

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 743 Cardigan Court Naperville IL 60565

PARCEL IDENTIFICATION NUMBER (PIN): 07-25-304-040

I. PETITIONER: Gary L Kochanek

PETITIONER'S ADDRESS: 743 Cardigan Court

CITY: Naperville STATE: IL ZIP CODE: 60565

PHONE: 630-355-6165 EMAIL ADDRESS: glkochanek@sbcglobal.net

Cell 630-886-3641

II. OWNER(S): Gary L Kochanek

OWNER'S ADDRESS: Same as above

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Same as above

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

CITY OF NAPERVILLE
ZONING VARIANCE FORM

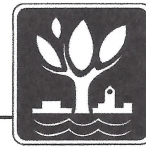


Exhibit A

V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: Residential -- R1A

AREA OF PROPERTY (Acres or sq ft): .34 acres

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

I'm requesting a variance to the 8' setback requirement for the location of a backup generator from a property line. The setback requested is 6.5' Municipal Code: Yard Requirements section 6-6a-7:1

VI. PETITIONER'S SIGNATURE

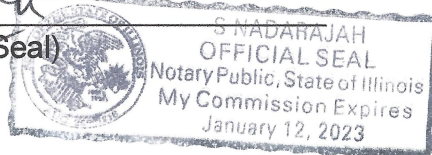
I, Gary L Kochanek (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Gary L. Kochanek
(Signature of Petitioner or authorized agent)

10/02/2020
(Date)

SUBSCRIBED AND SWORN TO before me this 02nd day of October, 2020

S. NADARAJAH
(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).

Ben J. Keeluck
(Signature of 1st Owner or authorized agent)

[Signature]
(Signature of 2nd Owner or authorized agent)

10/02/2020
(Date)

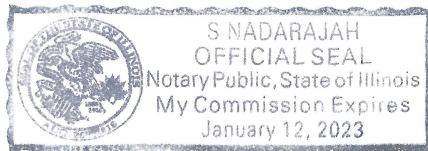
[Signature]
(Date)

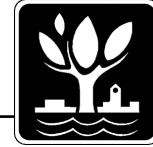
GARY H KOCHANET
1st Owner's Printed Name and Title

[Signature]
2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this *02nd* day of *October*, 20*20*

[Signature]
(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 will allow placement of the backup generator where it will be out of view of my neighbors and general public and not infringe on the enjoyment of their property.
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 would require placement of the backup generator directly next to my neighbor (to the east) front room and in view to other neighbors. I live in a cul-de-sac and my house is located in front of my neighbor to the east (729 Cardigan) and behind my neighbor to the west (747 Cardigan). Additionally, this would impact mature landscaping.
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. Strictly following the code will result in impacting my neighbors while granting this variance will benefit all. I have discussed with my neighbor Andrew Nagelbach (630-248-0012) -- 747 Cardigan Court, and he supports the variance request (see attached letter).

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: Gary L Kochanek
Address: 743 Cardigan Court Naperville, 60565

2. Nature of Benefit sought: Variance from residential electric generator setback requirements

3. Nature of Petitioner (select one):
 - a. **Individual**
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - g. Limited Liability Corporation (LLC)
 - h. Sole Proprietorship

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

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:

Self -- Gary L Kochanek 743 Cardigan Court Naperville 60565

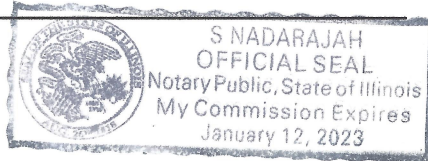
VERIFICATION

I, Gary L Kochanek (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: *Gary L Kochanek*

Subscribed and Sworn to before me this 02nd day of October, 2020.

S. Nadarajah
Notary Public and seal.



LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE	(R.O.W.) = RIGHT OF WAY
(F.I.R.) = FOUND IRON ROD	

	= CHAIN LINK FENCE
	= WIRE FENCE
	= SPLIT RAIL FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= PUBLIC UTILITY & DRAINAGE EASEMENT
	= BUILDING SETBACK LINE

P.U. & D.E.
B.S.L.

ARS
Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH: (630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

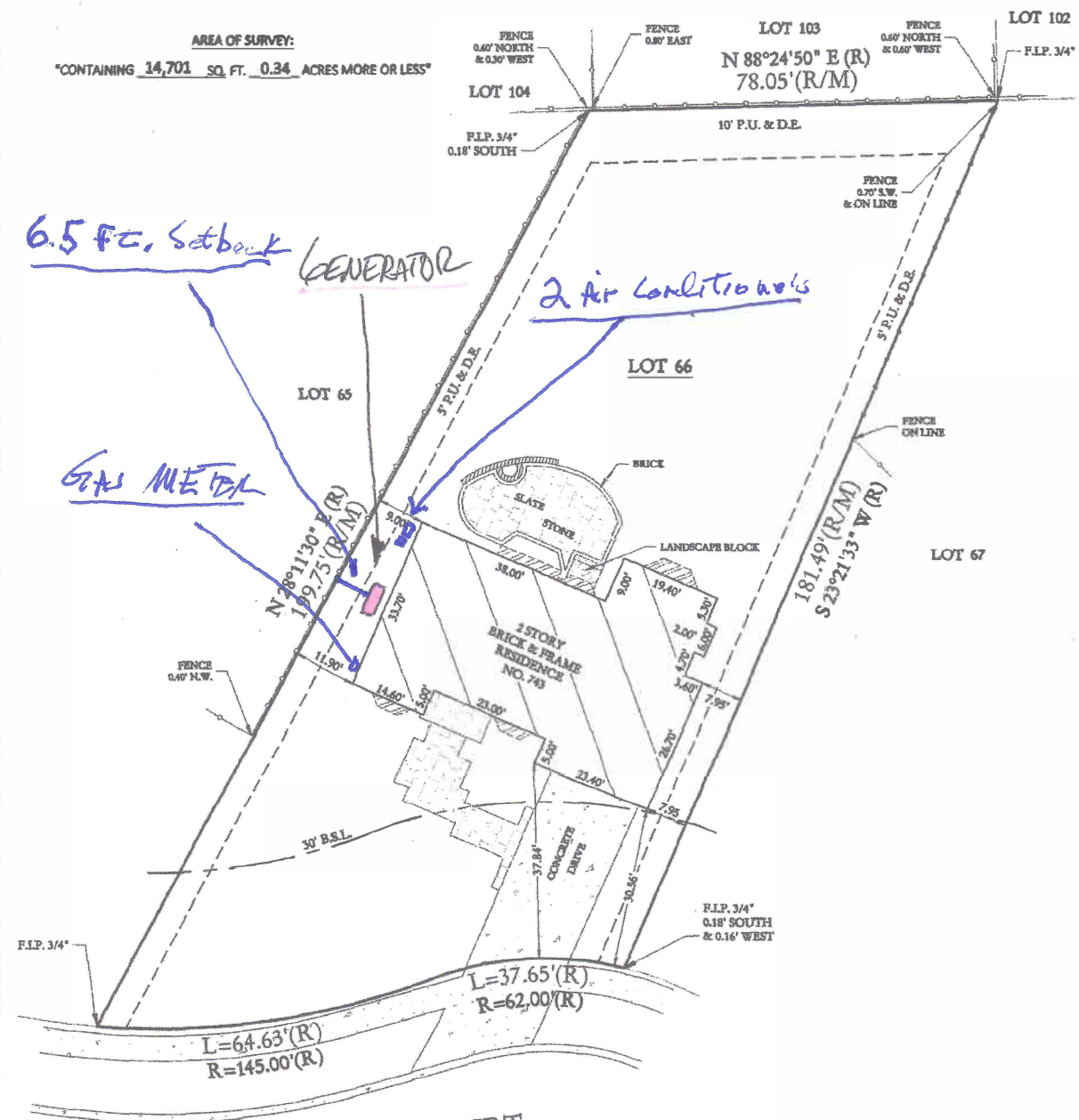


SCALE: 1"=20'

BASIS OF BEARING:
WEST LINE OF LOT 66 AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 28°11'30"E (R)



LOT 66 IN BRIGHTON RIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THIS PLAT THEREOF RECORDED DECEMBER 15, 1986 AS DOCUMENT R86-158160, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF WILL

CARDIGAN COURT

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 2ND DAY OF JULY, A.D., 2020, AT ROMEOVILLE, ILLINOIS.

Mark A. Lindstrom
CLIENT: KOCHANEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 085-3482 JOB NO. 37382-20
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961 FIELDWORK DATE 06-30-20



LICENSE EXPIRES ON NOVEMBER 30, 2020