

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 132 South Loomis Street

PARCEL IDENTIFICATION NUMBER (PIN): 08-18-321-017

I. PETITIONER: Joel Kristianson Owner - Renovation Creations LLC

PETITIONER'S ADDRESS: 11s516 McGrath Lane

CITY: Naperville STATE: Illinois ZIP CODE: 60564

PHONE: (630) 336-0937 EMAIL ADDRESS: joelkristianson@gmail.com

II. OWNER(S): Jeremy & Melinda Watson

OWNER'S ADDRESS: 132 South Loomis Street

CITY: Naperville STATE: Illinois ZIP CODE: 60540

PHONE: (630) 888-6086 EMAIL ADDRESS: melindawatson@yahoo.com

III. PRIMARY CONTACT (review comments sent to this contact): Joel Kristianson

RELATIONSHIP TO PETITIONER: Self

PHONE: (630) 336-0937 EMAIL ADDRESS: joelkristianson@gmail.com

IV. OTHER STAFF

NAME: NA

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: R2

AREA OF PROPERTY (Acres or sq ft): 13,531 square feet

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

 Requesting relief from the 18' maximum height for accessory structures (garage). Proposed structure has a maximum height of 20'-6" which is 30" above the zoning limit.

 Section reference - Title 6 - Chapter 2 - Section 6-2-10-2

VI. PETITIONER'S SIGNATURE

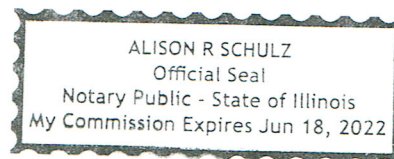
I, Joel Kristianson (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

 [Signature]
(Signature of Petitioner or authorized agent)

 11/13/2021
(Date)

SUBSCRIBED AND SWORN TO before me this 13th day of November , 20 21

 [Signature]
(Notary Public and Seal)



CITY OF NAPERVILLE
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Exhibit A

VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

[Signature]

(Signature of 1st Owner or authorized agent)

Melinda Watson

(Signature of 2nd Owner or authorized agent)

12/1/21

(Date)

11/23/21

(Date)

Jeremy Watson

1st Owner's Printed Name and Title

Melinda Watson

2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 23 day of November, 2021

[Signature]
(Notary Public and Seal)

- For Melinda Watson



Subscribed and sworn to
before me this 1st day
of December, 2021

Bonnie Franson - for Jeremy Watson



Exhibit B

132 South Loomis Street, Naperville, IL 60540

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

The requested deviation from the zoning code is increasing the maximum height of a detached garage from 18' to 20'-6". This increase will allow the owner to utilize the attic of the garage for storage without the need for bending or crawling through the attic space.

The overall intent of the zoning code would certainly be maintained if granted this variance. It's assumed that this provision was created to prevent homeowners from creating detached structures (garages/sheds) of a two-story nature that block views and create confusion between the primary structure and the detached structure. I.E., which is which? An additional 30" of height on this structure would not result in an additional story on the garage. It will still be a 1.5 story structure with an exterior appearance as such. It's not the Owner's intent to create a large two-story garage blocking sunlight and views. An additional 30" on the peak of a gable structure will have a minimal impact on either next-door neighbor or the neighbors across the alley. It certainly wouldn't have any affect across Loomis where the Wentz Science Center towers above the street blocking the sunlight and views.

- 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.**

We could see how this Title could apply to sheds or other accessory structures. A detached garage with an attic is difficult to design and build with a useable attic space. Modern day homeowners have vehicles of a certain height and size which require a first-floor ceiling of at least 9'. Anything lower will most likely force them to park certain vehicles outside. At which point why have a garage in the first place? With the first floor at this height, taking into consideration ceiling/roof framing it makes the attic very low and oddly shaped. Other garages in the district can be described this way. The petitioner has been in two garage attics in the historic district nearby and have noticed the low headroom space especially with the rafters infringing on the edges.

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

As mentioned in section one above we feel an additional 30" at the peak of a garage near the alley will have virtually no impact on any of the adjacent neighbors. The design of the garage is in harmony with the architecture of the house and the neighborhood. We have to ask, how does the height and bulk of the Wentz Science Center alter the essential character of the neighborhood?

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Joel Kristianson Owner - Renovation Creations LLC
 Address: 11s516 McGrath Lane
Naperville, IL 60564

2. Nature of Benefit sought: Representation of client for zoning variance process

3. Nature of Petitioner (select one):

a. Individual	e. Partnership
b. Corporation	f. Joint Venture
c. Land Trust/Trustee	g. Limited Liability Corporation (LLC)
d. Trust/Trustee	h. Sole Proprietorship

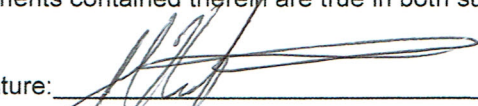
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (or on a separate sheet):
 - **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
 - **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
 - **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
 - **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
 - **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

VERIFICATION

I, Joel Kristianson (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 13th day of November, 20 21.



Notary Public and seal



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

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1. Petitioner: JEREMY WATSON
Address: 132 SOUTH LOOMIS STREET
NAPERVILLE, IL 60540
2. Nature of Benefit sought: CITY OF NAPERVILLE ZONING VARIANCE

3. Nature of Petitioner (select one):

- | | |
|--|--|
| <input checked="" type="radio"/> a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | h. Sole Proprietorship |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (or on a separate sheet):

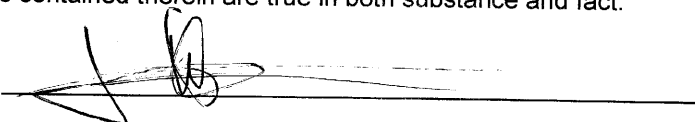
- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
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6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

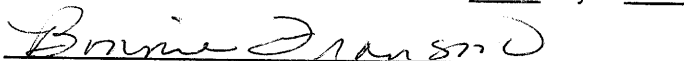
VERIFICATION

I, Jeremy Watson (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature:



Subscribed and Sworn to before me this 1st day of December, 2021.



Notary Public and seal

