

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Creek Crossing Subdivision

ADDRESS OF SUBJECT PROPERTY: 24613 W. 103rd Street, Naperville, IL 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-16-100-019-0000

I. PETITIONER: Atif Fakhruddin

PETITIONER'S ADDRESS: 4719 Sassafras Lane

CITY: Naperville STATE: Illinois ZIP CODE: 60564

PHONE: 630-800-5540 EMAIL ADDRESS: dratifmd@gmail.com

II. OWNER(S): Christopher Dupuis

OWNER'S ADDRESS: 24613 W. 103rd Street

CITY: Naperville STATE: Illinois ZIP CODE: 60564

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (*review comments sent to this contact*): Nathaniel Washburn

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (815) 727-4511 EMAIL ADDRESS: nwashburn@kqgllc.com

IV. OTHER STAFF

NAME: Dave Zientek (Ruettiger, Tonelli & Associates)

RELATIONSHIP TO PETITIONER: Consultant/Engineer

PHONE: 815-744-6600 EMAIL ADDRESS: dzientek@ruettigertonelli.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

<p>PZC&CC Processes</p>	<p><input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4</p>
<p>CC Only Process</p>	<p><input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation</p>
<p>Administrative Review Administrative Review</p>	<p><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance (Exhibit 5)</p>
<p>Other</p>	<p>X Please specify: Review of County Subdivision for right of way dedication</p>

ACREAGE OF PROPERTY: Approximately 7.45 Acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

The purpose of the request is to facilitate the County's division of the property into two lots

zoned for residential use.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

Mortgage: Christopher J. Dupuis – mortgagee R2016085864 – recording number

Public easement recorded March 7, 1933 as Document No. 463152 (unavailable digitally)

Easement dated April 28, 1970 recorded June 17, 1970 as Document No. R70-10106

Easement dated June 22, 1976 and recorded November 9, 1976 as Document No. R76-36957

Terms and condition contained in Notification of Exercising option under Will County Zoning

Ordinance recorded on July 20, 2017, as Document No R2017056600

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

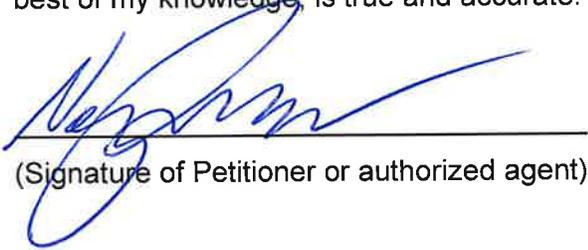
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

Required Park Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

VIII. PETITIONER'S SIGNATURE

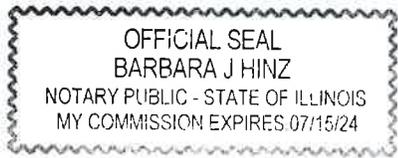
I, Nathaniel P Washburn, Attorney for Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

11/20/23
(Date)

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2023


(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).


(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

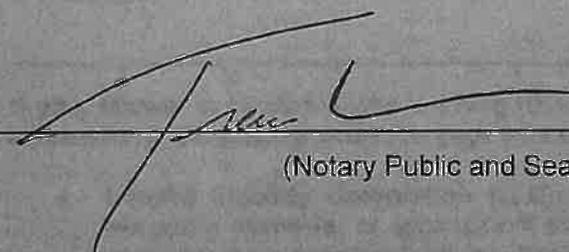
Nov. 17, 2023
(Date)

(Date)

Christopher Dupuis
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 17th day of November, 2023


(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

CITY OF NAPERVILLE
PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Atif Fakhruddin
Address: 4719 Sassafras Lane
Naperville, Illinois 60564

2. Nature of Benefit sought: Review of County Subdivision for right of way dedication

3. Nature of Petitioner (select one):

- | | |
|--|--|
| <input checked="" type="radio"/> a. Individual | <input type="radio"/> e. Partnership |
| <input type="radio"/> b. Corporation | <input type="radio"/> f. Joint Venture |
| <input type="radio"/> c. Land Trust/Trustee | <input type="radio"/> g. Limited Liability Corporation (LLC) |
| <input type="radio"/> d. Trust/Trustee | <input type="radio"/> h. Sole Proprietorship |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

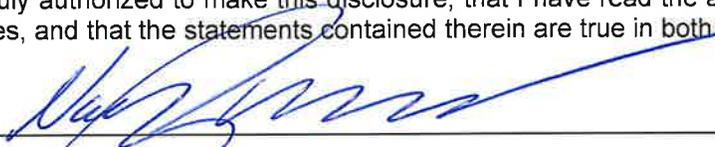
- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

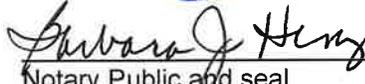
Nathaniel Washburn - 111 N. Ottawa St., Joliet, IL 60432 - attorney of applicant

VERIFICATION

I, Nathaniel P. Washburn, attorney and agent (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 20th day of November, 2023.


Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Owner: Christopher Dupuis

Address: 24613 W. 103rd Street

Naperville, Illinois 60564

2. Nature of Benefit sought: Review of County Subdivision for right of way dedication

3. Nature of Owner (select one):

a. Individual

e. Partnership

b. Corporation

f. Joint Venture

c. Land Trust/Trustee

g. Limited Liability Corporation (LLC)

d. Trust/Trustee

h. Sole Proprietorship

4. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

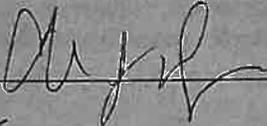
5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- a. **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- b. **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- d. **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- e. **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- g. **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

6. Name, address and capacity of person making this disclosure on behalf of the Owner:

VERIFICATION

I, Christopher Dupuis (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 17th day of November, 2023


Notary Public and seal



FINAL PLAT of CREEK CROSSING SUBDIVISION

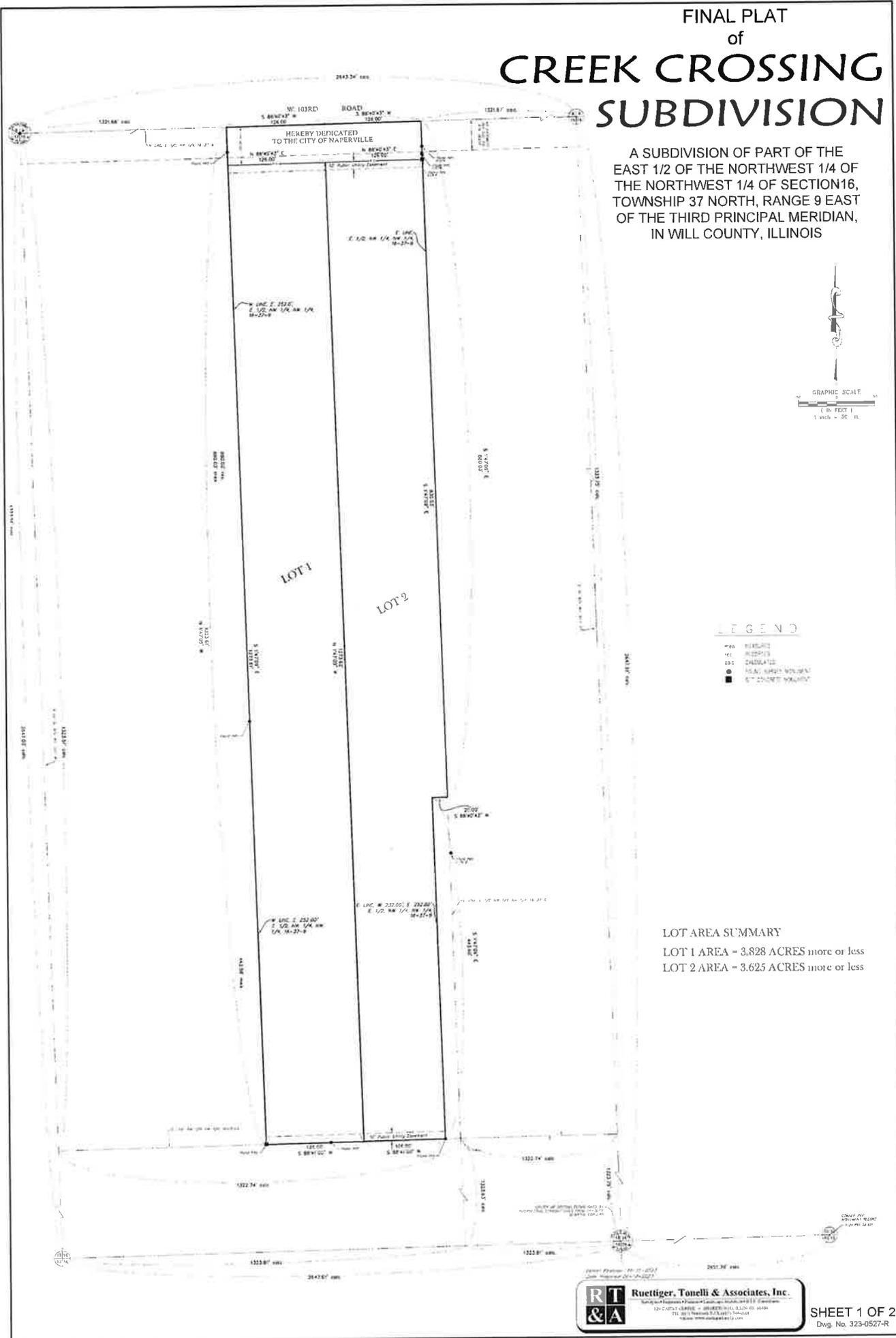
A SUBDIVISION OF PART OF THE
EAST 1/2 OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 37 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS



LEGEND

- ROAD
- PROPERTY
- DRAINAGE
- PAVEMENT
- CONCRETE

LOT AREA SUMMARY
 LOT 1 AREA = 3.828 ACRES more or less
 LOT 2 AREA = 3.625 ACRES more or less



RT & A Ruettiger, Tonelli & Associates, Inc.
 Surveyors & Engineers
 120 CAPITAL SQUARE • SUITE 200 • BLOOMINGTON, ILLINOIS 61710
 TEL: (312) 399-8300 • FAX: (312) 399-8301
 www.ruettiger.com

FINAL PLAT of CREEK CROSSING SUBDIVISION

A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, THE CITY OF ...
DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED AS ...
IS LOCATED WITHIN THE BOUNDARIES OF ...
INDIAN PRINCIPAL SCHOOL DISTRICT 304,
SCHOOL COMMUNITY CODE DISTRICT 307,
IN WILL COUNTY, ILLINOIS.
DATED THIS ... DAY OF ... A.D. 20...

WILL COUNTY SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL)
I, THE SUPERINTENDENT OF ...
DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED AS ...
IS LOCATED WITHIN THE BOUNDARIES OF ...
INDIAN PRINCIPAL SCHOOL DISTRICT 304,
SCHOOL COMMUNITY CODE DISTRICT 307,
IN WILL COUNTY, ILLINOIS.
DATED THIS ... DAY OF ... A.D. 20...

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ...
OWNER OF THE PROPERTY KNOWINGLY AND ...
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS ...
STATEMENT AS THE FREE AND VOLUNTARY ACT ...
OF THE UNDERSIGNED AND NOTARIAL SEAL IN WILL COUNTY, ILLINOIS.
THIS ... DAY OF ... A.D. 20...

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
APPROVED THIS ... DAY OF ... A.D. 20...
TOWNSHIP HIGHWAY COMMISSIONER

PLAT COMMITTEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
APPROVED BY THE PLAT COMMITTEE ...
THIS ... DAY OF ... A.D. 20...

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
THIS IS TO CERTIFY THAT THE NO. OF COPIES OF UNPAID PLATS OR ...
SPECIAL ASSIGNMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN ...
THE FOREGOING CERTIFICATE ...
DATED THIS ... DAY OF ... A.D. 20...

CHIEF SUBDIVISION ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
ACCEPTED BY THE BOARD OF WILL COUNTY, ILLINOIS, AS THE ...
FINAL PLAT OF THE ABOVE PLAT, HAS BEEN COMPLETED IN FULL ...
AND APPROVED THIS ... DAY OF ... A.D. 20...

WILL COUNTY ZONING OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT I HAVE RECEIVED PAYMENT OF THE FEE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
WILL COUNTY, ILLINOIS.
DATED THIS ... DAY OF ... A.D. 20...

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT ...
AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, BOUNDARY AND PLATTED AS SHOWN THEREON ...
FOR LEGAL AND RECORD PURPOSES AND TO BE KNOWN AS SUCH ...
UNLESS THE TITLE AND THIS CERTIFICATE INDICATE OTHERWISE.
DATED THIS ... DAY OF ... A.D. 20...

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ...
OWNER OF THE PROPERTY KNOWINGLY AND ...
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS ...
STATEMENT AS THE FREE AND VOLUNTARY ACT ...
OF THE UNDERSIGNED AND NOTARIAL SEAL IN WILL COUNTY, ILLINOIS.
DATED THIS ... DAY OF ... A.D. 20...

WILL COUNTY SCHOOL SUPERINTENDENT STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
ACCEPTED BY THE BOARD OF WILL COUNTY, ILLINOIS, AS THE ...
FINAL PLAT OF THE ABOVE PLAT, HAS BEEN COMPLETED IN FULL ...
AND APPROVED THIS ... DAY OF ... A.D. 20...

WILL COUNTY HEALTH AUTHORITY

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
ACCEPTED BY THE BOARD OF WILL COUNTY, ILLINOIS, AS THE ...
FINAL PLAT OF THE ABOVE PLAT, HAS BEEN COMPLETED IN FULL ...
AND APPROVED THIS ... DAY OF ... A.D. 20...

TAX MAPPING AND PLATTING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
ACCEPTED BY THE BOARD OF WILL COUNTY, ILLINOIS, AS THE ...
FINAL PLAT OF THE ABOVE PLAT, HAS BEEN COMPLETED IN FULL ...
AND APPROVED THIS ... DAY OF ... A.D. 20...

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ...
REQUIREMENTS AS PROVIDED IN THE REGULATIONS GOVERNING PLATS ...
ACCEPTED BY THE BOARD OF WILL COUNTY, ILLINOIS, AS THE ...
FINAL PLAT OF THE ABOVE PLAT, HAS BEEN COMPLETED IN FULL ...
AND APPROVED THIS ... DAY OF ... A.D. 20...



WILL COUNTY HAS A LONG, PROVEN TRACK RECORD IN THE ...
RESPECTS THE POLICY THAT ANYONE WHO WISHES TO CLAIM A ...
INDUSTRY IS INDICATED BY A ZONING INDICATOR A-1 OR A-2 SPECIAL ...
USE ZONING DISTRICTS ARE A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158, A-159, A-160, A-161, A-162, A-163, A-164, A-165, A-166, A-167, A-168, A-169, A-170, A-171, A-172, A-173, A-174, A-175, A-176, A-177, A-178, A-179, A-180, A-181, A-182, A-183, A-184, A-185, A-186, A-187, A-188, A-189, A-190, A-191, A-192, A-193, A-194, A-195, A-196, A-197, A-198, A-199, A-200, A-201, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219, A-220, A-221, A-222, A-223, A-224, A-225, A-226, A-227, A-228, A-229, A-230, A-231, A-232, A-233, A-234, A-235, A-236, A-237, A-238, A-239, A-240, A-241, A-242, A-243, A-244, A-245, A-246, A-247, A-248, A-249, A-250, A-251, A-252, A-253, A-254, A-255, A-256, A-257, A-258, A-259, A-260, A-261, A-262, A-263, A-264, A-265, A-266, A-267, A-268, A-269, A-270, A-271, A-272, A-273, A-274, A-275, A-276, A-277, A-278, A-279, A-280, A-281, A-282, A-283, A-284, A-285, A-286, A-287, A-288, A-289, A-290, A-291, A-292, A-293, A-294, A-295, A-296, A-297, A-298, A-299, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-311, A-312, A-313, A-314, A-315, A-316, A-317, A-318, A-319, A-320, A-321, A-322, A-323, A-324, A-325, A-326, A-327, A-328, A-329, A-330, A-331, A-332, A-333, A-334, A-335, A-336, A-337, A-338, A-339, A-340, A-341, A-342, A-343, A-344, A-345, A-346, A-347, A-348, A-349, A-350, A-351, A-352, A-353, A-354, A-355, A-356, A-357, A-358, A-359, A-360, A-361, A-362, A-363, A-364, A-365, A-366, A-367, A-368, A-369, A-370, A-371, A-372, A-373, A-374, A-375, A-376, A-377, A-378, A-379, A-380, A-381, A-382, A-383, A-384, A-385, A-386, A-387, A-388, A-389, A-390, A-391, A-392, A-393, A-394, A-395, A-396, A-397, A-398, A-399, A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413, A-414, A-415, A-416, A-417, A-418, A-419, A-420, A-421, A-422, A-423, A-424, A-425, A-426, A-427, A-428, A-429, A-430, A-431, A-432, A-433, A-434, A-435, A-436, A-437, A-438, A-439, A-440, 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6B

BP

Exchange: Plainfield EASEMENT-36957 No. 10105
R-262434

Received of ILLINOIS BELL TELEPHONE COMPANY Five Dollars (\$5.00), in consideration of which the undersigned hereby grant unto said Company, its successors, assigns, lessees and agents, the right, to construct, operate, maintain, replace and remove a communication system of such underground cables, wires, conduit, man-holes, surface testing-terminals, markers, and associated equipment for transmission of sounds and signals by electricity, as the grantee may from time to time require, upon, over, under and across the property which the undersigned own or have an interest in the North forty (40) feet of the Northwest 1/4 of the Northwest 1/4 Section 16, Township 37 North, Range 9 East of the 3rd P.M. Damaged tiles to be supported with channel iron and inspected by owner or tenant prior to backfill

a part of a section line

R. I. Phillips
Right of Way Superintendent

ACCEPTED

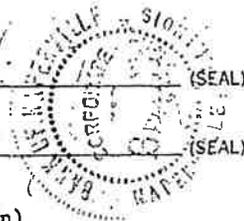
County of Will, Illinois, and upon, over, under and across the public roads, streets and highways, on or adjoining said property, including the right of ingress and egress over and across said property for the purpose of exercising the rights herein granted; to clear and keep cleared such trees, roots, brush and other obstructions from the surface and subsurface as may be required; and to carry in said system the wires, circuits and equipment of any other company.

ILLINOIS BELL TELEPHONE COMPANY agrees that if and when work is started, it will make an additional payment of \$2.00 per foot, and will pay for damage to fences, drain tile and growing crops arising from the construction and maintenance of aforesaid system.

Witness our hand S and seal S, this 22nd day of June, A. D. 19 76.

Witness Jean Rigg (Jean Rigg) 11/27/76 (SEAL)

Witness H. W. Peterson (H. W. Peterson) 11/27/76 (SEAL)
Engineer - Right of Way (George K. Pilkenton)



R76-36957
FILED IN RECORDER'S OFFICE
WILL CO. ILL.
'76 NOV-9 PM 3:35

THIS INSTRUMENT WAS PREPARED BY
HERSCHEL W. PETERSON
ENGINEER - RIGHT OF WAY
65 WEST WEBSTER STREET
JOLIET, ILLINOIS 60431

Handwritten: H. W. Peterson
RECORDED
MICROFILMED

FORM 286
4-67

**NOTIFICATION OF EXERCISING OPTION UNDER
WILL COUNTY ZONING ORDINANCE
SECTION 155-1.110-E(3)(B) – SPLIT-ZONED LOTS**

R2017056600

**KAREN A. STUKEL,
WILL COUNTY RECORDER
RECORDED ON
07/20/2017 3:13:56 PM
REC FEE: 0.00
IL RENTAL HSNG:
PAGES: 6
JAD**

Prepared By and Mail To:

**Will County Land Use Department
Attn: Development Review Division, Brian Radner
58 E. Clinton Street Suite 100
Joliet, IL 60432**

Permanent Index No.: 07-01-16-100-019-0000

Property Address: 24613 103rd Street, Naperville, Illinois 60564

Legal Description: PARCEL 1:

THE EAST 252.0 FEET OF THE NORTH 888 0 OF THE EAST
HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS

PARCEL 2:

THE WEST 232 FEET OF THE EAST 252 FEET (EXCEPT THE
NORTH 880 FEET THEREOF) OF THE EAST HALF OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF
THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY,
ILLINOIS

Description: *The owner of record, Christopher J. Dupuis, exercised his option under Section 155-1.110-E(3)(b) that the entirety of the subject property be deemed to be classified as A-1 (Agricultural). Therefore, unless subsequently rezoned in accordance with the Will County Zoning Ordinance, the subject property is hereby zoned A-1 (Agricultural).*

Zoning Ordinance – Article 155-1.110-E(3)(b)

3. When an existing lot is classified in 2 or more base zoning classification the following rules apply, at the owner's option:
- Each of the separate zoned areas on the lot may be treated as a separate zoning lot and developed in accordance with the zoning district regulations that apply to each respective area; or

Page 1 *of 6*

b. The entire area of the lot may be deemed to be classified in a single zoning district, using whichever of the zoning classification that currently apply to the lot.

FOR THE PROTECTION OF POTENTIAL PURCHASERS, SUCCESSORS IN INTEREST AND LENDERS, THIS NOTICE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF RECORD WAS FILED.

DATED this 20th day of July, 2017.

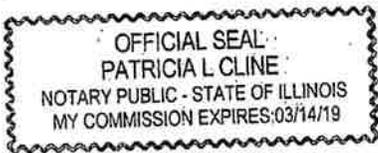
By: *Brian Radner*
Brian Radner, AICP
Development Review Division Director
Development Review Division
Will County Land Use Department

STATE OF ILLINOIS)
 : SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Brian Radner, personally known to me, appeared before me this day in person and signed, sealed, and delivered the said instrument as his/her own free and voluntary act of the uses and purposes therein set forth.

Given under my hand and Notary Seal this 20th day of July, 2017.

Patricia L. Cline
Notary Public



(Seal)

My Commission Expires on *March 14, 2019*



WILL COUNTY LAND USE DEPARTMENT
58 E. Clinton Street, Suite 500 • Joliet, Illinois 60432
815/774-3321 • Fax: 815/727-8638

July 20, 2017

Macey Bogdan
5th Avenue Construction
200 E 5th Avenue
Suite 101
Naperville, Illinois 60563

Re: Split Zoning Decision, PIN 07-01-16-100-019-0000

Dear Ms. Bogdan:

The Land Use Department has received your letter regarding a split zone decision. Article 155-1.110-E (Split-Zoned Lots) states that when an existing lot is classified in two (2) or more base zoning classifications at the owner's option, the entire area of the lot may be deemed to be classified in a single zoning district, using whichever of the zoning classifications that currently apply to the lot.

The subject property commonly known as PIN 07-01-16-100-019-0000 is split zoned A-1 (Agricultural) and R-2A (Residential-Single Family). The Land Use Department reviewed your client's request (received July 10, 2017) to exercise their option to deem the entirety of the subject property as legally described in Exhibit A as A-1 (Agricultural). Exhibits B & C illustrate the parcel boundaries and split zoning as identified on the Will County GIS.

Please be advised that PIN 07-01-16-100-019-0000 as legally described in Exhibit A is hereby deemed to be A-1 (Agricultural). The Will County Zoning Map will be modified to reflect your clients' decision and this letter with supporting documentation will be recorded in the Office of the Will County Recorder of Deeds.

If you have any questions regarding this matter, please do not hesitate to contact me by telephone at 815-774-3362 or by E-mail at bradner@willcountylanduse.com.

Respectfully,

Brian Radner, AICP
Development Review Division Director
Will County Land Use Department

Cc: File

EXHIBIT A

PIN 07-01-16-100-019-0000

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 252 0 FEET OF THE NORTH 888 0 OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PARCEL 2:

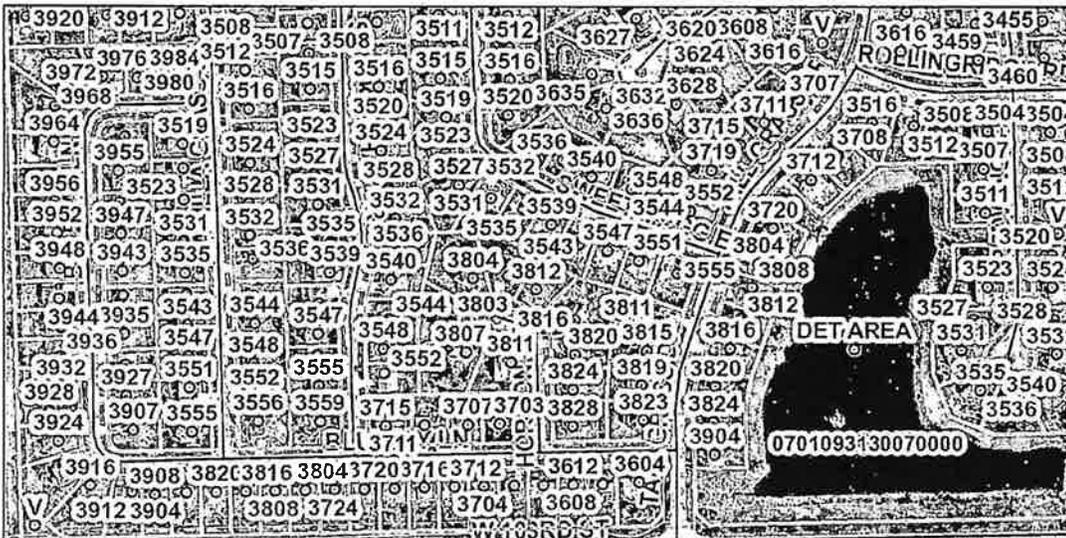
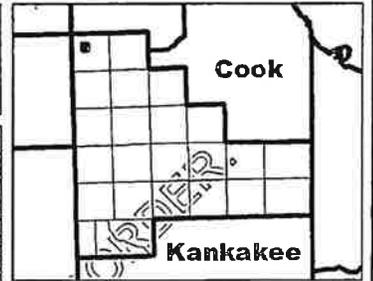
THE WEST 232 FEET OF THE EAST 252 FEET (EXCEPT THE NORTH 880 FEET THEREOF) OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS

PROPERTY ADDRESS 24613 103RD ST. NAPERVILLE, IL 60564

PROVIDED TO PROPERTY INSIGHT BY WILL COUNTY RECORDER.

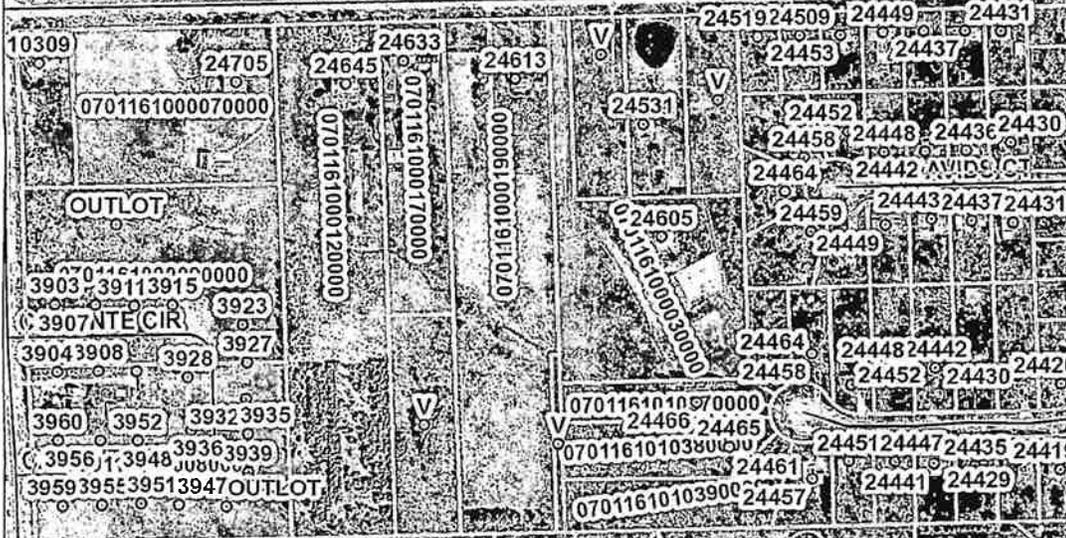


EXHIBIT B: 07-01-16-100-019-000



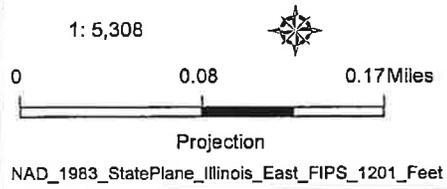
Legend

- Address Points
- Parcels
- Local**
- Federal
- State
- County
- Local and Private
- Surrounding Counties
- Townships



Notes

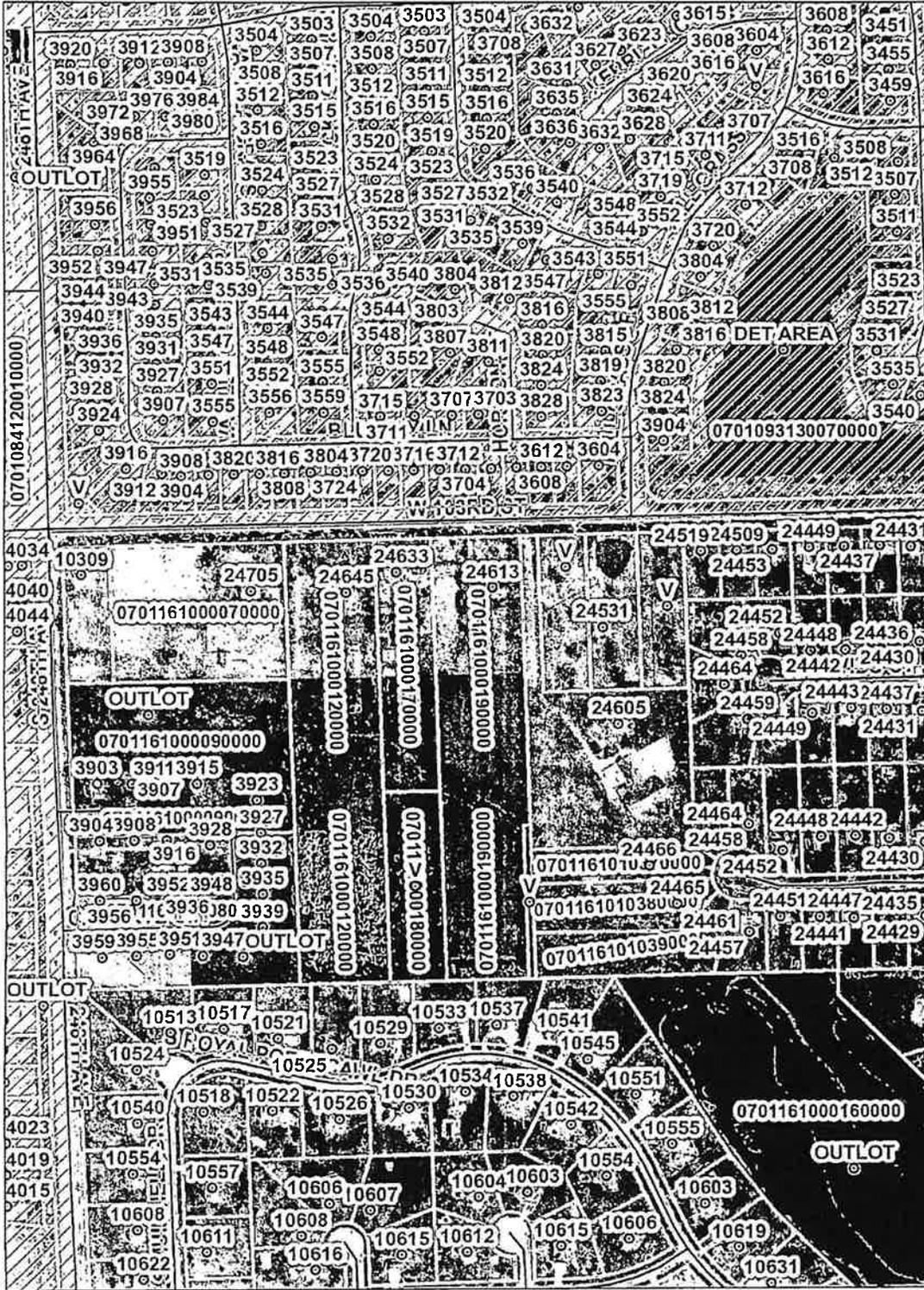
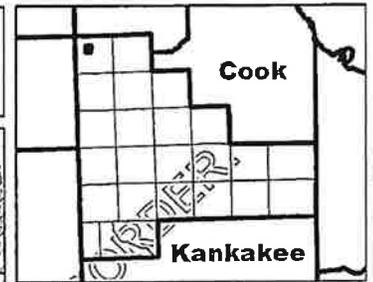
Date: 7/20/2017



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EXHIBIT C: 07-01-16-100-019-000

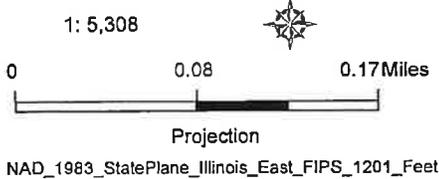


Legend

- Address Points
- Parcels
- Local
 - Federal
 - State
 - County
 - Local and Private
- Surrounding Counties
- Townships
- Zoning
 - * Special Use Permit ** Court Ord
 - Agricultural (A-1s)
 - Rural Residence (A-2s)
 - Local Commercial (C-1s)
 - Local Commercial (C-2s)
 - General Commercial (C-3s)
 - Highway Commercial (C-4s)
 - Business Park Commercial (C-5s)
 - Recreation Commercial (C-6s)
 - CHECK
 - Residential Rural Estate (E-1s)
 - Residential Estate (E-2s)
 - Limited Industrial (I-1s)
 - General Industrial (I-2s)
 - Intensive Industrial (I-3s)
 - Municipal
 - Single-Family Residence (R-1s)
 - Single-Family Residence (R-2s)
 - Single-Family Residence (R-2As)
 - Single-Family Residence (R-3s)
 - Single-Family Residence (R-4s)

Notes

Date: 7/20/2017



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R70-10106

RECORDED
JUN 17 1970
NORTHERN ILLINOIS GAS COMPANY
EAST TWP. 37 N. R. 9E3
WILL COUNTY, ILLINOIS

R70-10106

SEC. 16	TWP. 37	R. 9E3
Wheatland TWP		Will COUNTY
CENTRAL FILE NO. 1442		

NORTHERN ILLINOIS GAS COMPANY
GAS MAIN EASEMENT
IN PUBLIC HIGHWAY RIGHT OF WAY

M.O. 153444
PARCEL 3-240R

The Grantor, George A. Rapp Estate
Bank of Naperville, Naperville, Illinois as Trustee

of Naperville, Illinois, his (her, their) successors, assigns, heirs, administrators and executors, in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid by the NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation (the sufficiency thereof and receipt of which is hereby acknowledged) does hereby give and grant unto said NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, upon, under, along and across the South half of the public highway known as 103rd Street which extends from the North side of the following described property situated in Will County, Illinois:

Lots 4 and 5 in the School Trustee's Subdivision of Section 16, Township 37 North, Range 9 East of the Third Principal Meridian, Will County, Illinois.

ALSO

In, upon, under, along and across the East half of the Township Road which extends along the West side of the above described property.

RECORDED
JUN 17 1970

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 28th day of April, A.D., 1970.

Bank of Naperville, Naperville, Illinois
as Trustee under the Estate of George A. Rapp

ATTEST:

By: [Signature]
Executive Vice Pres. & Cashier

By: [Signature]
G. K. PILKENTON
Vice President & Trust Officer

9924 11-69

RECORDED
JUN 17 1970

