



Legislation Text

File #: 21-1110, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance from Section 6-6B-7:1 to permit a sunroom that encroaches into the rear yard setback at 1905 Woodfield Court - PZC 21-1-090

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Ashley Green, Community Planner

ENTITLEMENTS REQUESTED:

A variance to [Section 6-6B-7:1 \(R1B Yard Requirements\)](#)
<https://library.municode.com/il/naperville/codes/code_of_ordinances?
has been requested to:

- Permit a sunroom to encroach 15' into the required 30' rear yard setback

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 21-1-090 was published in the Daily Herald on August 16, 2021.

BACKGROUND:

The subject property is zoned R1B PUD (Medium Density Single-Family Residence District Planned Unit Development) and is generally located northwest of the intersection of Foxcroft Road and Woodfield Court. The 13,592-square foot property is currently improved with a single-family residence and an enclosed porch.

DISCUSSION:

The Petitioners and Property Owners, Melissa Tomei and Mark Borowicz, are seeking to construct a sunroom as illustrated on the plat of survey. The Petitioners are requesting approval of a variance from Section 6-6B-7:1 of the Naperville Municipal Code to allow the proposed sunroom to encroach approximately 15' into the 30' required rear yard setback. If approved, the sunroom would be 17' by 17' (289 sq ft); approximately 241 sq ft of the proposed sunroom would be located in the rear yard setback.

The Petitioners' responses to the Standards for Granting a Variance are included as an attachment. The setback and lot coverage requirements that are established for both attached and detached accessory structures are intended to preserve a portion of a residential rear yard for open space. If the Planning and Zoning Commission determines that the Standards for Granting a Variance are met, staff recommends adding the following condition of approval to this variance to further the intent of the Zoning Ordinance to preserve such open space:

The 241 square feet of the sunroom encroaching into the rear yard setback shall be included when calculating the percentage of the required yard that may be occupied by detached accessory structures, such that the total detached accessory structures plus the proposed sunroom shall not exceed 25% of the required rear yard per Section 6-2-10:5.

Of the approximately 4,948 sq ft in the required rear yard, the only current coverage is an approximately 77 sq ft wood shed. The shed and the portion of the proposed sunroom within the rear yard setback would total approximately 318 sq ft, or 6.4% of the required rear yard.

Key Takeaways

- The Petitioners request a variance to construct a sunroom that extends 15' into the 30' rear yard setback.
- Although the variance is not substantial, if the variance is granted, staff recommends the inclusion of a condition of approval that factors the sunroom into the calculation of the percentage of the required rear yard that may be occupied by detached accessory structures.