Homeowners Association
Naperville, Illinois

TO: Kasey Evans, Community Planner, City of Naperville

CC: Hany Tadorus and Marine Hana,

RE: 1821 Appaloosa Drive, Illegal Patio and Fence

FROM: Ranchview Estates Quartet Homeowners Association, PO Box 6114, Woodridge, IL 60517 - Jean Pare',
President, 630-548-2603

DATE: August 21, 2017

At the request of the homeowners of 1821 Appaloosa Dr. Naperville, IL , Hany Tadorus and Marine Hana, the Board of Directors of Ranchview Estates Homeowners Association (REHA) is submitting the following statement outlining the position of the Board regarding the patio and fence erected by the homeowners. We realize our position may have no bearing on the decision of the Naperville Planning Commission.

REHA Position Statement

The current patio structure, built without Board or City approval, causes concern as to how this may affect future townhome values for the Association. Full responsibility for any mandated change and/or variance should be undertaken going forward by the City of Naperville. A stern reminder that strict adherence and respect REHA rules and regulations should be followed by the homeowners.

No further modifications and/or additions should be made to this patio without Board and City approval.

That being said, the REHA Board is making the following recommendations:

- Size of the Patio - while inconsistent with existing decks and patios in the community, the association will not require reduction of the size.
- Height and Style of Fence/Railing – at a minimum, the additional slats added after the original installation of the railing must be removed, as well as the top rail. For safety purposes, there must also be an unobstructed opening from the patio to the porch (porch railing removed or hinged) or a gate from the patio to the lawn. Once these requirements are met, the fence/railing will meet REHA Rules & Regulations.
- Overall Patio Appearance – in order for the structure to be compatible with the aesthetics of the Association and surrounding neighborhood, the wooden fence/railing and brick posts are to be painted a lighter color, preferably white or off-white
- Landscaping Surrounding the Patio – REHA is recommending that landscaping be installed around the base of the patio. A plan for the type and quantity of plants as well as the time frame for completion will be developed by the Board and homeowners.
- Future Modification – once a decision is reached by the City of Naperville Planning Commission regarding the code violations, the REHA Board will work with the homeowners to meet City and REHA requirements. Any modifications, additions or changes to the structure will require submission of detailed plans, including photographs, to the Board for review.

Subject: pics

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