

**CITY OF NAPERVILLE
APPLICATION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Kettell's Consolidation
ADDRESS OF SUBJECT PROPERTY: 300 E. Ogden Ave.
PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-07-316-001, -002

I. APPLICANT: Robert Kettell
APPLICANT'S ADDRESS: 8S271 Derby Drive
CITY: Naperville STATE: IL ZIP CODE: 60540
PHONE: 630.244.5583 EMAIL ADDRESS: jkettell717@aol.com

II. OWNER(S)*: _____
OWNER'S ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
PHONE: _____ EMAIL ADDRESS: _____

*If Owner(s) is different than Applicant, please attach a letter from the Owner(s) authorizing submittal of this Application for Development Approval.

III. PRIMARY CONTACT (review comments sent to this contact): Leonard M. Monson
RELATIONSHIP TO APPLICANT: Attorney
PHONE: 630.420.8228 EMAIL ADDRESS: len@kuhnheap.com

IV. OTHER STAFF
NAME: Webster, McGrath & Ahlberg, LTD.
RELATIONSHIP TO APPLICANT: Engineer
PHONE: 630.668.7603 EMAIL ADDRESS: _____

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

V. PROPOSED DEVELOPMENT

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

- | | |
|--|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: approximately .59 acres, 25,700 sf

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

Consolidation of two lots into one lot of record, and rezoning. The current zoning is

R2 with a conditional Use for a home office. The future land use designation of the

property is Office/Research and Development, which aligns with the City's OCI

zoning district. Therefore we are requesting rezoning to OCI

VI. 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 Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication

I am authorized to make this Application, and the above information, to the best of my knowledge, is true and accurate:

[Signature]
(signature of applicant or authorized agent)

10/31/14
(date)

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2014

Lori L. Fahle
(Notary Public and Seal)



EFFECTIVE PERIOD OF APPLICATION

Please note that Applications for Development Approval are only valid for a period of two years from the date of Application submission and that all cases will be closed by the City without further notice to the Applicant after the two year period has expired.

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Applicant: Robert Kettell
Address: 8S271 Derby Drive
Naperville, IL 60540

2. Nature of Benefit sought: Subdivision to one lot of record and rezone of OCI

3. Nature of Applicant (select one):

- | | |
|---|---|
| <input checked="" type="checkbox"/> a. Natural Person | <input type="checkbox"/> d. Trust/Trustee |
| <input type="checkbox"/> b. Corporation | <input type="checkbox"/> e. Partnership |
| <input type="checkbox"/> c. Land Trust/Trustee | <input type="checkbox"/> f. Joint Venture |

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

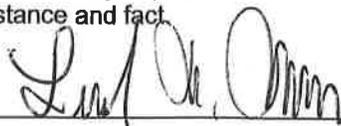
- a. _____
b. _____
c. _____
d. _____

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

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, LEONARDO H. MONSON, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, 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 31st day of October, 2014.

Lori L. Fahle
Notary Public



EXHIBIT 4

Standards for Granting a Map Amendment (Rezoning) Section 6-3-7:1

The commission shall not recommend nor shall the city council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the city; **The current use of the property shall not change, and therefore supports the public health, safety, comfort, convenience and general welfare in the area of the subject property;** and ,
2. The trend of development in the area of the subject property is consistent with the requested amendment; **The trend of development in the area, City of Naperville zoning of OCI, is consistent with the subject property of the petition request of OCI zoning and consistent with the Master Plan;** and ,
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; **The requested zoning classification of OCI is consistent with the existing use of the property which is more suitable and compatible with the current and projected makeup of the neighborhood, than the uses permitted under the existing zoning county classification;** and ,
4. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; **Due to the zoning classification, in comparison with the neighborhood, the property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing county zoning classification;** and,
5. The subject property has not been utilized under the existing zoning classification for a substantial period of time; **The subject property has been utilized under the existing zoning classification for a substantial period of time, however, such use is consistent with the petitioned for zoning classification;** and
6. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property; **The proposed plan would make the property more consistent with the neighboring property. The petition, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**