

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): IDOT District 1 Naperville Yard

ADDRESS OF SUBJECT PROPERTY: 28W731 Ogden Avenue, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-14-106-056

**I. PETITIONER:** Illinois Department of Transportation

PETITIONER'S ADDRESS: Bureau of Business Services, 2300 S. Dirksen Parkway, Rm.301

CITY: Springfield STATE: IL ZIP CODE: 62764

PHONE: (217) 558-4964 EMAIL ADDRESS: Sean.Carver@illinois.gov

**II. OWNER(S):** Illinois Department of Transportation

OWNER'S ADDRESS: Bureau of Business Services, 2300 Dirksen Parkway, Rm. 301

CITY: Springfield STATE: IL ZIP CODE: 62764

PHONE: (217) 558-4964 EMAIL ADDRESS: \_\_\_\_\_

**III. PRIMARY CONTACT** (review comments sent to this contact): Sean Carver

RELATIONSHIP TO PETITIONER: Capital Improvements Unit Chief

PHONE: (217) 558-4964 EMAIL ADDRESS: Sean.Carver@illinois.gov

**IV. OTHER STAFF**

NAME: Donald W. Balas, McClure Engineering Associates, Inc.

RELATIONSHIP TO PETITIONER: Consultant

PHONE: (815) 433-2080 EMAIL ADDRESS: d.balas@mcclureengineering.com

NAME: RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT**

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Amending or Granting a Conditional Use<br>(Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5)                    |
| <input type="checkbox"/> Amending or Granting a Planned Unit<br>Development (Exhibit 2)    | <input type="checkbox"/> Planned Unit Development Deviation<br>(Exhibit 6) |
| <input checked="" type="checkbox"/> Annexation (Exhibit 3)                                 | <input type="checkbox"/> Sign Variance (Exhibit 7)                         |
| <input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication                   | <input type="checkbox"/> Zoning Variance (Exhibit 8)                       |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4)                                   | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9)             |
| <input type="checkbox"/> Subdivision Plat  | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9)          |
| <input type="checkbox"/> Temporary Use   | <input type="checkbox"/> Other (Please Specify: _____)                     |

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 3.46 +/-

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

The Illinois Department of Transportation wishes to annex the District 1 Naperville Yard to the City of Naperville, and wishes to hook up to City water and sewer.

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**VI. 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: N/A

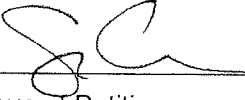
- Cash Donation     Land

Dedication Required Park Donation will be met by:

- Cash Donation     Land Dedication

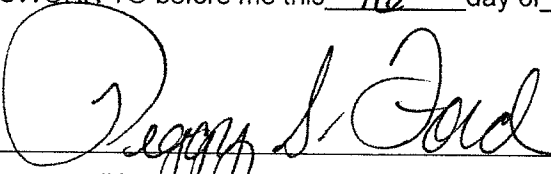
PETITIONER'S SIGNATURE

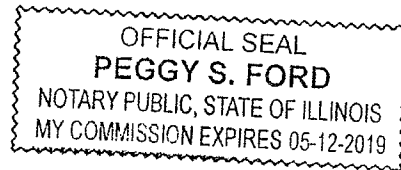
I, SEAN CARVER CHIEF OF CAPITAL IMPROV. ME<sup>TS</sup> (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

11-16-16  
(Date)

SUBSCRIBED AND SWORN TO before me this 16<sup>th</sup> day of November, 2016.

  
(Notary Public and Seal)



**OWNER'S AUTHORIZATION LETTER\***

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).

SC  
\_\_\_\_\_  
(Signature of 1<sup>st</sup> Owner or authorized agent)

11-16-16  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

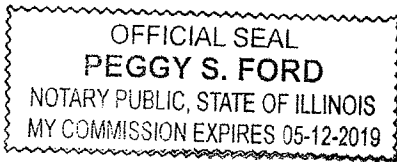
\_\_\_\_\_  
(Date)

SEAN CARVER CHIEF OF CAPITAL IMPROVEMENTS  
\_\_\_\_\_  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 16<sup>th</sup> day of November, 2016

Peggy S. Ford  
\_\_\_\_\_  
(Notary Public and Seal)



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

**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Illinois Department of Transportation  
Address: Bureau of Business Services, 2300 S. Dirksen Parkway, Room 301  
Springfield, IL 62764

2. Nature of Benefit sought: Annexation

3. Nature of Petitioner (select one):

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

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

**IMPORTANT NOTE:** In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

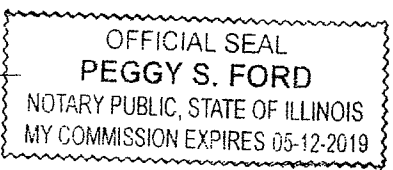
**VERIFICATION**

I, SEAN CARROLL 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: [Handwritten Signature]

Subscribed and Sworn to before me this 16<sup>th</sup> day of November, 2016

[Handwritten Signature]  
Notary Public and Seal



**EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use**

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

**Response: The properties surrounding the site are already fully developed. The subject site has not caused a detriment or endangered the surrounding properties to date.**

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

**Response: The subject property has been used as an IDOT maintenance yard since 1941, and has not been injurious to the use and enjoyment of surrounding properties, and should not impair neighborhood property values.**

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;

**Response: The properties surrounding the site are already fully developed. The subject property has been used as an IDOT maintenance yard since 1941 and would not impede development.**

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

**Response: The subject property has been used as an IDOT maintenance yard since 1941 and is not in conflict with the adopted comprehensive master plan.1**

**EXHIBIT 4: Section 6-3-7:1: Standards for Granting a Map Amendment (Rezoning)**

1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and

**Response: The existing facility performs a very beneficial service to users of State roadways by clearing roads of snow and ice and mowing ditches and grass areas along right of ways.**

2. The trend of development in the area of the subject property is consistent with the requested amendment; and

**Response: The properties surrounding the site are already fully developed, and the subject property has operated as an IDOT maintenance yard since 1941, and will continue to operate as a maintenance yard.**

3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and

**Response: The subject property is part of unincorporated DuPage County. Upon annexation the property will be rezoned to R1A (Low Density Single Family Residential District). A public utility facility is a permitted conditional use in the R1A district.**

4. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and

**Response: The subject property is part of unincorporated DuPage County zoning. The property when annexed is to be zoned R1A – Low Density Single Family Residential District.**

5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

**Response: The subject property has operated as an IDOT maintenance yard since 1941. All surrounding properties are fully developed. Rezoning will not change the essential neighborhood character or be a detriment to adjacent properties.**