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October 16, 2020


City of Naperville
City Council
400 South Eagle Street
Naperville, Illinois 60566

Re: Request of a Temporary Use at 610 N. Sleight Street, Naperville, Illinois

Dear Naperville City Council,

Daniel B. Waldron and Stephanie C. Waldron, Trustees of the Waldron Family 2014 Trust dated May 1, 2014 (hereinafter the "Owner") is the owner of real property located at 610 N. Sleight Street, Naperville, Illinois and is legally described herein on Exhibit A (the "Property"). The Property was originally platted as two (2) 0.26 acre lots within the East-Park Addition Plat of Subdivision recorded on October 16, 1950, as Document No. 607307 in DuPage County, Illinois. Subsequently, the Property was consolidated into one 0.52-acre lot pursuant to the Preliminary/Final Plat of Subdivision titled Jarrett's Resubdivision, which was recorded on September 22, 2008, as Document Number R2008-143218 in DuPage County, Illinois. Upon consolidation, the previous owner of the Property improved the northern portion of the parcel with various accessory structures including stone columns, retaining walls, and a brick patio with an outdoor fire place. In addition, the Property is improved with an apron driveway located on the northern portion of the Property, which currently feeds into the driveway serving the principal residence located on the southern portion of the Property. The Owner now seeks to revert the Property back to its original state as two (2) legal lots of record pursuant to an application and petition filed with the City of Naperville and proposed preliminary/final plat of subdivision which is attached hereto as Exhibit B (the "Waldron Resubdivision Plat").

Upon resubdividing the Property, the accessory structures located on proposed Lot 1 depicted on the Site Plan attached hereto as Exhibit C ("Site Plan") will technically exist with no principal structure. In anticipation of a new home/principal structure being built on proposed Lot 1, which may benefit from the accessory structures, the Owner requests approval to permit the structures and existing driveway apron to temporarily remain on Lot 1 for a period not to exceed two (2) years from the date of recording the Waldron Resubdivision Plat pursuant to the terms of a temporary use ordinance. If a single-family residential home is not constructed on Lot 1 at the conclusion of time frame stipulated by the temporary use ordinance, all existing accessory structures on Lot 1 will be removed and the driveway apron will be brought into compliance with the City of Naperville Municipal Code of Ordinances. If a temporary use is granted, there will be no changes to the existing layout of what is proposed to be Lot 1. Further, it is the intent of the Owner that the existing structures and driveway remain on the Property serve a future single-family residential home on Lot 1. Any structures currently located on Lot 1 that are not depicted on the Site Plan will be removed prior to the recordation of the Waldron Resubdivision Plat. Therefore, the Owner respectfully requests the approval of a Temporary Use to permit the accessory structures depicted on the Site Plan to remain on the Property for a period of two (2) years from the date of recording the Waldron Resubdivision Plat.

Sincerely,

Caitlin E. Paloian
Attorney for Owner

**EXHIBIT A
PROPERTY LEGAL DESCRIPTION**

LOT 1 IN JARRETT'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 59 AND 60 IN EAST-PARK ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 7, AND THE NORTH ½ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143218, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 610 N. Sleight Street, Naperville, IL 60563

PIN: 08-18-123-034

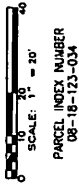
EXHIBIT B
WALDRON RESUBDIVISION PLAT

**EXHIBIT C
SITE PLAN**

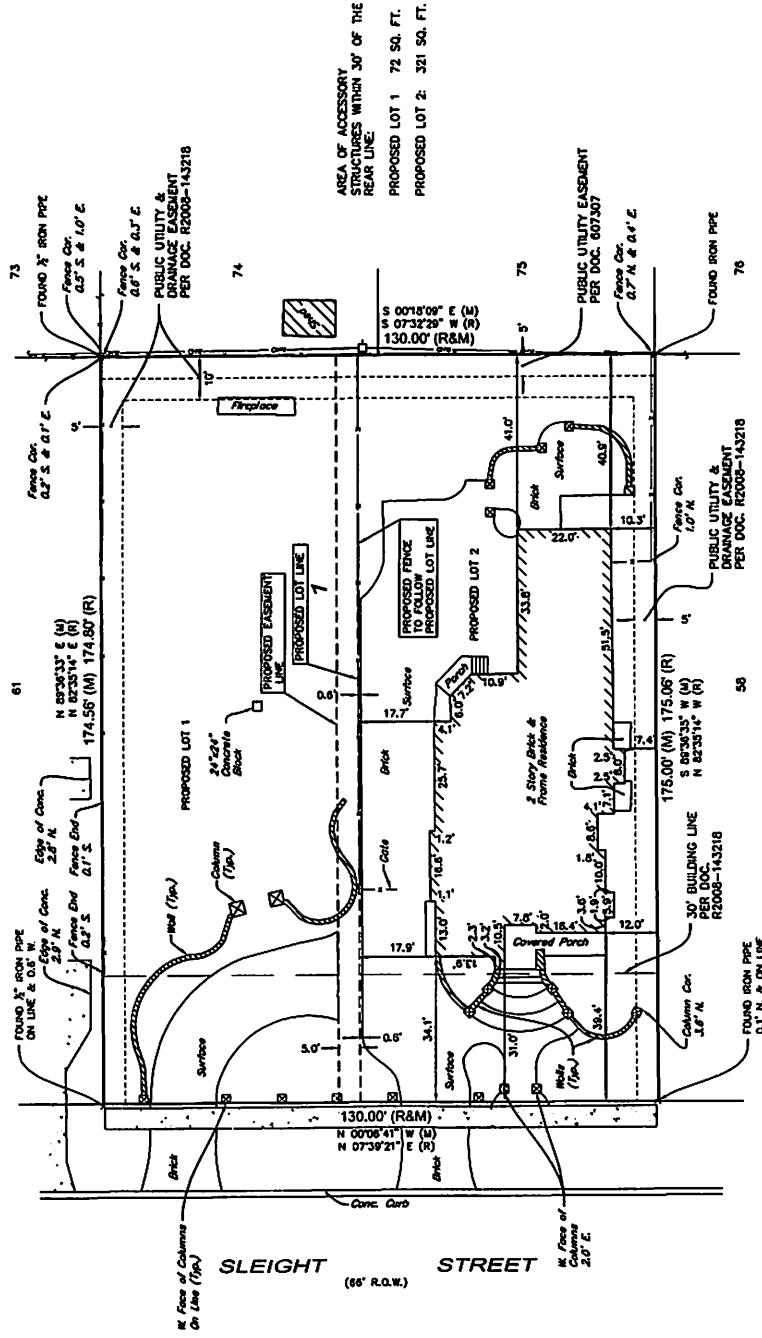
SITE PLAN EXHIBIT

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532

PHONE: 630-778-1757
PROF. DESIGN #18-004196
E-MAIL: info@plsi.com



PARCEL INDEX NUMBER
08-18-123-034



AREA OF ACCESSORY
STRUCTURES WITHIN 30' OF THE
REAR LINE:
PROPOSED LOT 1 72 SQ. FT.
PROPOSED LOT 2 321 SQ. FT.

SYMBOL LEGEND

- CONCRETE SURFACE
- - - - - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- ⊕ - UTILITY POLE
- - - - - OVERHEAD WIRES

LEGAL DESCRIPTION

LOT 1 IN JARRETT'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 59 AND 60 IN EAST-PARK ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, AND THE NORTH 1/2 OF SECTION 16, TOWNSHIP 3D NORTH, RANGE 12E, COUNTY OF DUPAGE, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143218, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR: WALDRON
ADDRESS: 810 N. SLEIGHT STREET, INDEPENDENCE, ILLINOIS
BOOK & PAGE: DATE: 3/16/2020 JOB NO: 201814
DRAWN BY: SMR CHECK BY: ELK
REVISED: 08/11/20
09/11/20 REMOVED FEATURES PER CLIENT MARKUP
09/22/20 CITY REVIEW COMMENTS
10/09/20 PER CLIENT COMMENTS
10/16/20 PER CLIENT COMMENTS