



Legislation Text

File #: 22-0211B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a variance to permit the construction of a 20.5 foot tall detached garage at 132 South Loomis Street - PZC 21-1-141

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered this matter on February 16, 2022 and voted to recommend approval of the request (approved 8-0). Staff concurs.

BACKGROUND:

The subject property is generally located north of the intersection of Loomis Street and Chicago Avenue and is zoned R2 (Single-Family and Low Density Multiple-Family Residence District). The property is approximately 13,500 square feet and is improved with a single-family structure.

DISCUSSION:

The Petitioner, Joel Kristianson, Renovation Creations LLC, as authorized by the property owners, Jeremy and Melinda Watson, seeks to construct a detached garage as shown on the site plan. The Petitioner is requesting approval of a variance from Section 6-2-10:3 of the Naperville Municipal Code to allow the proposed garage to exceed the height requirement by 2.5 ft. If approved, the garage would be approximately 20.5 ft tall.

The Petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. The Petitioner explained that the extra height of the structure will allow someone to stand up in the attic space of the garage. The additional height will not add an additional story to the building. The height of the structure will also accommodate the Owners' vehicles with 9 ft ceilings.

It should be noted that if a garage is attached to a home, the garage is limited to primary structure height requirements, two and one-half (2½) stories not to exceed thirty-five (35) feet, compared to the 18 ft height limit for detached garages. The proposed structure will meet all other setback and size requirements. Staff is in support of the request, as the height increase is not substantial, and the additional height still preserves the open nature of the required yard.

Planning and Zoning Commission

The PZC considered the variance request on February 16, 2022. Joel Kristianson, the Petitioner was available for questions. No members of the public provided testimony. The Commission moved to adopt the findings of fact as presented by the Petitioner and approve PZC 21-1-141 (approved 8-0).

Staff concurs.

Key Takeaways

- The Petitioner requests a variance to construct a detached garage that is 20.5 ft tall.
- The PZC supported the requested variance (vote: 8 in favor; 0 opposed). Staff recommends approval.

FISCAL IMPACT:

N/A