

Property Address:
151 North Wright Street
Naperville, IL 60540

Variance Request:
Section 6-2-10:3 - Accessory Structure Height Exceeding 18'

EXHIBIT B

RESPONSE TO STANDARDS FOR GRANTING A ZONING VARIANCE

We are requesting a variance from the "Height Limitations" for "Accessory Buildings, Structures and Uses of Land" as set forth in Section 6-2-10-3 of the Naperville Code of Ordinances to permit the reconstruction of a detached residential garage on our property located in the Naperville Historic District at 151 North Wright Street, Naperville, IL 60540.

The reconstruction of the detached garage is part of our larger home remodel and restoration efforts, which are heavily focused on amplifying and restoring the historic character and charm of the property, both inside and out.

Our request for a height variance is consistent with the intent and purpose of the Naperville Zoning Ordinance and Comprehensive Master Plan in that the proposed garage supports appropriate architectural design, improves the utility of a historic home to meet the needs of a modern family, maintains compatibility with surrounding historic structures, and does not impair adjacent properties.

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

- The general purpose and intent of the Zoning Ordinance and Comprehensive Master Plan, as applied within the context of the Naperville Historic District, encourages the preservation of historic character and architectural integrity, while supporting reinvestment in residential properties. In this case, the proposed increase in garage height is necessary to achieve architectural proportions and roof forms that are compatible with the primary residence, which is a "Craftsman Bungalow" style home that features "cat-slide" style sweeping roof lines. See *Photos 1, 2; Site Plan*. As proposed, the garage has been designed to mimic the sweeping roof lines of the primary residence through the use of roof pitch and dormers, albeit at a slightly steeper pitch due to the garage's lesser depth as compared to the primary residence, while still remaining subordinate to the principal structure. See ; 7; *Site Plan (for comparison of structure with 18' height as compared to proposed height)*.

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

- The increased height is necessary to create functional use of the second floor, which would include a home office and storage space. As is often seen with historical homes, the primary residence was not built with any sort of dedicated office space, which has become a necessity in today's modern, remote-working era, and also does not include any internal storage areas, which is a necessity for modern families. Without the additional height, it would not be possible to achieve these practical and reasonable uses of the property that increase the functional utility of the home; as the alternative would require significantly increasing the main level footprint of the garage, which would distort the garage's proportionality with the primary residence, greatly decrease the amount of green space in the backyard, and increase the impervious coverage of the lot.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property

- In terms of neighborhood compatibility, within the Historic District, two-story carriage house-style garages are commonplace, with numerous properties containing detached garages with heights that exceed 18' (one of which has a variance on file). Several examples can be found at the following addresses:
 - 20 South Loomis Street, Naperville IL 60540 - *See Photo 4*
 - 28 South Loomis Street, Naperville IL 60540 - *See Photo 5*
 - 119 South Sleight Street, Naperville IL 60540 - *See Photo 6*
- With regard to the impact on neighboring properties, as proposed, we will improve the visual continuity between our property and the neighbor immediately South of us by re-orienting the garage to run parallel to the alleyway behind our property (rather than perpendicular to the alleyway and neighboring garage as it currently sits). And the property to the North, across School Street, already has an obstructed view of our garage due to the very large parkway trees that run along School Street on our property. *See Photo 3*. Regarding proportionality, it is also worth noting that both of these neighbors plan to rebuild their detached garages to increase the footprint and add second levels.
- Further measures, including compliance with all setback requirements and thoughtful landscaping around the garage and along our South property line will also be incorporated to ensure the structure keeps with the scale and appearance of other homes within the neighborhood and is aesthetically consistent with the primary residence and adjacent properties. *See Photo 7; Site Plan*.

For all of the reasons outlined above, granting this variance will stay in line with the broader goals of the Zoning Ordinance and Master Plan, while enabling a thoughtful upgrade that is both respectful of the historic roots of this property and those of the surrounding neighborhood, and yet responsive to present-day residential needs.

Photo 1 - Front of Primary Residence



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Photo 2 - Side of Primary Residence



Photo 3 - View from North Neighbor Property



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Photo 4 - Detached Garage at 20 S Loomis

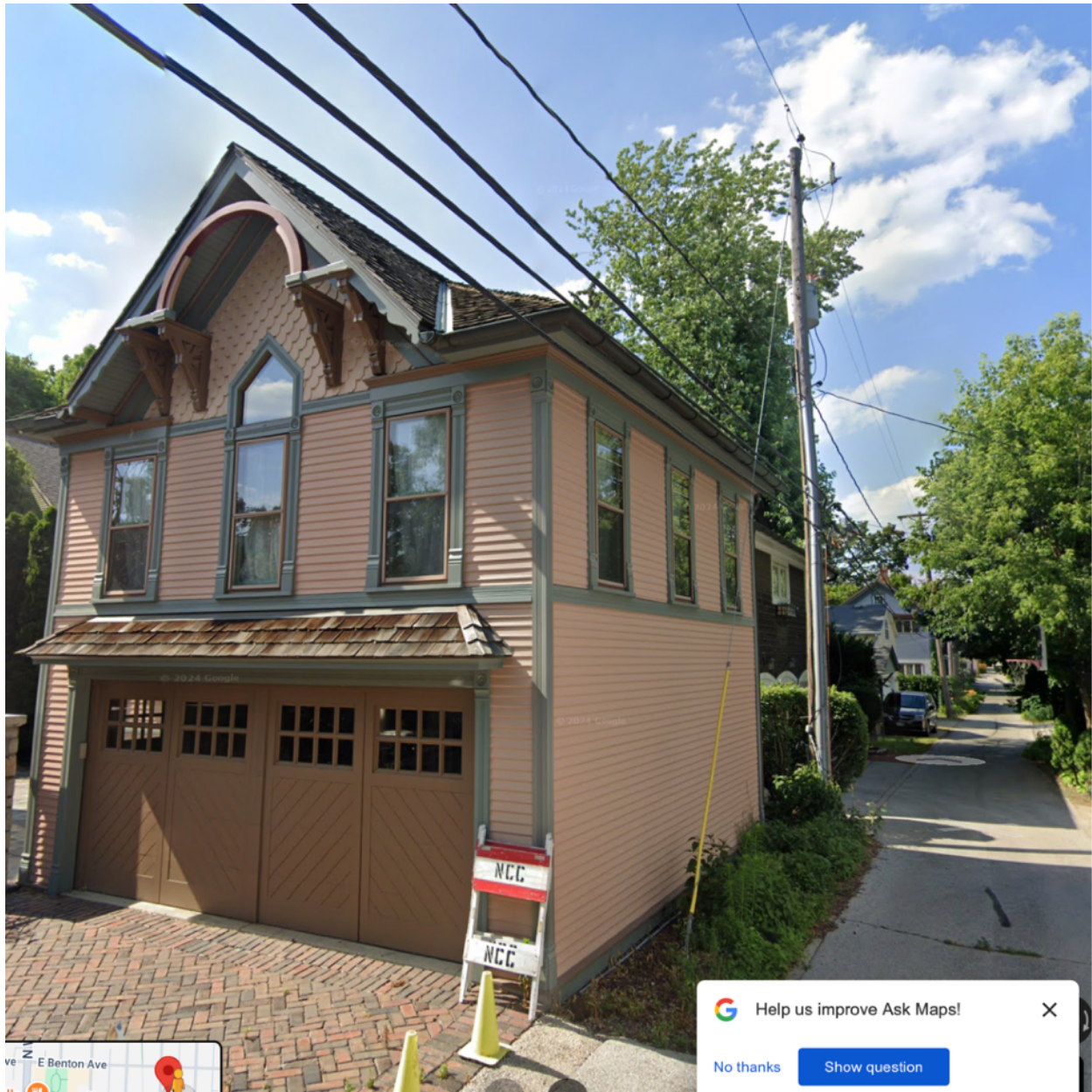


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Photo 5 - Detached Garage at 28 S Loomis



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Photo 6 - Detached Garage at 119 S Sleight St



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Photo 7 - Proposed Design with Sample Landscaping Plan

