



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

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

ADDRESS OF SUBJECT PROPERTY: 869. E Hillside, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-19-212-014

I. PETITIONER: Michael Gilkes

PETITIONER'S ADDRESS: michael.gilkes@gmail.com

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (630) 334-2206 EMAIL ADDRESS: michael.gilkes@gmail.com

II. OWNER(S): Michael and Amanda Gilkes

OWNER'S ADDRESS: 869 E Hillside

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (630) 334-2206 EMAIL ADDRESS: michael.gilkes@gmail.com

III. PRIMARY CONTACT (review comments sent to this contact): Michael Gilkes

RELATIONSHIP TO PETITIONER: Self

PHONE: (630) 334-2206 EMAIL ADDRESS: michael.gilkes@gmail.com

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
CC Only Process	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <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 checked="" type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
Administrative Review Administrative Review	<input type="checkbox"/> Engineering Plan Review <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
Other	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 0.48 ZONING OF PROPERTY: R1B

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

Combine a portion of the vacated White Oak right-of-way with the existing property.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

Mortgage: Guaranteed Rate - R2020-058711

Covenant Running with the Land (re: underground lawn sprinkler system in easements and parkway)
R2011-073311

Encroachment License and Covenant (to permit a driveway and curb in the 5' side yard easement and a concrete stoop to encroach in an easement) - R2009-018441

Agreement for Public Utilities and Drainage easements (to grant a 5' easement on west side of property) -
R2009-018440

Ordinance Granting a Deviation from Section 7-1-13 and Section 6-6B-7 of the Municipal Code to permit a deviation to the 40' platted front yard setback and a variance to the 15' corner side yard requirement along the White Oak ROW - R2008-151595

VII. 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 (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

VIII. PETITIONER'S SIGNATURE

I, Michael Gilkes (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)

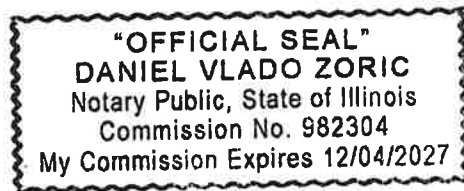
16 DVL
7/15/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 16th day of July, 2025



(Notary Public and Seal)



IX. 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]

(Signature of 1st Owner or authorized agent)

Amanda J Gilkes

(Signature of 2nd Owner or authorized agent)

7/16/25

(Date)

7/15/2025

(Date)

Michael Gilkes

1st Owner's Printed Name and Title

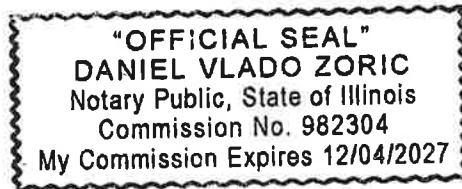
Amanda Gilkes

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 16th day of July, 2025

[Signature]

(Notary Public and Seal)



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