

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION TO GRANT A MAP AMENDMENT (REZONING), AND PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR THE PROPERTY AT 720 PARKSIDE ROAD

THE UNDERSIGNED Petitioner, Jill Marlene Rudolph and Jeffrey Reid Rudolph, as Trustees under the Jill Marlene Rudolph Trust Agreement dated May 23, 2000 (hereinafter “the Petitioner”) respectfully petitions the City of Naperville (the “City”) to, upon annexation of the property legally described on Exhibit A (the “Property”) pursuant to a separate petition submitted by the Petitioner as owner of the Property: (i) zone the Property in the City’s R1B Medium Density Single-Family Residence District; and (ii) such other relief from the City of Naperville Municipal Code (the “Code”) as may be deemed necessary and appropriate to develop the Property.

In support of this Petition, the Petitioner represents to the City as follows:

1. The Owners of the Property are Jill Marlene Rudolph and Jeffrey Reid Rudolph, as Trustees under the Jill Marlene Rudolph Trust Agreement dated May 23, 2000.
2. As Owner, Petitioner filed a separate petition with the City of Naperville to annex the Property to the City of Naperville (“Annexation Petition”).
3. The Petitioner seeks to tear down the existing residence and construct a custom home on the Property.
4. The Subject Property is zoned R-4 in unincorporated DuPage County and consists of one (1) lot totaling approximately 0.35 acres.
5. The existing land uses surrounding the Property are as follows:
 - a. North: R1B and R1A single family residential
 - b. East: Unincorporated DuPage County – Single Family
 - c. South: R1A and R1single family residential

d. West: Unincorporated DuPage County – Single Family

APPROVAL OF REZONING TO R1B

6. Upon annexation of the Property to the City of Naperville, Petitioner respectfully requests that the Property be zoned R1B, medium density single-family residence district.

7. The rezoning request is appropriate based on the following factors:

a. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and

Pursuant to section 6-5-3 in the Code, the Petitioner shall request a zoning classification for the Property upon annexation to the City of Naperville. The requested zoning is consistent with both the proposed use of the Property and the existing use of the properties in the immediate vicinity. Adjacent incorporated properties are zoned a mix of R1, R1A and R1B. The adjacent properties not yet incorporated to the City of Naperville are zoned for residential use in DuPage County. In addition, Naperville’s comprehensive plan designates the future land use for the Property for single family residential land use with the applicable zoning districts being E-1, E-2, R1, R1A, R1B, and R2. Accordingly, the request complies with the City’s intent for the Property under the land use master plan.

b. The trend of development in the area of the subject property is consistent with the requested amendment; and

The trend of development in the area of the Property has been and continues to be single-family residential. Upon annexation to the City, the requested zoning is consistent with the nearby adjacent properties, all of which are zoned R1, R1A and R1B in the City of Naperville. Specifically, the Property is located two lots east of the Moser Highlands Subdivision, which is completely zoned R1B. Further, the requested zoning will permit the development of a new custom home in keeping with the trend of development in the neighborhood.

- c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and*

The existing zoning classification of the Property is R-4 in unincorporated DuPage County. The Owner submitted a separate petition for Annexation to the City of Naperville and upon annexation, Petitioner requests the Property be zoned R1B, which is consistent with the existing zoning designations for nearby and adjacent properties that have been incorporated to the City of Naperville.

- d. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and*

The Property has never been utilized under a City of Naperville zoning designation as the Property is zoned R-4 in unincorporated DuPage County and upon annexation to the City, the Code requires Petitioner to request a zoning designation for the Property.

- e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

As mentioned above, zoning the Property R1B is consistent with the single-family residential character of the neighborhood. The surrounding properties that remain unincorporated are zoned for residential use in DuPage County. All surrounding properties are intended for single-family residential homes, which is the very use for which Petitioner plans to utilize the Property.

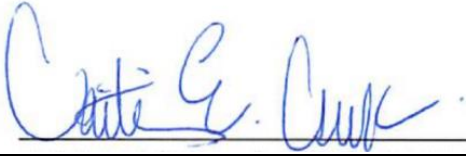
WHEREFORE, by reason of the foregoing, the undersigned Petitioner respectfully requests the City Council and Plan Commission take the necessary steps to, upon annexation of the Property: (i) zone the Property in the City's R1B Medium Density Single-Family Residence District; and (ii) such other relief from the Naperville Municipal Code as may be deemed necessary and appropriate to develop the Property.

RESPECTFULLY SUBMITTED this ____ day of _____ 2024.

PETITIONER:

Jill Marlene Rudolph and Jeffrey Reid Rudolph, as Trustees
under the Jill Marlene Rudolph Trust Agreement dated May 23, 2000

By:

A handwritten signature in blue ink, appearing to read "Catherine G. Whitaker", is written over a horizontal line.

ROSANOVA & WHITAKER, LTD.
ATTORNEY FOR PETITIONER

EXHIBIT A
LEGAL DESCRIPTION

THE EAST 75 FEET OF THE WEST 166 FEET OF LOT 3 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013 IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: LOT 3 IN JOHN C. LUEBKE'S PLAT OF SURVEY RECORDED OCTOBER 11, 1954 AS DOCUMENT NUMBER 733066.

Permanent Real Estate Index Number: 08-19-219-002-0000

Address of Real Estate: 720 Parkside Road, Naperville, Illinois 60540