

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 715 CENTER ST.

PARCEL IDENTIFICATION NUMBER (PIN): 08-18-101-017

I. PETITIONER: JAY NEBOR

PETITIONER'S ADDRESS: Po Box 981

CITY: MOKENA STATE: IL ZIP CODE: 60448

PHONE: 708-259-7503 EMAIL ADDRESS: JAYNEBOR@COMCAST.NET

II. OWNER(S): JAY NEBOR

OWNER'S ADDRESS: SAME.

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): JAY NEBOR

RELATIONSHIP TO PETITIONER: SAME

PHONE: 708-259-7503 EMAIL ADDRESS: JAYNEBOR@COMCAST.NET

IV. OTHER STAFF

NAME: NONE

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: R2

AREA OF PROPERTY (Acres or sq ft): 7500 sq ft 50x150

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

I AM ASKING THAT PROPERTY BE CONSIDERED FOR ORIGINAL R2 6-6C-7
ZONING. IN PARTICULAR, SIDE YARD SET BACKS OF 6 FEET EACH SIDE
(PLEASE SEE ATTACHMENTS)

VI. PETITIONER'S SIGNATURE

I, JAY NEBOR (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]
(Signature of Petitioner or authorized agent)

3/6/23
(Date)

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2023

Rachel M. Harmatys
(Notary Public and Seal)



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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).

[Signature]

(Signature of 1st Owner or authorized agent)

NONE

(Signature of 2nd Owner or authorized agent)

3/6/23

(Date)

(Date)

JAY NEBOR owner

1st Owner's Printed Name and Title

2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2023

Rachel M. Harnatys

(Notary Public and Seal)



Required Variance standards

Exhibit B Responses

March 6, 2023

- 1) The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and by granting the variance the new single-family home proposed to be built will fit seamlessly in conjunction with the existing homes.**

The variance being requested is to go back to the original 6 feet side yard setbacks that were in place prior to 1989 subdivision setbacks. It seems most newly built homes in the immediate area are using the maximum allowed space to build on, I am seeking approval to use the original side yard setback requirement that the lot had before it was purchased by the neighboring lot in 2010 with the commitment to preserve the harmony and character of the existing homes.

- 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**

My property (715 Center Street) is only 50 feet in width. Using the post 1989 subdivision setbacks allows only 34 feet of buildable space, leaving the home I plan to build short by 2 feet of buildable space. My home that I planned on building requires 36 feet of buildable space which would fit perfectly according to the pre-1989 subdivision setbacks. Furthermore, I would like to address the fact that before I purchased the property, I did my due diligence and reached out to the village to confirm what the side set back requirements were on this property. At that time, I received a response from Dina Hagan who confirmed that the side yard setbacks were 6 feet on either side. Pleased with this information I prepared a home plan that would meet these requirements. I can share the email from Dina Hagen if needed.

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

Noting that both homes on adjoining sides of my property are both newer constructed homes, the plan for my home is to keep consistent with similar likeness and quality of exterior features to maintain the character of the neighborhood. I am in full agreement with maintaining the look and feel of the neighborhood with similar roof lines, siding, and overall construction materials. The variance I am requesting is simply to allow the 6-foot side yard setbacks on both sides of the property to keep the position of the home balanced and seamlessly blending in with the adjacent properties, just as other properties in the area are of similar manner.

Required PUD Deviation Standards

Exhibit C Responses

March 6, 2023

1) Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

The requested deviation will not undermine the intent and purpose of the zoning district. If I am granted approval to build with 6-foot side yard setbacks, the new home I construct will still maintain the overall integrity of the PUD, including the character of the neighborhood. Noting the architectural design of the home to be constructed has similar materials and construction features of the homes being built or remodeled in the surrounding neighborhood.

2) Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and

This request will not interfere with the delivery of public service, traffic control or management, water, and/or sanitary services. I am simply asking to adjust side yard setbacks which do not encroach in any easements.

3) Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The new home I have designed will fit the character of the neighborhood and has similar material and construction design that will enhance the overall integrity of the neighborhood. My planned materials include siding, window, and roof line will be consistent to the surrounding homes. I also plan on using a decorative craftsman style front and garage door with custom glass as well as a metal roof over the garage door.

**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: JAY NEBOR
 Address: PO Box 981
MOKENA IL 60448

2. Nature of Benefit sought: _____

3. Nature of Petitioner (select one):

a. 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:

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.

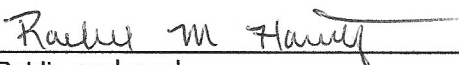
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

VERIFICATION

I, JAY NEBOR (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: 

Subscribed and Sworn to before me this 6th day of March, 20 23.


Notary Public and seal

