

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 235 W. Jefferson Ave.
PARCEL IDENTIFICATION NUMBER (PIN): 0713421011

I. PETITIONER: Don Brown, President - Brownstone Homes
PETITIONER'S ADDRESS: 4712 Pershing Ave.
CITY: Downers Grove STATE: IL ZIP CODE: 60515
PHONE: 708.284.5428 EMAIL ADDRESS: ksmerz@yahoo.com

II. OWNER(S): Alice Chin
OWNER'S ADDRESS: 225 W. Jefferson Ave.
CITY: Naperville STATE: IL ZIP CODE: 60540
PHONE: 630-425-2848 EMAIL ADDRESS: office@alicechin.com

III. PRIMARY CONTACT (review comments sent to this contact): Kelly Casson
RELATIONSHIP TO PETITIONER: assistant
PHONE: 708.284.5428 EMAIL ADDRESS: ksmerz@yahoo.com

IV. OTHER STAFF

NAME: _____
RELATIONSHIP TO PETITIONER: _____
PHONE: _____ EMAIL ADDRESS: _____
NAME: _____
RELATIONSHIP TO PETITIONER: _____
PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY transitional

AREA OF PROPERTY (Acres or sq ft): ~~1767~~ 1767 sq ft

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

printing spaces required for
occupancy permit → reduce printing spaces
from 10 to 3

VI. PETITIONER'S SIGNATURE

I, Don Brown, President (Petitioner's Present 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] (Signature of Petitioner or authorized agent) 10/18/22 (Date)

SUBSCRIBED AND SWORN TO before me this 8 day of October, 2022

[Signature]
(Notary Public and Seal)



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CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

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).

[Handwritten Signature]

(Signature of 1st Owner or authorized agent)

[Handwritten Signature]

(Signature of 2nd Owner or authorized agent)

7/21/22
(Date)

7/21/22
(Date)

Alice Chia

1st Owner's Printed Name and Title

2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 21st day of July, 2022

[Handwritten Signature]
(Notary Public and Seal)



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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?

CITY OF NAPERVILLE
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: Don Brown
Address: 4712 Pershing, Downers Grove IL 60915

2. Nature of Benefit sought: parking variance
3. Nature of Petitioner (select one):

a. <input checked="" type="checkbox"/> 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:
general contractor

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (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

Don Brown, President
4717 W. Peabody, Bellevue, MO 64605

VERIFICATION

I, Don Brown (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]
(Signature of Petitioner or authorized agent)

10/18/21
(Date)

SUBSCRIBED AND SWORN TO before me this 21 day of July, 2022

[Signature]
(Notary Public and Seal)



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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: Michael Jin and Alice Chin
 Address: 235 W Jefferson Ave
Naperville IL 60540

7. Nature of Benefit sought: Parking Variance

8. Nature of Owner (select one):

- | | |
|---|---|
| <input checked="" type="radio"/> Individual | <input type="radio"/> 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:

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:

Alice Chin - 235 W Jefferson Ave, Naperville
- Part Owner

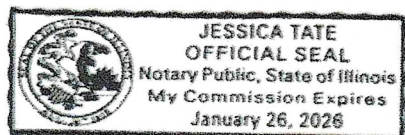
VERIFICATION

I, Alice Chin (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 11th day of August, 2022.

J. Tate
Notary Public and seal



For Office Use Only

Concept Meeting Number: _____

Date Received: _____



Naperville

City of Naperville Concept Meeting Request and Overview

Concept Meetings provide an opportunity for City staff and external customers to discuss potential development proposals and the development process prior to submittal for formal review. At the meeting, staff will explain applicable regulations or requirements, provide initial feedback regarding City staff's support of the proposal, and detail the City's approval process. A project manager will be assigned to your request when the meeting is set up. Concept meetings are held at 10:00 a.m. and 11:00 a.m. on Tuesdays and Thursdays and are one hour long. A minimum of 10 business days is required for City staff to review the concept meeting materials; therefore, **the meeting will be scheduled following submittal of this completed form and receipt of the information below.** If additional information is provided following the initial submittal, the meeting may need to be rescheduled. Questions regarding concept meetings may be referred to the Development Review Team (630) 305-7002. Please submit all information and items 1-4 listed below via email to DRT@Naperville.il.us

Contact Person Information

Name: <i>Alice Chin</i>	Title: <i>principal</i>
Company: <i>The Alice Chin Team</i>	Company Address: <i>225 W. Jefferson Ste 202 Naperville IL 60540</i>
Phone: <i>630-425-2868</i>	Email: <i>ksmerz@yahoo.com</i>
I am the: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Broker <input type="checkbox"/> Attorney <input type="checkbox"/> Tenant <input type="checkbox"/> Other (Specify) _____	

Property Information

Address: <i>235 W. Jefferson</i>	Parcel Number(s): <i>0713421011</i>
Zoning: <i>mixed use / transitional</i>	Current Land Use: <i>transitional</i>
Proposed Land Use /New Development: <i>N/A - no changes</i>	

Additional Information Needed:

1. Describe the development proposal in detail (on letterhead, if available) - *attached*
2. List members of your party attending the meeting - *none*
3. Advise any specific questions you have - *none*
4. Submit available plans for the property and/or the development proposal - *provided*