

CITY OF NAPERVILLE  
**ZONING VARIANCE FORM**

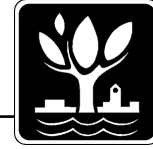


Exhibit A

**ADDRESS OF SUBJECT PROPERTY:** 526 E Chicago Avenue Naperville, IL 60540

**PARCEL IDENTIFICATION NUMBER (PIN):** 08-18-329-003

**I. PETITIONER:** Courtney Naumes

PETITIONER'S ADDRESS: 526 E Chicago Avenue

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 708-712-4746 EMAIL ADDRESS: Courtney.Naumes@gmail.com

**II. OWNER(S):** Courtney Naumes / Troy Naumes

OWNER'S ADDRESS: 526 E Chicago Avenue

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 708-712-4746 EMAIL ADDRESS: Courtney.Naumes@gmail.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Courtney Naumes

RELATIONSHIP TO PETITIONER: Self

PHONE: 708-712-4746 EMAIL ADDRESS: Courtney.Naumes@gmail.com

**IV. OTHER STAFF**

NAME: \_\_\_\_\_

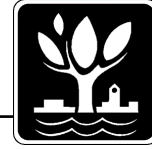
RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_



**v. SUBJECT PROPERTY INFORMATION**

ZONING OF PROPERTY: R1B Medium Density Single-Family Residence District

AREA OF PROPERTY (Acres or sq ft): 0.213 acres / 9,297 sq ft

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

The proposed detached garage, as designed, requires variances to Municipal Code 6-2-10 Accessory Buildings, Structures, and Uses of Land. The structure is set 2' from the east property line and 5' from a one-foot section along the mid-yard N-S property line (6-2-10.1). It also exceeds 25% of the area of the required rear yard (6-2-10.5).

**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.**

Mortgagee - Associated Bank

File No. / Escrow No. BW21057280

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**VII. PETITIONER'S SIGNATURE**

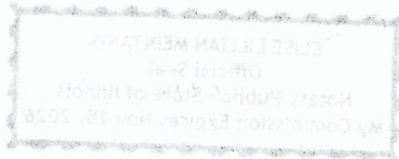
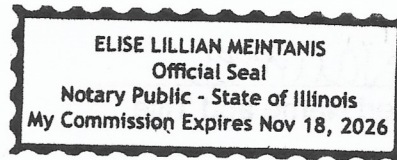
I, Courtney Naumes (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Courtney Naumes  
(Signature of Petitioner or authorized agent)

3/23/2024  
(Date)

SUBSCRIBED AND SWORN TO before me this 23 day of March, 2024

Elise Lillian Meintanis  
(Notary Public and Seal)





**VII. 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).

Courtney Naumes  
(Signature of 1<sup>st</sup> Owner or authorized agent)

Troy Naumes  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

3/23/24  
(Date)

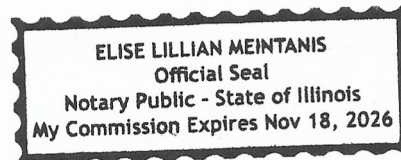
3-23-24  
(Date)

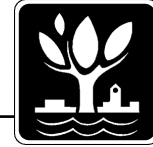
Courtney Naumes  
1<sup>st</sup> Owner's Printed Name and Title

TROY NAUMES  
2<sup>nd</sup> Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 23 day of March, 2024

Elise Lillian Meintanis  
(Notary Public and Seal)





## REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

### EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

*Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent](#) of the Zoning Code) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.*

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; and

*Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").*

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

*Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?*

**EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance for a Variance from Section 6-2-10:1 and 6-2-10:5 to Permit a Detached Garage**

**1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan;**

Granting the variance for the proposed garage construction is consistent with the broader objectives outlined in the zoning code and comprehensive master plan. It promotes adequate space provision, maintains property values, preserves neighborhood character, and aligns with prevailing development patterns, thereby contributing to the overall improvement and welfare of the community.

**Provision of Adequate Space and Amenities:** The proposed garage aims to provide adequate space for vehicle accommodation, storage, and potential workspace, aligning with the zoning code's objective of ensuring proper living and working conditions on residential properties. This supports the comprehensive master plan's goal of improving public health, safety, comfort, and convenience.

**Conservation of Property Values and Aesthetics:** Despite requiring a variance, the proposed garage intends to maintain the aesthetic appeal and functionality of the property. By considering the existing yard configuration and neighborhood framework, the variance request aligns with the zoning code's objective of conserving the value of buildings and encouraging appropriate land use throughout the city.

**Preservation of Neighborhood Character:** The proposed garage's position in the southeast corner, along with the preservation of exposed rafters and original corbels, ensures that the neighborhood's character is preserved. This aligns with the comprehensive master plan's objective of zoning all properties to conserve the value of buildings and maintain the area's character.

**Community Precedent and Consistency:** Considering the similar improvements in the area, properties in the immediate vicinity have been improved in a similar manner, with detached garages or structures exceeding standard zoning requirements. This indicates a common practice within the neighborhood and suggests that the proposed variance aligns with the prevailing development patterns without significantly altering the area's essential character. This supports the comprehensive master plan's goal of promoting appropriate land use and development patterns throughout the city.

**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 property's unique combination of lot configuration, existing yard layout, and functional necessity for the garage creates special and unusual conditions that would result in practical difficulties or exceptional hardships if strict enforcement of the zoning code were applied. These conditions are not self-imposed or financially based but rather inherent to the property's circumstances, making compliance with standard code requirements challenging and impractical without the requested variance.

**Lot Configuration:** The shape of the lot creates challenges for efficient utilization of space. The 500 block of Chicago Avenue does not have an alley. The garages are along the back property lines with a driveway to the street. 526 E Chicago Avenue has an existing single-car garage in the southwest corner approx. 2' from the west and south property lines. There is also an 8' north-south property line mid-yard. Constructing the proposed garage 2' from the west property line, 7' from the south property line, and 5' from the mid-yard north-south property line is the most efficient use of space and aligns with the neighboring garages. This is the most visually appealing location as well.

**EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance for a Variance from Section 6-2-10:1 and 6-2-10:5 to Permit a Detached Garage**

Existing Yard Configuration: The current configuration includes a concrete pad adjacent to the existing single-car garage which establishes the intended area for the detached structure. This existing condition further justifies the location of the proposed 2-car garage without significantly altering the property layout.

Functional Necessity: The proposed garage is essential for storage, vehicle accommodation, and workspace. The proposed 24' x 28' garage takes into consideration the maintenance needs for the property including storing the vintage storm windows and screens as well as the standard expectation for modern vehicle storage. These functional requirements present a unique circumstance that makes strict compliance with the zoning code challenging without compromising the property's usability and practicality.

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

Granting the requested variance for the construction of the detached 2-car garage will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties for several reasons:

Consistency with Neighborhood: The proposed garage, while requiring a variance, remains consistent with the character of the neighborhood. While properties in this neighborhood predate modern vehicles, they have upgraded to standard garages to accommodate modern expectations and needs. The proposed garage has been designed to mimic the character of the existing structure and home with the exposed rafters along the roofline and utilizing the decorative architectural corbels. The variance aligns with the prevailing conditions and does not introduce an element that is inconsistent with the surrounding properties.

Minimal Impact to Adjacent Properties: By positioning the garage 2' from the west property line, 7' from the south property line, and 5' from the mid-yard north-south property line, the structure will be aligned with the adjacent garages. This balances yard space while maintaining neighborhood sight lines.

**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: Courtney Naumes  
 Address: 526 E Chicago Avenue  
 Naperville, IL 60540
  
2. Nature of Benefit sought: Variance to construct detached garage
  
3. Nature of Petitioner (select one):
 

Individual	Partnership
Corporation	Joint Venture
Land	Limited Liability
Trust/Trustee	Corporation (LLC)
Trust/Trustee	Sole Proprietorship
  
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:  


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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:

\_\_\_\_\_  
\_\_\_\_\_

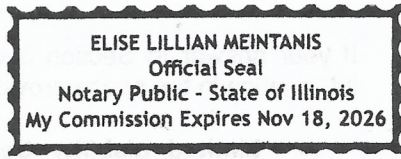
VERIFICATION

I, Courtney Naumes (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: Courtney Naumes

Subscribed and Sworn to before me this 23 day of March, 2024.

Elise Lillian Meintanis  
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.

2. Owner: Courtney Naumes  
 Address: 526 E Chicago Avenue  
Naperville, IL 60540

7. Nature of Benefit sought: Variance to construct detached garage

8. Nature of Owner (select one):

- |   |   |
|---|---|
| <input checked="" type="radio"/> Individual | Partnership   |
| <input type="radio"/> Corporation           | <input type="radio"/> Joint Venture                       |
| <input type="radio"/> Land Trust/Trustee    | <input type="radio"/> Limited Liability Corporation (LLC) |
| <input type="radio"/> Trust/Trustee         | <input type="radio"/> Sole Proprietorship                 |

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

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10. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Name, address and capacity of person making this disclosure on behalf of the Owner:

\_\_\_\_\_  
\_\_\_\_\_

VERIFICATION

I, Courtney Naumes (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: *Courtney Naumes*

Subscribed and Sworn to before me this 23 day of March, 2024.

*Elise Lillian Meintanis*

Notary Public and seal

