

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Mathieson House, LLC, D/B/A M House, an Illinois limited liability company, 710 East Ogden Avenue, #250, Naperville, IL 60563 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition seeking annexation, rezoning to R1A (Low Density Single-Family Residence District) upon annexation, approval of a preliminary/final plat of subdivision and any such other variances, departures or deviations as may be necessary to allow for the construction of two single family residences (“Petition”) 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 836 South Julian Street Naperville, IL 60540 and legally described as follows:

LOT 4 (EXCEPT THE NORTH 80 FEET) IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY’S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013, IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-19-401-005

Commonly known as: 836 S. Julian St., Naperville, IL 60540

The Property is currently unincorporated and is owned by Madonna E. Gannon, 836 S. Julian Street, Naperville, IL 60540 (“Property Owner”). The Petitioner, as authorized by the Property Owner, is seeking annexation, rezoning to R1A upon annexation, and approval of a preliminary/final plat of subdivision in order to permit two single family residences at the Property. The Petition is on file with the City as Case # 21-1-029 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/vyEUkTRJa4ry1y2>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on May 5, 2021. The meeting will be conducted remotely pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor’s disaster proclamation, and a determination that in-person PZC meetings are not currently practical or prudent because of the COVID-19 pandemic. An in-person public hearing on the Petition will not be convened; however, the public hearing will be conducted electronically and may be viewed on WCNC (Ch. 6 – WOW, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below. At the electronically convened public hearing, the PZC will hear evidence presented on the Petition and such other matters as may properly come before it.

Published in the Daily Herald: Monday April 19, 2021.

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.
- Written comments received by 5:00 p.m. on April 28, 2021 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. on April 28, 2021 through 5:00 p.m. on May 4, 2021 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. on May 4, 2021 will be added to the case file.

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

- You may complete the online speaker sign-up form located at www.naperville.il.us/pzcspeaker **by no later than 5 p.m. on the night of the PZC meeting.**
- Individuals who sign up to speak in this manner will receive an email from City staff after the sign-up time ends with information about how to join the meeting.

Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300 or NapervilleClerks@naperville.il.us.

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Iron Gate Motor Condos Development Company, Inc., 2228 Ferry Road, #101, Naperville, IL 60563 ("Petitioner"), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition ("Petition") for a major change to the Iron Gate Motor Condos PUD per Section 6-4-6 of the Naperville Municipal Code, with a land use deviation to allow single-family attached residential units and live/work units in an industrially zoned PUD per Section 6-4-3:12.2 of the Naperville Municipal Code, and a deviation to Section 5-2C-3 of the Municipal Code to allow less than 50% of the building materials to be comprised of masonry for single-family attached dwelling units, and such other zoning or subdivision relief as may be appropriate, as amended, 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 2228 Ferry Road, #101, Naperville, IL 60563 and legally described as follows:

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 297.32 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 521.92 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT A IN LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID LOT A; THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 598.93 FEET ALONG THE NORTH LINE OF LOT A TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 338.22 FEET ALONG SAID WEST LINE THE SOUTH LINE OF WARRENVILLE ROAD AS PLATTED ON DOCUMENT R2007-090410; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS, WEST 287.98 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND ALSO THE NORTH 158 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO AND FROM THE NORTH LINE OF LOT A IN LOT 1) AND LYING WEST OF THE EAST LINE OF SAID LOT A IN LOT 1, IN DUPAGE COUNTY, ILLINOIS.

PIN: Part of 07-04-203-024
Part of 07-04-205-001 thru 07-04-205-164

The Property is currently zoned I PUD and is owned by High Point Investments Inc. and Iron Gate Motor Condos. Inc. The Petitioner/Property Owner is seeking a major change to the PUD and associated deviations at the Property to allow for the development of single-family attached dwelling units and live/work units. The Petition is on file with the

City as Case #20-1-065 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/5l1o3rldxphGFqb>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00p.m. on May 5, 2021. The meeting will be conducted remotely pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and a determination that in-person PZC meetings are not currently practical or prudent because of the COVID-19 pandemic. An in-person public hearing on the Petition will not be convened; however, the public hearing will be conducted electronically and may be viewed on WCNC (Ch. 6 – WOW, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below. At the electronically convened public hearing, the PZC will hear evidence presented on the Petition and such other matters as may properly come before it.

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.
- Written comments received by 5:00 p.m. on April 28, 2021 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. on April 28, 2021 through 5:00 p.m. on May 4, 2021 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. on May 4, 2021 will be added to the case file.

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

- You may complete the online speaker sign-up form located at www.naperville.il.us/pzcspeaker **by no later than 5 p.m. on the night of the PZC meeting.**
- Individuals who sign up to speak in this manner will receive an email from City staff after the sign-up time ends with information about how to join the meeting.

Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300 or NapervilleClerks@naperville.il.us.

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that the Islamic Center of Naperville, 2844 W. Ogden Avenue, Naperville, IL 60540 ("Petitioner"), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition ("Petition") for a Conditional Use pursuant to Section 6-6L-3 of the Naperville Municipal Code to develop a religious facility including a mosque, school, multi-purpose hall, and gymnasium uses; a Variance to Section 6-9-2:4.2 to allow parking in the front yard setback; a Variance to Section 5-10-3:5.2.4.1 to eliminate the fencing requirements on the north property line; and, such other zoning or subdivision relief as may be appropriate, as amended, 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 3540 248th Avenue, Naperville, Illinois 60564 and legally described as follows:

LOT 1 OF ISLAMIC CENTER OF NAPERVILLE 248TH AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2012 AS DOCUMENT NUMBER R2012140005 IN WILL COUNTY, ILLINOIS

PIN: 01-09-306-023

The Property is currently zoned R1 and is owned by the Islamic Center of Naperville. The Petitioner/Property Owner is seeking zoning relief to construct a religious facility including a mosque, school, multi-purpose hall, and gymnasium uses to be built in five (5) phases over the next 40 years. The Petition is on file with the City as Case # 20-1-052 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/Tj1W3yulNzbtDX>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00p.m. on January 20, 2021. The meeting will be conducted remotely pursuant to the provisions of Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayoral Executive Order 2020-11 determining that in-person meetings are not practical or prudent during the pendency of the Gubernatorial Disaster Proclamation related to COVID-19. An in-person public hearing on the Petition will not be convened; however, the public hearing will be conducted electronically and may be viewed on WCNC (Ch. 6 – WOW, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below. At the electronically convened public hearing, the PZC will hear evidence presented on the Petition and such other matters as may properly come before it.

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.
- Written comments received by 5:00 p.m. on January 13, 2021 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. on January 13, 2021 through 5:00 p.m. on January 19, 2021 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. on January 19, 2021 will be added to the case file.

Participation during the meeting, or public hearing, if applicable:

- You may complete the online speaker sign-up form located at www.naperville.il.us/pzcspeaker **by no later than 5 p.m. on the night of the PZC meeting.**
- Individuals who do not wish to speak during the PZC meeting may simply check the part of the form that indicates whether they support or are opposed to the Petition. The individual's name and their position on the case will be read aloud into the record at the PZC meeting. Any written comments submitted by an individual in conjunction with their position will also be read into the record.
- Individuals who sign up to speak in this manner will receive an email from City staff after the sign-up time ends with information about how to join the meeting.

Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300 or NapervilleClerks@naperville.il.us.

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Mark Jahnke, 506 Spring Avenue, Naperville, IL 60540 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“petition”) seeking approval of variances to Section 6-2-10 and Section 6-6C-7:1 and such other zoning or subdivision relief as may be appropriate under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended) in order to permit construction of a detached garage for the property (“Property”) having a common street address of 506 Spring Avenue, Naperville, IL 60540 and legally described as follows:

LOT 1 IN BLOCK 5 IN RICHMOND’S RESUBDIVISION OF BLOCKS 2, 3, 4 AND 5, IN WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING PART OF THE SOUTH ½ OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 4, 1873 AS DOCUMENT 16175, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-13-220-005

The Property is currently zoned R2 (Single Family and Low Density Multiple Family Residence District) and is owned by Mark and Kimberly Jahnke, 506 Spring Avenue, Naperville, IL 60540 (“Property Owners”). The Petitioner, as authorized by the Property Owners, is seeking zoning variance relief to permit construction of a detached garage which exceeds the maximum permitted height, maximum permitted lot coverage in the required rear yard, and encroaches into the required corner yard setback at the Subject Property. The Petition is on file with the City as PZC Case # 21-1-031 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/QZ0Rzo3gW2TrawT>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on May 5, 2021. The meeting will be conducted remotely pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor’s disaster proclamation, and a determination that in-person PZC meetings are not currently practical or prudent because of the COVID-19 pandemic. An in-person public hearing on the Petition will not be convened; however, the public hearing will be conducted electronically and may be viewed on WCNC (Ch. 6 – WOW, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below. At the electronically convened public hearing, the PZC will hear evidence presented on the Petition and such other matters as may properly come before it.

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

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

- Written comments may be emailed to planning@naperville.il.us.
- Written comments received by 5:00 p.m. on April 28, 2021 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. on April 28, 2021 through 5:00 p.m. on May 4, 2021 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. on May 4, 2021 will be added to the case file.

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

- You may complete the online speaker sign-up form located at www.naperville.il.us/pzcspeaker **by no later than 5 p.m. on the night of the PZC meeting.**
- Individuals who sign up to speak in this manner will receive an email from City staff after the sign-up time ends with information about how to join the meeting.

Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300 or NapervilleClerks@naperville.il.us.