

PETITION FOR ZONING VARIANCE

REQUIRED VARIANCE STANDARDS

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

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

The installation of this fence will afford privacy to our family and privacy to/from pedestrian/vehicle traffic along Wehrli Rd/Woodlawn Ave. The installation of the fence will have the same look and feel as other backyard fence layouts within East Highlands, will increase health, safety, comfort and the general welfare of the public, as well as our family, thereby conforming with the intent of the city's master plan.

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 seek to install a 6' privacy fence along our side backyard and backyard fence line in an effort to provide a safe and private place for our children to play. Strict enforcement of this Title would prevent the same level of privacy afforded other residents in our neighborhood.

The fence along the side backyard and backyard fence line is adjacent to Wehrli Rd/Woodlawn Ave where oncoming traffic has a direct sightline into our backyard, kitchen and living room areas. This road layout causes headlights from passing vehicles to shine directly into the backyard, kitchen and living room areas. Drivers are able to make direct eye contact with occupants of the house while driving on Wehrli Rd/Woodlawn towards our house. In addition, there is a sidewalk immediately adjacent to our backyard paralleling Wehrli and our fence line that affords our family zero privacy from pedestrian traffic.

The zoning variance approval we seek would establish a reasonable level of privacy from vehicle and pedestrian traffic along the side and backyard property line that is in the spirit of the original zoning code and master plan. We are asking for the same level of privacy afforded other residents in our neighborhood.

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

We will keep the fence and fence layout in line with existing fence design and layouts within the East Highlands area. Furthermore, the new fence will be placed over the existing fence footprint. We will hire Pro Fence, as they have installed many fences in our neighborhood and have worked with the city to ensure all fences conform to the standards and codes of Naperville. Our requested variance will not significantly impact the surrounding properties as we do not seek to move our existing fence footprint. We are asking to allow for a wood, board and batten 6' privacy fence to be placed in the same footprint as our existing iron fence. The fence design,

layout and color will match other designs, layouts and colors currently in our neighborhood. We will conform with the overall design and intent of the zoning code as well as achieve a look that blends in with the neighborhood. The fence will elevate the aesthetic of the home, provide privacy and be a net benefit to the property through form and function elements common in the neighborhood.

The variance approval will not result in an improvement that is out of character or inconsistent with surrounding properties. We will be hiring Pro Fence, a company used by M House Development, and others, who have installed many fences in our neighborhood. We want a fence that blends in with the design and aesthetic of the neighborhood while honoring the intent of Naperville zoning codes.

Finally, other properties in the immediate area are improved in a similar manner. 320 E Hillside Rd Naperville, IL 60540 is new construction and has a similar issue with vehicle traffic, road noise and pedestrian privacy issues across from Highlands Elementary School. Their fence was installed in 2023 by Pro Fence. We hope to achieve a similar look and privacy gains through the variance approval process.