

PZC Case # 16-1-173, Camarena Subdivision, 535 N Webster

Petitioner: Sylvia Kanney

Submitted By: Kasey Evans, AICP

I have concerns about the requested front yard setback variance for Lot #2 of 20' vs the normally required setback of 30'. This sidewalk is used very heavily by commuters and I am concerned that vehicles parked in the driveway of the proposed new home would encroach on the sidewalk.

I am the homeowner at 540 N Eagle and we have an existing detached garage that is adjacent to the proposed new home on Lot #2. This garage has a setback of 24' on the corner that is adjacent to the proposed new home on Lot #2. This garage will be the closest existing structure to the proposed new home.

Therefore, I recommend the front yard setback variance for Lot #2 be set at a minimum of 24' to keep it consistent with setback of the closest existing structure and allow more room for vehicles so they do not obstruct the sidewalk.

The difference in buildable area by increasing the front yard setback from 20' to 24' is minimal and still allows room to build a two-story house of well over 6,000 square feet using all other R1B setbacks. Buildable Area with 20' setback = 3,568 square feet. Buildable Area with 24' setback = 3,324 square feet.

While a request for an additional 4' of front yard setback (from 20' to 24') does not seem like much, I think it makes a significant aesthetic difference in keeping the setback consistent with the nearest existing structure and not having a detrimental impact on the neighborhood. From a practical standpoint, it also makes a significant difference to help ensure vehicles do not encroach on the sidewalk that is heavily used by commuters.

Thank you for your consideration,

Tim Vos

PLAT OF SURVEY

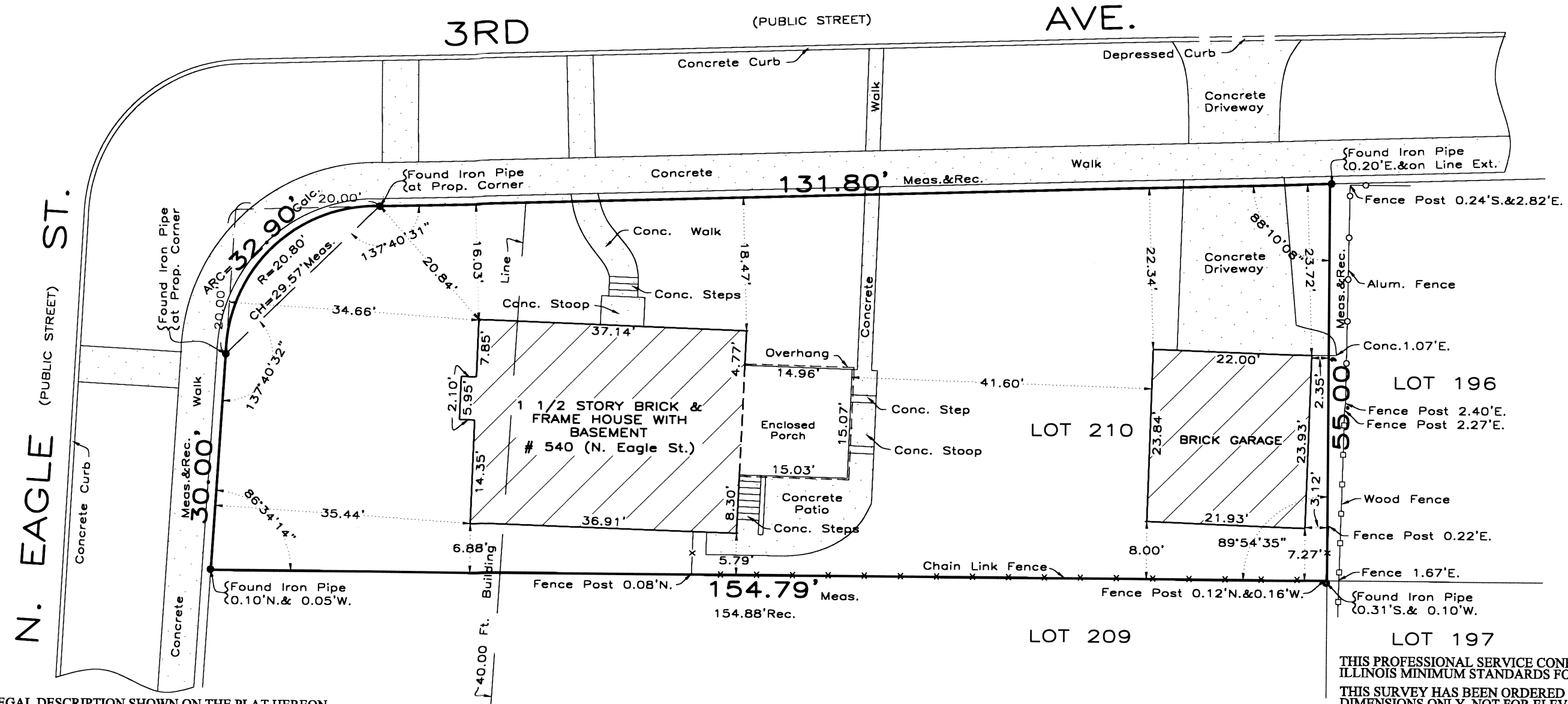
OF



LOT 210 IN OGDEN AVENUE ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1925, AS DOCUMENT 192270 IN DUPAGE COUNTY, ILLINOIS.

LAND TOTAL AREA: 7,961.93 SQ. FT. = 0.183 ACRE.

COMMONLY KNOWN AS: 540 NORTH EAGLE STREET, NAPERVILLE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

NOTE: PROPERTY IS SUBJECT TO EASEMENT CONTAINED UNDER ITEM M 19 OF TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1409 ST5140906 FSC AND RECORDED AS DOC. NO. 202880. (DOCUMENT NOT PROVIDED TO SURVEYOR).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

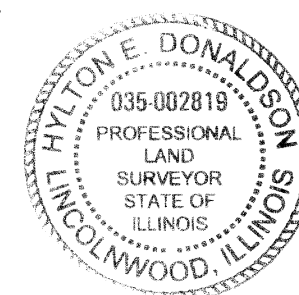
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: May 2, 2013.

Hylton E. Donaldson
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.



Order No. 13-85951
 Scale: 1 inch = 16 feet.
 Date of Field Work: May 1, 2013.
 Ordered by: GOLDBERG, WEISMAN & CAIRO
 Attorneys at Law

Drawn by: JR



Detached garage and home at 540 N Eagle Street



Detached garage at 540 N Eagle Street looking towards the existing detached garage at 535 N Webster Street