Created: 8/12/2024 Last revised: 9/18/24

CURRENT UNINCORPORATED ADDRESS:

720 PARKSIDE ROAD NAPERVILLE, IL 60540

CITY OF NAPERVILLE ADDRESS:

(Upon Annexation) 716 PARKSIDE ROAD NAPERVILLE, IL 60540

P.I.N. 08-19-219-002

RETURN TO/PREPARED BY: CITY OF NAPERVILLE CITY CLERK'S OFFICE/ COMMUNITY SERVICES DEPARTMENT 400 SOUTH EAGLE STREET NAPERVILLE, IL 60540

ANNEXATION AGREEMENT FOR 720 PARKSIDE ROAD

THIS ANNEXATION AGREEMENT ("Agreement") is entered between the CITY OF NAPERVILLE, an Illinois municipal corporation and home rule unit of local government under the statutes and Constitution of the State of Illinois, with offices at 400 South Eagle Street, Naperville, Illinois 60540, (hereinafter referred to as the "CITY") and the Jill Marlene Rudolph Trust Agreement dated May 23, 2000, located at 828 Sanctuary Lane, Naperville, Illinois, 60540 (hereinafter referred to as the "OWNER AND DEVELOPER"). CITY and OWNER AND DEVELOPER shall hereinafter be referenced individually as "Party" and together as "Parties".

RECITALS

- 1. **WHEREAS**, the OWNER AND DEVELOPER is the owner of record of approximately 0.35 acres of real property currently located in unincorporated DuPage County, having an address of 720 Parkside Road, legally described on **EXHIBIT A** and depicted on **EXHIBIT B**, which property is contiguous to the CITY and not within the corporate limits of any municipality (hereinafter referred to as the "**SUBJECT PROPERTY**"); and
- 2. **WHEREAS**, the OWNER AND DEVELOPER has signed and filed a Petition for Annexation and Zoning with the Naperville City Clerk for the SUBJECT PROPERTY; and

- 3. **WHEREAS**, all notices, publications, public hearings and all other matters attendant to such Petition for Annexation and Zoning, have been given, held or performed as required by statute or the CITY'S ordinances, regulations, and procedures; and
- 4. **WHEREAS**, the CITY'S corporate authorities have considered the annexation of the SUBJECT PROPERTY and have determined the Petition for Annexation and Zoning to be in order; and
- 5. WHEREAS, the OWNER AND DEVELOPER proposes that the SUBJECT PROPERTY be developed as a single lot residential parcel (with a Preliminary/Final Plat of Subdivision titled "Rudyland Ranch East") pursuant to the zoning classification(s) specified in the CITY'S Zoning Ordinance, and the terms and conditions set forth and referenced herein; and
- 6. **WHEREAS**, in addition to the matters specified above, the Parties hereto have considered all other matters and hereby agree that the development of the SUBJECT PROPERTY for the uses permitted in the R1B District of the CITY'S Zoning Ordinance and in accordance with the terms and conditions of this Agreement will inure to the benefit and improvement of the CITY and its residents, will promote the CITY'S sound planning and development, and will otherwise enhance and promote the general welfare of the CITY'S residents; and
- 7. **WHEREAS**, the CITY and the OWNER AND DEVELOPER have determined that the development of the SUBJECT PROPERTY should proceed as conveniently as possible and be subject to the ordinances, codes and regulations of the CITY, now in force and effect and as amended from time to time, unless specifically amended as part of the special terms and conditions contained in this Agreement.

NOW THEREFORE, in consideration of the premises and the mutual promises contained herein, the Parties agree that:

GENERAL CONDITIONS FOR

THE ANNEXATION OF THE SUBJECT PROPERTY

G1.0 RECITALS.

G1.1 The above-stated Recitals are a material part of this Agreement and are hereby incorporated in this Subsection G1.1 by reference.

G2.0 ANNEXATION AND ZONING.

- G2.1 The SUBJECT PROPERTY shall be zoned as set forth in the Recitals and in the Special Conditions below.
- G2.2 If this Agreement and the Ordinance approving this Agreement, and those ordinances pertaining to the SUBJECT PROPERTY which were approved by the CITY concurrently with this Agreement, are not recorded with the Office of the Recorder in the county in which the SUBJECT PROPERTY is located within the timeframe set forth in said Ordinance and ordinances, said Ordinance and ordinances, and all exhibits thereto, including but not limited to this Agreement, shall be automatically null and void without further action being taken by the City. OWNER AND DEVELOPER shall defend, indemnify, and hold the CITY and its officers, agents, and employees harmless for any error or omission in recording or for failure to timely record.
- G2.3 Notwithstanding the area, lot, yard, and height standards contained in the Naperville Zoning Code for the zoning classification granted pursuant to this Agreement, after the fifth (5th) year after this Agreement is approved, if the SUBJECT PROPERTY is developed with any residential uses, the SUBJECT PROPERTY may only be developed with uses which comply with the density limitations specified in the then-current zoning classification applicable to the SUBJECT PROPERTY.

G3.0 ANNEXATION FEES.

G3.1 The OWNER AND DEVELOPER has paid all applicable annexation fees specified in Section S2.0 in accordance with Section 1-9E-1 of the Naperville Municipal Code.

G4.0 PARK DISTRICT ANNEXATION.

G4.1 The OWNER AND DEVELOPER has filed concurrently herewith a petition executed by OWNER AND DEVELOPER to annex the SUBJECT PROPERTY to the Naperville Park District. Said petition is conditional and not effective until annexation of the SUBJECT PROPERTY to the City of Naperville.

G5.0 TRANSPORTATION IMPACT FEES – INTENTIONALLY OMITTED.

G6.0 SIDEWALKS AND OTHER TRANSPORTATION RELATED PUBLIC IMPROVEMENTS.

- G6.1 Prior to recordation of a Final Plat of Subdivision for any portion of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall, at their sole cost and expense, and at the discretion of the City Engineer:
 - construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way, as approved by the City Engineer; or
 - 2. pay to the CITY the estimated cost to construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way. Upon payment, OWNER AND DEVELOPER shall have no further obligation to construct said sidewalk.

G7.0 UTILITY LINES AND EASEMENTS.

- G7.1 The OWNER AND DEVELOPER shall grant to the CITY, at no cost to the CITY, any easements within the SUBJECT PROPERTY which the CITY may determine are necessary for the purposes of constructing, installing, replacing and maintaining sanitary sewers, water mains, electric service facilities, and other utilities necessary or incidental to service the SUBJECT PROPERTY.
- G7.2 The CITY shall allow the OWNER AND DEVELOPER to use appropriate easements obtained by the CITY from other Parties for the purpose of providing sanitary sewers, water mains and other utilities to service the SUBJECT PROPERTY.

G8.0 WATER SUPPLY AND DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM.

- G8.1 The OWNER AND DEVELOPER shall be solely responsible for the cost and expense incurred to extend the CITY'S water distribution system and sanitary sewer collection system to the SUBJECT PROPERTY. Payment shall be due at the time a building permit is issued if the CITY constructs and installs the proposed extension or any portion thereof.
- G8.2 The CITY shall permit the connection of the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S water supply and distribution system and sanitary sewer collection system, and shall supply water and collection facilities thereto to the same extent as may be supplied to other structures and areas within the CITY.

- G8.3 The OWNER AND DEVELOPER shall be responsible for the cost of all water lines and sanitary sewer lines and related appurtenances located on the SUBJECT PROPERTY.
- G8.4 The OWNER AND DEVELOPER shall also be responsible to pay for all infrastructure availability charges, connection fees and user fees for the CITY'S water distribution system and sanitary sewer collection system as set forth in the CITY'S ordinances, rules, and regulations.

G9.0 WASTEWATER TREATMENT PLANT CAPACITY.

- G9.1 The CITY guarantees that at the time building permits are requested, sufficient wastewater treatment plant capacity shall exist to provide complete and adequate wastewater treatment services for the SUBJECT PROPERTY without payment of any fees other than those specified in Subsection G9.2 of this Agreement.
- G9.2 The OWNER AND DEVELOPER shall pay all applicable wastewater infrastructure availability charges, connection fees and customary wastewater user fees in accordance with Title 8 of the Naperville Municipal Code, as amended and any rules and regulations promulgated pursuant to Title 8.

G10.0 UTILITY OVERSIZING.

- G10.1 The OWNER AND DEVELOPER shall construct and install at its sole cost and expense all water and sanitary sewer lines shown on the approved final engineering plans submitted for development of the SUBJECT PROPERTY.
- G10.2 The CITY shall pay for oversized water or sanitary sewer lines constructed as required by the CITY in accordance with the provisions of this Section to provide for increased capacity, not merely to compensate for slope differential.
- G10.3 Upon installation and acceptance by the CITY of said oversized lines, for residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct an eight (8") inch line and the cost to construct the oversized line. For non-residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct a twelve (12") inch line and the cost to construct the oversized line.

G10.4 All such oversized lines shall be constructed and installed in strict accordance with the provisions of Section 7-3-6 of the Naperville Municipal Code (Cost Sharing Policy), as amended.

G11.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS TAXES.

- G11.1 OWNER AND DEVELOPER shall pay any and all existing Utility Rebates, Special Connection Fees, Recapture Fees, Special Assessments, or Special Service Area Taxes when due as specified in Section S3.0.
- G11.2 OWNER AND DEVELOPER shall further pay any and all future Utility Rebates, Special Connection Fees, Special Assessments, Recapture Fees, or Special Service Area Taxes, which may be properly and legally approved, established, or levied in the future. Notwithstanding the foregoing, this provision does not abrogate the right of any property owner to contest any Special Assessment or Special Service Area Tax.
- G11.3 The sum of the monies to be paid pursuant to 70 ILCS 705/20(e)(1)-(5) as a result of disconnection of the SUBJECT PROPERTY from a fire protection district shall be the sole responsibility of the OWNER AND DEVELOPER which responsibility shall be deemed fulfilled upon payment of said sum to the CITY. Payment in full shall be paid prior to recordation of the ordinance approving annexation of the Subject Property to the CITY and prior to recordation of this Agreement. Failure or oversight to collect said sum shall not release the OWNER AND DEVELOPER from liability therefore. This provision shall survive the expiration or termination of this Agreement.
- G11.4 These provisions of this Section G11.00 and each subpart hereof shall survive the expiration or termination of this Agreement.

G12.0 ELECTRICAL UTILITY SERVICE.

- G12.1 The CITY shall connect the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S electrical utility system, and shall supply electrical service to those structures to the same extent service is provided on a regular basis to CITY'S other electric customers.
- G12.2 The OWNER AND DEVELOPER shall accept all electrical power and energy required for the SUBJECT PROPERTY from the CITY'S electrical utility system at the time such service is available.

G12.3 The OWNER AND DEVELOPER shall pay all applicable connection fees, and costs related to on-site electrical distribution facilities and customary user fees in accordance with Title 8 of the Naperville Municipal Code.

G13.0 REFUSE AND WEED CONTROL.

- G13.1 During all phases of construction, OWNER AND DEVELOPER shall provide a sufficient number of construction-sized dumpsters to contain all trash and debris generated throughout the entire area of the project.
- G13.2 OWNER AND DEVELOPER shall prevent such containers from overflowing and shall prevent debris from blowing from the site by having the containers emptied as soon as reasonably possible once they are filled.
- G13.3 During all phases of construction, OWNER AND DEVELOPER shall regularly cut all weeds and grass in excess of eight (8") inches high on the site and on the right-of-way adjacent to the site.

G14.0 CHANGES TO ORDINANCES AND REGULATIONS.

- G14.1 If during the first five (5) years of the term of this Agreement, the provisions of the existing Naperville Zoning Code as it relates to the SUBJECT PROPERTY are amended to impose more stringent requirements in the subdivision, development, or construction on the SUBJECT PROPERTY, then such more stringent requirements shall not be effective as applied to the SUBJECT PROPERTY unless such change is agreed to by the Parties hereto. This provision shall not apply to amendments to the Naperville Municipal Code related to conditional uses other than those conditional uses already approved by the Naperville Plan Commission for the SUBJECT PROPERTY.
- G14.2 Except as provided in Subsections G14.2.1 and G14.2.2 and G14.2.3 of this Section, if, during the first two (2) years of the term of this Agreement, the provisions of CITY ordinances or regulations are amended or modified to impose more stringent requirements for the subdivision, or construction of the site development improvements for the SUBJECT PROPERTY than were in effect as of the date of approval of this Agreement, which improvements are specified in the submitted and approved Final Engineering Plans, such amendments or modifications shall not be effective as applied to the SUBJECT PROPERTY, unless such amendments are agreed to by the Parties *or* such amendments are adopted to protect the health or safety of the CITY'S residents.

G14.2.1 Any ordinances, standards, or regulations which are the subject of the CITY'S Flood Plain or Stormwater Ordinances for either DuPage or Will County shall be exempt from the provisions of subsection G14.2.

G14.2.2 Any CITY ordinances establishing the payment of subdivision, or development fees, or any taxes, dedication requirements, or reimbursement for costs which may be applicable to the SUBJECT PROPERTY shall be exempt from the provisions of subsection G14.2.

G14.2.3 Any CITY Building, Fire or Life Safety Codes or ordinances or regulations approved after the date of approval of this Agreement shall be exempt from the provisions of G14.2

G14.3 If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of any improvements, buildings, appurtenances, or any other development of any kind or character upon the SUBJECT PROPERTY, other than those upon which site plan approval may be based, are amended or modified to impose less restrictive requirements on development or construction upon properties situated within the CITY'S boundaries, then the benefit of such less restrictive requirements shall inure to the benefit of the OWNER AND DEVELOPER, and anything to the contrary contained herein notwithstanding, the OWNER AND DEVELOPER may proceed with development or construction upon the SUBJECT PROPERTY pursuant to the less restrictive amendment or modification applicable generally to all properties within the CITY.

G15.0 EXISTING STRUCTURES.

G15.1 At the time this Agreement is fully executed by the Parties hereto, where there are any structures on the SUBJECT PROPERTY:

G15.1.1 A City of Naperville street address shall be assigned to the SUBJECT PROPERTY in accordance with Section 9-2-2 of the Naperville Municipal Code, as amended from time to time within thirty (30) days after this Agreement is fully executed by the Parties hereto.

G15.1.2 Any existing structures on the SUBJECT PROPERTY shall be fully accessible for emergency vehicles, including two (2) points of access, and any "Special Conditions for the Annexation of The SUBJECT PROPERTY" set forth below ("Special Conditions").

G15.2 At the time this Agreement is fully executed by the Parties hereto, any existing structures on the SUBJECT PROPERTY which fail to conform to the requirements of the CITY'S duly adopted Building and Fire Prevention Codes, as amended from time to time, shall be brought into conformity with such requirements pursuant to any Special Conditions set forth below.

G16.0 EFFECT OF THIS AGREEMENT.

G16.1 Except as provided in Section G14.0 of this Agreement, if any relevant existing CITY resolution, ordinance, regulations, or interpretation thereof, is inconsistent with or conflicts with any provision of this Agreement, then the provisions of this Agreement shall supersede the terms of said inconsistent resolutions, ordinances, or regulations as they may be applicable to the SUBJECT PROPERTY.

G17.0 NO DISCONNECTION OR DEANNEXATION.

G17.1 Neither OWNER AND DEVELOPER nor any of their successors in interest shall file, cause to be filed, or take any action that would result in the disconnection or deannexation of the SUBJECT PROPERTY from the CITY during the term of this Agreement.

G18.0 MODIFICATIONS TO THIS AGREEMENT.

- G18.1 If the OWNER AND DEVELOPER or the CITY wish to modify this Agreement, the CITY shall hold the necessary public hearings.
- G18.2 Such hearings shall be held and an approval granted or denial given without unreasonable delay after the request is made.
- G18.3 This Section shall not be construed to require the CITY to modify this Agreement.
- G18.4 Any such amendment or modification may be made only as to a portion of the SUBJECT PROPERTY, or as to the provisions applying exclusively thereto, and may be without the consent of the owners of other portions of the SUBJECT PROPERTY not affected by the amendment or modification.

G19.0 BINDING EFFECT AND TERM.

G19.1 The Parties intend that the terms and conditions of this Agreement shall be a covenant running with the land and shall be recorded against the title of the SUBJECT PROPERTY in the Office of the DuPage County, and shall be binding upon and inure to the benefit of the Parties hereto and all grantees, successors in interest, assignees, heirs, executors, or lessees

(whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof), and upon any successor CITY officials and successor municipalities for a period of ten (10) years from the EFFECTIVE DATE of this Agreement.

G19.2 The zoning classification for the SUBJECT PROPERTY established by this Agreement shall survive the expiration or termination of this Agreement unless changed in accordance with applicable law.

G19.3 Any obligation owed by OWNER AND DEVELOPER for payment or reimbursement of monies provided for herein shall survive the termination or expiration of this Agreement.

G19.4 Any obligations to be performed hereunder by OWNER AND DEVELOPER shall survive the expiration or termination of this Agreement.

G20.0 CONTINUING RESPONSIBILITY.

G20.1 Except as otherwise provided herein, if the OWNER AND DEVELOPER sells or conveys all or any portion of the SUBJECT PROPERTY during the term of this Agreement, all of the OWNER AND DEVELOPER'S obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, or successor in interest, and the OWNER AND DEVELOPER shall be released from such obligations, provided the conditions of subsection G20.2 of this Agreement have been met.

G20.2 No sale or conveyance shall be effective to release the OWNER AND DEVELOPER from the obligations imposed by this Agreement until the purchaser or grantee has posted good and sufficient surety, as determined by the CITY, to secure the performance of all of the OWNER AND DEVELOPER'S obligations contained in this Agreement and as required by CITY ordinance, policy, or regulation.

G20.3 Any provision contained in this Agreement which provides for payment or reimbursement of money to the CITY, and/or which provides for the dedication or conveyance of property to the CITY, shall survive the expiration or termination of this Agreement.

G21.0 SEVERABILITY.

G21.1 If any of the provisions of this Agreement are determined by a court of competent jurisdiction to be invalid, such provisions shall be deemed to be stricken, and such adjudication shall not affect the validity of the remainder of the terms of this Agreement as a whole or of any section, subsection, sentence or clause not adjudged to be invalid.

G21.2 The invalidity of any such provision shall not affect any zoning classification for the SUBJECT PROPERTY that has been approved by the CITY pursuant to the provisions of the CITY'S ordinances and regulations. Any change to such zoning classification shall take place only in accordance with applicable statutes and ordinances.

G22.0 NOTICES.

G22.1 Any notice or demand hereunder from one party to another party or to an assignee or successor in interest of either party or from an assignee or successor in interest of either party to another party, or between assignees or successors in interest of either party shall be in writing and shall be deemed duly served if mailed by prepaid registered or certified mail addressed to the parties specified in Section S4.0 or any individual or entity substituted according to subsection G22.2 of this Agreement.

G22.2 The parties, or any assignee or successor in interest, may substitute names and addresses for notices as appropriate.

G23.0 GOVERNING LAW AND VENUE.

G23.1 This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance, and any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

G24.0 FORCE MAJEURE.

G24.1 Subject to the provisions of G24.2 whenever a period of time is provided for in this Agreement for either the CITY or OWNER AND DEVELOPER to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform due to causes beyond the control of said party such as war, riot, strike or lockout by or against either party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, pandemics, systemic supply-chain interruptions, fire, flood, storm, earthquake, tornado or any act of God ("Events of Force Majeure").

G24.2 Provided, however, that said time period shall be extended for only the actual amount of time said party is directly delayed by one or more Events of Force Majeure. Except as to a strike or lockout by or against either party's own employees or suppliers, an act or omission shall not be deemed to be beyond OWNER AND DEVELOPER'S control if committed, omitted or caused by OWNER AND DEVELOPER, OWNER AND DEVELOPER'S employees, officers or agents or a subsidiary, affiliate or parent of OWNER AND DEVELOPER or by any

corporation or other business entity that holds a controlling interest in OWNER AND DEVELOPER, whether held directly or indirectly.

G25.0 ENFORCEABILITY.

G25.1 This Agreement shall be enforceable by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants and terms of this Agreement. In the event that the CITY seeks enforcement of any aspect of this Agreement in a court of competent jurisdiction, and prevails in whole or in part in such action, the OWNER AND DEVELOPER shall reimburse the CITY for its costs and expenses, including but not limited to reasonable attorneys' fees (in-house or outside counsel) within thirty (30) days of receipt of an invoice therefor.

G26.0 CHALLENGE TO ANNEXATION.

G26.1 If the annexation of the SUBJECT PROPERTY is challenged in any court of legal jurisdiction, the parties to this Agreement agree to cooperate to defend the validity of said annexation. OWNER AND DEVELOPER agrees to hold the CITY harmless and to reimburse the CITY for any and all expenses incurred by the CITY for said defense including but not limited to reimbursement for any services of outside legal counsel. If the annexation of the SUBJECT PROPERTY is challenged and is held to be invalid: (a) any real estate taxes which have been paid to the CITY shall not be rebated to the OWNER AND DEVELOPER, or its successors and assigns; and (b) the CITY shall enter into a separate written service agreement with the OWNER AND DEVELOPER, or its successor and assigns, so as to provide utility service to the SUBJECT PROPERTY in accordance with the general terms of this Agreement to the extent permitted by law.

G27.0 TIMING OF GRANTS OF PROPERTY INTERESTS.

G27.1 When any dedication of right-of-way, grant of easement, or other dedication or grant of property interests to the CITY is provided for in this Agreement, said dedication or grant shall occur prior to, or simultaneously with, the recording of any final plat of subdivision or issuance of any permit, whichever occurs first.

G27.2 Failure to comply with the timing requirements set forth in this Section shall not relieve the OWNER AND DEVELOPER of the obligations set forth in this Section, and the provisions of this Section shall survive the expiration or termination of this Agreement.

G28.0 NON-WAIVER OF RIGHTS.

G28.1 No failure of either Party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the Parties at variance with the terms hereof, nor any payment under this Agreement shall constitute a waiver of either party's right to demand compliance with the terms hereof.

G29.0 CAPTIONS AND PARAGRAPH HEADINGS.

G29.1 Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

G30.0 ENTIRE AGREEMENT.

G30.1 This Agreement sets forth all the covenants, conditions and promises between the Parties with regard to the subject matter set forth herein and there are no covenants, promises, agreements, conditions or understandings between the Parties, either oral or written, other than those contained in this Agreement.

G31.0 AUTHORIZATIONS.

G31.1 The OWNER AND DEVELOPER'S authorized representatives who have executed this Agreement warrant that they have been lawfully authorized by the OWNER AND DEVELOPER to execute this Agreement on its behalf. The Mayor and City Clerk warrant that they have been lawfully authorized to execute this Agreement. The OWNER AND DEVELOPER shall deliver to the CITY within ten (10) days of the EFFECTIVE DATE on page 1 of this Agreement copies of all articles of incorporation, bylaws, resolutions, ordinances or other documents which evidence their legal authority to execute this Agreement.

G32.0 SURETY.

G32.1 All public improvements required to be done by the OWNER AND DEVELOPER for any phase of the SUBJECT PROPERTY shall be secured by a cash deposit or Letter of Credit in a form approved by the City Attorney, in an amount approved by the City Engineer, and in compliance with the Naperville Municipal Code. This provision shall apply whether or not a Letter of Credit is specified for each improvement. As to any surety or maintenance surety provided by the OWNER AND DEVELOPER to the CITY for public improvements related to development of the SUBJECT PROPERTY, OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY'S reasonable attorneys'

fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said surety. Notwithstanding provision of said surety, until the public improvements have been accepted by the CITY, the OWNER AND DEVELOPER shall remain obligated for completion of said public improvements and/or (at the CITY'S sole discretion) to pay any costs for said public improvements to the extent that the surety is not sufficient to pay for the costs of the public improvements, or in the event of any denial, or partial denial, of coverage by the surety, or failure of the surety to timely respond to a demand for payment. The provisions set forth in this Section G32 shall survive the expiration or termination of this Agreement.

G33.0 ACCEPTANCE OF PUBLIC IMPROVEMENTS.

G33.1 Subject to approval by the City Engineer, the CITY shall accept public improvements installed by the OWNER AND DEVELOPER on the SUBJECT PROPERTY, or within the adjacent public right-of-way, pursuant to the process set forth in Section 7-1-7 of the Naperville Municipal Code. Upon CITY acceptance thereof, the OWNER AND DEVELOPER shall post a cash deposit or letter of credit in a form and amount approved by the City guaranteeing said improvements against defects in materials or workmanship in the amount of ten percent (10%) of the estimated cost of said improvement to be effective for a period of one year from the date of acceptance.

G34.0 EXHIBITS INCORPORATED.

G34.1 All exhibits attached or referenced herein are incorporated herein by reference and made part hereof.

G35.0 AMBIGUITY.

G35.1 If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

G36.0 RECAPTURE AGREEMENTS.

G36.1 If, pursuant to the terms of this Agreement, the OWNER AND DEVELOPER installs improvements, including but not limited to water distribution system improvements, sanitary sewer collection system improvements, storm sewer system improvements, roadway improvements, or other improvements (hereinafter "Improvements") which the OWNER AND DEVELOPER and the CITY reasonably determine will benefit

properties other than the SUBJECT PROPERTY, the OWNER AND DEVELOPER may submit a request to the City Engineer for the City to enter into a recapture agreement ("Recapture Agreement"). The OWNER AND DEVELOPER'S request must be accompanied by a draft of the proposed Recapture Agreement and documentation, to the satisfaction of the City Engineer, clearly demonstrating the "as built" costs of the Improvements for which recapture is sought. The proposed Recapture Agreement shall identify the benefitting properties and recapture amounts, which shall be subject to approval of the City Engineer. Subject to approval of the proposed Recapture Agreement by the City Engineer, approval of the form of the Recapture Agreement by the City Attorney, and any notice to be given to the benefiting property owners, the matter shall be scheduled for consideration by the Naperville City Council. If an ordinance approving the Recapture Agreement is passed by City Council, the Recapture Agreement shall be recorded against the title of the benefiting properties identified in the Recapture Agreement.

G36.1.1 If a proposed Recapture Agreement and supporting documentation are not provided to the City Engineer within twelve (12) months from completion of the Improvements by the OWNERS AND DEVELOPERS and approval of said Improvements by the City Engineer or the City Engineer's designee, or within such other timeframe as may be agreed to in writing by the City Engineer, the CITY shall no longer have any obligation to enter into a recapture agreement for Improvements hereunder.

G37.0 JOINT LIABILITY.

G37.1 OWNER AND DEVELOPER shall be jointly and severally liable for the obligations and responsibilities set forth and referenced herein.

G38.0 DESIGNEES INCLUDED.

G38.1 Whenever the title of a position of a City employee or official is used in this Agreement relative to an action being taken or an approval being given (e.g. Zoning Administrator, City Engineer, Director of Department of Public Utilities), the individual's designee shall be automatically be included therein.

G39.0 REMEDIES CUMULATIVE.

G39.1 The rights and remedies of the parties to this Agreement, whether provided by law and/or specified in this Agreement, shall be cumulative, and the specification or exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies as that Party deems appropriate.

SPECIAL CONDITIONS FOR THE ANNEXATION OF THE SUBJECT PROPERTY

To the extent that there is any inconsistency between the terms or conditions of the following Special Conditions and the General Conditions above, the terms and conditions set forth in the Special Conditions of this Agreement shall prevail. To the extent that provisions in the Special and General Conditions are not inconsistent, they shall be read together.

S1.0 ANNEXATION AND ZONING.

- S1.1 The Zoning Classification for the SUBJECT PROPERTY determined in accordance with Title 6 of the Naperville Municipal Code shall be R1B (Medium Density Single-Family Residence District).
- S1.2 A plat of annexation prepared by Taurus Engineering, L.L.C. dated June 12, 2024, last revised August 4, 2024, which conforms with the statutory requirements is attached hereto and incorporated herein by reference as **EXHIBIT B.**

S2.0 ANNEXATION FEES.

S2.1 The Annexation Fee calculated in accordance with Section 1-9E-1 of the Naperville Municipal Code for the SUBJECT PROPERTY is \$4,000 which amount has been paid in full.

S3.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS TAXES.

- S3.1 There are currently no Utility Rebates, Recapture Fees, Special Assessments, or Special Service Area Taxes applicable to the SUBJECT PROPERTY.
- S3.2 Notwithstanding the provisions of Section G11.3 herein, since the SUBJECT PROPERTY is located within the Naperville Fire Protection District, and prior to annexation was served by the Naperville Fire Department, the OWNER AND DEVELOPER has no obligation to make payment pursuant to 70 ILCS 705/20(e)(1)-(5).

S4.0 ADDRESSES FOR NOTICES REQUIRED BY THIS AGREEMENT. IF TO THE CITY:

City Clerk/Community Services Department City of Naperville 400 South Eagle Street Naperville, Illinois 60540

WITH COPIES TO:

City Attorney, City of Naperville 400 South Eagle Street Naperville, Illinois 60540

IF TO THE OWNER AND DEVELOPER:

Jill Marlene Rudolph and Jeff Reid Rudolph 828 Sanctuary Lane Naperville, Illinois 60540

WITH COPIES TO:

Caitlin E. Csuk Rosanova & Whitaker, Ltd. 445 Jackson Avenue, Suite 200 Naperville, Illinois 60540

S5.0 FIRE CODES AND REGULATIONS

S5.1 The provisions of Section G14.0 this Agreement notwithstanding, any amendments to the CITY'S Building, Fire, or Life Safety Codes or regulations approved and enacted after the EFFECTIVE DATE of this Agreement shall be applicable to the SUBJECT PROPERTY without exception.

S6.0 EMERGENCY ACCESS.

S6.1 OWNER AND DEVELOPER agrees to maintain, at OWNER AND DEVELOPER'S cost, access for emergency vehicles throughout construction of any new structure, which access shall be subject to the Fire Department's approval.

S7.0 SCHOOL AND PARK DONATIONS.

S7.1 As the SUBJECT PROPERTY is improved with a single-family residence and no additional structures are contemplated as part of the Preliminary/Final Plat of Subdivision for the SUBJECT PROPERTY, attached hereto and incorporated by reference as **EXHIBIT C**, no school and park donations will be required for the SUBJECT PROPERTY.

S8.0 SIDEWALKS.

S8.1 The OWNER AND DEVELOPER agree to install public sidewalk, at the OWNER AND DEVELOPER'S sole cost, across the Parkside Street frontage of the SUBJECT PROPERTY prior to issuance of the final occupancy permit for the SUBJECT PROPERTY or within three (3) years after the EFFECTIVE DATE of this Agreement, whichever is sooner. An extension of this timeframe may be granted in writing at the discretion of the City Engineer. This provision shall survive the expiration or termination of this Agreement.

S9.0 PARK DISTRICT ANNEXATION

S9.1 Notwithstanding the provisions of Section G4.0, the SUBJECT PROPERTY is currently within the boundary of the Naperville Park District; annexation to the Park District is not required.

S10.0 ROAD IMPROVEMENT FEE

S10.1 The OWNER AND DEVELOPER shall pay to the CITY a road improvement fee in the amount of \$24,375.00 (75.00 feet of frontage on Parkside Road at \$325 per lineal foot), which is the proportionate cost for the roadway improvements to be made adjacent to the SUBJECT PROPERTY on Parkside Road. Said sum is due prior to the recordation of the Ordinance annexing the SUBJECT PROPERTY and prior to recordation of this Agreement.

S11.0 CAPPING OF THE EXISTING WELL & SEPTIC

S11.1 OWNER AND DEVELOPER agrees that the existing well and septic system on the SUBJECT PROPERTY shall be capped and permanently abandoned within ninety (90) days of recordation of this Agreement with the DuPage County Recorder and shall not be used for any purpose at any time. OWNER AND DEVELOPER shall provide evidence demonstrating that the well and septic system on the SUBJECT PROPERTY has been capped and permanently abandoned per DuPage County Health Department regulations to the satisfaction of the CITY'S Department of Utilities-Water/Wastewater within ten (10) days of such closure. Failure to comply with these requirements shall entitle the City to deny issuance of future building permits for the SUBJECT PROPERTY. In addition, the City may take such other actions as it deems appropriate, including but not limited to filing ordinance violations against the OWNER AND DEVELOPER and their grantees, successors in interest, assignees, heirs, executors, or lessees. Furthermore, the SUBJECT PROPERTY shall not be connected to any CITY utility until said capping and permanent abandonment thereof as described and referenced in this Section 11.1 has been

completed. The provisions of this section S11.1 shall survive the expiration or termination of this Agreement.

S12.0 EFFECTIVE DATE

S12.1 The effective date ("**EFFECTIVE DATE**") of this Agreement shall be the date upon which the Naperville City Council passes the Ordinance approving this Agreement.

IN WITNESS WHEREOF, the Parties set their hands and seals as of the EFFECTIVE DATE set forth in Section S12.1 hereof.

/SIGNATURES ON FOLLOWING PAGES/

CITY OF NAPERVILLE

By:	Attest By:
Scott A. Wehrli Mayor	Dawn C. Portner City Clerk
State of Illinois)	
County of DuPage)	
The foregoing instrument was	acknowledged before me by Scott A. Wehrli, Mayor, and Dawn C.
Portner, City Clerk, this	day of
	Notary Public
-seal-	

OWNER & DEVELOPER/THE JILL MARLENE RUDOLPH TRUST AGREEMENT DATED MAY 23, 2000

By: as IRUSTEE
[name] Jill Rudolph
[title] Trustee
State of Illinois)
County of <u>DuPage</u>)
The foregoing instrument was acknowledged before me by Jill Rudolph as Trustee of
The Jill Marlene Rudolph Trust Agreement dated May 23, 2000 this 17th day of
October , 2024.
OFFICIAL SEAL JOELLEN M. LEAVY Notary Public, State of Illinois Commission No. 909380 My Commission Expires March 10, 2028 Notary Public
-seal-

This instrument was prepared by the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, 60540.

LEGAL DESCRIPTION

THE EAST 75 FEET OF THE WEST 166 FEET OF LOT 3 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION19, TOWNSHIP 38 NORTH, RANGE10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013 IN DUPAGE COUNTY, ILLINOIS.

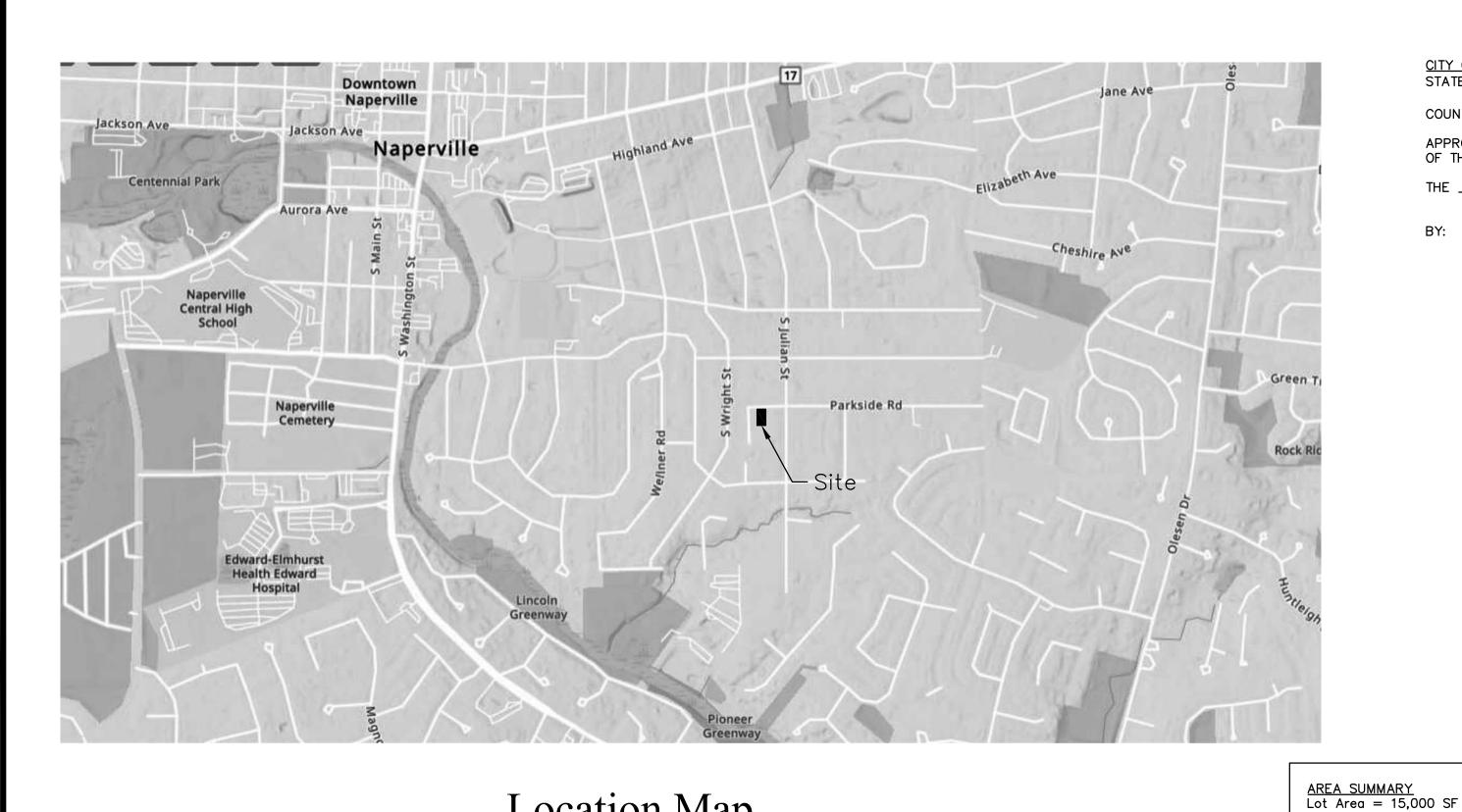
ALSO KNOWN AS: LOT 3 IN JOHN C. LUEBKE'S PLAT OF SURVEY RECORDED OCTOBER 11, 1954 AS DOCUMENT NUMBER 733066.

Permanent Real Estate Index Number: 08-19-219-002-0000

Address of Real Estate: 720 Parkside Road, Naperville, Illinois 60540

Plat of Annexation

The East 75 feet of the West 166 feet of Lot 3 in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois.



Location Map

CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE) APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE _____, A.D., 20___ DuPage County Recorder's Certificate State of Illinois) County of DuPage) was filed for record This instrument No. in the Recorder's Office of DuPage County, Illinois, on the _ __A.D., 2024, at _____ o'clock __.m., and recorded as Document Number __

DuPage County Recorder

Arthur T. Mcintosh, A.T. & Co's Naper Point Resubdivision JSG Properties Sub Naper Point Resubdivision Naperville Estates R2016-106414 R2014-070038 R2016-106414 R1927-236013 Lot 1 Lot 2 Lot 1 Pt. of Lot 2 Blk 4 PIN 08-19-216-015 PIN 08-19-216-013 PIN 08-19-216-016 PIN 08-19-216-010 Easement for Road Purposes per doc#R1927-236013 Dedicated per doc#2014-070038 Dedicated per doc#R2006-207931 Parkside Road Easement for Road Purposes per doc#R1927-236013 N89° 53'/59"E 75.00 150.00' 91.00' ∑3" Iron Pipe Iron Rod Corporate Limits Arthur T. Mcintosh, A.T. & Co's Naperville Estates Julian Street R1927-236013 Pt. of Lot 3 Blk 4 Residential Building PIN 08-19-219-005 -The West Line of Lot 3 in Block 4 Arthur T. McIntosh & Co's Naperville 200.003 Arthur T. Mcintosh, A.T. & Co's Naperville Estates R1927-236013 Garage 5**4"**₩ Pt. of Lot 3 Blk 4 PIN 08-19-219-001 HEREBY ANNEXED Lot 2 └─Corporate Limits Bushnell Sub R2005-205035 Arthur T. Mcintosh, A.T. & Co's Naperville Estates R1927-236013 PIN 08-19-219-018 PJN 08-19-219-002 Pt. of Lot 3 Blk 4 ¾" Iron Pipe ⊣ron Pipe N89° 54' 00"E 75.00 Found 91.00' Arthur T. Mcintosh, A.T. & Co's Arthur T. Mcintosh, A.T. & Co's Naperville Estates Naperville Estates R1927-236013 R1927-236013 Pt. of Lot 4 Blk 4 Pt. of Lot 4 Blk 4 PIN 08-19-219-020 PIN 08-19-219-007 STATE OF ILLINOIS)

Taurus Engineering, L.L.C. All dimensions are in Feet and Decimals thereof. Original Plan Date 5N557 Route 59 Prepared For: Property Address: Scale: 1"=20' Bartlett, IL 60103 Date 630-549-5506 Jeff & Jill Rudolph Revision: 720 Parkside Road 720 Parkside Road per City review tauruseng@sbcglobal.net 8-4-24 Naperville, IL Naperville, IL Project #24-004 Design Firm 184.002441-0002

BASIS OF BEARING

#R2016-106414.

Bearing of the North line of Parkside Road ROW as shown onthe Plat of Subdivision for Naper

Point Resubdivision per document

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

> This Plat has been submitted for recording by and RETURN to: Name: Naperville City Clerk Address: 400 S. Eagle Street Naperville, IL 60540

Legend

doc

ROW = Right of Way

= Document

PIN = Property Index Number

BLK = Block

= Part

---- = Corporate Limits

License Expires 11-30-2024

City Project #24-10000074

Illinois Professional Land Surveyor No. 2674

Dated this 8th day of August, 2024.

I, Raymond G. Ulreich, Illinois Registered Land Surveyor No. 2674 do hereby certify that I have surveyed the above described tract of land and prepared this plat based on said survey and existing maps, plats and records and that the hereon drawn plat is a true and correct representation

COUNTY OF DUPAGE)

Page 1 of 1

2674

PROFESSIONAL LAND SURVEYOR

ST. CHARLES

EXHIBIT B

ELECTORS

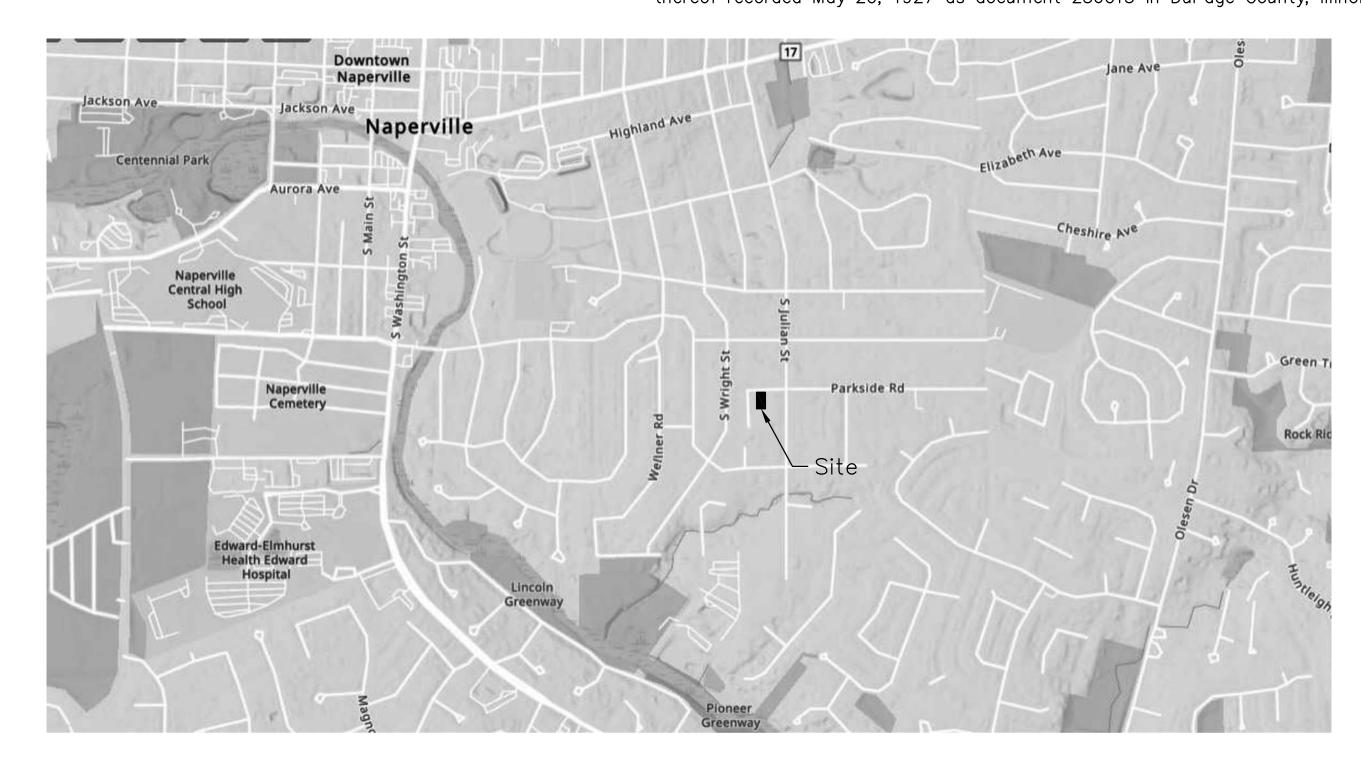
There are electors that reside on

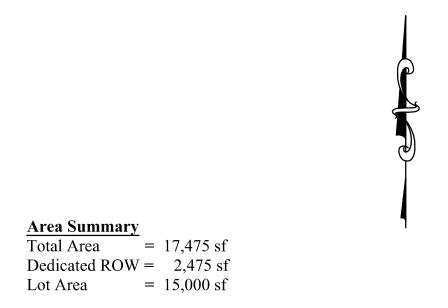
the property annexed hereby.

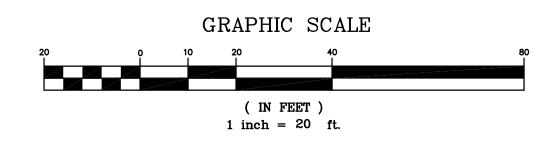
RUDYLAND RANCH EAST PLAT OF RESUBDIVISION

 \cap

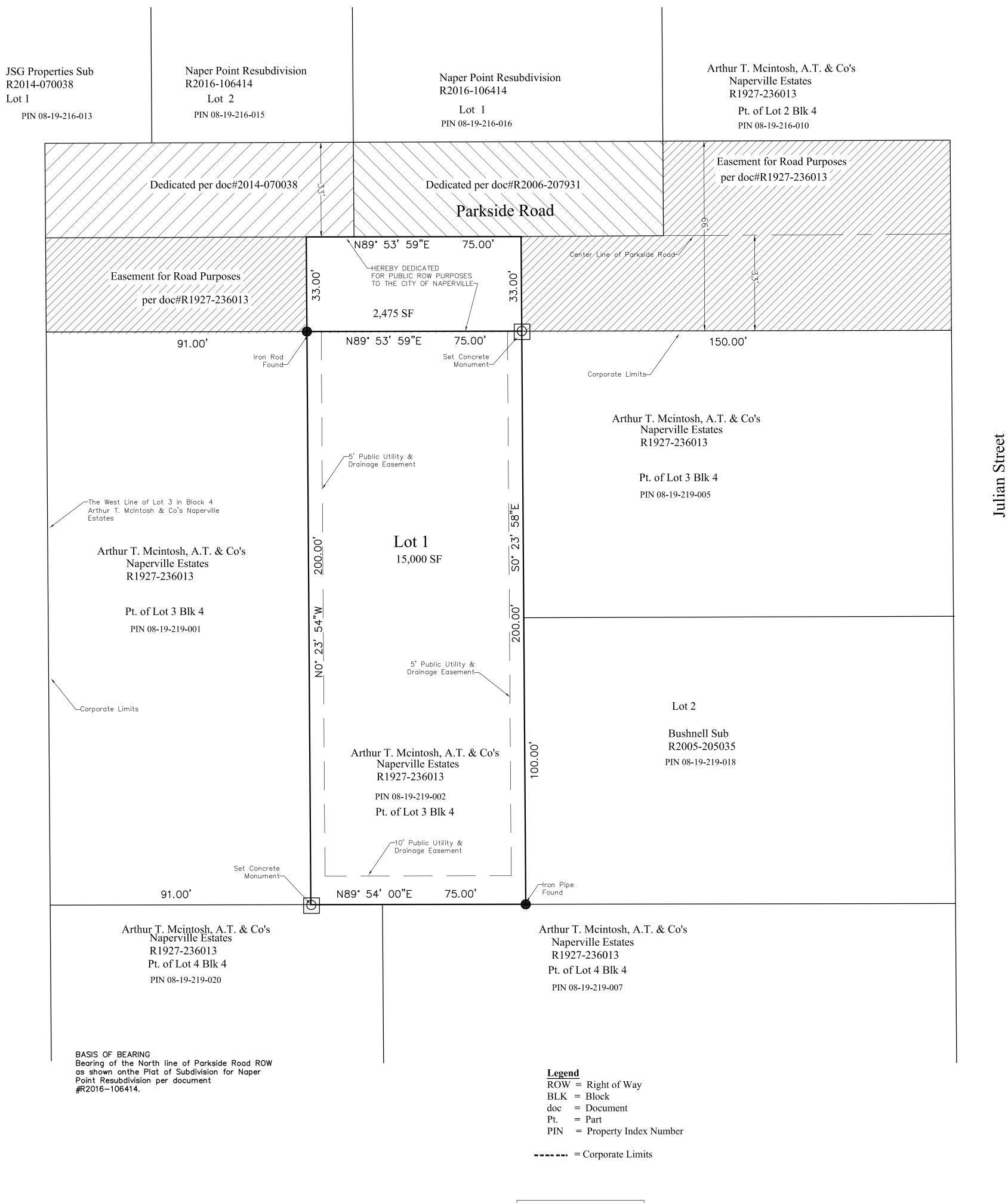
The East 75 feet of the West 166 feet of Lot 3 in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois.







Location Map



Taurus Engineering, L.L.C. All dimensions are in Feet and Decimals thereof. Original Plan Date 5N557 Route 59 Prepared For: Property Address: Scale: 1"=20' Bartlett, IL 60103 Date Jeff & Jill Rudolph 630-549-5506 720 Parkside Road 720 Parkside Road tauruseng@sbcglobal.net per City review 8-8-24 Naperville, IL

Naperville, IL

Project #24-004

Design Firm 184.002441-0002

This Plat has been submitted for recording by and RETURN to:
Name: Naperville City Clerk
Address: 400 S. Eagle Street
Naperville, IL 60540

City Project #24-10000074

Page 1 of 1

EXHIBIT C

RUDYLAND RANCH EAST PLAT OF RESUBDIVISION

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS	
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER	
FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON,	CITY TREASURER'S CERTIFICATE
UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND	STATE OF ILLINOIS)) SS COUNTY OF DU PAGE)
AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION	I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT
SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND	THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS	APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, ILLINOIS, THIS DAY OF, A.D., 20
ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.	
THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS	CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT
OR OTHER UTILITIES. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID	
USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES	
OF THE CITY OF NAPERVILLE. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND	DUPAGE COUNTY CLERK'S CERTIFICATE
OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE	STATE OF ILLINOIS)) SS
PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.	COUNTY OF DU PAGE) I,, COUNTY CLERK OF DU PAGE
THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR THE RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN	COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR	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
REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE	WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,
ABOVE WORK.	THISDAY OF, A.D., 20 COUNTY CLERK
OWNER'S CERTIFICATE STATE OF ILLINOIS)	
COUNTY OF) SS	DUPAGE COUNTY RECORDER'S CERTIFICATE
THIS IS TO CERTIFY THAT	STATE OF ILLINOIS)) SS
IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND	COUNTY OF DU PAGE) THIS INSTRUMENT, WAS FILED FOR RECORD
PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.	IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE, A.D.,
DATED AT, ILLINOIS, THIS DAY OF, 20	20 ATO'CLOCKM.
CITY DATE MONTH	RECORDER OF DEEDS
BY: ATTEST:	
TITLE: TITLE:	
	SCHOOL DISTRICT BOUNDARY STATEMENT STATE OF ILLINOIS)
NOTARY'S CERTIFICATE STATE OF)) SS COUNTY OF DU PAGE)
) SS COUNTY OF)	
I,, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY	THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, PRINT NAME	1. THAT IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN
, AND, PRINT NAME , TITLE	SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH	2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
AND RESPECTFULLY, APPEARED	NAPERVILLE COMMUNITY UNIT DISTRICT 203 203 W. HILLSIDE ROAD
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND	NAPERVILLE, ILLINOIS 60540-6589
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.	OWNER NAME:
GIVEN UNDER MY HAND AND NOTARIAL SEAL	BY: ATTEST:
THIS DAY OF, 20 DATE MONTH	ITS: ITS:
NOTARY PUBLIC SIGNATURE	SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF, A.D., 20
	NOTARY PUBLIC
PRINT NAME MY COMMISSION EXPIRES ON	
MI COMMISSION EXPIRES ON	
City of Naperville Administrative Approval Certificate	Surveyor Certificate
State of Illinois) SS County of DuPage)	Surveyor Certificate
Approved in accordance with the Administrative Approval Criteria and Procedures set forth in	This is to certify that I, Raymond G. Ulreich, Illinois Professional Land Surveyor Number 2674, have surveyed and subdivided the following described property as shown by this plat, which is a correct
Section 7-2-5 Naperville Municipal Code.	representation of said survey and subdivision. Dimensions are given in feet and decimal parts thereof.
Dated thisday of, 2024.	
Zoning Administrator City of Naperville	The East 75 feet of the West 166 feet of Lot 3 in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10 East of
Transportation, Engineering and Development Business Group	the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois.
	I further certify that iron stakes have been set at all lot corners, points of curvature and tangency,
Surface Water Statement	except where concrete monuments are indicated.
State of Illinois)	I further certify that all regulations enacted by the City Council relative to plats and subdivisions have
)SS County of DuPage)	been complied with in the preparation of this plat and that said plat is within the corporate limits of any City of Naperville.
, Raymond G. Ulreich, a registered professional engineer in Illinois and	I further certify that the foregoing property is not located within a Special Flood Hazard Area as
the owners of the land	identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Panel Number 17043C0144J, effective dated August 1, 2019.
depicted hereon or their duly authorized attorney, do hereby state, that to the best of our knowledge and belief, reasonable provision has been made for collection and	
diversion of such surface waters and public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with	Containing herein 20.11 Acres more or less.
generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.	Dated at Bartlett, Illinois, thisday of, 2024.
Dated thisth day of, 2024.	
Owners or Attorney	Raymond G. Ulreich Illinois Professional Land Surveyor No. 2674
	License Expires 11-30-2024
Raymond G. Ulreich, P.E.	

Surveyor's Authorization to Record

State of Illinois)

State of Illinois)

SS

County of DuPage)

I, Raymond G. Ulreich Registered Land Surveyor No. 2674 do hereby authorize the City of Naperville to record this plat.

recording by and RETURN to:
Name: Naperville City Clerk
Address: 400 S. Eagle Street
Naperville, IL 60540

This Plat has been submitted for

Faurus	Engine	ering.	I.	T	\mathbf{C}

All dimensions are in Feet and Decimals thereof

5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sbcglobal.net

Design Firm 184.002441-0002

Prepared For:	Property Address:	Original Plan Date 6-26-24	Scale: 1"=20'
Jeff & Jill Rudolph	720 Parkside Road Naperville, IL	Revision: per City review	Date 8-4-24
	Project #24-004		

City Project #24-10000074

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EXHIBIT C