

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Dr. Joshua Foxson, 416 S. Loomis Street, Naperville, IL 60540 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of a variance to Section 6-16-6:4 (Special Areas of Control: Properties Zoned Transitional Use (TU)) of the Naperville Municipal Code, and any such other variances, departures or deviations as may be necessary in order to permit an internally illuminated monument sign to remain in the Transitional Use District 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 605 S. Washington Street Naperville, IL 60540 and legally described as follows:

LOT 1 IN WISDOM PATH RESUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2015 AS DOCUMENT R2015-042323, IN DUPAGE COUNTY, ILLINOIS

PIN: 07-24-205-024 and 07-24-205-025

Commonly known as: 605 S. Washington Street Naperville, IL 60540

The Property is currently zoned TU, Transitional Use, and is owned Four Fox Enterprises, LLC, 605 S. Washington Street, Naperville, IL 60540 (“Property Owner”). The Petitioner, as authorized by the Property Owner, is seeking approval of a variance to the illumination requirements for properties zoned Transitional Use in order to permit an internally illuminated monument sign to remain on the Property. The Petition is on file with the City as Case # 20-1-117 and may be viewed online at <https://owncloud.naperville.il.us/index.php/s/BWdFyZVPrCLCjT3>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on January 20, 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 Mayor Chirico’s Executive Order determining that in-person public 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:

Published in the Daily Herald: Monday January 4, 2021.

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 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/Tj1W3yulNzbtXDX>.

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.

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- 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 Shorewood Development Group, LLC, an Illinois limited liability company, with an address of 790 Estate Drive, Suite 200, Deerfield, IL 60015 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for (i) approval of a deviation from Title VI, Chapter IV of the City of Naperville’s zoning ordinance to permit fully-enclosed self-storage facilities in the B-2 zoning district; (ii) approval of a major change to The Market Meadows Planned Unit Development pursuant to Section 6-4-6 (Changes to a Final Planned Unit Development) and a Final PUD Plat pursuant to Section 6-4-4 (PUD Plat Procedures) (PUD); (iii) approval of a Preliminary/Final Plat of Subdivision pursuant to Section 7-2-2 (Subdivision Plat Procedures); (iv) approval of deviations from Section 6-16-5:2.2.2 of the Zoning Regulations to increase the maximum monument sign area from 90 square feet to 180 square feet at 75th St. and Naper Blvd., and from 45 square feet to 100 square feet at Naper Blvd. and Market Ave.; (v) approval of deviations from Section 6-16-5:2.2.4 to increase the monument sign heights from 10’ to 13’; (vi) approval of deviations from Section 6-16-3 (Prohibited Signs) to allow off-premise signs; (vii) approval of a deviation from Section 6-7B-8 of the Zoning Regulations to increase the maximum floor-area-ratio in the B-2 zoning district 193.06%; (viii) approval of a deviation from Section 6-9-3:4 of the Zoning Regulations to reduce the required off-street parking spaces from 1,098 spaces to 926 parking spaces; (ix) approval of a deviation from Section 6-9-5 to eliminate the outdoor loading berth requirement; 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 (“Subject Property”) having a common street address of 1225-1309 S. Naper Boulevard, Naperville, Illinois, and legally described as follows:

PARCEL 1:

LOTS 1, 2 AND 3 IN MARKET MEADOWS ASSESSMENT PLAT OF PART OF LOT 1 OF MARKET MEADOWS, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1980 AS DOCUMENT R80-30532, IN DU PAGE COUNTY, ILLINOIS.

PIN 08-29-203-005

COMMON ADDRESS: 1225-1256 S. NAPER BLVD., NAPERVILLE, IL 60540

PIN 08-29-203-007

COMMON ADDRESS: 1259-1309 S. NAPER BLVD., NAPERVILLE, IL 60540

PIN 08-29-203-006

COMMON ADDRESS: 1298 S. NAPER BLVD., NAPERVILLE, IL 60540

The owner of the Subject Property (the “Property Owner”) is Duxler Properties, LLC, an Illinois limited liability company, with an address of 40 E. Chicago Ave., Chicago, Illinois 60611. The Subject Property consists of approximately 18.892 acres and is currently zoned B2 Community Shopping Center District in the City of Naperville. The Petitioner, as authorized by the Property Owner, is seeking zoning relief at the Subject Property in order to redevelop the existing center and incorporate a fully-enclosed self-storage facility on the Subject Property. The Petition is on file with the City as Case # 20-1-081 and may be viewed online at: <https://owncloud.naperville.il.us/index.php/s/UaKGS02C63ULU23>

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:

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