

CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Clow Creek Farm Addition

ADDRESS OF SUBJECT PROPERTY: SW corner of 103rd and Book Road

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-01-15-200-012-1010 & 0020

I. PETITIONER: Nick Stanitz

PETITIONER'S ADDRESS: 1807 S. Washington Street, Ste. 110

CITY: Naperville STATE: IL ZIP CODE: 60565

PHONE: 630-428-4800 EMAIL ADDRESS: rzahn@oakhillbuilders.net

II. OWNER(S): Julianne E. Clow-Baltz, Declaration of Trust

OWNER'S ADDRESS: c/o Herb Rosenberg, 222 S. Riverside Plaza, #2100

CITY: Chicago STATE: IL ZIP CODE: 60606

PHONE: 312-648-2300 EMAIL ADDRESS: herbert.Rosenberg@sfnr.com

III. PRIMARY CONTACT (review comments sent to this contact): Leonard M. Monson

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-420-8228 x6 EMAIL ADDRESS: len@kuhnheap.com

IV. OTHER STAFF

NAME: James Caniff, Roake & Associates

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-355-3232 x203 EMAIL ADDRESS: JCaniff@Roake.com

NAME: Drew Walker, Kimley Horn

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-487-5550 EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

☐ Amending or Granting a Conditional Use (Exhibit 1)*	☐ Landscape Variance (Exhibit 5)
☒ Amending or Granting a Planned Unit Development (Exhibit 2)	☒ Planned Unit Development Deviation (Exhibit 6)
☒ Annexation (Exhibit 3)	☐ Sign Variance (Exhibit 7)
☐ Plat of Easement/Vacation/Dedication	☒ Zoning Variance (Exhibit 7)
☒ Rezoning (Exhibit 4)	☐ Platted Setback Deviation (Exhibit 8)
☒ Subdivision Plat	☐ Subdivision Deviation/Waiver (Exhibit 8)
☐ Temporary Use	☐ Other (Please Specify: _____)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 31.510 Acres

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

See attached

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:

☒ Cash Donation ☐ Land Dedication

Required Park Donation will be met by:

☒ Cash Donation ☐ Land Dedication

Clow Creek Farm Addition

DESCRIPTION OF PROPOSAL/USE:

The proposed development shall consist of 61 single family lots, and one lot for stormwater management, under R1A PUD designation. The average lot size for the 61 single family lots is 12,505 s.f. Two of the 61 lots will be less than 10,000 s.f. (9,500 s.f. and 9,529 s.f.), the 90% rule minimum lot size for the subject area is 9,060 s.f. The Subject Property is contiguous with the existing Clow Creek Farm development, and the proposed development is consistent with the existing lot sizes and setbacks. The stormwater management lot is 7.825 acres (approximately 25% of the entire development).

The Petitioner is requesting a variance to the sideyard setback from a 20 ft total, minimum 8 ft; to be a 16 foot total, 8 ft minimum on each lot. This variance is consistent with the surrounding existing Clow Creek Farm development.

PETITIONER'S SIGNATURE

I, NICK STAVITZ (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.

X n.c. Stantz
(Signature of Petitioner or authorized agent)

(Date)

SUBSCRIBED AND SWORN TO before me this 14th day of November, 2017

Scott W. Cunz
(Notary Public and Seal)



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: Nick Stanitz
Address: 1807 S. Washington Street #110
Naperville, Illinois 60565
2. Nature of Benefit sought: Annexation
3. Nature of Petitioner (select one):

☒ a. Natural Person	☐ d. Trust/Trustee
☐ b. Corporation	☐ e. Partnership
☐ c. Land Trust/Trustee	☐ f. Joint Venture
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

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:
Leonard M. Monson
552 S. Washington Street #100, Naperville, Illinois 60540

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, Leonard M. Monson, 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: [Signature]

Subscribed and Sworn to before me this 12th day of October, 2017.

Lori L. Fahle
Notary Public and seal



Clow Creek Farm Addition

Legal Description

The Northeast 1/4 of Section 15, Township 37 North and in Range 9, East of the Third Principal Meridian lying North of the North Line of Clow Creek Farm P.U.D. Unit No 1 recorded as Document No R95-17409 and lying East of the East Line of Clow Creek Farm P.U.D. Unit 2 recorded as Document No R95-101207, Excepting therefrom that part described as follows: that part of the Northeast 1/4 of Section 15, Township 37 North, Range 9, East of the Third Principal Meridian described by beginning at the Northeast corner of said Northeast 1/4; thence South 00 degrees 03 minutes 04 seconds East along the East line of said Northeast 1/4, 662.50 feet; thence South 89 degrees 29 minutes 22 seconds West, 340.09 feet to the centerline of an unnamed creek (the following ten (10) courses are along the centerline of said creek), thence North 05 degrees 30 minutes 57 seconds West, 10.61 feet; thence North 17 degrees 51 minutes 29 seconds West, 11.52 feet; thence North 84 degrees 55 minutes 02 seconds West, 136.97 feet; thence North 68 degrees 55 minutes 17 seconds West, 27.93 feet; thence North 50 degrees 08 minutes 43 seconds West, 62.29 feet; thence North 38 degrees 04 minutes 44 seconds West, 55.03 feet, thence North 24 degrees 55 minutes 05 seconds West, 45.34 feet, thence North 16 degrees 37 minutes 48 seconds West, 62.19 feet, thence North 12 degrees 33 minutes 00 seconds West, 155.33 feet; thence North 28 degrees 17 minutes 01 seconds West, 37.22 feet; thence North 00 degrees 03 minutes 50 seconds East, 262.76 feet to the North Line of the aforementioned Northeast 1/4 of Section 15; thence South 89 degrees 12 minutes 50 seconds East along said North Line, 676.36 feet to the point of beginning; also excepting therefrom that part described as follows: That part of the Northeast 1/4 of Section 15, Township 37 North, Range 9 East of the Third Principal Meridian, described by commencing at that Northeast corner of said Northeast 1/4; thence North 89 degrees 12 minutes 50 seconds West along the North Line of said Northeast 1/4, 676.36 feet for a point of beginning, said point being the Northwest corner of property conveyed by Document R93-46458; thence South 00 degrees 03 minutes 50 seconds West, along the West Line of Property conveyed by said document 262.76 feet to the center line of an unnamed creek (the following Nine (9) courses are along the center line of said creek), thence North 28 degrees 17 minutes 01 seconds West, 4.97 feet; thence North 32 degrees 43 minutes 01 seconds West, 38.12 feet; thence North 40 degrees 54 minutes 01 seconds West, 57.49 feet; thence North 73 degrees 40 minutes 57 seconds West, 73.92 feet; thence North 70 degrees 52 minutes 31 seconds West, 59.09 feet; thence North 60 degrees 39 minutes 34 seconds West, 47.08 feet, thence North 50 degrees 57 minutes 07 seconds West 55.27 feet; thence North 25 degrees 39 minutes 06 seconds West 23.42 feet; thence North 00 degrees 27 minutes 02 seconds West, 67.61 feet to the North Line of the Northeast 1/4 of said Section 15; thence South 89 degrees 12 minutes 50 seconds East along said North Line 282.33 feet to the point of beginning, all in Will County, Illinois.