

Hitzemann, Rachel

From: Charles Izzo <cmizzo55@gmail.com>
Sent: Thursday, April 27, 2023 6:15 PM
To: Hitzemann, Rachel
Cc: Susan Izzo; THOMAS PRETZ; Dean Bemis; Paul McMahon
Subject: STC Zoning Bd of Appeals Letter (303 N 3rd Ave) Izzo
Attachments: STC ZBA - 303 N 3rd Ave.pages; zba_05_04_303N_3rd (1).pdf

Dear Rachael,

Please find attached our letter stating our opposition to the variances requested for 303 N 3rd Ave and pictures I've included that Sue and I plan to speak to at the ZBA meeting on May 4, 2023.

Please confirm receipt of our email and let me know if you have questions otherwise thank you for your assistance.

Chuck and Susan Izzo
312 N 2nd Ave, St. Charles, Il.

April, 23, 2023

St. Charles Zoning Board of Appeals
Rachael Hitztemann - STC City Planner

To whom it may concern,

We are writing this letter to the St. Charles Zoning Board of Appeals to object to the petitioner, Matthew Sweeney's request for multiple code variances at 303 N 3rd Ave, St. Charles, IL 60174. If granted, this will have a significant negative impact to our home and property located at 312 N 2nd AVE, St. Charles, IL 670174, which is a designated national historic landmark (Andrew Weisel house, cira 1853).

At the April 5th, 2023 Historic Preservation Commission (HPC) meeting we were led to believe NO variances would be required for the 303 N 3rd Ave rebuild only to learn at the April 19th HPC meeting that there were actually three code variances being requested by petitioner **1) installation of a enclosed "breezeway"** attached to the proposed "carriage house" which would contain a single car garage and a master bedroom suite located on a second level, **2) a variance request to reduce the setbacks on the North and West boundary lines** and **3) a variance to allow the "rebuilt" structure to cover approx. 35% of existing lot** vs 25% in the current city code for homes located in RT-4.

We are deeply concerned and disappointed by the HPC's decision to issue a Certificate of Appropriateness (COA) at its April 5, 2023 meeting knowing the variances "proposed" by Mr. Sweeney would have an impact on historic homes within 250' of this property. It is clear that the size and scope of the proposed plans (Option 1 and 2) are inappropriate for Lot #8. If these variances were to be approved by this committee we believe it would have a detrimental impact to our home and property, the historic district, and future request. Some may argue that "past" zoning variance approvals have set a precedent. We believe each request should be addressed individually.

There are **three major areas** that will negatively impact our property at 312 N 2nd Ave:
1) Water runoff and mitigation, 2) Reduced air and light and 3) The height of the carriage house/garage next to our property line.

- Water run off from the higher elevation from 3rd Ave and 303 N 3rd Ave to 2nd Ave has been an on-going issue causing water overflow and flooding into our yard and basement as well as the Pretz and Bemis properties. All three homeowners have taken measures over the years at considerable cost to mitigate the runoff and flooding. The reduced green space and rain runoff

from the additional roof coverage at 303 N 3rd Ave will only exacerbate the problem for these historic properties.

- The "proposed" variance to reduce the setback from **current code of 30' to 7.3' from our boundary line** will significantly reduce light and air and compromise the health of our gardens, plants and trees and our **“Right to Quiet Enjoyment”**. The NE side of our property is already partially shaded by large trees some dating back to the late 1800's. If built, the height and close proximity of the carriage house/garage would block afternoon sunlight further impacting the gardens and cottage areas (see before and after photo's). Too much water and too little sunlight will destroy this space effecting both the aesthetics and value of our property. It should be noted our property at 312 N 2nd Ave has been a featured home on numerous Pottawatomie Garden Tours including the "90th" anniversary celebration in 2018. Additionally, our home and gardens were featured during the 2018 "America in Bloom" celebration where St. Charles received national recognition and awards.
- **Lot coverage should NOT be allowed to be increased.** The proposed rebuild/footprint (approx. 2200 sq. ft) significantly exceeds the zoning standard for single lot structures. Mr. Tom Pretz, HPC committee member entered into record at the HPC meeting on April 19, 2023 there are NO existing homes over 1500 sq ft built on single lots within 250' of this property. There are larger homes, but NONE built on single lots. The size and height of the garage and master bedroom adjacent to the West and North boundary lines will allow the Sweeneys to look out and down on a beautiful neighborhood while we will look out and up at walls with no privacy.

Therefore, we ask that each of the requested variances be denied and that the ZBA vote NO. Why should our neighborhood be ask to make all concessions for the Sweeney's while they make none.

Respectfully Yours,

Charles & Susan Izzo - Residents, voters and taxpayers for over 30 years
312 N 2nd Ave (2010 - present)
1501 Keim Trail (previous)
St. Charles, IL 60174
Cmizzo55@gmail.com

STC Zoning Board of Appeals

Thursday, May 4th, 7:00 PM

Subject: 303 N 3rd AVE.

Note from City Staff: This exhibit contains photo illustrations, the scale accuracy of these images has not been verified.

















