

**CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Camarena Subdivision

ADDRESS OF SUBJECT PROPERTY: 535 N. WEBSTER ST.

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-13-210-015

I. PETITIONER: Sylvia KANNEY

PETITIONER'S ADDRESS: 535 N. WEBSTER ST

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-728-6719 EMAIL ADDRESS: camarena1963@gmail.com

II. OWNER(S): Sylvia KANNEY

OWNER'S ADDRESS: 535 N. WEBSTER ST.

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-728-6719 EMAIL ADDRESS: camarena1963@gmail

III. PRIMARY CONTACT (review comments sent to this contact): Sylvia Kanney

RELATIONSHIP TO PETITIONER: owner

PHONE: 630-728-6719 EMAIL ADDRESS: camarena1963@gmail.com

IV. OTHER STAFF

NAME: Jerry Pokorny

RELATIONSHIP TO PETITIONER: partner/Builder

PHONE: 630 816-8628 EMAIL ADDRESS: jerry.pokorny@NAME:

RELATIONSHIP TO PETITIONER: partner/Builder AOL.COM

PHONE: 630-816-8628 EMAIL ADDRESS: jerry.pokorny@aol.com

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

- | | |
|--|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.

ACREAGE OF PROPERTY: approx. 45 19532 sq ft.

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Subdivision of lot for future build
to equal 8183 sq ft.

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication

OWNER'S AUTHORIZATION LETTER'

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

J. Kanne
(Signature of 1st Owner or authorized agent)

12/19/16
(Date)

[Signature]
(Signature of 2nd Owner or authorized agent)

12/19/16
(Date)

SYLVIA C. KANNEY
1st Owner's Printed Name and Title

Jerry Pokorny
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 19 day of December, 2016

Lynn R. Zilinsky
(Notary Public and Seal)



* Please include additional pages if there are more than two owners.

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Sylvia Kanney
Address: 535 N. WEBSTER ST
NAPERVILLE FL 60563

2. Nature of Benefit sought: SUBDIVISION & VARIANCE

3. Nature of Petitioner (select one):

- | | |
|--|--|
| <input checked="" type="radio"/> a. Natural Person | <input type="radio"/> d. Trust/Trustee |
| <input type="radio"/> b. Corporation | <input type="radio"/> e. Partnership |
| <input type="radio"/> c. Land Trust/Trustee | <input type="radio"/> f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

N/A

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. _____
- b. _____
- c. _____
- d. _____
- N/A

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

SELF

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Sylvia Kanney, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: Sylvia Kanney

Subscribed and Sworn to before me this 19 day of December, 2016.

Lynn R. Zilinsky
Notary Public and seal



LEGAL DISCRIPTION OF PROPERTY OWNED BY:

**SYLVIA C. KANNEY
535 N. WEBSTER ST.
NAPERVILLE IL 60563**

**LOT1 IN SEGURA KANNEY SUBDIVISION, BEING A RESUBDIVISION IN PART OF
SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT
R2009-054296 ON APRIL 14, 2009 IN DUPAGE, COUNTY, ILLINOIS**

Standards for Granting a Zoning Variance

Section 6-3-6:2

The board shall not recommend nor shall the city council grant a variance from the regulations of this title unless it shall make findings based upon the evidence presented to it in each specific case that: (Ord. 05-028, 2-15-2005)

1. The variance is in harmony with the general purpose and intent of this title;

The general purpose and intent of the Ordinance is to provide for uniform character or appearance in the district. The proposed plan is consistent with the City's master plan and the neighboring properties. Therefore, the requested variance would be in harmony with the general purpose and intent of the Ordinance.

2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district;

If the variance is not granted, the location of the subject property and existing neighboring structures, would create a "broken" sight line on the street, impairing not only the subject property, but also the existing neighboring structures.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The essential character of the existing neighborhood is residential with existing front yard setbacks consistent with the proposed plan. Therefore the granting of the variance request would be consistent with, and not alter, the essential character of the neighborhood.

Standards for Granting a Zoning Variance

Section 6-3-6:2

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1. The variance is in harmony with the general purpose and intent of this title;

The general purpose and intent of the Ordinance is to provide for uniform character or appearance in the district. The development property consists of a single family home with both attached and detached garages. Essentially the plan provides that the property be split and the existing detached garage be replaced with a new single family residence. Therefore, the requested variance would be in harmony with the general purpose and intent of the Ordinance.

2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district;

The existing development property has an unusual condition in that it has both an attached and detached garage on a large corner lot. The proposed development would result in the highest and best use of the subject property while at the same time allowing for the minimum lot requirements.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The essential character of the existing neighborhood would not be altered if the proposed development is approved. The existing single family residence shall remain and the detached garage shall be replaced with a new single family residence, which would meet the minimum lot size requirements. Therefore the granting of the variance request would be consistent with, and not alter, the essential character of the neighborhood.



