

## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE** is hereby given to all persons interested that C.B. Conlin Landscapes Inc., 28W490 95<sup>th</sup> Street, Naperville, Illinois, 60564 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of a variance to Naperville Municipal Code Section 6-2-10:1 to allow for a patio that encroaches into the rear yard setback and any such other variances, departures or deviations as may be necessary in order to construct a new patio under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property (“Property”) having a common street address of 372 Waterside Court, Naperville, Illinois, 60540 and legally described as follows:

PARCEL 127: THAT PART OF BLOCK 7 IN RIVER BEND, A PLANNED UNIT DEVELOPMENT-NAPERVILLE, ILLINOIS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED NOVEMBER 24, 1980 IN PLAT BOOK NO. 99, PAGE 149, AS DOCUMENT NO. R80-73333, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF BLOCK 7; THENCE SOUTH 4 DEGREES 13 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF BLOCK 7, FOR A DISTANCE OF 260.05 FEET TO A SOUTHWEST CORNER OF SAID BLOCK 7; THENCE SOUTH 63 DEGREES 51 MINUTES 27 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID BLOCK FOR A DISTANCE OF 15.63 FEET TO A NORTHERLY LINE OF WATERSIDE COURT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF WATERSIDE COURT BEING AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 40.0 FEET FOR A DISTANCE OF 52.28 FEET (THE CHORD OF SAID ARC BEARING NORTH 63 DEGREES 35 MINUTES 02 SECONDS EAST); THENCE NORTH 11 DEGREES 01 MINUTES 32 SECONDS EAST 37.10 FEET; THENCE NORTH 31 DEGREES 16 MINUTES 36 SECONDS EAST 43.47 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES 24 SECONDS EAST 80.71 FEET TO THE POINT OF B ING; THENCE SOUTH 31 DEGREES 16 MINUTES 36 SECONDS WEST 39.88 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES 24 SECONDS EAST 1.68 FEET; THENCE SOUTH 31 DEGREES 16 MINUTES 36 SECONDS WEST 55.87 FEET TO THE NORTHERLY LINE OF WATERSIDE COURT; THENCE EASTERLY ALONG SAID NORTHLY LINE BEING AN ARCH OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 110.00 FEET FOR A DISTANCE OF 57.86 FEET (THE CORD OF SAID ARCH BEARING SOUTH 47 DEGREES 52 MINUTES 06 SECONDS EAST); THENCE NORTH 31 DEGREES 16 MINUTES 36 SECONDS EAST 106.52 FEET; THENCE NORTH 58 DEGREES 43 MINUTES 24 SECONDS WEST 57.85 FEET TO THE POINT OF BEING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-13-317-025

Published in the Naperville Sun: Sunday February 26<sup>th</sup>, 2023

Commonly known as: 372 Waterside Court, Naperville, Illinois, 60540

The Property is currently zoned R1A PUD (Low Density Single-Family Residence District Planned Unit Development), and is owned by Patricia Holland, 372 Waterside Court, Naperville, Illinois, 60540 (“Property Owners”). The Petitioner, as authorized by the Property Owner, is seeking a variance to install a patio that encroaches into the rear yard setback at the Property. The Petition is on file with the City as Case # 23-1-1 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/gcyAapcCckNxPpc>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, March 15, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

**Submission of written comments prior to the meeting, or public hearing if applicable:**

- Written comments may be emailed to [planning@naperville.il.us](mailto:planning@naperville.il.us).
- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City’s website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

**Speaking during the meeting, or public hearing, if applicable:**

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
  - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City’s website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given to all persons interested that JB Development, Inc., 590 Kildeer Drive, Bolingbrook, IL 60440, (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of: (i) annexation of the Property to the City of Naperville; (ii) approval of rezoning to B2 zoning district (Community Shopping Center District) upon annexation; (iii) approval of a plat of subdivision; (iv) approval of a conditional use for a PUD in the B2 district; (v) approval of a use deviation; and (vi) any such other departures or deviations as may be necessary in order to develop a car wash known as Jet Brite Car Wash under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property (“Property”) commonly known at the northeast corner of Route 59 and 83<sup>rd</sup> Street and legally described as follows:

LOTS 21, 22, 23, 24 IN AERO ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1957 AS DOCUMENT 836581 AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1959 AS DOCUMENT 931776, IN DUPAGE COUNTY, ILLINOIS.

PINS: 07-34-102-031,07-34-102-032, 07-34-102-33, 07-34-102-034

The Property is currently zoned residential in unincorporated DuPage County and is owned by Miki Properties, LLC - Roselle, 590 Kildeer Drive, Bolingbrook, IL 60440 (“Property Owner”). The Petitioner, as authorized by the Property Owner, annexation, rezoning to B2, a subdivision plat, a PUD, and a use deviation in order to develop a car wash. The Petition is on file with the City as Case # 22-1-110 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/ByDXxFPcnoPMz9d>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, March 15, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

### **Submission of written comments prior to the meeting, or public hearing if applicable:**

- Written comments may be emailed to [planning@naperville.il.us](mailto:planning@naperville.il.us).

- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

**Speaking during the meeting, or public hearing, if applicable:**

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
  - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given to all persons interested that Lee Mandel & Associates, Inc., an Illinois corporation, 415 Jackson Avenue, Naperville, IL 60540 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of: (i) a preliminary/final plat of subdivision; (ii) rezoning from the OCI zoning district to the B5 District; (iii) a variance to the front yard setback; (iv) and any such other departures or deviations as may be necessary in order to develop a 6 unit condominium building under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property (“Property”) 415 W. Jackson Avenue., Naperville, IL and legally described as follows:

THE SOUTH HALF OF LOTS 10 AND 11 IN BLOCK 2, PLAT OF TOWN OF NAPERVILLE, A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-13-426-009

COMMONLY KNOWN AS: 415 W. JACKSON AVE, NAPERVILLE, IL 60540

The Property is currently zoned OCI (Office Commercial and Institutional District) in the City of Naperville and is owned by Lee Mandel & Associates, Inc., an Illinois corporation, 415 Jackson Avenue, Naperville, IL 60540 (“Property Owner”). The Petitioner, as authorized by the Property Owner, is seeking approval of a preliminary/final plat of subdivision, rezoning, and a variance to the front yard setback. The Petition is on file with the City as Case # 22-1-094 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/8nG6tB3g6YLpXKo>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, March 15, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

### **Submission of written comments prior to the meeting, or public hearing if applicable:**

- Written comments may be emailed to [planning@naperville.il.us](mailto:planning@naperville.il.us).

- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

**Speaking during the meeting, or public hearing, if applicable:**

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
  - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given to all persons interested that Naperville Wheaton LLC, an Illinois limited liability company, 127 Aurora Avenue, Naperville, IL 60540 (Petitioner), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition ("Petition") for approval of: (i) a preliminary/final plat of subdivision to consolidate two (2) lots into one lot; (ii) a variance to the area requirement to permit nineteen (19) townhomes on a lot that is 45,490 square feet; (iii) a variance to the front yard setback along Naperville-Wheaton Road; (iv) a variance to permit two (2) guest parking spaces in lieu of four (4) spaces; (v) a variance to permit elevations with less than fifty percent (50%) masonry materials; (vi) a variance to not require one garage space per dwelling unit; and (vii) such other variances, departures or deviations as may be necessary under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property commonly known as 5S275 & 5S311 Naperville-Wheaton Road, Naperville, Illinois, and legally described below ("Property"). as follows:

### **PARCEL ONE:**

LOT 9 IN BLOCK 4 IN ARTHUR T. MC INTOSH AND CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-08-106-009

COMMONLY KNOWN AS: 5S275 NAPERVILLE-WHEATON ROAD, NAPERVILLE, ILLINOIS 60563-8504

### **PARCEL TWO:**

LOT 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF; RECORDED AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-08-106-010

COMMONLY KNOWN AS: 5S311 NAPERVILLE-WHEATON ROAD, NAPERVILLE, ILLINOIS 60563-8504

The Property is currently zoned R-3A (Medium Density Multiple-Family Residence District) and is owned by Naperville Wheaton LLC, an Illinois limited liability company, 127 Aurora Avenue, Naperville, IL 60540 ("Property Owner"). The Petitioner, as authorized by the Property Owner, is seeking approval of a preliminary/final plat of subdivision and variances for area, front yard setback, parking requirements, masonry requirements and garage space requirements in order to construct townhomes at the

property. The Petition is on file with the City as Case # 23-1-002 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/pRzfEKKPSp9mX7g>

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, March 15, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

**Submission of written comments prior to the meeting, or public hearing if applicable:**

- Written comments may be emailed to [planning@naperville.il.us](mailto:planning@naperville.il.us).
- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
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**Speaking during the meeting, or public hearing, if applicable:**

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
  - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.



## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE** is hereby given to all persons interested that Vrutthi LLC, an Illinois limited liability company, 3644 White Eagle Drive, Naperville, IL 60564, (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of: (i) annexation of the Property to the City of Naperville; (ii) upon annexation, approval of a Map Amendment rezoning the Subject Property to OCI (Office, Commercial and Institutional District); (iii) approval of a plat of subdivision and to vacate existing utility easements; (iv) approval of a conditional use to locate attached single-family dwelling units and their supporting associated uses on the Subject Property in the OCI District; (v) a variance from Section 6-16-3:7 to allow an off premises sign; (vi) a variance from Section 5-2C-3, Exterior Wall Construction, to allow twenty-five (25%) masonry on the townhomes; (vii) a variance from Section 5-10-3:3.2 requiring the planting of parkway trees along Diehl Road and Mill Street; and, (viii) any such other departures or deviations as may be necessary in order to develop a STEM school and single-family attached dwelling units under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property (“Property”) commonly known as the southwest corner of Diehl Road and Mill Street and legally described as follows:

THAT PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-088045 SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R95-183401, R97-92072 AND R98-117566; THENCE NORTH 00 DEGREES 28 MINUTES 30 SECONDS EAST 933.27 FEET ALONG SAID EAST LINE OF WEST STREET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE COUNTY OF DUPAGE FOR DIEHL ROAD BY WARRANTY DEED RECORDED JULY 14, 1989 AS DOCUMENT R89-084247; THENCE NORTH 87 DEGREES 43 MINUTES 22 SECONDS EAST 467.87 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 99.23 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING NORTH 63 DEGREES 50 MINUTES 56 SECONDS WEST; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 17.02 FEET TO A POINT ON THE WESTERLY LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS 213969 AND R2010-041209; THENCE SOUTH 00 DEGREES 28 MINUTES 30 SECONDS WEST 915.28 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 IN THE AFOREMENTIONED HARBORCHASE OF NAPERVILLE; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 570.14 ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PINS: 07-01-401-012, 07-01-405-033, 07-01-401-014, 07-01-405-034, 07-01-401-016, 07-01-406-010, 07-01-401-017, 07-01-406-011, 07-01-402-013, 07-01-406-012, 07-01-402-016, 07-01-406-013, 07-01-402-018, 07-01-406-014, 07-01-402-019, 07-01-406-015, 07-01-405-002, 07-01-406-028, 07-01-405-003, 07-01-406-029, 07-01-405-004, 07-01-406-030, 07-01-405-005, 07-01-406-032, 07-01-405-006, 07-01-406-033, 07-01-405-007, 07-01-406-034, 07-01-405-024, 07-01-406-035, 07-01-405-026, 07-01-406-036, 07-01-405-027, 07-01-406-037, 07-01-405-029, 07-12-200-030, 07-01-405-030, 07-12-201-034, 07-01-405-031, 07-01-405-032

The Property is currently zoned R-3 (Single Family Residence District) in DuPage County and is owned by B.C.T. Limited Liability Company, an Illinois limited liability company, whose address is 101 Kenmare Drive, Burr Ridge, IL 60527 (“Property Owner”). The Petitioner, as authorized by the Property Owner, is seeking to develop the site with a STEM school and single-family attached dwelling units. The Petition is on file with the City as Case # 22-1-097 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/WsbBKjJXzxz8y5t>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, March 15, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

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