

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

**PETITION TO THE NAPERVILLE CITY COUNCIL TO GRANT A
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR THE PROPERTY
AT 636 S. WEBSTER STREET**

THE UNDERSIGNED Petitioner, D.J.K. Custom Homes, Inc., an Illinois corporation (hereinafter “the Petitioner”) respectfully petitions the City of Naperville (the “City”) to approve a preliminary and final plat of subdivision for the property legally described on Exhibit A (the “Property”); and (ii) such other relief from the City of Naperville Municipal Code (the “Code”) as may be deemed necessary and appropriate to develop the Property.

In support of this Petition, the Petitioner represents to the City as follows:

1. The Petitioner, D.J.K. Custom Homes, Inc., an Illinois Corporation, is the owner of the Property.
2. The Subject Property is zoned R2 in Naperville and consists of one (1) lot totaling approximately 0.48 acres.
3. The Property was originally platted as lots 17, 18 and part of 19 in Martins 2nd Addition to the Village of Naperville plat of subdivision recorded as document number R1868-010068 in DuPage County, Illinois.
4. The City passed ordinance No. 05-222, recorded as document number R2009-060827 in DuPage County Illinois, approving a preliminary/final plat of subdivision to consolidate the Property into one (1) legal lot of record.
5. Petitioner now seeks to resubdivide the Property into two (2) lots suitable for single-family residential use as depicted on the Preliminary/Final Plat of Subdivision for the Webster

Street Estates attached hereto as Exhibit B (the “Plat of Subdivision”).

6. Both of the proposed lots will be approximately 10,500 square feet and will each have a lot width of approximately 55.75 feet, thereby meeting the regulations for the R2 zoning district as set forth in the Code.

7. The existing land uses surrounding the Property are as follows:
- a. North: R2 single family residential
 - b. East: R2 single family residential
 - c. South: R2 single family residential
 - d. West: R1A single family residential & Naperville Central High School

APPROVAL OF A PRELIMINARY AND FINAL PLAT OF SUBDIVISION

8. Petitioner seeks approval of a Preliminary and Final Plat of Subdivision, a copy of which has been submitted herewith, to establish easements and create two legal lots of record. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner respectfully requests the City Council take the necessary steps to: (i) approve a preliminary and final plat of subdivision; and (ii) such other relief from the Naperville Municipal Code as may be deemed necessary and appropriate to develop the Property.

RESPECTFULLY SUBMITTED this 30th day of November, 2020

PETITIONER:

D.J.K. Custom Homes, Inc., an Illinois corporation

By: 

ROSANOVA & WHITAKER, LTD.
ATTORNEY FOR PETITIONER

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN MARTIN'S SECOND ADDITION RESUBDIVISION OF LOTS 17, 18 & PART OF 19, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2009 AS DOCUMENT R2009-060827, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 636 S. Webster Street Naperville, IL 60540

PIN: 07-24-203-028

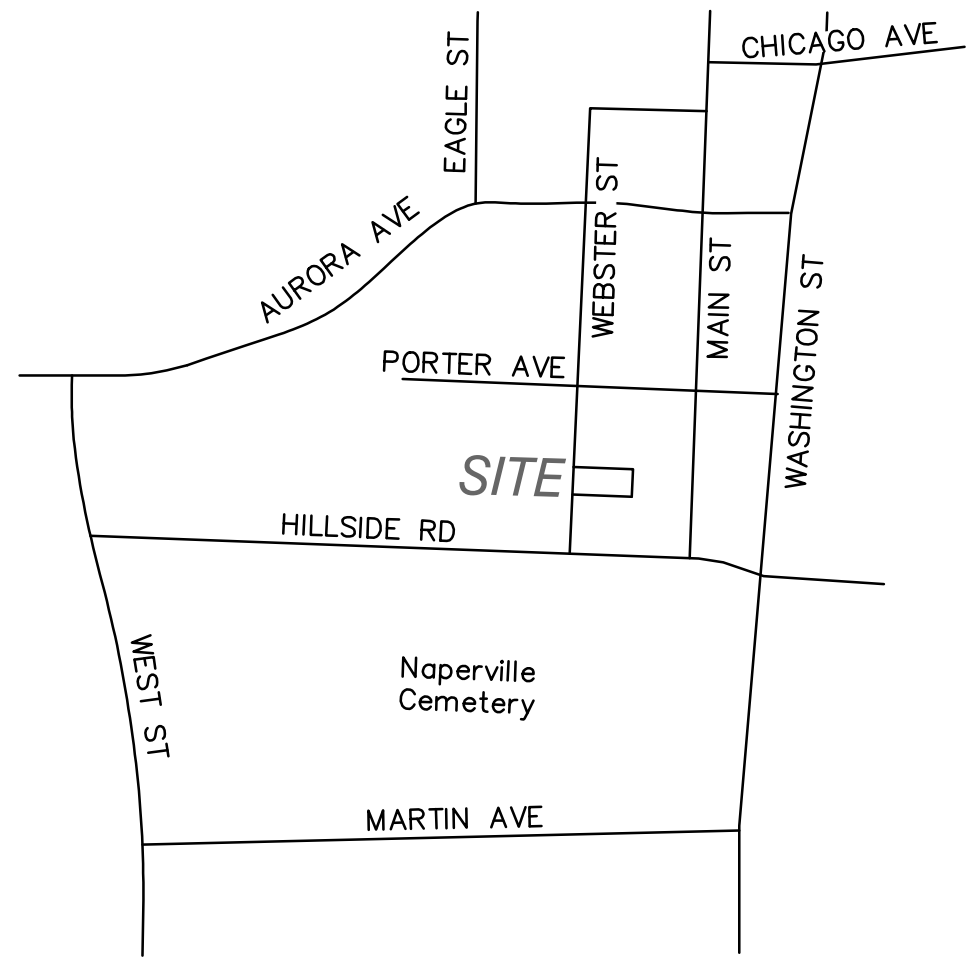
EXHIBIT B
PLAT OF SUBDIVISION

PRELIMINARY/FINAL PLAT OF SUBDIVISION WEBSTER STREET ESTATES

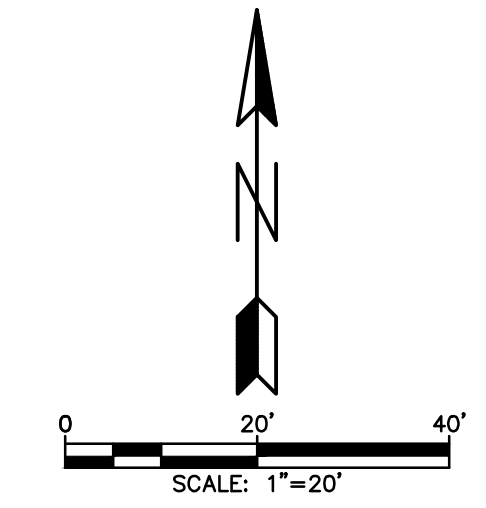
BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET NAPERVILLE, IL 60540

OWNER INFORMATION:



LOCATION MAP
NOT TO SCALE



BASIS OF BEARING

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011).

AREA SUMMARY

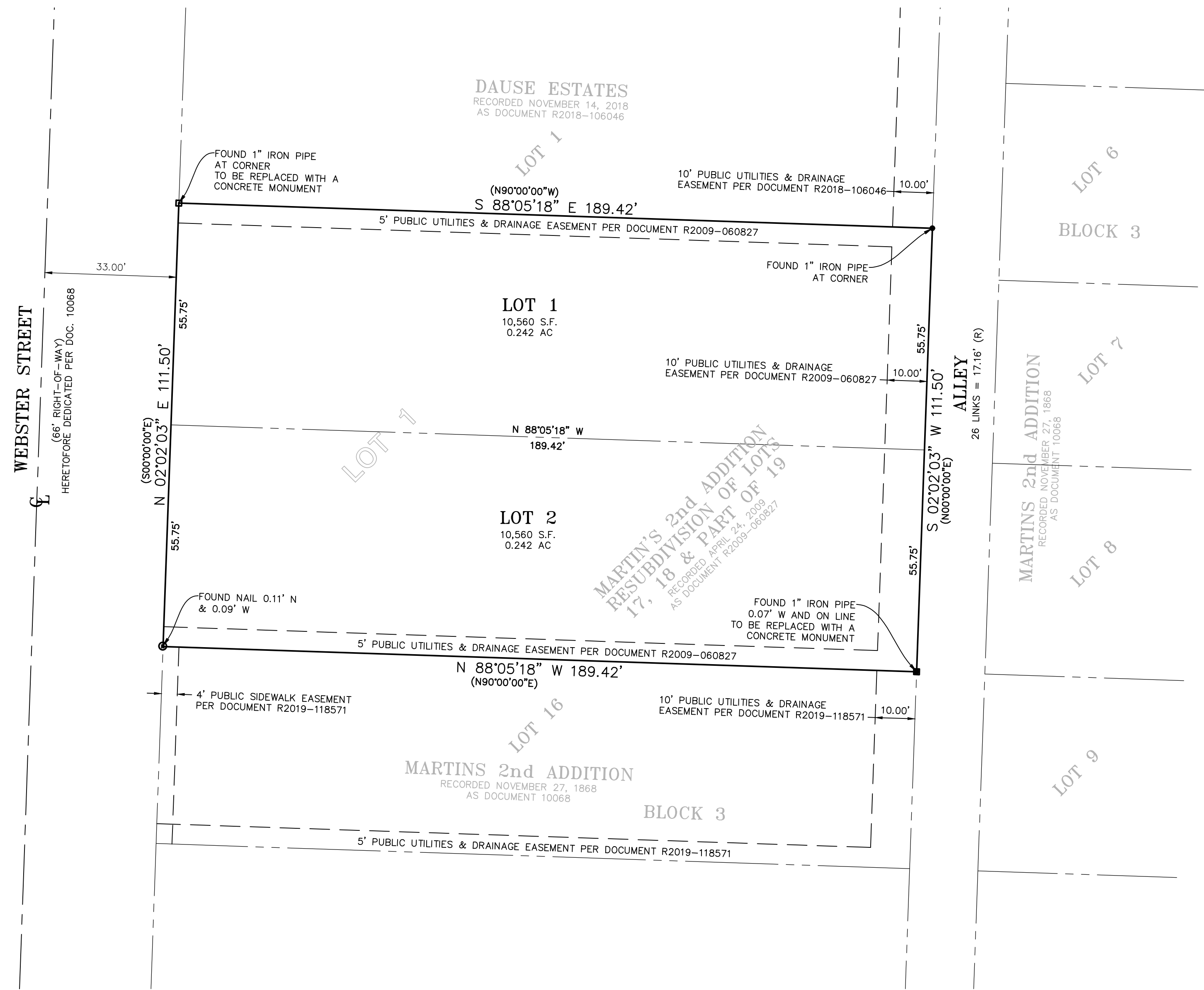
LOT 1:	10,560 SQUARE FEET (0.242 ACRES±)
LOT 2:	10,560 SQUARE FEET (0.242 ACRES±)
TOTAL:	21,120 SQUARE FEET (0.484 ACRES±)

LEGEND

- = PROPERTY LINE
- - - = LOT LINE
- - - = EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = ROAD CENTERLINE
- = FOUND IRON PIPE OR ROD
- = FOUND NAIL
- = CONCRETE MONUMENT

ABBREVIATIONS

- | | |
|----------|-----------------------|
| A | ARC LENGTH |
| B.S.L. | BUILDING SETBACK LINE |
| CH | CHORD |
| DOC. | DOCUMENT |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| N | NORTH |
| ORD. | ORDINANCE |
| R | RADIUS |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| W | WEST |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |



- GENERAL NOTES**
- ALL DISTANCES ARE RECORD DIMENSIONS.
 - ALL AREAS LISTED ARE MORE OR LESS.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REVISIONS:			DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11-16-20	SDS	CITY COMMENTS						

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
DJK CUSTOM HOMES

TITLE: **PRELIMINARY/FINAL PLAT OF SUBDIVISION
636 WEBSTER STREET
NAPERVILLE, ILLINOIS**

SCALE:	1"=20'
DATE:	10-21-20
JOB NO:	W20223.00
SHEET:	1 OF 2

CITY OF NAPERVILLE PROJECT NO.: 20-10000103

PRELIMINARY/FINAL PLAT OF SUBDIVISION WEBSTER STREET ESTATES

BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY _____ IS/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER(S), HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
CITY DATE MONTH
BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME
_____ AND _____
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH
_____ AND _____ RESPECTFULLY, APPEARED
TITLE TITLE
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.
MONTH DATE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

MORTGAGEE CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

_____ AS MORTGAGEE, UNDER THE
PRINT MORTGAGEE NAME
PROVISIONS OF A CERTAIN MORTGAGE DATED _____
A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE
OF _____ COUNTY, ILLINOIS ON THE _____ DATE
DAY OF _____, A.D., 20____
MONTH

AS DOCUMENT NO. _____ HEREBY CONSENTS TO
AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING
OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED
THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE _____

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART
THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED,
REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH
SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A
RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO
REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE
CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20____.

JON P. GREEN
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

062-052108
STATE REGISTRATION NUMBER

NOVEMBER 30, 2019
REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO
UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX
SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION
WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO
THE NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT.
THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN MARTIN'S SECOND ADDITION RESUBDIVISION OF LOTS 17, 18 & PART OF 19, BEING A
SUBDIVISION IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2009 AS DOCUMENT
R2009-060827, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY
AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER
CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF NAPERVILLE RELATIVE TO PLATS
AND SUBDIVISIONS HAVE BEEN COMPLIED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (AREAS
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0144J WITH AN
EFFECTIVE DATE OF AUGUST 1, 2019.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY
OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING
THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS
5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: OCTOBER 14, 2020.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



CITY OF NAPERVILLE PROJECT NO.: 20-10000103

REVISIONS:						DRAWN BY: SDS	CHECKED BY: TBM	APPROVED BY: TBM
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			
11-16-20	SDS	CITY COMMENTS						



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
DJK CUSTOM HOMES

TITLE: **PRELIMINARY/FINAL PLAT OF SUBDIVISION
636 WEBSTER STREET
NAPERVILLE, ILLINOIS**

SCALE: N/A
DATE: 10-21-20
JOB NO: W20223.00
SHEET 2 OF 2