

Response to Standards

Variance Exhibit 1

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

- This variance request is to allow the conversion of an existing detached summer kitchen into a functional garage on a historic residential property. The request involves modest deviations from current zoning requirements, including height limitations.
- The variance is in harmony with the general purpose and intent of the City's zoning code and adopted comprehensive master plan. The project preserves and reuses an existing historic structure in a way that maintains the character and integrity of the neighborhood while enhancing the property's utility and value. Rather than demolishing or building new, this proposal adapts an original outbuilding to meet modern needs, which aligns with preservation-minded and sustainable development practices encouraged in the comprehensive plan.
- While the structure slightly exceeds current height standards and sits near the property line due to its original placement, no significant changes are being made to its existing footprint or exterior character. The garage will not negatively impact neighboring properties or disrupt the visual harmony of the area. In fact, it will improve the functionality of the site while respecting the architectural context of the historic home and surrounding neighborhood.
- This adaptive reuse supports the broader goals of the zoning code: to promote public welfare, protect neighborhood character, and allow reasonable flexibility when unique historical or structural conditions exist. Granting this variance will enable a thoughtful upgrade that is both respectful of the past and responsive to present-day residential needs.

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; and

- There is no garage and only room for 1 car in the existing driveway.
- It's not possible to use the existing Summer Kitchen as a garage because there is only a 2'-0" space between the driveway and bottom of the detached Summer Kitchen's floor.
- A large tree would have to be removed to build a driveway to a garage facing Sleight Street.
- I can't build a garage in the Southwest corner of the property (behind the existing detached Summer Kitchen) because there would be no access (around the existing detached Summer Kitchen) from the north side (4th Avenue) and a large tree would not allow driveway access from the East (Sleight Street).
- I would like to preserve an historic detached Summer Kitchen at 337 N. Sleight Street. It is believed to be the only remaining building of its kind in Naperville, having been moved to the site in 1940's.
- I don't want to build a new garage in place of the historic Summer Kitchen because it would remove an important part of Naperville's built history.

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

- The requested variance to convert the existing, summer kitchen into a garage will not alter the essential character of the neighborhood nor pose a substantial detriment to adjacent properties. The structure already exists on the property and has long been part of the visual and functional landscape of the area. The proposed use as a garage is consistent with residential needs and will not introduce any significant exterior changes that would be considered out of character for the neighborhood.
- This conversion will improve the overall appearance and utility of the property without disrupting neighboring views, privacy, or property values. Care has been taken to ensure that all mechanical functions of the garage (such as lighting and vehicle access) are oriented to minimize any impact on adjoining lots. Additionally, other properties in the immediate area have similar accessory structures or garages, supporting the compatibility of this use.
- In summary, the variance will allow for the reasonable use of an existing structure while preserving the residential integrity and harmony of the neighborhood while preserving a unique architectural building in Naperville.