

8 0 9 9 1 7 2 8
Tx:40368259

PIN: 07-13-103-005

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
11/09/2021 11:00 AM

**ADDRESS:
214 N. Laird Street
NAPERVILLE, IL 60540**

DOCUMENT # R2021-164084

**PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170**

**RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

PZC Case #21-1-094

ORDINANCE NO. 21 – 111

AN ORDINANCE GRANTING A VARIANCE TO SECTION 6-6B-7:1 (R1B: YARD REQUIREMENTS) AND SECTION 6-2-3:3.2 (YARD REQUIREMENTS: PERMITTED OBSTRUCTIONS IN REQUIRED YARDS) FOR A PORCH AT 214 N. LAIRD STREET

RECITALS

1. **WHEREAS**, Daniel and Jill Ignash ("Petitioners") own the real property located at 214 N. Laird Street, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property") and have petitioned the City of Naperville for approval of a variance to construct a porch that encroaches into the corner side yard setback on the Subject Property; and
2. **WHEREAS**, the Subject Property is zoned R1B (Medium Density Single-Family Residence District) and is currently improved with a single-family structure; and
3. **WHEREAS**, Municipal Code Section 6-6B-7:1 (R1B: Yard Requirements) requires a 15' corner side yard setback; and
4. **WHEREAS**, Municipal Code Section 6-2-3:3.2 (Yard Requirements: Permitted Obstructions in Required Yards) permits a porch to encroach 5' into the required corner side yard setback; and

5. **WHEREAS**, the Petitioners have proposed to construct a porch that encroaches into the corner side yard setback a total of 6.75', thus requiring a variance from Section 6-6B-7:1 and Section 6-2-3:3.2 of the Naperville Municipal Code; and
6. **WHEREAS**, on October 6, 2021, the Planning and Zoning Commission conducted a public hearing to consider PZC 21-1-094 and recommended approval of the Petitioners' request; and
7. **WHEREAS**, pursuant to Section 6-3-6:2 (Standards for Granting a Zoning Variance) of the Naperville Municipal Code, the requested variance meets the Standards for granting a Zoning Variance as provided in Exhibit C attached hereto; and
8. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioners' request should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance to permit a porch that encroaches 6.75' into the 15' corner side yard setback, as depicted on the Site Plan attached hereto as Exhibit B, is hereby approved.

SECTION 3: The variance approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (1) a building permit has been obtained

and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

SECTION 4: This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 19th day of October 2021.

AYES: CHIRICO, GUSTIN, HINTERLONG, HOLZHAUER, KELLY,
LEONG, SULLIVAN, TAYLOR, WHITE

APPROVED this 20th day of October 2021.

ATTEST:



Grace Michalak
Records Clerk



Steve Chirico
Mayor



LEGAL DESCRIPTION

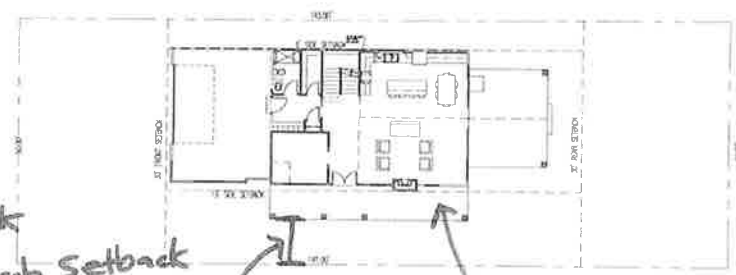
LOT 36 IN LAIRD'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1928 AS DOCUMENT 267356, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-13-103-005

EXHIBIT A

Architect: CraftStone Architects, Inc. 14195 S. Kays St. Suite 201, Parkville, MO 64654
Phone: (815) 808-1987 Fax: (815) 327-8827
www.craftstonearchitects.com
Professional Design Firm # 194-00087

- 15' Corner Setback
- Allowed 10'0" Porch Setback
- Proposed 8.25' Porch Setback



8.25'
Porch Setback

Front Porch
40'7" x 7'6"

1 SITE PLAN - SCHEME A
10000

DESIGN: DESIGN: DESIGN: SHEETS: ONE

DESIGN BY: MDP CK BY: MDP

CraftStone Architects, Inc.
14195 S. Kays St. Suite 201, Parkville, MO 64654
Phone: (815) 808-1987 Fax: (815) 327-8827
www.craftstonearchitects.com
Professional Design Firm # 194-00087

CraftStone
ARCHITECTS

Ignash House Addition-Remodel
214 N. Lind St.
Naperville, IL 60560
for
Don & Jill Ignash

SITE PLAN

ISSUANCE DATE	17	06/27/2007
12	06/27/2007	
128	06/27/2007	

PROJECT NUMBER
2101005

SHEET NUMBER
SK-6

OF 10 SHEETS

© 2007 by CraftStone Architects, Inc.

July 31, 2021

Village of Naperville
400 S. Eagle Street
Naperville IL 60540

Zoning Variance Application
Daniel & Jill Ignash – 214 N. Laird St.

Variance Requested: *Reduce setback to accommodate a 7.5-foot-deep front porch (current setback allowance is 10 feet and we are proposing an 8.25-foot setback, or a 1.75-foot reduction).*

Response to Standards Exhibit B:

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

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, while re-using the existing foundation of the current house.

Our architect, Craftstone Architects, has designed a beautiful new home (plans attached) that allows us to re-use the existing foundation of the current house for our new home. Since the current foundation is a simple rectangle, our architect has added a front porch to improve with the exterior aesthetics and function of the new house, that also aligns with traditional Craftsman style elevations.

Under the current setback, we have room for a 5.75-foot-deep front porch. Most of the houses in our area have at least a 7.5-foot-deep front porch, which allows for comfortable use of standard sized porch furniture. We are seeking a variance to reduce the allowed setback by 1.75 feet, to accommodate a 7.5-foot-deep front porch, allowing us to have full enjoyment and use of the porch. This will not add any interior square footage to the house, as we will not be building above the front porch.

The general purpose and intent of this Title is to provide for consistent building and sight lines. We believe by adding a front porch to our house design, it will not only improve the curb appeal of the house; but it will not significantly disturb sight lines as the livable space is still within the setback; and it will not have any adverse impact on the neighborhood or adjacent Douglas Avenue. For the above stated reasons, the proposed variance seems to be in harmony with the general purpose of this Title.

For reference, please see the below list of addresses in our immediate neighborhood that have similar houses with at least a 7.5-foot-deep front porch:

7 N. Laird	331 Douglas	117 Fremont	15 Fremont
22 N. Laird	335 Douglas	33 Fremont	205 Mill St
109 N. Laird	925 Douglas	25 Fremont	151 Ewing
40 N. Laird	820 Douglas	14 Fremont	814 Wilson

EXHIBIT C

- 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.**

Since we live on a corner lot, our lot is wide yet very narrow compared to neighboring properties, and the setback is more restrictive than a non-corner lot. Under the current setback, we only have room for a 5.75-foot-deep front porch, which doesn't leave much room for maneuvering around average sized porch furniture or comfortably accommodating leg room while sitting. The addition of just 1.75 feet will allow someone enough room to pass around the porch furniture while another person remains seated. This 1.75 foot will significantly improve the use and functionality of the porch, while not substantially impacting nor adversely affecting the adjacent properties and neighborhood.

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

We have worked with our architect to design a traditional Craftsman style home, which is consistent with the style of many new construction homes in our neighborhood. Traditional two-story homes frequently include a front porch to add to the curb appeal of the house. As such, there will not be any out of character elements added to the property.

This change should not adversely affect any neighboring or adjacent properties and will not alter the essential character of the surrounding neighborhood. We believe the overall construction project will significantly improve the look and feel of the property, and therefore be a considerable improvement to the area. Further, we hope that the addition of this front porch will also help us get to know our neighbors better in a casual and comfortable outdoor setting, allowing us to be more active members of the community.

Please let us know if you need any additional information or have any questions/concerns we can help clarify.

Thank you for your consideration,
Daniel & Jill Ignash
214 N. Laird St.
Naperville, IL 60540
630-399-8956