

With respect to the petitioner's request for a side yard variance, I believe he has failed to meet the conditions for receiving said variance and the request should be denied. Specifically:

1. The request is, on its face, not "in harmony" with the "purpose and intent of this Title" and will not "fit seamlessly in conjunction with the existing homes." As to hardship, there is none. Numerous, recent, large, single-family homes have been constructed in the Park Addition with the current side-yard setbacks without difficulty. Lots in the older parts of the city tend to be narrower and deeper than today's typical subdivision lot. The petitioner looks to be attempting to use a home designed for a suburban proportioned lot on a city lot. He has created the hardship, himself, by using an inappropriate design.
2. Reducing the setbacks, by definition, will alter "the substantial character of the neighborhood" and will be a "detriment to adjacent property owner." The current setbacks are small enough as is. There was a reason why they were increased in 1989. We should not go backward. Perhaps most importantly, while many older homes in the Park Addition have smaller setbacks, the homes tend to have a smaller overall footprint. Newer constructed homes are significantly larger, and the additional setback space helps minimize the impact of these much larger structures.
3. As we all know, granting variances creates a precedent. If this variance is granted, simply for the convenience of the petitioner, more will surely follow.

Put simply, his plans are not suitable for the lot he purchased. They are entirely suitable for many lots in Naperville, just not here. I'll add here that while there are examples (both new and older) of homes with front yard driveways, the overwhelming use is to utilize the alleys for garage access. Again, typical for a subdivision lot, but not in the Park Addition.

Please deny this variance request.

Sincerely,

Thom Higgins

[REDACTED]

Naperville

To Whom it May Concern:

One of the reasons we moved to the Park Addition last year was the neighborhood – a collection of homes with a sense of individuality, but within specific guidelines.

We are opposed to the side yard variance requested for the property at 715 Center St., which is across the street from our home. The 1989 setback revision was put in place to ensure that new construction retains the integrity of the neighborhood.

Allowing this variance will set a dangerous precedent. providing future contractors with the expectation of code variances to accommodate their construction designs.

We request that the new owner modify his design, to one that fits into the established building code. We also would appreciate if these modifications would include having a garage in the back with alley access, which is more consistent with the vast majority of the homes in the Park Addition.

Thank you,

Joanne and Dennis Leahy

██████████

Naperville, IL

██████████

Beaver, Adam

From: matthew schweiger [REDACTED]
Sent: Monday, May 1, 2023 11:49 AM
To: Planning
Cc: [REDACTED]
Subject: Case No. 23-1-26

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This case concerning 715 N. Center St. is up for hearing on 5/3/2023. My wife and I own the adjacent lot to the south, [REDACTED]. I will be traveling for work on the day of the hearing and cannot attend.

Upon reviewing the documents, my understanding is that the Petitioner seeks 6 ft. side yard setbacks on each side of the planned single-family home. If that understanding is correct, we have no objection. If that understanding is incorrect, please contact me before the meeting. Thank you.

Matt Schweiger