

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 of Oak Hill Builders

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

CITY: Naperville STATE: IL ZIP CODE: 60565

PHONE: 630.428.4800 EMAIL ADDRESS: rzahn@oakhillbuilders.com

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

OWNER'S ADDRESS: c/o Paul Mitchell, 530 W. Van Buren Ave

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630.753.8065 EMAIL ADDRESS: paul.mitchell@kuhlmanlaw.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@kuhmheap.com

IV. OTHER STAFF

NAME: James Caneff, Roake & Associates

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630.355.3232 x203 EMAIL ADDRESS: JCaneff@Roake.com

NAME: Drew Walker, Kimley Horn

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630.487.5550 EMAIL ADDRESS: drew.walker@kimley-horn.com

V. PROPOSED DEVELOPMENT

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

<input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)*	<input type="checkbox"/> Landscape Variance (Exhibit 5)
<input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2)	<input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6)
<input type="checkbox"/> Annexation (Exhibit 3)	<input type="checkbox"/> Sign Variance (Exhibit 7)
<input type="checkbox"/> Plat of Easement/Vacation/Dedication	<input type="checkbox"/> Zoning Variance (Exhibit 7)
<input type="checkbox"/> Rezoning (Exhibit 4)	<input type="checkbox"/> Platted Setback Deviation (Exhibit 8)
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)
<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 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
Approval of Final PUD PLAT**

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. 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).

PETITIONER'S SIGNATURE

I, _____ (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)

(Date)

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20__

(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).

Julianne E. Clow-Baltz Declaration of Trust

By: Betty J. Clow
(Signature of 1st Owner or authorized agent)

March 20, 2018
(Date)

Betty J. Clow, Co-Trustee
1st Owner's Printed Name and Title

By: Franklin Andrew Clow Sr.
(Signature of 2nd Owner or authorized agent)

March 20, 2018
(Date)

Franklin Andrew Clow Sr., Co-Trustee
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 20th day of March, 2018

[Signature]
(Notary Public and Seal)



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

Exhibit 2

Clow Creek Farm Addition

Standards for Granting or Amending a Planned Unit Development Section 6-4-7

1. **The design of the planned unit development presents an innovative and creative approach to the development of the land and living environments:**
The Subject Property is bisected by a creek and wetlands; the proposed design is an innovative and creative design that protects the wetlands while at the same time complimenting the existing contiguous living environments.
2. **The planned unit development meets the requirements and standards of the planned unit development:**
The proposed design meets the requirements and standards of the planned unit development for the City, specifically the required open space.
3. **The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site:**
The proposed design incorporates a large open area, which compliments existing creek and provides a storm water detention area.
4. **Open space, outdoor common area, and recreational facilities are provided:**
The proposed design provides for ample open space, outdoor common areas, and easy access to recreational facilities.
5. **The modifications in design standards form the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations:**
The proposed development is immediately adjacent to residential properties (subdivision control and bulk regulations) and thus have no adverse effect or impact on said regulations.
6. **The planned unit development is compatible with the adjacent properties and nearby land uses:**
The adjacent properties were developed in 1995, and were developed consistent with the area plan. The proposed design is consistent with the adjacent property plan,, therefore, the proposed design is compatible with nearby land uses.
7. **The planned unit development fulfills the objective of the comprehensive plan and planning policies of the city:**
The proposed design is consistent with not only the existing contiguous uses, it is also compliant with the City's Master Plan, and the Southwest Sector plan.

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.

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: Final PUD Plat
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

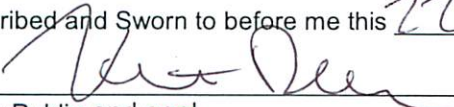
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

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: 

Subscribed and Sworn to before me this 22 day of March, 2018.


Notary Public and seal

