

DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): DuPere Estate

ADDRESS OF SUBJECT PROPERTY: 126 Laird Street

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-13-104-010

I. PETITIONER: Christopher Derrick, AIA

PETITIONER'S ADDRESS: 506 S. Gables Boulevard

CITY: Wheaton STATE: Il. ZIP CODE: 60187

PHONE: 847-606-6460 EMAIL ADDRESS: CED@DerrickArchitecture.com

II. OWNER(S): Justin & Kimberly DuPere

OWNER'S ADDRESS: 321 W. Jefferson Ave.

CITY: Naperville STATE: Il. ZIP CODE: 60540

PHONE: 312-330-4198 EMAIL ADDRESS: DupereJ@hotmail.com

III. PRIMARY CONTACT (*review comments sent to this contact*): Christopher Derrick, AIA

RELATIONSHIP TO PETITIONER: Architect

PHONE: 847-606-6460 EMAIL ADDRESS: CED@DerrickArchitecture.com

IV. OTHER STAFF

NAME: Jon Green, PA, CFM

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-393-3060 EMAIL ADDRESS: JGreen@ERAConsultants.com

NAME: Jeff Muellner

RELATIONSHIP TO PETITIONER: General Contractor

PHONE: 630-774-8130 EMAIL ADDRESS: Jeff@MuellnerConstruction.com

V. PROPOSED DEVELOPMENT

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

<p>PZC&CC Processes</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<p>CC Only Process</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input checked="" type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance (Exhibit 5)
<p>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 0.503 Acres (21,892 s.f.)

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

See attached Sheet for Detailed Description of Variance

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

(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:

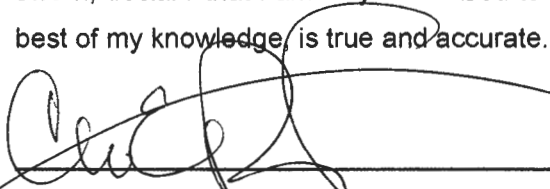
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

Required Park Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

VII. PETITIONER'S SIGNATURE

I, Christopher Derrick, Architect (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

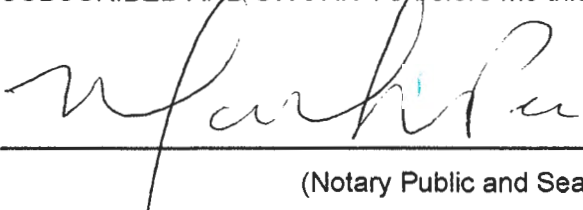


(Signature of Petitioner or authorized agent)

11/14/2022

(Date)

SUBSCRIBED AND SWORN TO before me this 14th day of November, 2022.

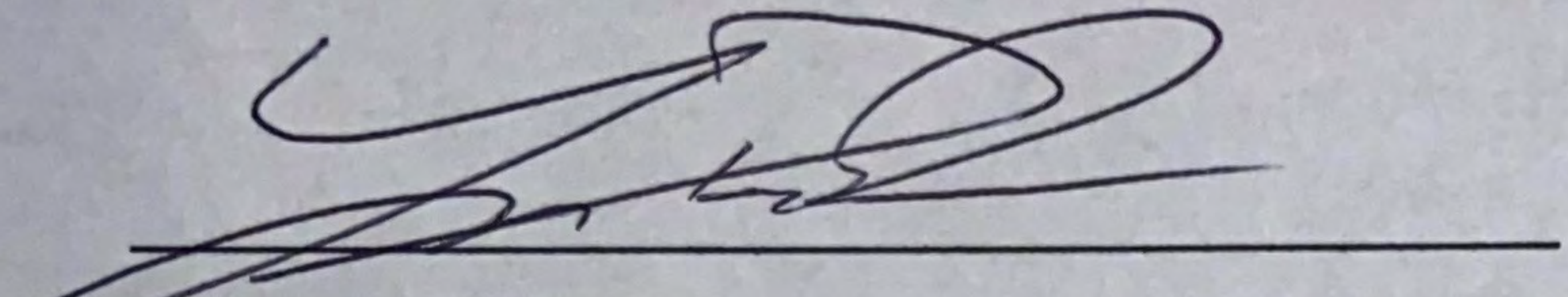


(Notary Public and Seal)

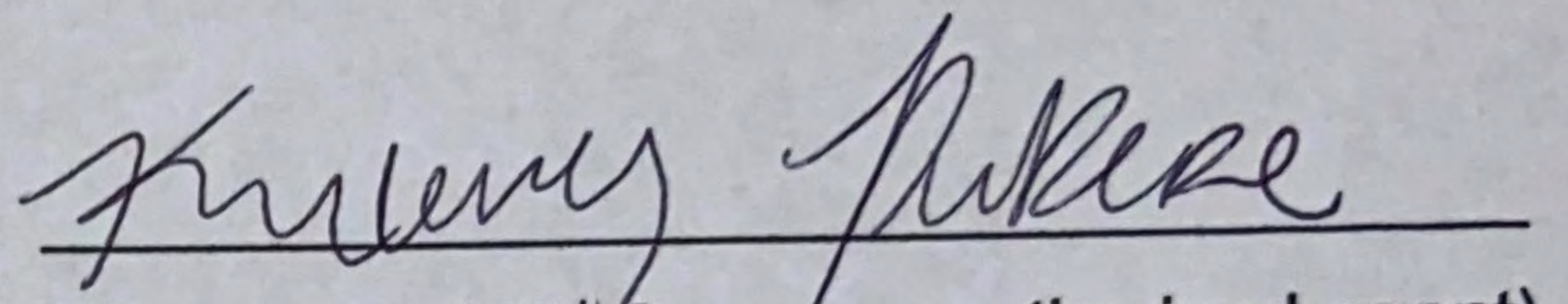


VIII. OWNER'S AUTHORIZATION LETTER¹

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).



(Signature of 1st Owner or authorized agent)



(Signature of 2nd Owner or authorized agent)

11/12/22

(Date)

11/12/22

(Date)

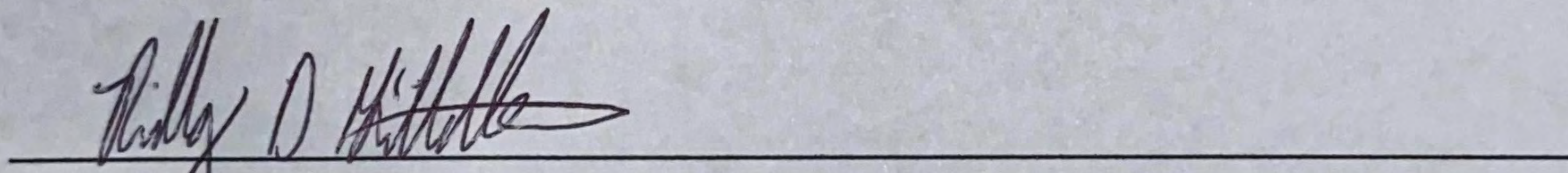
JUSTIN DUPERE

1st Owner's Printed Name and Title

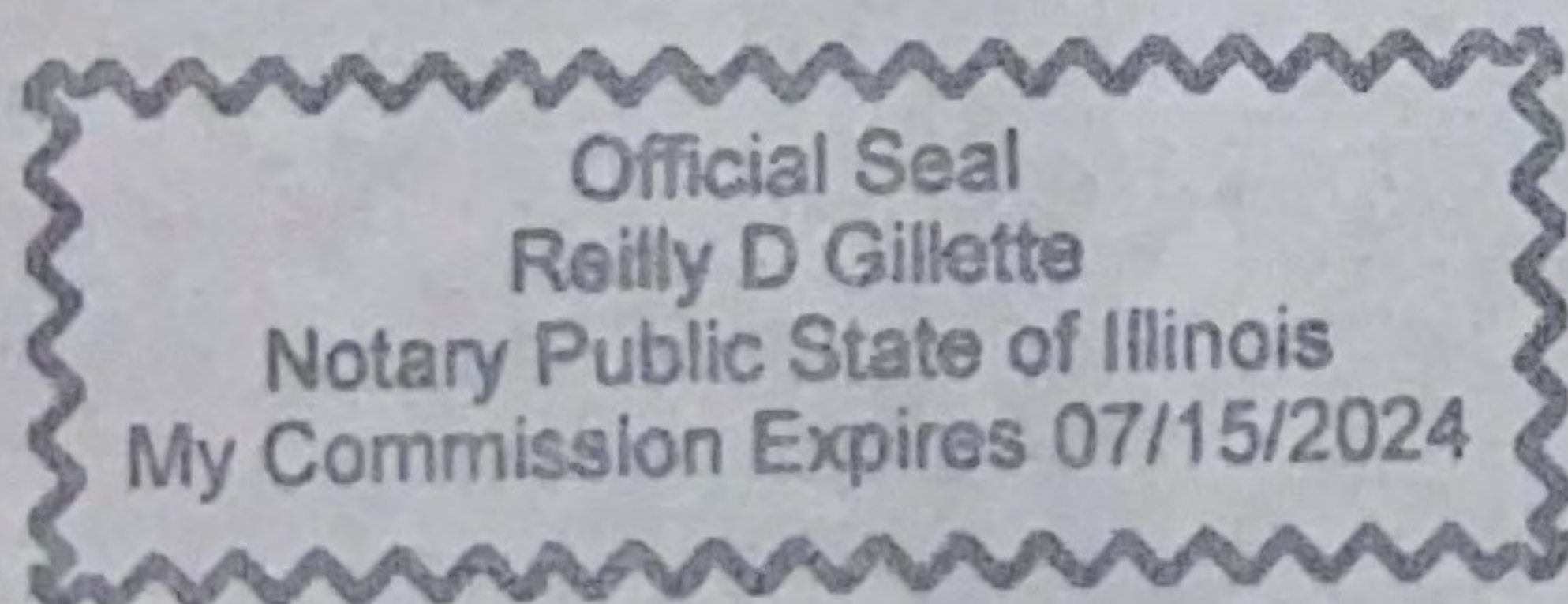
Kimberly DuPere

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 12 day of November, 2022



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

CITY OF NAPERVILLE
PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Christopher Derrick
Address: 506 S. Gables Boulevard
Wheaton, Il. 60187

2. Nature of Benefit sought: Deviation to a Platted Setback

3. Nature of Petitioner (select one):

- | | |
|--|--|
| <input checked="" type="radio"/> a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | h. Sole Proprietorship |

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

N/A

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

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

Christopher Derrick, 506 S. Gables Blvd, Wheaton, Il. 60187
Architect for Owner

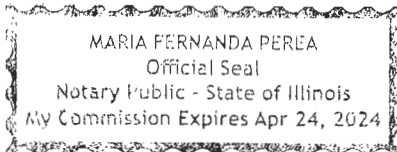
VERIFICATION

I, Christopher Derrick (print name), 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: _____

Subscribed and sworn to before me this 14th day of November, 20 22.

Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Owner: Justin DuPere
Address: 321 W. Jefferson Avenue, Naperville Il 60540

2. Nature of Benefit sought: Deviation to a platted Setback

3. Nature of Owner (select one):
 - a. Individual
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - g. Limited Liability Corporation (LLC)
 - h. Sole Proprietorship

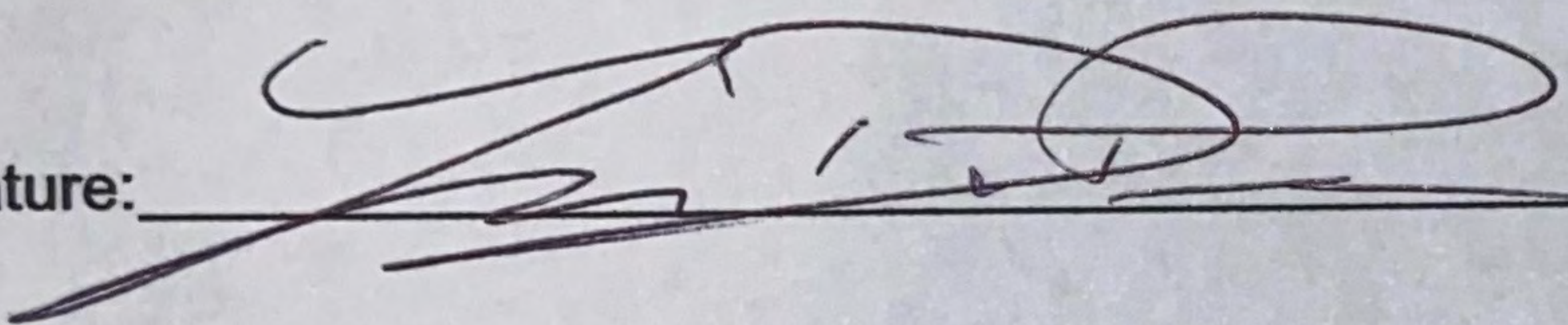
4. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:
n/a

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):
 - a. **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - b. **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
 - d. **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
 - e. **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
 - f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
 - g. **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

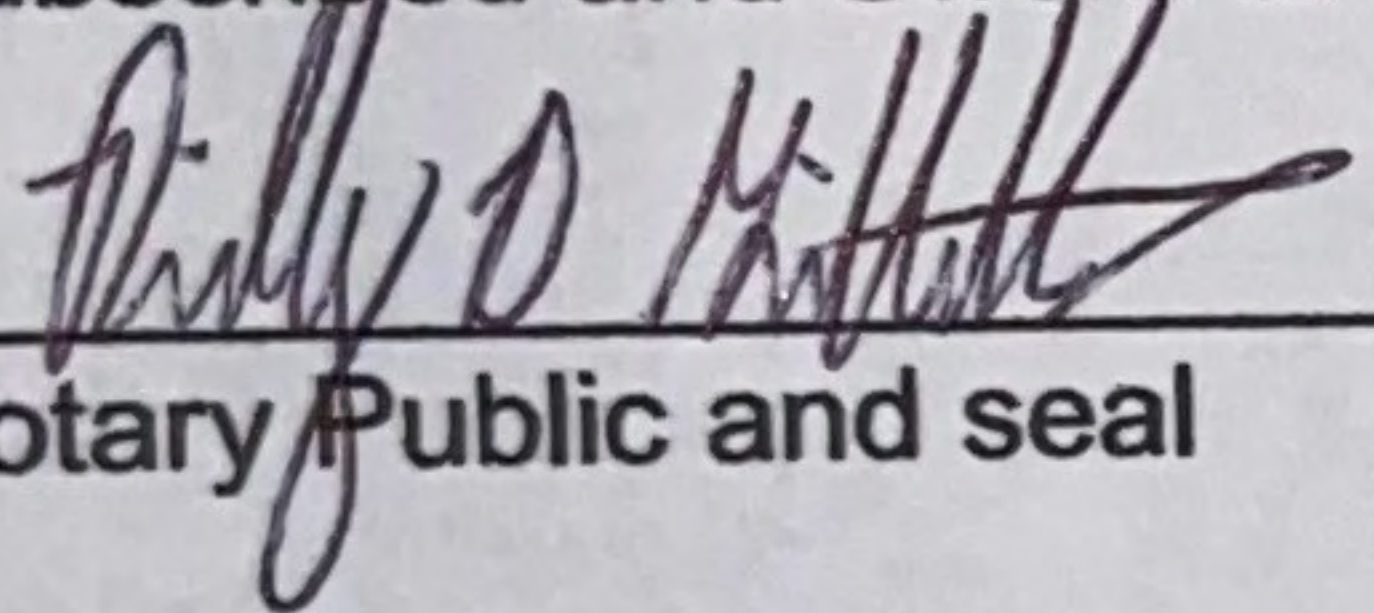
6. Name, address and capacity of person making this disclosure on behalf of the Owner:
Christopher Derrick, AIA, NCARB, Architect to owner
506 S. Gables Boulevard, Wheaton Il 60187

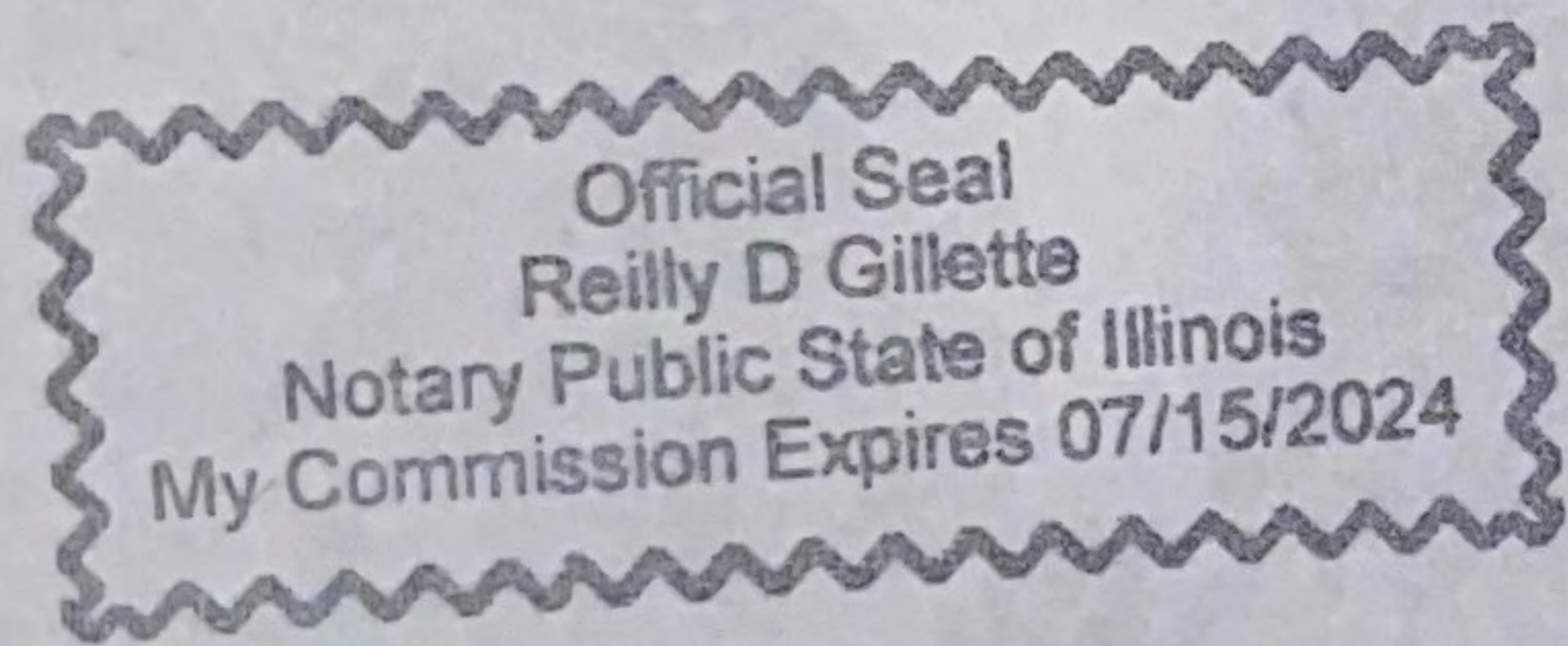
VERIFICATION

I, JUSTIN DUPERE (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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: 

Subscribed and Sworn to before me this 12 day of November, 20 22.


Notary Public and seal



126 N. Laird Street – Exhibit 8: Petition for Zoning Variance

Detailed Description of Variance:

The lot in question is zoned R1B, which has a required front yard setback of 30'-0". The original plats of survey has a platted front yard setback of 35'-0". The existing structures, which were in disrepair, have been demolished so that the homeowner can improve the lot with the construction of a new brick-clad single family residence in accordance with City of Naperville Municipal code Title 6-6B-2.

We are requesting this variance so that we can provide an aesthetically pleasing home which will enhance the neighborhood and provide a new home compatible with the newer homes in the area East of Downtown Naperville. This variance would alleviate undue constraints on the property owners such as a more restrictive front yard setback, as well as keeping with the look and style of the existing neighborhood, which already has multiple properties utilizing the 30'-0" R1B zoning front yard setback line. In fact, the majority of homes fronting Laird Street in this block are utilizing the 30'-0" setback as required by the City of Naperville Municipal code Title 6-6B-7.

Exhibit 8: Section 7-1-8-:2.3 Standards for Granting a Subdivision Deviation

Section 7-1-8:2.3.1 The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner.

Response: *Granting this variance would be in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan per City of Naperville Municipal Code 606B-7 and is requested due to the unnecessary hardship caused by conditions which are unique to this site and not caused by the Owner or Petitioner. This property was purchased by a family currently living in Naperville wanting to build a new home for their growing family as they are outgrowing their existing home. The more restrictive platted setback is greater than what is required in the R1B zoning district and specifically greater than the majority of the setbacks imposed upon their neighbors in this block, in the same zoning district.*

Section 7-1-8:2.3.2 The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.

Response: *The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title. In fact, granting this deviation to a platted setback would bring this property into conformity with the provisions of the City of Naperville Municipal Code 6-6B-7 for the R1B zoning district which allows for a 30'-0" front yard setback. In addition, this home would better fit the streetscape with a 30'-0" setback as it would complement the majority of existing homes utilizing the 30'-0" front yard setback.*