



**NAPERVILLE PLAN COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
05/19/2010 - 7:00 PM**

**CALL TO ORDER:**

**A. Roll Call**

**B. Approve Minutes**

1. Approve the April 21, 2010 Plan Commission Minutes.

**C. Old Business**

**D. Public Hearings**

1. PC Case # PC 10-1-047 MK Studio  
Petitioner: Karen Blecke  
Location: 20 W. Jefferson, south side of Jefferson Avenue between  
Washington Street and Main Street.

Request: The petitioner requests a conditional use for a training studio  
in the B4 (Downtown Core) district.

Official Notice: Published in the Naperville Sun on April 19, 2010.

**E. Reports and Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 1350 Aurora Avenue, Naperville, IL., via telephone at 630-420-**

**AGENDA**  
**NAPERVILLE PLAN COMMISSION**  
**05/19/2010 - 7:00 PM - COUNCIL CHAMBERS**  
**Page 2**

**6725 or 630-305-5205 (TDD) or via e-mail at [manningm@naperville.il.us](mailto:manningm@naperville.il.us). Every effort will be made to allow for meeting participation.**







**NAPERVILLE PLAN COMMISSION  
DRAFT MINUTES OF APRIL 21, 2010**

**Call to Order**

**7:02 p.m.**

**A. Roll Call**

Present: Chairman Brown, Edmonds, Gustin, Herzog, Messer, Meyer, Sterlin, Trowbridge  
Absent: Meschino  
Student Members: Stancey, Stimple  
Staff Present: Planning – Laff, Thorsen, Emery, Fancler  
Legal – Margo Ely

**B. Minutes**

Approve the minutes of April 8, 2010 as amended to include:

- Clarification regarding Commissioner Meyer’s remarks on the Medical Office text amendment (page 4)

Motion by: Gustin  
Second by: Trowbridge

Approved  
(8 to 0)

**C. Old Business**

None

**D. Public Hearings**

**D1. PC# 10-1-021  
Plank Road Study**

The Plank Road Study is an update to the East Sector Master Plan and includes a future land use map and supplemental future land use recommendations.

Amy Emery, Planning Services Team, gave an overview of revisions to the Plank Road Study following the March 17<sup>th</sup> Plan Commission meeting.

- Residential, Office, Limited Commercial (ROLC) in Sub-Area 3 is appropriate as a long-term use due to the existence of direct access to Ogden Avenue as well as the potential for a mix of land uses (ex: office, medium-density residential)
- Staff recommends additional level of review for commercial uses in Sub-Area 3
- Other recommendations related to future land use in Sub-Area 4 and plan formatting have been incorporated into the revised document

**Public Testimony:**

John Gorey, 5S440 Tuthill: discussed Naper Boulevard, intent to remain a zero-access thoroughfare since construction in 1980’s. Presented alternatives for limited expansion of office or commercial use in Sub-Area 3

and would like to see Tuthill closed to Ogden Avenue.

Maggie Hartigan, 5S624 Tuthill: Concerned about future development on Plank Road and believes that the area is already overpopulated. Prefers low density development and replacement of trees in the future.

Ken Struchil, 5S278 Tuthill: Discussed traffic along Ogden Avenue and Naper Boulevard and does not support new access points on Naper Boulevard. Does not believe that additional commercial is needed.

Barbara Brien, 5S460 Tuthill: Concerned about stormwater drainage due to intense development and discussed stormwater impacts of development along Ogden Avenue in the past 50 years.

Kevin Madden, 1411 Larsen Lane: Supports future land use changes in Sub-Area 4 but inquired about text on page 22 in reference to medium-density through a PUD that provides extensive trees and natural amenities.

Fred Conforti, 676 N. LaSalle Street, Chicago IL: Inquired about low-density residential recommendation of 2.5 dwelling units per acre, particularly in reference to Sub-Area 1.

Michael Siurek, 8S221 Palomino Drive: Owner of ROC, Inc. which owns 13 contiguous properties in Sub-Area 3. Mentioned level of traffic and nature of development along Ogden Avenue, emphasized that development will require annexation, and expressed support for the plan which provides flexibility for future development. Does not concur with medium-density residential recommendation in Sub-Area 4 south of intersection at Naper and Plank.

Staff responded to testimony

- Traffic and roadway improvements will be reviewed through annexation

Plan Commission inquired about

- Commercial access to Sub-Area 3
- Traffic conditions or road modifications on Tuthill Road as a result of future development (Sub-Area 3)

Plan Commission closed the public hearing.

**Plan Commission Discussion:**

- Brown: Expressed comfort with the Plank Road Study overall.

Plan Commission moved to recommend approval of PC# 10-1-021 the draft Plank Road Study, in accordance with staff's memorandum dated April 21, 2010 and subject technical review of language on page 22 of the document.

Motion by: Meyer  
 Seconded by: Herzog

Approved  
 (8 to 0)

**D2. PC# 10-1-028  
 Boarding Facilities  
 Amendment**

Proposed amendments to Title 6 (Zoning Regulations) of the Municipal Code pertaining to boarding rooms and boarding houses, including amendments to Sections 6-1-6 (Definitions); 6-2-15 (Boarding Rooms in Residential Districts); 6-6C-3 (R2 District, Conditional Uses); 6-7C-3 (B3 District, Conditional Uses); 6-7G-3 (C/U District, Conditional Uses); 6-9-3 (Schedule of Off-Street Parking Requirements); and 6-10-4 (Registration of Nonconforming Uses).

Suzanne Thorsen, Planning Services Team, gave an overview of the proposed amendment.

**Public Testimony:**

Dr. Bob Buchman, 1325 Heatherton Drive: President of the Naperville Area Homeowners Confederation (NAHC), noted that the NAHC Board of Directors supports the text amendment and recommendations presented by staff.

Craig Kiefer, 224 E. 4<sup>th</sup> Avenue: Stated that he served on the Advisory Committee on this issue. Expressed agreement with staff's recommendations generally, but thinks that rental registration requirements should be put in place at this time and that a violations-based licensing requirement should be developed. Discussed his personal experience with boarding properties in his neighborhood.

Lisa Flannigan, 1145 Needham Road: Questioned the definition of a boarding house as it relates to a house shared by friends. Commented that a licensing requirement would be punitive to good landlords.

Kathy Benson, 51 Forest Avenue: Discussed boarding facilities in her neighborhood and expressed support for the text amendment. Stated that a cultural change is needed at the city level in order to implement the framework recommendation (e.g., code enforcement) and requested more specific information. Expressed concern with proposed timing on a nuisance abatement program and commented on timeliness of code enforcement process and the absence of proposed inspection requirements. Believes that two year amortization period is too long.

Sandy Oxenknecht, 436 W. Jefferson Avenue: Supports focus of the proposed amendment on boarding houses, as opposed to rental properties. Does not believe that rental registration should be considered due to cost of program and likelihood that only good landlords would register.

Debra Novak, 523 Milton Drive: Cited concerns about rental properties in Springhill Subdivision and supports rental registration to address number of

occupants, code enforcement violations, and absentee landlords.

Mark Johnson, 221 E. North Avenue: Stated that boarding affects the quality of neighborhoods and that enforcement or fining capabilities are needed.

Staff responded to testimony

- Clarified that the ordinance allows for a structure to be leased to a group of friends under a single-lease.
- Amortization applies to boarding houses legally established prior to adoption of this ordinance. Enforcement can begin immediately for any existing illegal boarding house.
- Clarified that there are no legal boarding houses in the city.
- Boarding houses would be inspected as a commercial structure in the future.
- Clarified that the city is proposing land use regulations that address housing units that no longer function in a manner consistent with the underlying residential zoning district. Commented on the intent of the ordinance to address boarding as a land use.
- Noted that the proposed ordinance views boarding houses as commercial structures, not residential.

Plan Commission inquired about

- The appropriate nature of Plan Commission comments on code enforcement policies and procedures. Staff clarified that the Plan Commission has authority to review zoning ordinance changes, but the code enforcement aspect was presented to understand full scope of recommendations and requested that comments on code enforcement be general in nature.
- Whether the ordinance prohibits sublets or co-renter arrangements, and what parts of a home are considered “rooms”. Staff stated that the ordinance is not intended to address sublets or co-renter arrangements and referenced the Building Core requirement for sleeping rooms and minimum habitable space for occupancy.
- Whether any privately owned homes are zoned C/U.
- The appropriateness of the two-year amortization period and the feasibility of reducing it.
- Whether the city can require a property owner to return a home to a single-family condition upon passage of the ordinance.

Plan Commission closed the public hearing.

**Plan Commission Discussion:**

- Gustin: thinks that the balance of the proposed recommendation is good to address boarding issues and protect owner rights.
- Edmonds: requested that the boarding room definition be clarified to address cooking facilities in individual rooms. Expressed support for the two-year amortization period and noted that although registration could

be beneficial to gauge where boarding properties are registered, achieving compliance with registration requirements may be a challenge.

- Messer: finds boarding house to be a commercial use and commented that the main concern seems to be illegal boarding houses. Supports the proposed amendment, but would prefer a one-year amortization period.
- Trowbridge: favors an amortization period less than two years. Would like to see rental registration for boarding houses in the future.
- Herzog: concurs with staff’s proposed amortization period because of the fact that that the proposed amendment restricts property rights.
- Meyers: supports a shorter amortization period for boarding facilities and believes that code enforcement should be more effective in addressing problems.
- Brown: expressed agreement with staff’s approach on the draft solutions framework, including the proposed two-year amortization period as a means of preserving due process. Stated that he is strongly opposed to rental registration or licensing requirements and commented that the city should focus on improved operating procedures to enhance enforcement.

Plan Commission recommended approval of PC Case #10-1-028 in accordance with the staff report dated April 21, 2010, including the technical modifications recommended by the Plan Commission and subject to staff’s final technical formatting.

Motion by: Gustin  
Seconded by: Trowbridge

Approved  
(8 to 0)

**E. Reports and Recommendations**      None

**F. Correspondence**      None

**G. New Business**      None

**H. Adjournment** 10:21 p.m.









# Naperville

## PLAN COMMISSION AGENDA ITEM SUMMARY

**PC CASE:** 10-1-047                      **AGENDA DATE:** 5/19/2010  
**SUBJECT:** MK Studio  
 Petitioner: Karen Blecke, 1107 Whirlaway Avenue, Naperville, IL 60540

**LOCATION:** 20 W. Jefferson Avenue

Correspondence       New Business       Old Business       Public Hearing

**SYNOPSIS:**

The petitioner requests approval of a conditional use for a training in the B4 district per section 6-7D-3:1 of the Municipal Code.

**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**Prepared by:** Amy Emery, AICP, Community Planner

**EXISTING ZONING, LAND USE, AND LOCATION**

The subject property, commonly known as 20 W. Jefferson, is located on the south side of Jefferson Avenue between Washington Street and Main Street. The property consists of approximately 0.07 acres and is zoned B4 (Downtown Core District). Currently, the property is improved with a two-story commercial building.

**CONTROLLING AGREEMENTS AND ORDINANCES**

None

**RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE**

The Downtown Plan identifies the future land use of the subject property as “Downtown Core”. The proposed use is consistent with those uses recommended in the Downtown Plan, which characterizes the core as including a “diverse mix of land uses, retail restaurant uses should be located on the street-level of most buildings, with offices, services and residential units on the upper floors.”

**NATURAL FEATURES**

None

**PLANNING SERVICES TEAM REVIEW**

Staff has evaluated the proposal and offers the following analysis:

The petitioner is seeking to lease approximately 1,700 square feet on the second story of the existing two-story mixed use building for the purpose of establishing a Pilates studio. As proposed, training sessions will be held for groups of 1-5 people at a time. Hours will vary with class schedules, but are anticipated between 6 a.m. and 8 p.m. on weekdays and between the hours of 7 a.m. and 11a.m. on weekends.

As the subject property is included in the downtown parking SSA, parking for this use will be accommodated off-site within parking decks and through the on-street parking provisions.

The petitioner has provided a written response to the standards for granting a conditional use. Staff concurs with the petitioner's findings for the requested conditional use.

*Summary*

Staff recommends approval of the requested conditional use for MK Studio. Staff finds that the proposed use will not adversely impact the character of the street, adjacent uses or the overall parking availability downtown.

**ATTACHMENTS**

- 1) MK Studio - Development Petition – PC#10-1-047
- 2) MK Studio - Location Map – PC#10-1-047

CITY OF NAPERVILLE  
T.E.D. BUSINESS GROUP  
PETITION FOR DEVELOPMENT APPROVAL

Development Name (should be consistent with plat): 20 W. Jefferson, 2nd flr.  
Development Address: 20 W. Jefferson, 2nd flr.  
Date of Submission: \_\_\_\_\_

I. APPLICANT:

Karen Blecke MK Studio (dba mklab)  
Name Corporation  
1107 Whirlaway Ave.,  
Street  
Naperville IL 60540  
City State Zip Code  
Karen Blecke self 630-244-2202  
Primary Contact Person Relationship to Applicant Telephone Number  
Fax Number kablewhirl@hotmail.com  
E-Mail Address

II. OWNER OF THE PROPERTY:

Mary Hiltbrand  
Name  
721 W. Jefferson Ave., Naperville, IL 60540  
Address

III. APPLICANT'S/PETITIONER'S STAFF: NA

Attorney: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

**IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):**

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below)                                   | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line<br>(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___<br>(Complete Exhibit 1)                   | <input type="checkbox"/> Zoning Variance<br>(Complete Exhibit 5)  |
| <input type="checkbox"/> Preliminary PUD Plat<br>(Complete Exhibit 2)                       | <input type="checkbox"/> Final PUD Plat<br>(Complete Exhibit 2)   |
| <input type="checkbox"/> Major Change to a Planned Unit Development<br>(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development<br>(Complete Exhibit 2)             |
| <input type="checkbox"/> Preliminary Plat of Subdivision                                    | <input type="checkbox"/> Final Plat of Subdivision  |
| <input checked="" type="checkbox"/> Conditional Use<br>(Complete Exhibit 3)                 | <input type="checkbox"/> Major Change to a Conditional Use<br>(Complete Exhibit 3)                      |
| <input type="checkbox"/> Minor Change to a Conditional Use<br>(Complete Exhibit 3)          | <input type="checkbox"/> Landscape Variance<br>(Complete Exhibit 6)                                     |
| <input type="checkbox"/> Site Plan Review   | <input type="checkbox"/> Plat of Easement / Vacation / Dedication<br>(circle all that apply)            |
| <input type="checkbox"/> Sign Variance<br>(Complete Exhibit 5)                              |   |

**V. ANNEXATION**

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, *requesting annexation*
- Are there electors living on the property:
- Yes  No
- If yes, did they sign the Petition for Annexation?  Yes  No

**VI. SITE DATA**

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

Two story building in downtown Nagersville. Empty retail space on 1st floor

- 2. Existing Utility Services (water, sewer, electricity): water, sewer, electricity
- 3. Existing zoning on the site: B-4
- 4. Existing Land Use: RETAIL (1ST FLOOR), GENERAL OFFICE (2ND FLOOR)
- 5. Acreage & Square Footage of the site: 3300 sq. ft.
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

86-33, 76-63, 95-129, 95-233, 95-154, 87-156, 83-29, 79-31, 83-91, 89-185, 79-65, 87-104, 78-96, 78-83, 78-3, 77-161, 78-9, 00-145, 00-142, 00-146, 00-172

**VII. PROPOSED DEVELOPMENT:**

- 1. Type of Development (check all that apply):

Residential       Commercial       Office  
 Industrial       Other: \_\_\_\_\_

- 2. Proposed Zoning: \_\_\_\_\_

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information)– attach additional pages if necessary):

~~Existing~~ Existing building. Our studio would be on the 2nd floor. The first floor retail space is currently unoccupied. We offer Pilates training sessions to groups of 1-5 people at a time. Hours vary but are typically 6am - 8pm M-F, 7-11am Sat. + Sun. Street parking and parking garages are available.

- 3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

One building, two floors, each floor is approx. 1700 sq. ft.

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

N/A

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

N/A

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

N/A

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		3300 SF								
% of Total										

\*Please explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Development Densities: N/A

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Ave Lot
Single-Family						NA			
Townhome						NA			
Duplex						NA			
Apartment						NA			

Comrel.			NA	NA	NA			
Office			NA	NA	NA			
Industrial			NA	NA	NA			

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

**VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):**

1. Required School Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_  
N/A
2. Required Park Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_  
N/A

**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:

N/A

Which will be maintained by: \_\_\_\_\_ The City of Naperville  
 \_\_\_\_\_ Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

2. Outlots and/or detention/retention facilities include (size, number and location)

N/A

Which will be maintained by: \_\_\_\_\_ The City of Naperville  
 \_\_\_\_\_ Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

3. Detention, retention, open space/recreation and school uses within the development: N/A

	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common				

Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

\*Please Explain:

*Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)*

Respectfully Submitted,  
 [Enter Name of Petitioner(s) or Authorized Agent]

By: \_\_\_\_\_  
*[Type in Name of Signatory]*  
*[Type in Title of Signatory (e.g. Owner, Atty., etc.)]*

STATE OF ILLINOIS     )  
 COUNTY OF DUPAGE    )  
 CITY OF NAPERVILLE )

The foregoing petition was acknowledged before me by *[Type in Name of Notary]* on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ A.D.

By: \_\_\_\_\_  
*[Type in Name of Notary]*  
 Notary Public

**LLC PETITIONERS**

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

**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.

ATTACHMENT 6  
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: Karen Blecke (for MK Studio)  
Address: 1107 Whirlaway Ave.  
Naperville, IL 60540

2. Nature of Benefit sought: conditional use of 2nd floor for my Pilates Studio.

3. Nature of Applicant (Please check one):  
a. Natural Person  d. Trust/Trustee   
b. Corporation  e. Partnership   
c. Land Trust/ Trustee  f. Joint Venture

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

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, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

a. Karen Blecke 1107 Whirlaway Ave, Naperville, 60540  
b. Maura Kudeke 708 W Jefferson, Naperville, 60540  
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, Karen Blecke, 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: [Handwritten Signature]

Subscribed and Sworn to before me this 26th day of MARCH, 2010

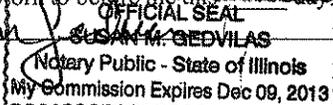
Notary Public [Signature]  


EXHIBIT 3

mklab

20 W. Jefferson, flr. 2, Naperville

mklab would like to establish a Pilates studio at the above address. Pilates is a *preventative* system of movement focusing on core strength, proper alignment and breath. The exercises increase joint mobility and improve muscle tone, organ function and overall strength and flexibility of the body. Built on six basic principals: concentration, control, centering, precision, flow and breath, Pilates helps your body move efficiently.

Our business is one that promotes health and well being of our clients. We offer small group training sessions consisting of 1-5 people. Since we have small, focused sessions, we would not interfere with any other businesses or access to any other businesses. Our typical clientele is one that other area businesses would find highly desirable. We are not proposing any renovations to the property other than interior decorative alterations and hopefully a sign. mklab would be a great complement to all of the other businesses downtown that promote healthy living in Naperville.

Naperville Township Assessor's Office  
**Property Search Detail**

Parcel Number: **07-13-430-013**

**Property Information**

Address: 20 W JEFFERSON

City: **NAPERVILLE**

First Floor: **1,804**

Second Floor: **1,804**

Third Floor: **0**

Misc. Floor: **0**

Total Living Area: **3,608**

Lot Frontage: **22**

Lot Depth: **155**

Lot Total: **3,410**

Total Acres: **0.00**

Irregular Lot: **No**

Style: **Store with Apartment/Offices**

Construction: **Store with Apartment/Offices**

Year Built: **1890**

Room Count: **0**

Bed Rooms: **0**

Full Baths: **1**

Half Baths: **1**

Basement Area: **1,804**

Basement Finished: **0**

Garage Type:

CAC: **Yes**

NBHD Code: **110**

Property Class: **C**

Subdivision:

Lot Number:

Block Unit:

**Photograph**



**Improvement Sketch**

Sketch not yet available

Naperville Township Assessor's Office  
**Property Search Detail**

Parcel Number: **07-13-430-013**

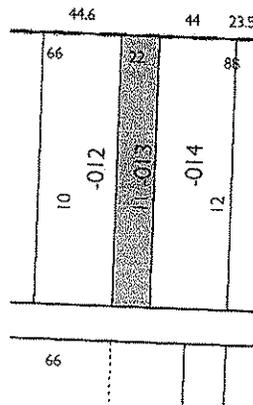
**Assessment Information**

Year	Land Value	Improvement	Total Assessed Value	Tax Code	Tax Rate	Tax Amount
2009	51,960	188,240	240,200	7144	0.0000	\$0.00
2008	51,040	184,910	235,950	7144	7.1708	\$16,919.52
2007	48,240	174,770	223,010	7144	7.4617	\$16,640.34
2006	43,850	158,880	202,730	7144	7.6137	\$15,435.26

**Sales Information (4 year history)**

Month                      Year                      Sale Price                      Deed Type

**Site Map**



0 17 34 51 68  
 SCALE: 1/4" = 1' FT

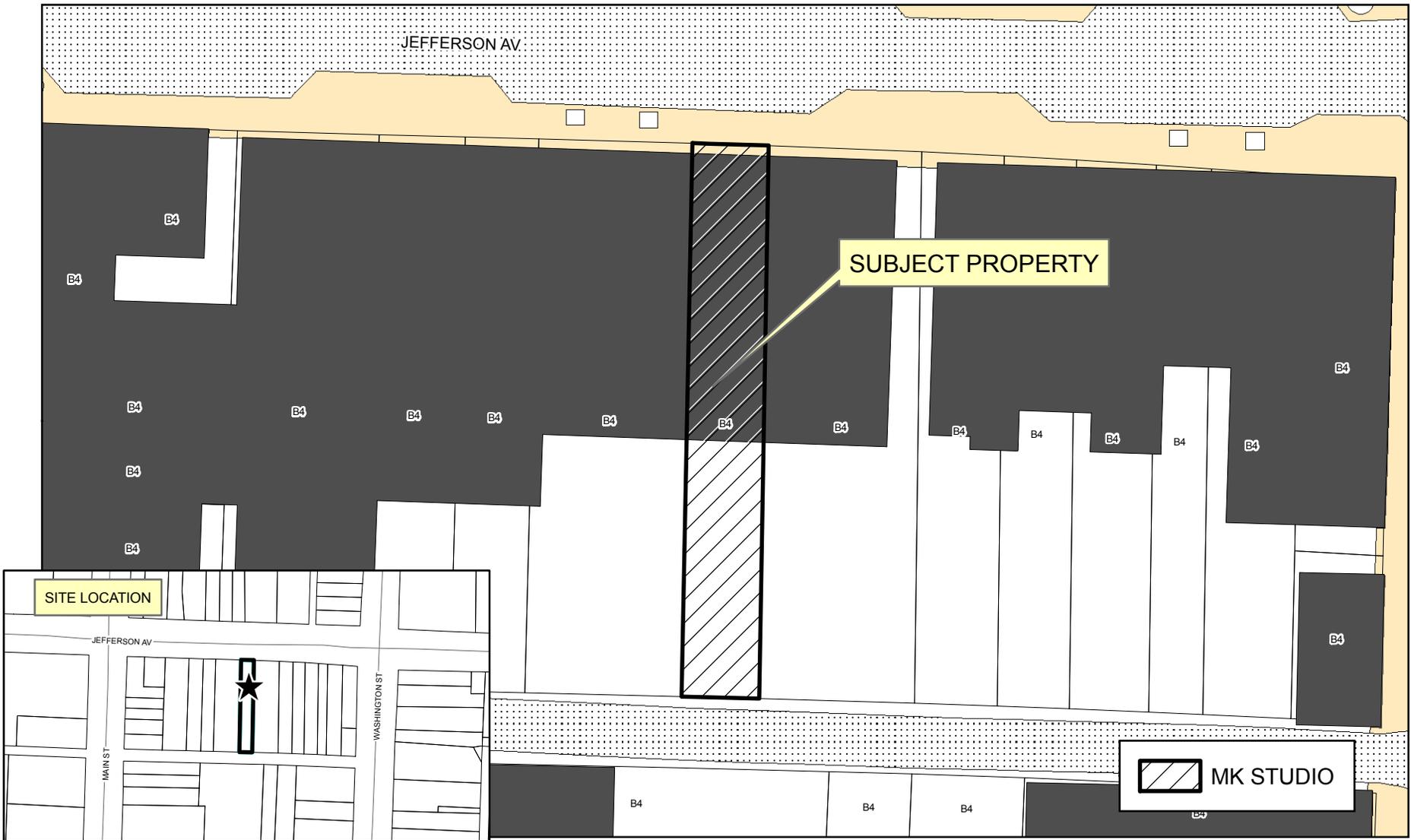
Information on this site was derived from data which was compiled by the Naperville Township Assessor's office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.

Although it is periodically updated, this information may not reflect the data currently on file in the Assessor's office. The assessed values may NOT be certified values and therefore may be subject to change before being finalized for ad valorem assessment purposes.

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City of Naperville  
**M.K. STUDIO**



Transportation, Engineering and  
 Development Business Group  
 Questions Contact (630) 420-6694  
 www.naperville.il.us  
 May 2010



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