

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING 24 NORTH WASHINGTON STREET

THE UNDERSIGNED Petitioner, Quattro Twenty Four North Washington, LLC, an Illinois limited liability company (hereinafter “the Petitioner”), respectfully petitions the City of Naperville to approve the following: (i) a text amendment to permit daycare centers, preschools, primary schools, and their supporting uses as Conditional Uses in the B5 (“Secondary Downtown District”); (ii) a Conditional Use permitting a daycare center, preschool, primary school and its associated uses on the Subject Property; (iii) an ordinance abrogating the Declaration of Restrictions recorded as Document Number R63-16635 on May 27, 1963; (iv) a plat of subdivision to consolidate seven (7) lots into one (1) lot; (v) a variance from Chapter 9, Off-Street Parking, Section 6-9-3:6 of the Code, requiring ten (10) stacking spaces for drop-off for a daycare, preschool, or nursery school in excess of 5,000 square feet; and (vi) such other variances, departures or deviations as may be necessary to develop the property legally described on **Exhibit A** (“Subject Property”), and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

In support of this Petition, the Petitioner represents to the City of Naperville as follows:

1. The Petitioner is an Illinois limited liability company, with a registered address at 1100 Jorie Boulevard, Suite 140, Oak Brook, Illinois 60523, and is the contract purchaser of the Subject Property.

2. U.S. Bank National Association, a national banking association, is the owner of

Parcel 1 of the Subject Property, and U.S. Bank National Association, a national banking association, as successor by merger to Naperville Federal Savings and Loan Association, also known as Naperville Savings and Loan Association, is the owner of Parcel 2 of the Subject Property (hereinafter “US Bank” or “Owner”).

3. The Subject Property has a common address of 24 North Washington Street (Parcel 1) and 20 East Franklin Avenue (Parcel 2), consists of approximately 1.113 acres, and is located on the southeast corner of Washington Street and Franklin Avenue.

4. The Subject Property is located in the City of Naperville, DuPage County, Illinois, and is improved with an 18,629 square foot building, 13,171 square feet on two floors with a 5,458 square foot basement, which has been vacant for some time now, and the associated parking lot.

5. Higher Ground Education doing business as Guidepost Montessori School, will be the operator of the daycare center, preschool and primary school, and proposes to repurpose the existing building, to be utilized as a daycare center, preschool, and primary school (hereinafter referred to as “Montessori Campus”).

6. The Subject Property was formerly utilized as a retail banking facility by Park National Bank. In 2010 the property was deeded to the Owner, US Bank National Association. The Subject Property has not been used as a retail banking operation for many years. US Bank used the property as back-offices for a number of years until January of this year when US Bank ceased all operations at this location and consolidated all of its operations at its 124 Washington Street location.

7. The existing land uses surrounding the Subject Property are as follows:

a. North: TU & R-2: Medical office and Wesley United Methodist Church

and day school

- b. East: R-2: First Congregational Church and Community United Methodist Church
- c. South: B5: Office building
- d. West: B-4 & B5: Fiamme restaurant and Dr. Morris Medical Office.

8. Due to the vacancy of the building, maintenance of the Subject Property has been deferred. Petitioner will provide much-needed maintenance of the exterior and extensive remodeling of the interior space for its state-of-the-art Montessori Campus. Additionally, the vacant building contributes nothing to this area or the downtown core area.

SUMMARY OF DEVELOPMENT

The Subject Property is located on the southeast corner of the intersection of Washington Street and Franklin Avenue. It consists of 1.113 acres and is currently improved with an 18,629 square foot brick building and a parking lot. The Subject Property is bounded on the north by office and religious uses including the Wesley Methodist preschool, the east by religious uses, the south by office uses and the west by office and restaurant uses. In addition, Saints Peter and Paul Catholic Church and Catholic School, and Washington Junior High School are located in this neighborhood.

The proposed Montessori Campus is consistent with the institutional nature of the area and will enhance the viability of the downtown core, commercial uses, and office uses within the vicinity by providing consumers and foot traffic. The proposed use as a daycare center, preschool and primary school will allow underperforming land to be utilized for its highest and best use, which, in turn, will support the adjacent commercial development and enhance the City's property tax base while providing a buffer to the adjacent uses. Lastly, there is an appreciable

need for childcare facilities, preschools, and primary schools in the downtown area.

Higher Ground Education currently has over seventy (70) Montessori schools across the country, including one in Naperville. Guidepost Montessori, located at 5051 Ace Lane in Southwest Naperville, has been very successful and is an important part of the Naperville community. The Montessori method of education offers a knowledge-rich environment through a child-led model, and the school strives to be a dependable partner by serving as a support system for families. Petitioner intends to provide the same successful method and services at this location to enhance the children's educational experience and the families' support system.

Petitioner seeks to repurpose the existing building for its Montessori Campus. Repurposing the building will avoid a massive redevelopment of the Subject Property. On the exterior of the building, Petitioner proposes to remove the drive thru canopy roof and columns from the east side of building. The adjacent low-slope roof and fascia detail will be extended north over the first-floor portion of the building. Matching brick will be patched in where the drive thru canopy meets the second floor. Building trim work, siding, decorative column covers, and soffit/fascia will be repaired and repainted. Missing or damaged shutters will be replaced to match the existing shutters.

Petitioner also intends to make major renovations to the interior of the building to include ten (10) classrooms, restrooms, a kitchen area for warming only, administration and staff offices, and a reception area. The building will also be brought into conformance with life safety codes, including the installation of a sprinkler system.

Associated playgrounds for various ages will be located on the east and south sides of the Subject Property. The playgrounds will meet the setback requirements of the B5 District. The playgrounds areas have been generally placed out of site, will be fenced-in, and will be screened

with appropriate landscaping as shown on the landscape plan.

Additionally, the property will be professionally landscaped where needed to meet the City requirements. Landscape treatments currently exist or will be installed around the property line to buffer the subject property from the adjacent uses. The dumpster location for the Subject Property will be screened appropriately to shield it from view from adjacent properties.

The Montessori Campus is designed to care for and educate children from ages 6 weeks to 13 years of age. There will be approximately 183 children in attendance throughout the day with approximately 29 teachers and staff, interspersed throughout the day, based on enrollment, drop-off and pick-up times. The Montessori Campus hours are generally from 7:00 am to 6:30 pm, with arrivals and departures interspersed throughout the day. Depending on parents' schedules, the arrival times will typically range from 7:00 to 8:40 am for most children, with school children being dropped off between the hours of 7:00 am and 8:00 am. The pick-up times will typically be between 3:00 pm and 6:00 pm.

A traffic and parking study has been completed by Erikson Engineering Associates, Ltd., and is submitted with this Petition ("Traffic Study"). The Traffic Study, utilizing the above building and enrollment information and the Institute of Transportation Engineer's Trip Generation manual for similar uses, concluded that during the morning commuter hour, the Montessori Campus would generate 78 more trips than a bank facility; during the evening peak hour, it would generate 41 fewer trips; and it would generate half the volume of trips as a bank on a weekday. On weekends, the Montessori Campus will be closed and would not generate traffic like a bank facility would. The 78 more trips during the peak morning hours would mean 1.3 extra trips per minute, which will have a nominal impact on the adjacent roadway system, with the decrease in the evening creating a nominal benefit to the roadway system. Additionally,

the flexible drop-off and pick-up times eliminate the rush of cars that may cause stacking issues with specific hours of operation that you would see at many schools.

The Traffic Study also looked at parking at the proposed the Montessori Campus. There will be 50 parking spaces, which exceeds the City's parking requirements and is more than adequate parking for the intended uses. Parents and staff can enter the Subject Property from East Franklin Avenue and Center Street, accompany their child into the building, sign in or out, and exit via Center Street or Benton Avenue. Stacking is being shown on the Preliminary Engineering Plan to meet the City Code requirement, however, due to the ages of the children and Petitioner's policy requiring parents to accompany their children into and out of the building, parents will park and accompany their children into the building. Petitioner is seeking a variance from Chapter 9, Off Street Parking, Section 6-9-3:6 of the Municipal Code, requiring stacking spaces for ten (10) cars for daycare, preschool, and nursery schools over 5,000 square feet in area. As stated in the Traffic Study, Petitioner's South Naperville location has 22 spaces for 126 children with no drop off lane, compared to this location with 50 spaces for approximately 183 children, and parking is sufficient for the drop-off and pick-up procedures at Petitioner's South Naperville location. The proposed location offers more spaces per student than Petitioner's current location. In addition, the traffic study detailed the parking requirements under the City Code, concluding that, in addition to staff parking, there are sufficient parent parking spaces to accommodate Petitioner's drop-off and pick-up procedure.

Finally, the Traffic Study drew the following conclusions with regard to the proposed Montessori Campus:

- The Montessori Campus will not adversely impact the level of service of the study area due to the small change in traffic volumes;

- The closure of the 4-lane drive-through exit drive on Franklin will improve traffic and pedestrian safety in the area;
- The remaining 3 access drives do not require additional improvements;
- The site's 50 parking spaces exceed the City's 47 required spaces, including the 2 handicapped spaces provided pursuant to the Americans with Disabilities Act;

To further enhance connectivity, ample pedestrian and bicycle access to the Subject Property is provided, as well as the provision of maximum connection points to the surrounding sidewalk and roadway network. Therefore, multiple pedestrian access points to the Montessori Campus are available along with interior walkways and bicycle parking areas.

ZONING REQUESTS

1. **Text Amendment To Allow Daycare Centers, Preschools, Primary Schools And Their Supporting Uses In The B5 Zoning District As A Conditional Use**

The Petitioner seeks approval of a text amendment to allow daycare centers, preschools, primary schools, and their supporting uses as conditional uses in the B5 zoning district provided that in addition to each of the conditional use standards established in Section 6-3-8:2 of the City's Municipal Code, the Petitioner establishes that the conditional use for said uses (i) will achieve the land use recommendations provided by the Naperville Downtown 2030 Plan; and (ii) that the conditional use is appropriate given the existing uses and improvements surrounding the Subject Property.

The establishment of the Montessori Campus achieves the land recommendation of the Naperville Downtown 2030 Plan by adding to the mix of uses in the Secondary Downtown District, complimenting the surrounding uses identified on the 2030 Plan, protecting neighboring residential uses by providing a transitional use from residential neighborhoods to Washington Street and the downtown core uses, providing another learning destination to help spark

creativity and growth, and providing a use that is a step-down in intensity from the retail core to moderate uses which provide on-site parking and serve as a buffer to established residential neighborhoods adjacent to downtown.

The establishment of the Montessori Campus is appropriate given its compatibility with the institutional and office uses of surrounding properties, the provision of a transitional use from the religious uses and neighborhoods to Washington Street and the downtown core area, and providing much-needed childcare and alternative educational opportunities to the area. These conditional use standards will be more fully-addressed in Exhibit 1, Conditional Use Standards, attached hereto and incorporated herein.

2. **Conditional Use To Locate A Daycare Center, Preschool, Primary School, and Its Supporting Uses On The Subject Property**

Petitioner is seeking a conditional use to locate its daycare center, preschool, primary school, and its supporting uses on the Subject Property. In 1972, the City of Naperville passed a resolution allowing the front portico on the western elevation to extend into the 10' front yard by a distance of 8'. Pursuant to the B5 District, along with the Resolution, the existing building is in compliance with the City's Zoning Code. While the existing parking lot does encroach into the 5' corner side, rear, and interior side yards, Petitioner does not intend to make any improvements that will increase the size of the parking lot, so additional entitlements will not be required. The conditional use standards will be addressed in Exhibit 1, Conditional Use Standards, attached hereto and incorporated herein.

3. **Abrogation Of B-1 Use Restrictions in Declaration Recorded as Document No. R63-16635**

In 1963, the owner of the Subject Property recorded a Declaration against the Subject Property establishing a 10' building line and restricting the uses of the Subject Property to B-1

Uses. Subsequent to that Declaration, the Subject Property was re-zoned B5 “Secondary Downtown District.” In order to develop the Subject Property under the B5 District requirements, Petitioner is seeking the abrogation of the Declaration established in 1963.

4. **Preliminary Plat Approval**

The Subject Property consists of seven (7) lots, and Petitioner is seeking approval of a preliminary plat consolidating the seven (7) lots into one (1) zoning lot for its proposed use as a Montessori Campus.

5. **Variance from Chapter 9, Off Street Parking, Section 6-9-3:6 Requiring 10 Stacking Spaces for a Daycare, Preschool, or Nursery School in Excess of 5,000 Square Feet in Area.**

Petitioner is seeking a variance from the requirement of Section 6-9-3:6 of the Municipal Code requiring ten (10) stacking spaces for a daycare, preschool, or nursery school in excess of 5,000 square feet in area. Due to the ages of the children, it is the policy of the Petitioner that parents or authorized persons park their vehicle, accompany their child(ren) into the facility, and sign the child(ren) in when they are dropped off. When parents or authorized persons pick up their child(ren), they are required to park, enter the facility to sign out their child(ren), and accompany their child(ren) from the facility to their vehicle. These procedures are the procedures currently used at Petitioner’s South Naperville location with no issues. The South Naperville location has fewer spaces per student than the 24 N. Washington location, but this system of drop-off and pick-up runs very efficiently at the South Naperville location. Therefore, Petitioner is seeking a variance from the stacking space requirement. The variance standards will be addressed in Exhibit 7, Variance Standards, attached hereto and incorporated herein.

EXHIBIT 1
CONDITIONAL USE STANDARDS

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

Petitioner is seeking a conditional use to locate a daycare center, preschool, primary school and its supporting uses (Montessori Campus) on property located in the B5 Secondary Downtown District. The existing building, drive through, and associated parking lots were used as a retail bank for many years, but have not been utilized as such for many years. The Petitioner is seeking to repurpose the existing building and utilize the existing drive aisles and parking lot for this conditional use. The establishment, maintenance and operation of the Montessori Campus on the Subject Property will not have a detrimental or negative impact upon the public health, safety, or general welfare. In fact, the establishment of the Montessori Campus will promote the public health, safety, and welfare of the community by providing childcare services to the neighborhood and additional educational alternatives via its preschool and primary school. The proposed Montessori Campus will enhance the viability of the downtown core, commercial uses, and office uses within the vicinity by providing consumers and foot traffic. The proposed conditional use will allow underperforming land to be utilized as a daycare center, preschool and primary school, which, in turn, will support the adjacent commercial development and enhance the City's property tax base while providing a buffer to the adjacent uses. Lastly, there is an appreciable need for day care facilities, preschools, and primary schools in the downtown area.

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;*

The Montessori Campus will not be injurious to the other property in the immediate area for purposes already permitted. The surrounding properties include similar institutional uses, including churches, preschools and schools, office buildings to the north and south, and office building and a restaurant to the west across Washington Street. The proposed Montessori Campus is consistent with the institutional nature of the area and will have no negative effect on the surrounding property owners' use of their properties. As stated above, the use of the existing empty building will allow for underperforming land to be utilized as a daycare center, preschool and primary school, which will not diminish or impair property values of the neighborhood. The proposed conditional use will provide a buffer to the properties to the east and north, while supporting the adjacent commercial development and enhancing the City's property tax base.

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;*

As stated above, the uses on the adjacent property are institutional uses and office uses. There is little, if any, unimproved property in the vicinity that would be affected by the establishment of the Montessori Campus on the Subject Property. Even with future redevelopment, the proposed Montessori Campus uses would be in harmony with future redevelopment by providing childcare and proven alternative childcare and educational opportunities to neighbors and future residents in the area. Repurposing the empty building will not impede the orderly development and improvement of the adjacent property but will enhance development of adjacent properties permitted in the district.

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

The adopted comprehensive master plan shows this property is in the East Sector Plan, located outside of the Downtown Plan's boundaries. The Subject Property is identified as Mixed-Use which allows for combined uses or a single use within a building. The proposed use is in compliance with the Mixed-Use designation as it provides for a single use; namely a Montessori daycare center, preschool and primary school, within one building. The proposed use is institutional in nature, is surrounded by other institutional uses as provided in the Naperville Downtown 2030 Plan and will provide for a transitional use from neighboring residential and institutional uses to the downtown business core district and Washington Street. Further, the Subject Property is unsuitable for retail or office development, which is borne out by the lack of pedestrian activity in this area, the lack of other retail uses to support retail at this location, the nearby existence of the downtown core with retail uses, and the softness of office market in this area. Additionally, there are several properties in the vicinity with superior frontage and access to support retail and commercial uses. Finally, the property has been vacant and underperforming with the current B5 zoning classification, which is why Petitioner is seeking a text amendment to allow daycare centers, preschools, primary schools, and their supporting uses as conditional uses in the B5 District

5. *The establishment of the conditional use will help to achieve the land use recommendations provided in Naperville Downtown 2030;*

While the Subject Property is not included in the Naperville Downtown 2030 Plan, the establishment of the Montessori Campus will help provide a mix of uses in the Secondary Downtown District. The 2030 Plan was designed to provide a lively mix of places to

live, work, and play. The proposed use will complement this goal by providing childcare and educational opportunities for Naperville families. Additionally, the Future Land Use Map in the 2030 Plan shows institutional uses immediately adjacent to the Subject Property, making the proposed conditional use consistent with and complementary to the surrounding uses identified on the 2030 Plan. Further, this use will help protect neighboring residential uses by providing a transitional use from residential neighborhoods to Washington Street and the downtown core uses. The Montessori Campus provides another destination for learning in the area, and its location near Central Park, the Library, and the Children’s Museum will help spark creativity and growth. The Montessori Campus is also consistent with the land use objective of “step-down intensity from the retail core to moderate uses which provide on-site parking and serve as a buffer to established residential neighborhoods adjacent to downtown.” The establishment of the conditional use will positively impact the character of the downtown. Therefore, the establishment of the conditional use will help to achieve the land use recommendations provided in Naperville Downtown 2030.

6. *The establishment of the conditional use is appropriate given the existing uses and improvements surrounding the subject property.*

The establishment of the Montessori Campus on the Subject Property is appropriate given the institutional and office uses surrounding the Subject Property. The Montessori Campus will provide a transitional use from the religious uses and neighborhoods to Washington Street and the downtown core area. In addition, the establishment of the Conditional Use for the Montessori Campus will provide a much-needed childcare and alternative educational opportunity to the neighborhood and surrounding residential areas. This use is consistent with the institutional uses that surround the Subject Property

along with Saints Peter and Paul Catholic School and Washington Junior High in the immediate vicinity of the property.

**EXHIBIT 7
VARIANCE STANDARDS**

1. The variance is in harmony with the general purpose and intent of this Title and the adopted Comprehensive Master Plan; and

Petitioner is seeking a variance from Chapter 9, Off-Street Parking and Loading, Section 6-9-3:6, Schedule of Off-Street Parking Requirements for Parking Class Number 5, which requires 10 stacking spaces for a daycare, preschool, or nursery school that exceeds 5,000 square feet in area. The variance will be in harmony with the general purpose and intent of this Title and the adopted Comprehensive Master Plan, because it will have no effect on the surrounding property. There will be no increase in traffic as a result of this variance nor will there be any effect on the use or enjoyment of the surrounding property. Rather than have cars stacked, Petitioner's procedures require parents to park and accompany their children into and out of the daycare facility. There will be plenty of parking provided on the site. Further, having parents park and accompany their children into and out of the facility will provide for the safe transfer of children into and out of the facility, and maintain the flow of traffic on-site. Therefore, the variance is in harmony with the purpose and intent of this Title and Comprehensive Master Plan.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

The Preliminary Engineering Plan does show that the required spaces can be maintained on the Property, but Strict enforcement of this stacking requirement may cause a

disruption in the flow of traffic during peak periods, imposing practical difficulties on Petitioner's drop-off and pick-up procedures. Petitioner's procedures do not allow for drop-off and pick-up of children by stacking and waiting to transfer children into and out of the facility. Due to the age of the children in attendance at the Montessori Campus, the Petitioner's drop-off practices and procedures require parents or authorized persons to park their vehicle, accompany their children into the facility, and sign them in. Petitioner's pick-up procedure requires that parents or authorized persons, park their vehicle, sign out their children and accompany them back to their cars. Petitioner utilizes this procedure effectively at its other locations in South Naperville and throughout the country. Further, these conditions are generally not found at other B-5 properties in the district because these facilities were not previously permitted in the B-5 District.

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

Approval of the variance requested will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent property. As stated above, the area is commercial and institutional in nature. Allowing Petitioner to maintain its procedures which Petitioner has found to be safe, effective, and efficient at its other locations, will not have a detrimental effect on the character of the neighborhood. Having parents park and accompany children into and out of the facility rather than waiting in line to drop-off or pick-up their children will have a positive effect on the neighborhood and adjacent property by providing for the orderly and efficient drop-off and pick-up procedures and maintain traffic flow on-site.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests that the Plan Commission recommend approval and the City Council approve the following: (i) a text amendment to permit daycare centers, preschools, primary schools, and their supporting uses as Conditional Uses in the B5 (“Secondary Downtown District”); (ii) a Conditional Use permitting a daycare center, preschool, primary school, and its supporting uses on the Subject Property; (iii) an ordinance abrogating the Declaration of Restrictions recorded as Document Number R63-16635 on May 27, 1963; (iv) a plat of subdivision to consolidate seven (7) lots into one (1) lot; (v) a variance from Chapter 9, Off-Street Parking, Section 6-9-3:6 of the Code, requiring ten (10) stacking spaces for drop-off for a daycare, preschool, or nursery school in excess of 5,000 square feet; and (vi) such other variances, departures or deviations as may be necessary to develop the property legally described on **Exhibit A**, and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

RESPECTFULLY RESUBMITTED this 29th day of October, 2020.

PETITIONER:

QUATTRO TWENTY FOUR NORTH WASHINGTON, LLC,
an Illinois limited liability company

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R82-13266 DESCRIBED AS FOLLOWS: THE SOUTH 2.00 FEET OF THE WEST 86.75 FEET AND THE SOUTH 14.00 FEET, EXCEPT THE WEST 86.75 FEET) BLOCK 2 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4 AND 5 IN BLOCK 6 IN SLEIGHT'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION AT THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 20, 1845 AS DOCUMENT 1525, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: Parcel 1 - 24 North Washington Street, Naperville, IL 60540
Parcel 2 - 20 East Franklin Avenue, Naperville, IL 60540

PINS: Parcel 1 - 07-13-412-004;
Parcel 2 - 08-18-303-009