

STATE OF ILLINOIS    )  
  )  
COUNTY OF DUPAGE   )  
  )  
CITY OF NAPERVILLE )

**PETITION TO THE NAPERVILLE CITY COUNCIL  
FOR APPROVAL OF A FINAL PLAT OF SUBDIVISION**

**THE UNDERSIGNED** Petitioner, Naperville Elderly Homes, Inc., an Illinois not-for-profit corporation (hereinafter the “Petitioner”), respectfully petitions the City of Naperville to: (1) approve a Final Plat of Subdivision; and (2) approve such other variances, departures or deviations as may deemed necessary to subdivide the property legally described on **Exhibit “A”** (hereinafter the “Subject Property”) as depicted on the plans submitted herewith, pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

1.       The Petitioner and owner of the Subject Property is Naperville Elderly Homes, Inc., an Illinois not-for-profit corporation having an office at 310 Martin Ave., Naperville, Illinois 60540 (“Petitioner”).

2.       The City of Naperville approved Ordinance No. 17-075 approving a Preliminary Plat of Subdivision (the “Preliminary Plat”) for Naperville Elderly Homes. Said Ordinance was recorded as Document Number R2017-071908 in the office of the DuPage County Recorder.

3.       The previously approved Preliminary Plat’s subdivision lines were proposed and driven in large part by project funding requirements.

4.       Ultimately, project funding was not approved and in an effort to obtain project funding approval Petitioner revised the Preliminary Plat of Subdivision as depicted on that Final Plat of Subdivision attached hereto and made a part hereof as **Exhibit “B”**.

5.       Petitioner believes the Final Plat of Subdivision is in substantial conformance with the previously approved Preliminary Plat of Subdivision.

6.       Petitioner believes, the change in the subdivision line is ministerial in nature, will

have no impact to the overall development and will be imperceptible.

7. The previously approval Preliminary Plat of Subdivision and associated ordinances contemplated construction of a new building, the revised project not only consists of construction of a new building but also renovation of the existing units. Renovation of the existing units will be a substantial improvement over the existing condition and will dramatically improve the lives of Naperville Elderly Homes' current residents and the citizens of Naperville.

8. The existing building and the proposed new addition will continue to operate as one building with a single address, shared main entry, shared parking lot, shared building amenities, and a single fire alarm system with annunciator panels at the main entry all of which was previously approved.

9. Naperville Elderly Homes will continue to be the controlling ownership party and will continue to operate the existing building and addition as one property.

10. Approval of the Final of Plat of Subdivision will provide a housing opportunity for low-income seniors, will be age-restricted and include common facilities specifically targeted to the needs and desires of the senior population.

11. The proposed development provides a unique opportunity to expand services in the most efficient manner by maximizing utility of the Subject Property.

12. Based upon the foregoing, Petitioner now seeks approval of a Final Plat of Subdivision that will permit the new building and the south building to be located on a single lot all as depicted on **Exhibit "B"**.

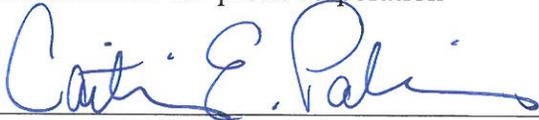
**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner respectfully requests the City Council take the necessary and appropriate action to: (1) approve a Final Plat of Subdivision: and (2) approve such other variances, departures or deviations as may deemed

necessary to develop the property according to the plans submitted herewith.

RESPECTFULLY SUBMITTED this 8<sup>th</sup> day of November, 2018

PETITIONER:

Naperville Elderly Homes, Inc.,  
an Illinois not-for-profit corporation

A handwritten signature in blue ink, appearing to read "Cathi E. Palini", written over a horizontal line.

Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL OF BLOCK 2 TOGETHER WITH VACATED LINDA COURT IN SAID BLOCK 2 (SAID LINDA COURT HAVING BEEN VACATED BY ORDINANCE PASSED BY THE CITY OF NAPERVILLE, A COPY OF WHICH WAS RECORDED JUNE 17, 1969 AS DOCUMENT R69-26558) IN BROM SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1961 AS DOCUMENT R61-18064, IN DUPAGE COUNTY, ILLINOIS.

PIN NO. 07-24-400-001-0000

COMMONLY KNOWN AS: 310 W Martin Avenue, Naperville, IL 60540

EXHIBIT "B"  
SUBDIVISION PLAT



