

August 30th, 2021

Village of Naperville
400 S. Eagle Street
Naperville IL 60540

Daniel & Jill Ignash – 214 N. Laird St.

Exhibit 8:

Standard 1 - The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the Owner or Petitioner

Response:

Our current house at 214 N. Laird was built in 1969. The foundation and footprint are original and have not been changed since it was built. The blueprint for our new house is designed to keep the existing footprint and re-use the current foundation in its entirety. The current setback guideline for new construction homes in Naperville is 30'. Our survey shows a 35' Platted Building Setback. If we are forced to follow the 35' Platted Building Setback listed on our survey, we would need to cut back the existing foundation, which essentially means that we would not be able to re-use it in its entirety as planned. Excavation of the existing foundation and pouring of a new foundation would be a huge additional cost that we had not planned for. We are hoping that since the existing footprint has been in place for over 50 years and that by re-using the foundation, we will still be following the current 30' setback guidelines for all other new homes in the city, that we can proceed as designed by our architect.

Standard 2 - The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title

Response:

We currently own and live in a small, dated, 1960s ranch property at 214 N. Laird St, Naperville, IL 60540. With a growing family (expecting our first child in November), we are planning to start construction on this property and have secured architect plans to build a traditional two-story house using the foundation from our existing house.

Our architect, Craftstone Architects, has designed a beautiful home (plans attached) that uses the existing footprint and foundation of the original house. Listed on the survey of our lot is a 35' Platted Building Setback. The existing footprint and foundation of our current home, that we will be re-using for our new home, currently reaches over that. The required setback per City of Naperville

Zoning is 30'. We wish to follow the current building setback guideline of 30', which would allow us to re-use the existing foundation in its entirety.

The footprint and foundation have been in place since the house was originally built in 1969. Using the existing foundation will not adversely affect the neighborhood in any way since it's part of the current neighborhood now. We will be following the 30' setback requirements that are currently in place for all new homes in Naperville so the setback will match all other new homes in our neighborhood.