

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given to all persons interested that Mill and Bauer, LLC an Illinois Limited liability company, 552 S. Washington Street, Ste. 224, Naperville, IL 60540, ("Petitioner"), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition ("Petition") for approval of: (i) annexation; (ii) rezoning to TU (transitional use) upon annexation; (iii) a preliminary/final plat of subdivision; (iv) approval of a variance to Section 6-71-5:2 to allow one unit per 3,270.45 square feet in lieu of one unit per 4,000 square feet and, (v) any such other departures or deviations as may be necessary in order to develop the property with 12 single family attached dwelling units (townhomes) 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 27W280 Bauer Road, Naperville, Illinois 60563 (Mill & Bauer Townhomes) and legally described as follows:

**PARCEL 1:**

LOTS 28, 29, 30 AND 31 IN BLOCK 18 IN NAPER VILLA MANOR, A SUBDIVISION 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, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926, AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 6, 7, 8 AND 9 IN BLOCK 17, AND LOTS 32 AND 33 IN BLOCK 18, AND VACATED BYERRUM STREET LYING IMMEDIATELY BETWEEN SAID LOTS 6 AND 33 EXTENDED 0 FEET NORTH OF THE NORTH LINES OF SAID LOTS 6 AND 33, AND THE SOUTH 10 FEET OF VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOTS 6, 7,8, 9 IN BLOCK 17, AND LOTS 32 AND 33 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21,1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2A:**

TRACT A: LOT 15, IN BLOCK 17, AND THE SOUTH 10 FEET OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOT 15, IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, AND IN THE NORTH HALF OF SECTION 12, IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21,1926 AS DOCUMENT NO. 213969, IN DUPAGE COUNTY, ILLINOIS

TRACT B: THE WEST 16.5 FEET OF VACATED PEARSON STREET, PER INSTRUMENT RECORDED MARCH 9, 2010 AS DOCUMENT NO. R2010- 031981, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED PARCEL 2, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 27W280 Bauer Road, Naperville, Illinois 60563

PIN: 07-12-226-002  
And  
07-12-209-022

The Property is currently unincorporated in DuPage County and is owned by Thomas Albrecht, 127 Ogden Avenue, Naperville, IL 60543 (“Property Owner”). The Petitioner with permission from the Property Owner, is seeking to develop the site with 12 single family attached dwelling units (townhomes). The Petition is on file with the City as Case # 23-1-006 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/F69FbANxx23CFcf>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, June 7, 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 Christopher Skubic, 947 Mortonsberry Drive (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition for (“Petition”) approval of a fence variance to Section 6-2-12 of the Municipal Code to allow a fence to be located in the front/corner side yard setback, and any 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 (“Property”) having a common street address of 947 Mortonsberry Drive, Naperville, IL 60540 and legally described as follows:

LOT 59, IN WESTWIND UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1991, AS DOCUMENT R91-105583, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-26-217-014

The Property is currently zoned R1A: Low Density Single-Family Residence District and is owned by Christopher & Kimberley Skubic (“Property Owner”). The Petitioner/Property Owner, is seeking a fence variance to allow a fence to be located in the front/corner side yard setback at the Property. The Petition is on file as with the City as Case # PZC 23-1-28 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/qyyi45dzWctdfiB>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, June 7, 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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**Speaking during the meeting, or public hearing, if applicable:**

- Individuals who wish to speak must be present in-person in the 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 Franklin Huffman LLC, an Illinois limited liability company, 2117 Camellia Ct., Naperville, IL 60565, (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of: (i) approval of a variance from Section 6-2-26:5.1 to permit a maximum building coverage of 41% per lot; (ii) a preliminary/final plat of subdivision; and, (iii) any such other departures or deviations as may be necessary in order to develop the property with two duplex buildings 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 818 E. Franklin Avenue and 25 N. Huffman Street (Franklin Flats) and legally described as follows:

THE EAST ½ OF LOTS 1 AND 2 IN BLOCK 8 IN DECLARA HEIGHTS, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1922, AS DOCUMENT NUMBER 159824 IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS:           25 N. Huffman Street, Naperville, Illinois 60540  
PIN:                               08-18-405-007

THE WEST ½ OF LOTS 1 AND 2 IN BLOCK 8 IN “DELARA HEIGHTS”, A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1922 AS DOCUMENT 159824, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as:       818 E. Franklin Avenue, Naperville, Illinois 60540  
PIN:                             08-18-405-006

The Property is currently zoned R2 (Single Family and Low Density Multiple Family Residence District) and is owned by Franklin Huffman LLC, 2117 Camellia Ct., Naperville, Illinois 60565 (“Property Owner”). The Petitioner/Property Owner, is seeking to develop the site with a two duplex buildings. The Petition is on file with the City as Case # 23-1-014 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/ycg2RojHx6TBoit>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, June 7, 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).
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- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
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## NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all interested persons that a public hearing will be held with the City of Naperville Planning and Zoning Commission, 400 S. Eagle Street, Naperville, Illinois to consider a request by the City of Naperville staff to amend Title 6 (Zoning Regulations), Chapter 8 (Industrial Districts), Article B (ORI Office, Research and Light Industry District) of the Naperville Municipal Code, and other sections as necessary, regarding the permitted uses, conditional uses, required conditions, and other provisions of the ORI (Office, Research and Light Industry) zoning district. Proposed amendments include:

- Amending the intent of the ORI Zoning District to better reflect the intended character of the district and the City of Naperville's I-88 office corridor.
- Removing warehouse, storage facility, and self-storage warehouse uses from Section 6-8B-3 (ORI/Conditional Uses) of the Naperville Municipal Code.
- Removing other currently permitted or conditional uses in the ORI Zoning District because they are duplicative or are no longer compatible with the City's legislative plan for ORI zoning.
- Other revisions as may be proposed, including those which may be generated through the public hearing process.

The amendment is filed as PZC Case #23-1-041 and may be viewed in the offices of the Transportation, Engineering and Development Business Group at the Municipal Center at 400 S. Eagle Street, Naperville, Illinois. The meeting packet will be posted on the City's website (<http://www.naperville.il.us/pzc.aspx>) no later than Friday, June 2, 2023.

A public hearing will be held on said request before the Planning and Zoning Commission in the Council Chambers, 400 South Eagle Street, Naperville, Illinois, on Wednesday, June 7, 2023, at 7:00 p.m., at which time the Planning and Zoning Commission will hear evidence presented on this matter, and such other matters as may properly come before the Planning and Zoning Commission.

Comments, if any, to said application may be submitted in writing and filed with the Planning Services Team before the hearing or may be offered verbally at the hearing. Questions may be directed to the Transportation, Engineering and Development Business Group at (630) 420-6100. Submission of written comments prior to the public hearing will be handled as follows:

- 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.

Published in the Naperville Sun on Sunday, May 21, 2023,  
Wednesday, May 24, 2023, and Sunday, May 28, 2023.



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- Amending the intent of the ORI Zoning District to better reflect the intended character of the district and the City of Naperville's I-88 office corridor.
- Removing warehouse, storage facility, and self-storage warehouse uses from Section 6-8B-3 (ORI/Conditional Uses) of the Naperville Municipal Code.
- Removing other currently permitted or conditional uses in the ORI Zoning District because they are duplicative or are no longer compatible with the City's legislative plan for ORI zoning.
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