

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Gen-Land LLC, a Texas limited liability company and wholly owned subsidiary of Lincoln Property Company Commercial LLC, a Texas Corporation limited liability company having a registered address of 120 N. LaSalle Street, Suite 2900, Chicago, Illinois 60602 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition for annexation; zoning in the City’s R3A Medium Density Multiple-Family Residence District; a conditional use for a planned unit development for the development of an ninety (90) unit townhome and rowhome community; a preliminary planned unit development plat with associated deviations; a preliminary plat of subdivision with associated deviations from Section 1.3.2 of the City’s Design Manual For Public Improvements; a deviation to Section 6-6D-8 to permit a height of thirty-eight feet (38’) for the rowhomes only; a deviation to Section 6-6D-5 to permit a maximum density of 90 townhomes/rowhomes (11 dwelling units/acre); and such other relief from the Naperville Municipal Code as may be deemed necessary and appropriate (“Petition”) under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the properties (“Property”) having common street addresses of 25W344 Plank Road, 25W372, 25W354 and 25W424 Burlington Ave, 5S445, 5S351 and 5S321 Tuthill Road, and 5S371 Naperville Road and legally described as follows:

PARCEL 1:

LOTS 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 15, 16, and 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

5S371 Naperville Rd., Naperville, IL 60563
5S351 Tuthill Rd., Naperville, IL 60563

25W372 Burlington Ave., Naperville, IL 60563
25W354 Burlington Ave., Naperville, IL 60563
25W424 Burlington Ave., Naperville, IL 60563
25W344 Plank Rd., Naperville, IL 60563
5S445 Tuthill Rd., Naperville, IL 60563

PINS: 08-08-106-041
08-08-106-042
08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010

LOT 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 390671, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 5S321 Tuthill Road, Naperville, IL 60540
PIN: 08-08-202-032

The Property is currently zoned in unincorporated DuPage County and is owned by ROC/Plank Road, LLC, an Illinois limited liability company having an address of 5514 Lincoln Ave., Suite 200, Lisle, Illinois 60532, and Brian Jelinek, Independent Administrator of the Estate of Donald G. Jelinek and Eric Jelinek, Independent Administrator of the Estate of Donald G. Jelinek having an address of 1811 Mountain View, Prescott, Arizona 86301 ("Property Owners"). The Petitioner, as authorized by the Property Owners, is seeking annexation and land use entitlements at the Property. The Petition is on file as with the City as Case # PZC 24-1-128/DEV-0035-2025 and may be viewed online at <https://planning-development-naperville.hub.arcgis.com>

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on May 21, 2025. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

Submission of written comments prior to the meeting, or public hearing if applicable:

- Written comments may be emailed to planning@naperville.il.us.
- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

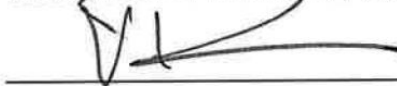
Speaking during the meeting, or public hearing, if applicable:

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
 - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.

Dated at this 5th day of May, 2025

Petitioner (or Attorneys for Petitioner)

By: Vincent M. Rosanova
Rosanova & Whitaker, Ltd.

A handwritten signature in black ink, appearing to be 'V. Rosanova', is written over a horizontal line.

SITE LOCATION

