

Reference PZC 18-1-078 to conduct a public hearing to consider a variance to allow a screened-in porch to encroach into the rear yard setback at 1224 Stonebriar Court.

November 6, 2018

As residents in Hobson Villas, we make an effort to be attentive to the enhancements of our neighborhood. While growth and development at times make sense, in the above named case, we are opposed as it would not be for the betterment of the community.

Some homes in the neighborhood do have screened-in porches originally built by the builder. However, the encroachment of this desired porch is excessive and the particular location and height creates excessive bulk. It will alter the landscape and impede the views of others. The proposed porch may be a very nice addition to the owner, but it is clearly out of sync in that location.

The uniformity and beauty of our community was one of the attractive features of Hobson Villas that enticed us to purchase a home here. Should a variance be granted in this case, we are fearful that it sets a precedent for others in the neighborhood to do the same.

Help us continue to maintain the appealing look of Hobson Villas. We encourage Council to honor the opinion of the city staff and the vote of the Planning and Zoning Commission, and disallow the variance.

Mattingly, Gabrielle

From: [REDACTED]
Sent: Friday, November 2, 2018 3:21 PM
To: Mattingly, Gabrielle
Subject: City Council Meeting 11.20.18 - Variance to allow a screened porch 1224 Stonebriar Ct.

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Reference PZC 18-1-078

We are neighbors of the subject property and would like to voice our objection to consideration of this variance.

When this request first surfaced we had one reservation relative to the height of the enclosed structure in an area where no others exist. After attending the Planning Zoning Committee meeting on October 17, 2018, and listening to city staff and members of the committee, we have additional concerns.

Consistent comments by the committee members included:

- Excessive encroachment of 15'
- Too much bulk for the area
- No hardship proven

In addition to these concerns we feel this structure will change the character of the neighborhood. If approved, we feel others may want a similar structure which would significantly alter the landscape and impede the view of other homeowners.

The owners of this property have requested letters of support from their neighbors and they have supplied a sample letter. In it the letter states that the porch will have an identical footprint to the existing deck, however, it does not mention that once enclosed and roofed it must comply with the 25' setback. Some of the neighbors have a "I can't see it, it doesn't affect me" attitude. We feel if they had heard the comments from city staff and the committee they would be in agreement that this should not be approved. There is a cautionary aspect to this as no one wants to be the neighbor who openly objects and rallies others to do the same.

This is nothing personal against our neighbors. We are a small, friendly community of 21 buildings and this structure will have a big impact on our curb appeal.

Thank you for considering a "no" vote on this issue.

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: RICHARD STEWART


Signature 

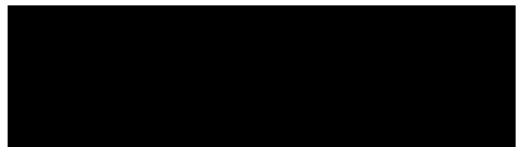
Name: BLANCHE STEWART

Signature 

Address:  STONEBRIAR CT
Naperville, Illinois 60540

To whom it may concern:

Blanche and I are in complete agreement with Charles and Maureen as we live in the same Villa at  Stonebriar Ct. They are wonderful neighbors and such a modification will only enhance the appearance of our subdivision.



Patrick and Maureen Quinn
[REDACTED] Stonebriar Court
Naperville, Illinois 60540

November 1, 2018

RE: Construction variance, 1224 Stonebriar Court, Naperville, Illinois

Naperville City Council:

Being residents of the Hobson Villas subdivision, located at the Northwest corner of Wehrli Road and 75th Street in Naperville, we are aware of plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened porch enclosing their existing open deck located on the East side of their townhome.

As the Bellocks' neighbors immediately to the North, we wish to express our full support of granting a variance for the proposed construction. The planned screen porch will have a footprint identical to the existing open deck and is consistent with screened porches already present throughout our neighborhood. Further, it is our opinion that the anticipated modification will be a beneficial enhancement to the overall appearance of our community.

Sincerely,

[REDACTED]

Patrick Quinn

[REDACTED]

Maureen Quinn

[REDACTED] Stonebriar Court
Naperville, Illinois 60540

TO: NAPERVILLE CITY COUNCIL

FROM: Dr. Anne Cairns Federle
Hobson Villa Resident

DATE: November 1, 2018

Please be advised that I live in the Hobson Villa subdivision in Naperville, Illinois, located at the northwest corner of 75th and Wehrli Road.

I am supporting the plans and construction of a deck located on the east side of the townhome that were submitted by Charles and Maureen Bellock at 1224 Stonebriar Court, Naperville, IL.

I fully support the granting of a variance for such plans and construction of a deck that will be consistent with other screened in porches already in existence throughout the subdivision. There is no doubt the deck will add significantly to the overall appearance of our lovely subdivision.

Do not hesitate to contact me at [REDACTED] if any of you have any questions.

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: STEVE DUPREE

Signature



Name: SHEILA DUPREE

Signature



Address:  STONEBRIAR COURT
Naperville, Illinois 60540

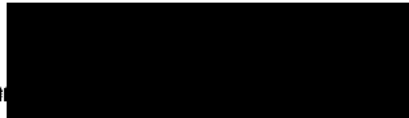
To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: RICHARD BLATT

Signature




Name: JANICE BLATT

Signature



Address: [REDACTED] Stonebriar Ct.
Naperville, Illinois 60540

[Redacted]

10/30/2018 9:56 PM 

To Maureen Bellock

Hi Mo - I don't have a printer to download the form but I would gladly sign one if you could bring a copy over to me. You definitely should be able to have a screened porch. You have a perfect spot for one. Mary

Sent from my iPad

On Oct 29, 2018, at 7:07 PM,
> wrote:

[Redacted]

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehri Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: Michael E. Thompson

Signature



Name: MARSHA K. THOMPSON

Signature



Address: Stonebriar Ct.
Naperville, Illinois 60540

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name:  Signature _____

Name: _____ Signature _____


Address:  *Stonebriar Ct.*
Naperville, Illinois 60540

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: MARY T. KILGALLON Sign 

Name: THOMAS W. KILGALLON Signature 

Address:  Stonebriar Ct.
Naperville, Illinois 60540

Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: EDWARD C. SKODOL
Signature: [REDACTED]

Name: JOAN C. SKODOL
Signature: [REDACTED]

Address: [REDACTED] Stonebriar Ct.
Naperville, Illinois 60540

November 1, 2018

To: Members of the Naperville City Council

From: Patrice Flentge, a Hobson Villa Resident


Please be advised that I live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road.

I am aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome.

I fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck, and it will be consistent with other screened in porches already in existence throughout the subdivision. In my opinion, this modification will enhance the overall appearance of our subdivision.



Patrice S. Flentge




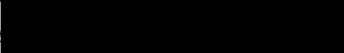
Stonebriar Court, Naperville, IL 60540


To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: Elaine Hercinski,
Signature 

Name: ROBERT HERCINSKI
Signature 

Address:  EVERWOOD Rd.
Naperville, Illinois 60540

Jerome and Karen Brendel
████████ Stonebriar Court
Naperville, Illinois 60540

To: Members, Naperville City Council

We currently reside at ██████ Stonebriar Court in the Hobson Villa subdivision located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court to build a screened porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It is our understanding that it will have the identical foot print as the existing deck and be consistent with other screened porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: Jerome Brendel

Signature

████████████████████

Name: Karen Brendel

Signature

████████████████████

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: Barbara Albrecht
Signature: [REDACTED]

Name: William Albrecht
Signature: [REDACTED]

Address: [REDACTED] Everwood Rd
Naperville, Illinois 60540

October 30, 2018

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

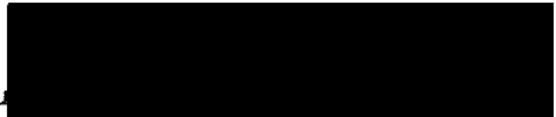
Name: Jean F. Vance

Signature



Name: Sharon Vance

Signature



Address:  Everwood Road
Naperville, Illinois 60540

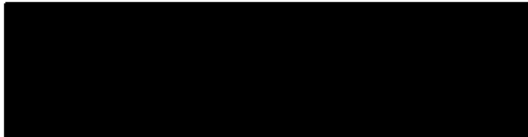
██████████ Stonebriar Dr.
Naperville, IL 60540
October 29, 2018

To: Naperville City Council

From: Hobson Villas Resident

Please be advised that I live in the Hobson Villas subdivision in Naperville, IL, located at the Northwest corner of 75th St. and Wehrli Road. I am aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Ct., Naperville, IL, to build a screened-in porch over their existing open deck located on the East side of their townhouse. I fully support the granting of a variance for such construction. It will have the identical foot print of the existing deck, and it will be consistent with other screened-in porches now existing throughout the subdivision. In my opinion, this modification will only enhance the overall appearance of our lovely subdivision. I also have a screened-in porch, which I believe adds to the value of my house and to others in the area.

My name is Joyce E. Trier, and I live at ██████████ Stonebriar Dr., Naperville, IL.



To: Naperville City Council

From: Hobson Villa Resident


Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name: JOHN E. DOLAN

Signature  10-30-18

Name: AGNES H. DOLAN

Signature  10/30/18

Address:  Stonebriar Court
Naperville, Illinois 60540

October 29, 2018

To: Naperville City Council

From: Susan and Marty Casey, Hobson Villas Residents

Please be advised that we live in the Hobson Villas subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion, such a modification will only enhance the overall appearance of our lovely subdivision.



Susan and Marty Casey
Stonebriar Court
Naperville, IL 60540

November 1, 2018


To: Naperville City Council

From: Dean & Janice Cronister


Re: Property at 1224 Stonebriar Court, Naperville, IL. 60540

Please be advised that we live in the Hobson Villas subdivision in Naperville, IL. Located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court to build a screened in porch over their existing open deck located on the East side of their home. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing open deck and will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Regards,


Dean Cronister


Janice Cronister

 Stonebriar Court
Naperville, IL. 60540


To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name:  Signature _____

Name: SHARON R. REEVES Signature _____

Address:  Stonebriar Court
Naperville, Illinois 60540

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

Name



Signature

Name:

Signature

Address



Stone Briar

Naperville, Illinois 60540

To: Naperville City Council

October 30, 2019

From: James and Barbara Barrett

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

We have such a screened in deck that was offered as an option to homebuyers when the subdivision was constructed. It affords us the opportunity to enjoy our backyard in times of rain and mosquitos and it really does enhance the look and feel of the neighborhood.

Name: 

Signature: BARBARA M BARRETT

Name: JAMES M. BARRETT

Signature: 

Address:  Stonebriar Ct
Naperville, Illinois 60540

Mark & Ona Kroll
[REDACTED] Stonebriar Court
Naperville, IL 60540

To: Naperville City Council

From: Hobson Villas Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois, located at the Northwest corner of 75th Street and Wehrli Road. We're aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our subdivision.

Name: MARK KROLL Signature: [REDACTED]

Name: ONA KROLL Signature: [REDACTED]

Address: [REDACTED] Stonebriar Ct.
Naperville, IL 50540

1224 Stonebriar Ct.

.....
Naperville IL 60540

To: Naperville City Council

From: Hobson Villa Resident

Please be advised that we live in the Hobson Villa subdivision in Naperville, Illinois located at the Northwest corner of 75th Street and Wehrli Road. We are aware of the plans that were submitted by Charles and Maureen Bellock of 1224 Stonebriar Court, Naperville, Illinois, to build a screened in porch over their existing open deck located on the East side of their townhome. We fully support the granting of a variance for such construction. It will have the identical foot print as the existing deck and it will be consistent with other screened in porches already in existence throughout the subdivision. In our opinion such a modification will only enhance the overall appearance of our lovely subdivision.

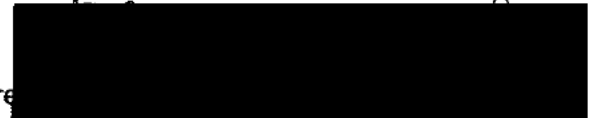
Name: Susie Bicek
~~Maureen Bellock~~

Signature



Name: John Bicek

Signature



Address:  Stonebriar Ct.
Naperville, Illinois 60540