

## **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 Planning Services Team to amend Title 6 (Zoning Regulations) of the Naperville Municipal Code, and other sections as necessary, to consider a voluntary, opt-in program which will provide by-right density bonuses and regulatory incentives to qualifying rental or for-sale housing projects which include an affordable component.

The Petition is on file with the City as Case # 22-1-017 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/GkGxYUXLnZxzmlF>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, May 18, 2022. 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 – WOW, 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.

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given to all persons interested that North Central College (“Petitioner”), whose address is 30 North Brainard Street, Naperville, Illinois 60540, has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for rezoning to CU (College University District) pursuant to Section 6-3-7 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 5 South Loomis Street/326 East Benton Avenue, Naperville, IL 60540 and legally described as follows:

LOT 1 OF OWNERS PLAT OF LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 8 OF DELCAR SLEIGHTS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNERS PLAT RECORDED JANUARY 31, 1950 AS DOCUMENT 585525, IN DUPAGE COUNTY, ILLINOIS.

**PIN: 08-18-315-004**

The Property is currently zoned R2 (Single Family and Low Density Multiple Family Residence District). The Petitioner is the owner of the Subject Property. The Petitioner requests rezoning of the property from R2 to CU (College University District). The Petition is on file with the City as PZC Case # 22-1-048 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/Uh64vi6y03h4e2H>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, July 6, 2022. 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 – WOW, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

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PARCEL 1: LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF), ALL OF LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN BLOCK 2 OF ELLSWORTH'S ADDITION TO NAPERVILLE, A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 13 AND 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1853 AS DOCUMENT 6989, (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 3 A DISTANCE OF 27.20 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 10 DEGREES 31 MINUTES EAST 143.0 FEET TO THE SOUTHERLY BANK OF THE DUPAGE RIVER; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BANK TO THE NORTHWEST CORNER OF LOT 1 OF ELLSWORTH'S ADDITION TO NAPERVILLE RECORDED MARCH 18, 1853 AS DOCUMENT 6989; THENCE SOUTH 4 DEGREES 41 MINUTES WEST ALONG THE WESTERLY LINE OF SAID LOTS 1, 2 AND 3 A DISTANCE OF 153.0 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONDEMNED BY CITY OF NAPERVILLE IN CASE 98 ED 11 AND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE WESTERNMOST SOUTHWESTERLY CORNER OF LOT 1 OF MARKET SQUARE RESUBDIVISION, RECORDED AS DOCUMENT R86-133262; THENCE SOUTH 80 DEGREES 29 MINUTES 04 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 178.73 FEET TO A POINT THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF BLOCK 2 ELLSWORTH ADDITION TO THE TOWN OF NAPERVILLE, RECORDED AS DOCUMENT 6989, FOR A POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE, 113. 78 FEET; THENCE SOUTH 23 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS

MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE, 38.83 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 10.00 FEET OF LOT 4 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 54.97 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.00 FEET OF SAID LOT 4; THENCE NORTH 23 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 8.85 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 39 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 163.46 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.00 FEET OF LOT 2 IN SAID BLOCK 2; THENCE SOUTH 88 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG SAID LINE EXTENDED EASTERLY, 66.05 FEET TO A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID BLOCK 2; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG SAID LINE, 13.66 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERNMOST SOUTHWESTERLY CORNER OF LOT 1 OF MARKET SQUARE RESUBDIVISION RECORDED AS DOCUMENT NUMBER R86-133262; THENCE NORTH 80 DEGREES 29 MINUTES 04 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 178.73 FEET TO A POINT THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF BLOCK 2 IN ELLSWORTH'S ADDITION TO THE TOWN OF NAPERVILLE, RECORDED AS DOCUMENT NUMBER 6989; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE OF BLOCK 2, 113.78 FEET TO AN ANGLE POINT; THENCE SOUTH 23 DEGREES 29 MINUTES 30 SECONDS EAST ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE OF BLOCK 2, 38.83 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 10.0 FEET OF LOT 4 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 25.44 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 29.53 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.0 FEET OF SAID LOT 4; THENCE NORTH 23 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, 8.85 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 39 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 163.46 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.0 FEET OF LOT 2 IN SAID BLOCK 2; THENCE SOUTH 88 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 10.0 FEET OF LOT 2 IN SAID BLOCK 2, EXTENDED EASTERLY, 21.76 FEET; THENCE 66.08 FEET ALONG AN

ARC, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 257.00 FEET, WITH A CHORD BEARING OF SOUTH 44 DEGREES 50 MINUTES 23 SECONDS EAST, 65.89 FEET; THENCE SOUTH 37 DEGREES 28 MINUTES 27 SECONDS EAST, 62.12 FEET; THENCE 29.12 FEET ALONG AN ARC, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 09 MINUTES 31 SECONDS EAST, 28.71 FEET; THENCE 14.10 FEET ALONG AN ARC, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 30 DEGREES 27 MINUTES 21 SECONDS EAST, 12.96 FEET; THENCE 10.29 FEET ALONG AN ARC, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 09 DEGREES 43 MINUTES 37 SECONDS EAST, 10.09 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

**PIN: 07-13-444-006**

The Property is currently zoned B5 (Secondary Downtown District). The Petitioner is the owner of the property. The Petitioner requests that the City of Naperville grant a variance to allow a sign on an accessory structure and a variance to extend the effective period of the variance. The Petition is on file with the City as PZC Case # 22-1-047 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/eE1yHwSlwsLGpoQ>.

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