

DOMMERMUTH, COBINE, WEST, GENSLE, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

CRAIG J. COBINE  
KATHLEEN C. WEST  
KEVIN M. GENSLE  
JOHN F. PHILIPCHUCK  
CHARLES J. CORRIGAN  
PATTI A. BERNHARD

111 E. JEFFERSON AVENUE, SUITE 200  
POST OFFICE BOX 565  
NAPERVILLE, ILLINOIS 60566-0565  
Telephone Number: (630) 355-5800  
Toll Free Number: (877) 518-8657  
Facsimile Number: (630) 355-5976

ALBIN DOMMERMUTH  
1910 - 1998

Kathleen C. West  
Direct Fax Line: (630) 470-6657  
E-mail: kcw@dbcw.com

Mayor and Members of City Council  
City of Naperville  
400 South Eagle Street  
Naperville, Illinois 60540

Re: *122 North Loomis Street*  
*Historic Preservation Commission Case No. 18-163 / Planning and Zoning Commission*  
*Case No. 18-1-006*

Dear Mayor and Members of the City Council:

Our law firm represents Brian and Rebecca Wright. They own the property located at 122 North Loomis Street and they propose to demolish the existing garage and to construct a new garage. The new garage requires City approval of three zoning variances.

This request has been reviewed and recommended for approval by both the Historic Preservation Commission and the Planning and Zoning Commission.

The Wrights' home is located on the east side of Loomis Street between Franklin Avenue and School Street in the Historic District. It is located across Loomis Street from the Main Campus of North Central College and the rear of the property is across the alley from Ellsworth School (aerial photograph attached).

In 2000, the Wrights purchased their home. Over the past seventeen years, they have made extensive improvements to their home and property, restoring the house from a duplex to a single-family home.

The Wrights now wish to demolish the existing garage and to construct a new garage. Even though the existing garage is structurally stable, it is not aesthetically compatible with the architectural design and materials of their house and the residences and garages in the surrounding neighborhood. Also, it requires substantial repair and it is not functional in that it is a very shallow structure. The Wrights propose to construct a garage similar to the garage built at 8 North Loomis Street (photograph attached). The proposed garage will include space for three cars with an upper level storage area. It will consist of 682 square feet and be 21 ½ feet in height at the peak of the roof (elevation drawings attached). It will be located in the same area on the lot as the existing garage (site plan attached).

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In order to construct the proposed garage, three zoning variances are required:

- To increase the height of the garage from a maximum height of 18 feet to 21 ½ feet
- To reduce the rear yard setback from 5 feet to 3 feet
- To increase the rear yard coverage from a maximum of 480 square feet to 682 square feet.

The Wrights want to replace the garage in order to (i) have a more functional and attractive garage, (ii) provide storage space and (iii) maximize on-site parking.

The Wrights submit that the requested zoning variances meet the standards for the granting of zoning variances and that the proposed garage is compatible with its neighborhood based on the following factors:

1. Height Variance

a. The Wrights' house was constructed in the late 1800's. Due to the original construction of the house, some sections of the basement have head clearance of less than six feet and the basement can be subject to water infiltration. As with many older houses, the Wrights' house does not provide adequate storage space. Storage is necessary to curtail theft and vandalism, to extend the useful life of vehicles, yard equipment, and seasonal furnishings, and to enhance the aesthetics of the yard. The proposed garage will provide that necessary additional storage.

b. As on-street parking is generally not available, the Wrights need to provide on-site parking for their visitors. That parking is located on the rear of the property off of the alley. If they expanded the width of the garage so as to provide an area for storage, that would reduce the number of on-site parking spaces. Also, the Wrights' property does not have a driveway. In order to maximize the parking area and to provide some storage space, the Wrights propose to increase the height of the garage by three feet so as to create an upper level. The increased height would resolve the issues relative to the constricted nature of the Wrights' property and their neighborhood.

c. There are several detached two-story garages/accessory buildings within this neighborhood which are used for residential units, offices and storage. Two of these buildings are located along this block of the Loomis Street alley (photographs attached).

2. Rear Yard Setback Variance / Rear Yard Coverage Variance

a. This neighborhood has substantial vehicular and pedestrian traffic. The Wrights' property is located on Loomis Street across from the Campus of North Central College; the on-street parking is generally not available as it is used by the College's students and visitors and overnight parking is prohibited. To the rear of the property across the alley is Ellsworth School; the parking spaces along the alley are located on school property and are reserved for the school's teachers and staff. Therefore, the only parking available for the Wrights' house is whatever parking that can be provided on their property. The requested setback and bulk variances will allow the Wrights to maximize parking on their property.

b. The garage is proposed to be located three feet from the east (rear) property line. This is necessary so as to achieve a sufficient depth for the garage to accommodate today's vehicles.



- c. The Wrights' house is setback thirty-five feet from Loomis Street, which is ten feet greater than the required minimum front yard setback. This setback constricts the rear yard. The setback variance allows the Wrights to construct a proper-depth garage and to maintain adequate separation between the garage and the house.
- d. Many garages in this neighborhood do not maintain a five foot setback adjacent to the alley.
- e. The Wrights need to provide parking on the property for their visitors as well as their personal vehicles. The rear yard coverage variance will allow the Wrights to construct an adequately-sized garage.

### 3. Compatibility with the Neighborhood

- a. In this neighborhood, many detached garages and accessory structures are two stories in height (in excess of eighteen feet) (photographs attached).
- b. The Wrights' property is located in the Historic District which includes a variety of land uses, housing products, housing styles, building heights and lot layouts.
- c. The proposed garage complies with the guidelines of the Historic Building Design and Resource Manual in that the garage (a) will be located behind the primary structure, (b) will be built with materials that are similar with those of the primary structure, (c) will be compatible in style, size, roof profile and details of the primary residence and (d) will maintain the original driveway access from the alley.
- d. The new garage will improve the aesthetics of the Wrights' property and the alley in general. The garage is compatible in terms of size, scale and placement with other garages and structures in the Historic District and along this alley. The garage will not be visible from Loomis Street. It will blend in with the surrounding neighborhood aesthetics.

The City staff report to the Planning and Zoning Commission stated that three variances are inconsistent with the character of the neighborhood. The Wrights disagree. Many of the properties in this neighborhood do not comply with the R2 zoning regulations due to their age and how the properties have developed. Three variances do not render the proposed garage out-of-character with the neighborhood. The Wrights have restored and improved their property and the proposed garage will enhance the character of the neighborhood.

The staff report also stated that storage does not serve the intended function of a garage. The Wrights also disagree with that position. Most people use their garages not only for vehicle parking, but for storage purposes. The use of a garage for storage is appropriate. There is one garage located along the Loomis Street alley where the second floor of the garage is used for an office and there is another garage where the second floor is a residential unit. Storage is more of an intended function of a garage than either of these other uses.

The Wrights will continue to work with the Naperville Electric Department to address the wire clearance issues.

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The Wrights contacted all of their neighbors on the block. They all support the requested variances (letter attached).

A representative of ECHO attended the Historic Preservation Commission meeting. He indicated that ECHO would not be taking a position on the Wrights' request.

Based on the above-noted factors, the Wrights request that the City Council approve the three zoning variances. These variances will allow the Wrights to construct a garage which will achieve their objectives for this project. The proposed height, size and setback of the garage will not be a detriment to the neighborhood, but rather will improve, enhance and maintain the residential character of this property.

Thank you for your consideration.

Sincerely,

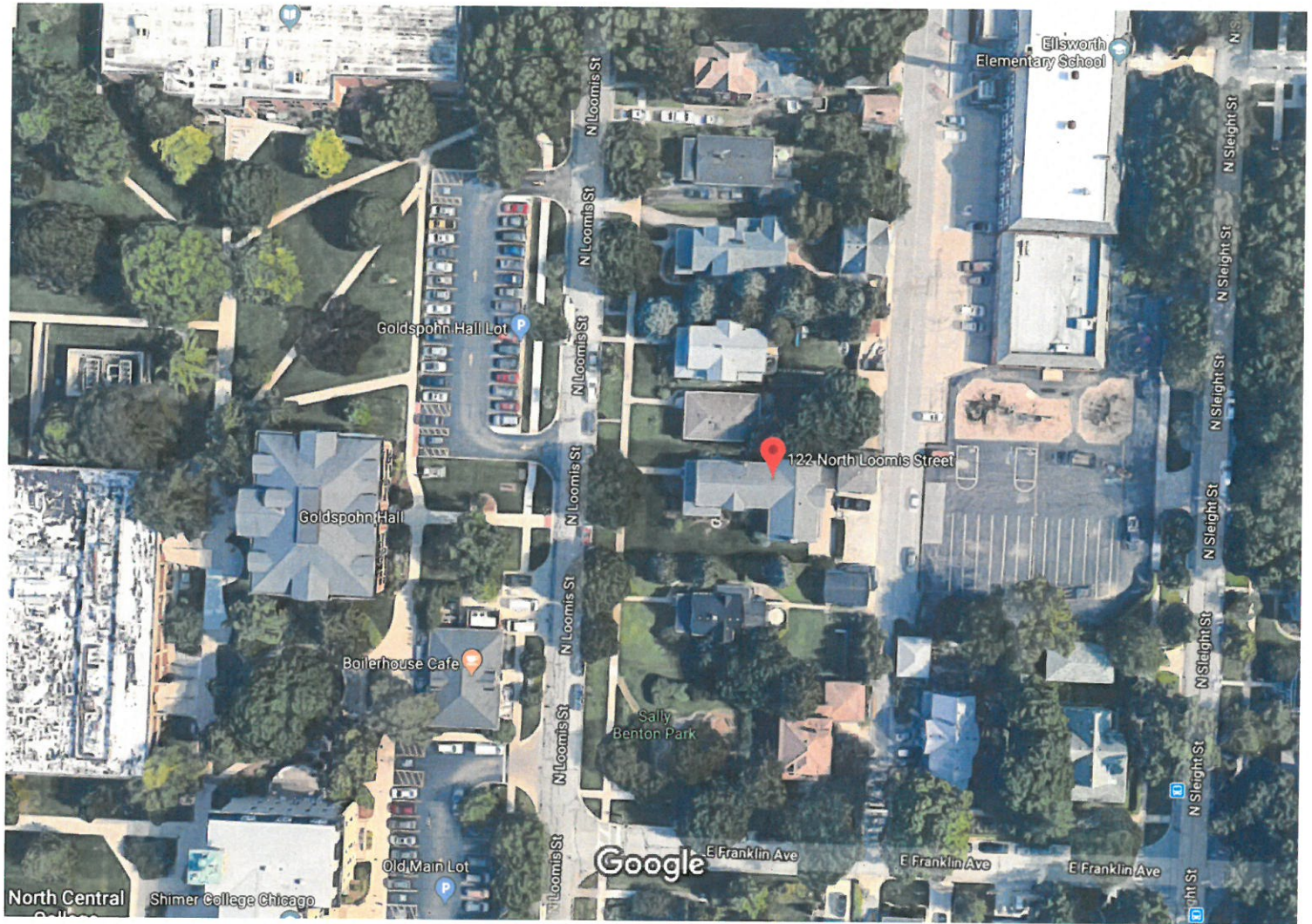
Dommermuth, Cobine, West, Gensler, Philipchuck,  
Corrigan and Bernhard, Ltd.

By: Kathleen C. West  
Kathleen C. West

KCW/jml

Encl.





Imagery ©2018 Google, Map data ©2018 Google 50 ft

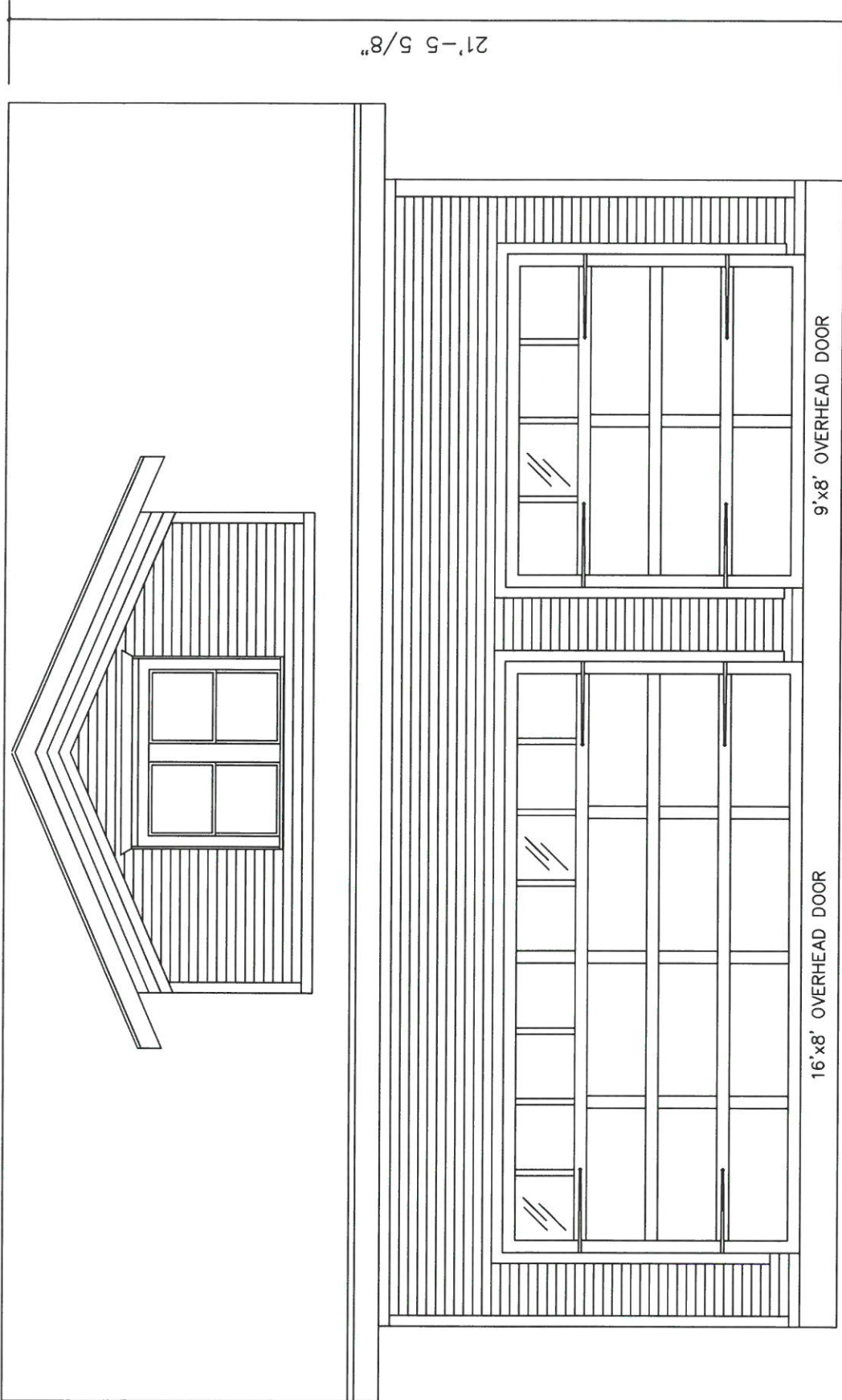


122 N Loomis St  
Naperville, IL 60540



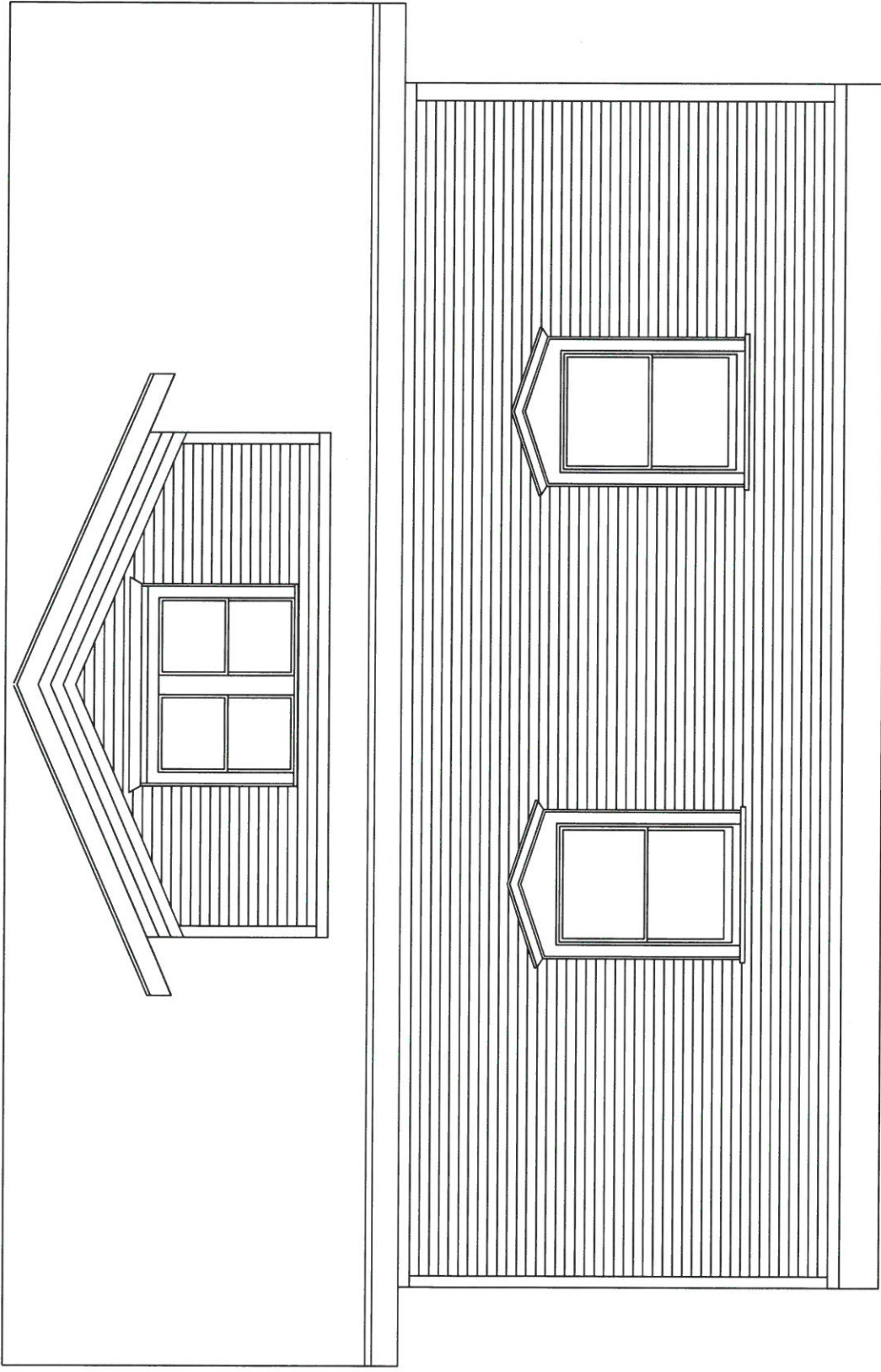
8 North Loomis Street





# EAST ELEVATION

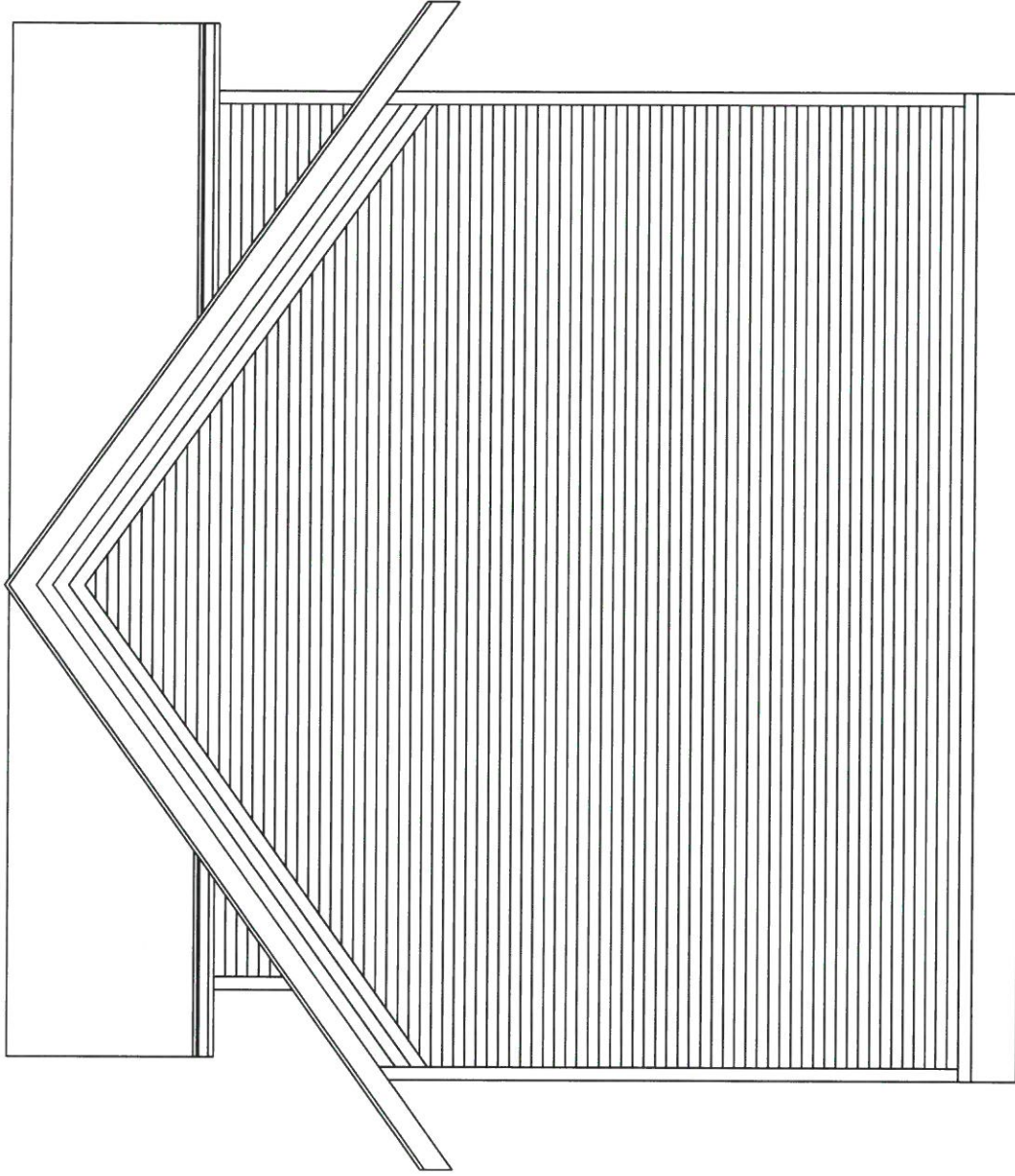
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WEST ELEVATION

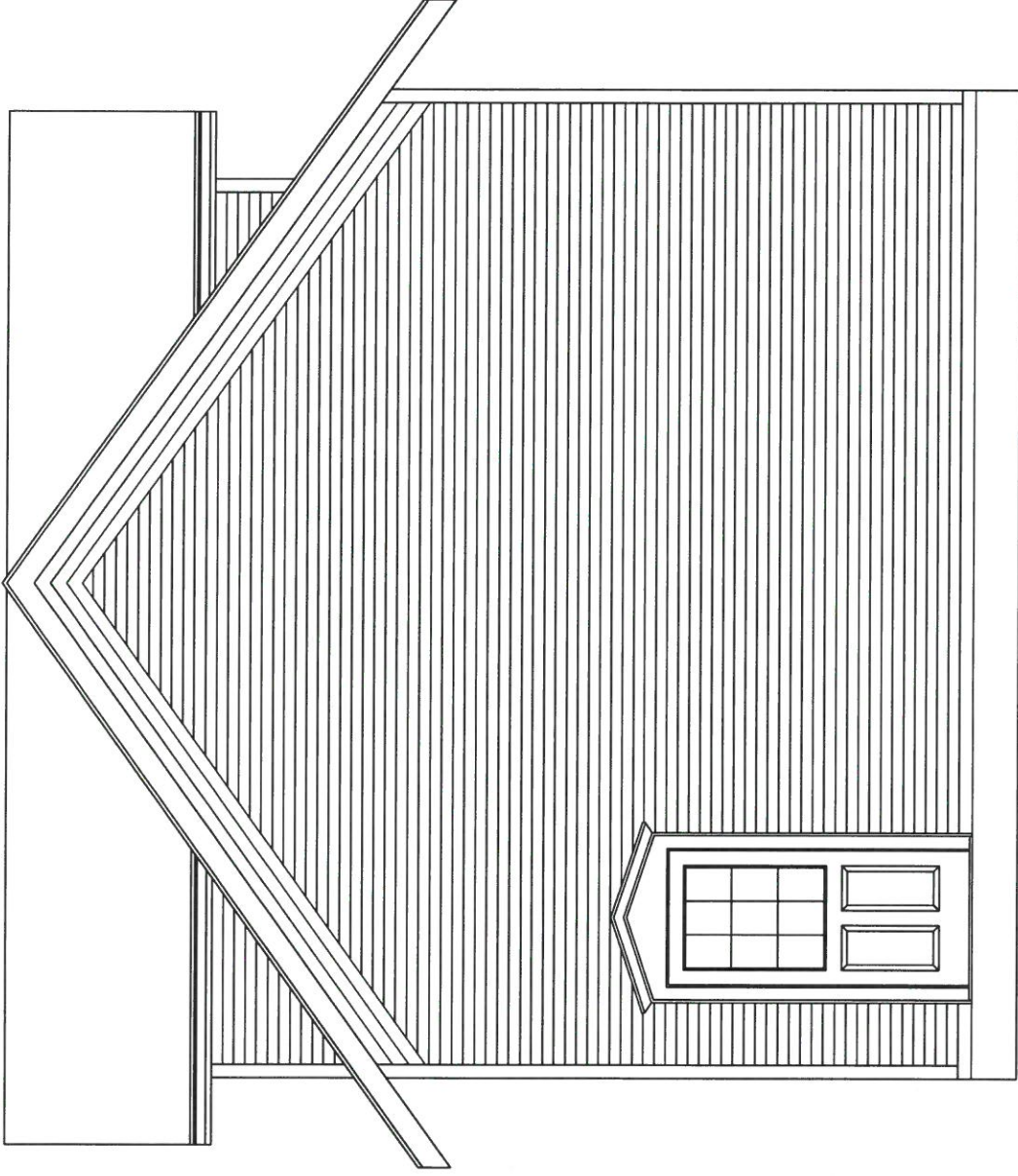
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NORTH ELEVATION

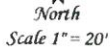
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"





Scale 1" = 20'









### ABBREVIATION LEGEND

BLC = BUILDING CORNER  
E = EAST  
E/P = EDGE OF PAVEMENT  
FEX = FENCE CORNER  
(M) = MEASURED DISTANCE  
N = NORTH  
NLY = NORTHERLY  
(R) = RECORD DISTANCE  
S = SOUTH  
S'LY = SOUTHERLY  
W = WEST  
WLY = WESTERLY

### LINE TYPE LEGEND

FENCE =  $\times \times \times \times$

## SYMBOL LEGEND

 = ASPHALT  
 = BRICK  
 = CONCRETE  
 = GRAVEL  
 = WOOD  
 = WOOD POWER POLE

NEW GARAGE

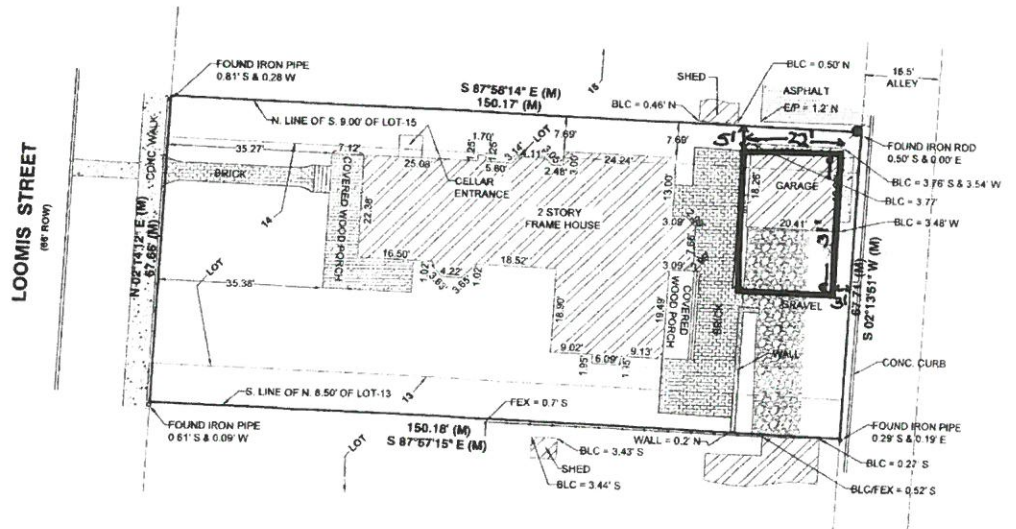
# Plat of Survey

DEVELOPMENT SERVICES TEAM  
16-4673

LEGAL DESCRIPTION:

THE NORTH 8.50 FEET OF LOT 13, LOT 14, AND THE SOUTH 9.00 FEET OF LOT 15 IN BLOCK 2 IN SLEIGHT'S COLLEGE ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1871 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 122 LOOMIS STREET, NAPERVILLE, ILLINOIS



136 North Loomis Street





20 South Loomis Street



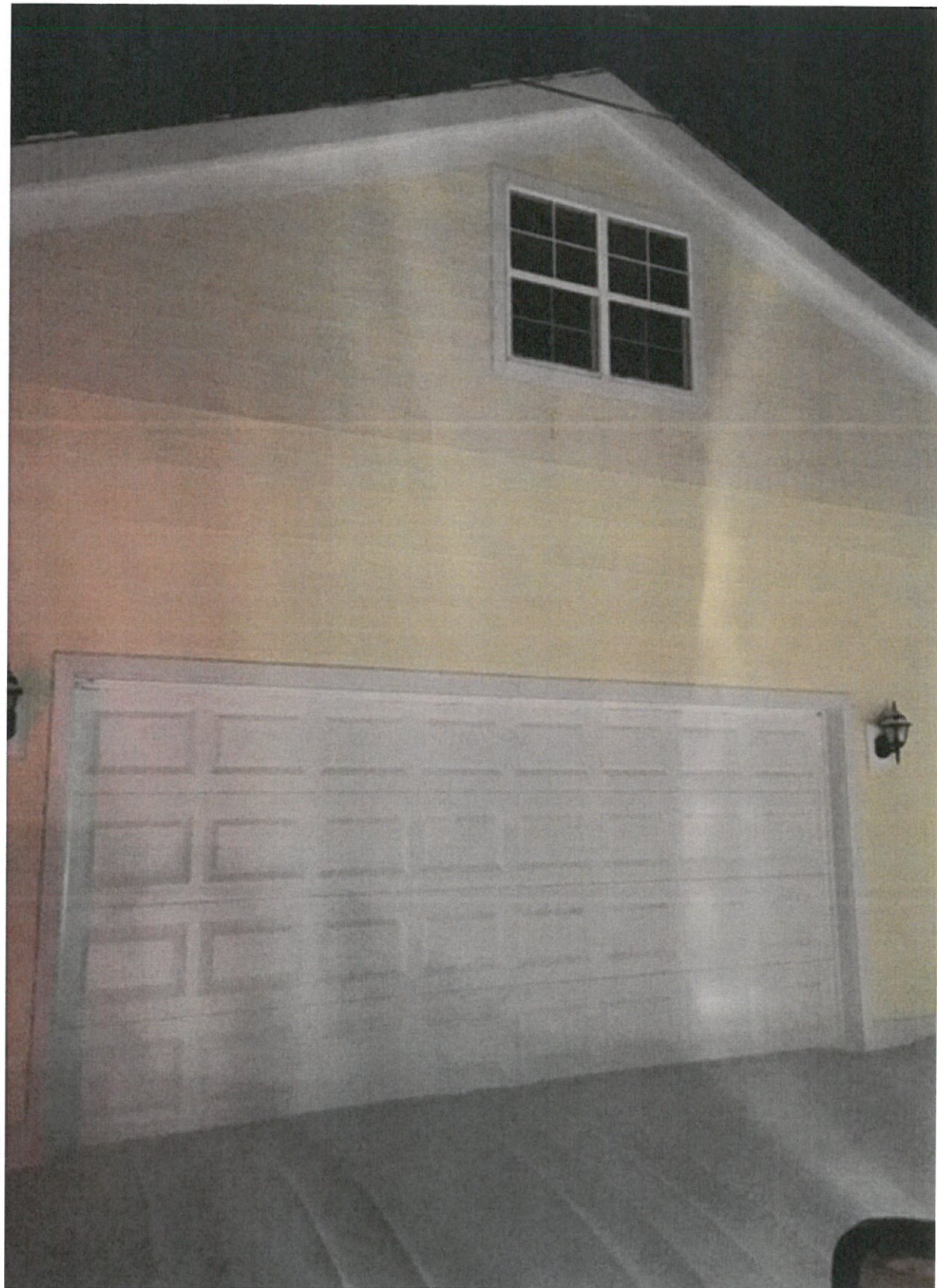


146 ½ North Loomis Street





12 South Loomis Street





28 South Loomis Street





2/2/10

I am supportive of the proposed garage at 122 North Loomis Street Naperville, Illinois 60540 including the zoning variances for height, percent of back yard and setback.

Corinne Carlson  
126 N. Loomis Street

John W. Hines  
146 N. Loomis Street

[Signature]  
108 N. Loomis Street

Robert Sahby  
142 N. Loomis Street

James Barker  
138 N. Loomis Street

John Houtman  
130 N. Loomis Street

Patricia  
122 N. Loomis Street