

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: September 18, 2013

TO: Doug Krieger, City Manager

FROM: William Novack, Director - TED Business Group
Pat Lord, Senior Assistant City Attorney

RE: CWR 13-018: Jefferson Estates

PURPOSE:

The purpose of this memorandum is to respond to CWR 13-018 regarding the removal of a portion of the landscape berm adjacent to the Jefferson Estates subdivision.

BACKGROUND:

Councilman Krause requested information related to the landscape requirements that were approved for the Jefferson Estates subdivision, along with the subdivision's final approval from the City Council packet. Included as part of this work request is the staff response to issues discussed at the September 3, 2013 City Council meeting.

DISCUSSION:

Grading Permit for Removal of a Portion of the Landscape Berm

Attached is a copy of the City Council packets for the approval of the preliminary and final plats of subdivision for Jefferson Estates along with an executed copy of Ordinance 03-214 that approved the final subdivision plat, plat of easement and the development plans for Jefferson Estates. Further, the private party easement agreement was not considered by Council and was not included with the City approvals.

The Plat of Easement was for grading and landscaping, which were depicted on the final engineering plans. After the City Council approved the plat of easement, the developer never recorded the plat. Instead, the developer had a Grant of Grading and Landscape Easement document prepared and recorded that established the grading and landscape easement to the benefit of the homeowner's association and included the plat of easement as an exhibit. The City of Naperville was not a signature of, or even aware of this document until shortly before the grading permit was issued by the City.

This easement document was brought to our attention when we were reviewing the grading plan submitted by Mr. Mike Mayor, the resident who had purchased the adjacent property from the Catholic Church. Staff reviewed the document and noted that it was a private benefit easement that ran to the benefit of the Homeowner's Association (HOA). We instructed Mr. Mayor that he needed the consent of the HOA before we could issue the grading permit.

Mr. Mayor had been pursuing the purchase of a portion of the Catholic Church's property adjacent to his property for a few years. Mr. Mayor's initial request to the City was approval to

Doug Krieger
Re: CWR13-018: Jefferson Estates
September 18, 2013
Page 2

remove a portion of the berm and landscaping adjacent to his house. He never planned to remove any of the berm adjacent to his neighbor's properties. Indeed, he never did remove any portion of the berm and landscaping adjacent to his neighbor's properties.

The HOA was established several years ago, but the developer still has majority control due to the number of vacant lots remaining in the subdivision. A meeting of the homeowners was held in the field, so Mr. Mayor could describe and show what he wanted to do, and a straw poll of the homeowners was taken. The developer reported to the City that the majority of the homeowners supported Mr. Mayor's request, and that the City had the support of the HOA to issue the permit. The developer did request that Mr. Mayor replace any trees that were removed with the project at Mr. Mayor's cost. With the consent of the HOA and a grading plan that met City requirements, we issued a grading permit for the project on July 30, 2013.

The portion of the berm adjacent to Mr. Mayor's house was removed shortly thereafter. During the grading process, seven trees were impacted. Four of the trees were immediately transplanted to other areas on the berm, and Mr. Mayor has been watering them and they appear to be in good condition. The other three trees were not healthy enough to be transplanted, so Mr. Mayor will replace them with three new trees that will be planted on the berm this fall. In addition, Mr. Mayor will plant eight new trees on the Catholic Church's property adjacent to his new western property line, as per his purchase agreement with the church.

Request for Plat of Consolidation

The petitioner owns two adjacent parcels, one from his original home in Jefferson Estates and the other from his purchase of a portion of the church property. He has had a plat of consolidation prepared and submitted to the City, to consolidate his two parcels into one lot of record. This plat meets all of the requirements of Section 7-2-8: Administrative Plat Procedures of the Naperville Municipal Code, which provides for review and approval by the Zoning Administrator without going through the PZC or City Council process. Upon the determination that the plat is in technical compliance with the Municipal Code requirements, the City is obligated to approve the requested consolidation. It is important to note that the proposed consolidation plat will not alter any easements existing on the subject properties.

Future Improvements to the Property

Staff did sit down with Mr. Mayor to go over the necessary processes and to discuss his short and long term plans for improvements to the property. He has one short term and one long term improvement. For the short term, Mr. Mayor wishes to install a fence around the perimeter of his property. He had a fence around his Jefferson Estates lot due to a swimming pool in his back yard, and he desires to modify it to go around his entire property, after consolidation has occurred.

Mr. Mayor also indicated that in the longer term, he desires to install a sport court. We advised him that a sport court is considered a permanent structure, and if it encroaches into the grading and landscape easement, he would either have to have the easement vacated or the terms of the easement amended, subject to City Council approval. If he builds a smaller sport court that does not encroach into the easement, the vacation would not be necessary and he would only have to comply with the sport court requirements of the Municipal Code.

Doug Krieger
Re: CWR13-018: Jefferson Estates
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Page 3

We highly recommended that Mr. Mayor meet with his neighbors to discuss his planned improvements and listen to their concerns and do what he could to address them. We have also met with the two residents who spoke at the September 3 City Council meeting and updated them on everything included in this memo.

RECOMMENDATION:

Please share this information with the Mayor and City Council through the Manager's Memorandum of September 20, 2013.

Byrd

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: November 25, 2002

TO: Peter Burchard, City Manager
Brendan McLaughlin, Business Group Leader - TED

THROUGH: Wendy Yaksich, Planning Team Leader - TED *WY*

FROM: Kristine Noren, Planner - TED *KN*

SUBJECT: City Council Agenda Item - December 17, 2002
Preliminary Plat of Subdivision - Jefferson Estates
PC Case #206633

Purpose:

Charleston Classic Homes, Inc. is requesting a preliminary plat of subdivision to allow for the development of 37 single-family lots and an outlot for stormwater management in the R1A zoning district. No variances are being requested.

Background:

The subject property consists of approximately 19.57 acres located south of Jefferson Avenue and north of the Calvary Temple School in the City of Naperville. The subject property is currently zoned R1A (Low Density Single-Family Residential District) and is presently open space associated with Calvary School.

The surrounding zoning and land use is as follows:

Direction	Zoning	Use
North	City of Naperville R1A	Single-Family Residential
South	City of Naperville R1A with a conditional use	Church/School
East	R1A	Single-Family Residential
West	City of Naperville R1A	Single-Family Residential

The south portion of the Calvary Church property (not included in this proposal) is presently planned to continue its use as a school which will be owned and operated by the Roman Catholic Diocese of Joliet.

The adopted East Sector Comprehensive Master Plan designates this property for a church.

Discussion:

Staff Review

Staff has reviewed the proposal and has found that it meets all technical requirements of the R1A zoning district and the subdivision ordinance.

Plan Commission Recommendation

The presentation on this case was made before Plan Commission on November 20, 2002. At this meeting the Commission discussion focused on stormwater management for the project. Since the proposal was for a straight subdivision (without an accompanying request for rezoning, annexation, or variances) no public hearing was required.

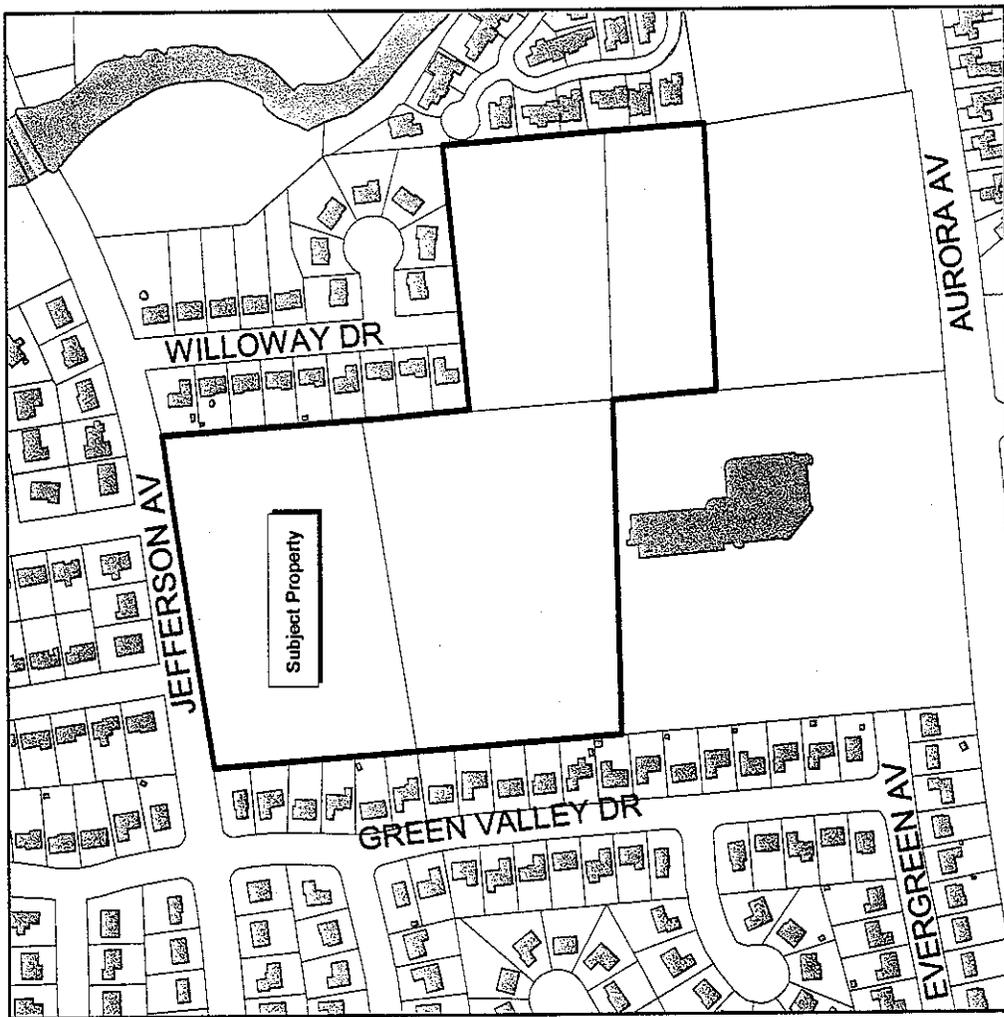
Plan Commission moved to recommend approval of the preliminary plat of subdivision with the condition that the petitioner investigate best management practices for the stormwater management facilities and subject to staff's technical review (Approved 7-0). Staff has found that the preliminary plat and engineering conforms to all technical requirements. As such, staff concurs with Plan Commissions recommendation for approval.

Recommendation:

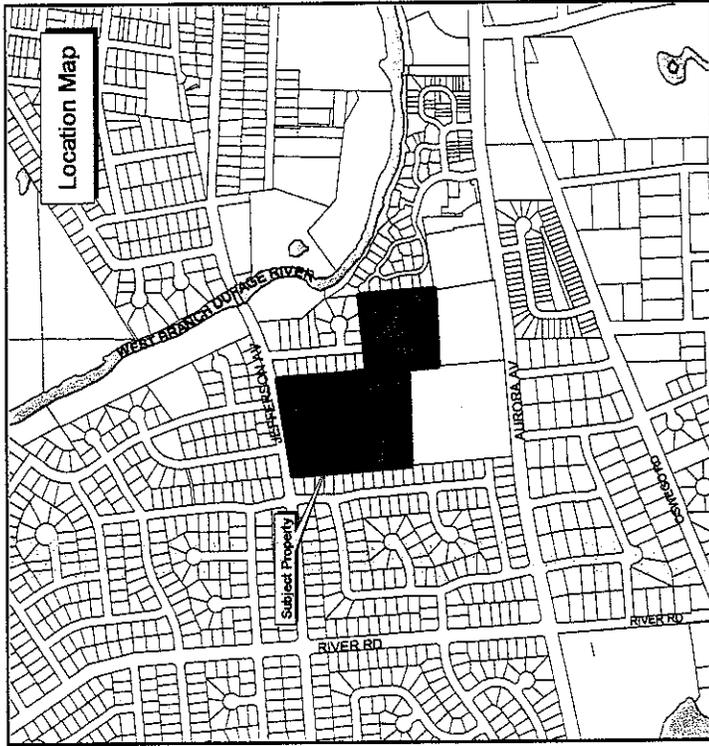
Pass the ordinance approving the preliminary plat of subdivision for Jefferson Estates.

Cc: Paul Mitchell, Atty
Bill Novack, TED
DRT
File

Jefferson Estates



Transportation, Engineering, & Development Business Group
Planning Division



JEFFERSON ESTATE SUBDIVISION
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, PART OF THE SOUTHEAST QUARTER OF SECTION 14, PART OF THE NORTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WILL-O-WAY PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1966 AS DOCUMENT NUMBER R66-22521, WITH THE SOUTH LINE OF JEFFERSON STREET, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NUMBER R61-16156; THENCE ON AN ASSUMED BEARING OF NORTH 81 DEGREES 26 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF JEFFERSON STREET, 601.40 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1741.36 FEET, AN ARC DISTANCE OF 98.80 FEET TO THE WEST LINE OF WILL-O-WAY EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1978 AS DOCUMENT NUMBER R78-29336; THENCE SOUTH 04 DEGREES 42 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 642.011 FEET, TO THE SOUTH LINE OF SAID WILL-O-WAY EAST UNIT ONE; THENCE NORTH 85 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 551.06 FEET, TO THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1980 AS DOCUMENT NUMBER R80-73333; THENCE SOUTH 04 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 350.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, SOUTH 02 DEGREES 53 MINUTES 05 SECONDS EAST, 168.03 FEET; THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS WEST, 373.07 FEET; THENCE NORTH 06 DEGREES 08 MINUTES 29 SECONDS WEST, 195.50 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 34 SECONDS WEST, 185.46 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 37 SECONDS WEST, 118.53 FEET; THENCE NORTH 73 DEGREES 55 MINUTES 40 SECONDS WEST, 93.85 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 40 SECONDS WEST, 76.79 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 31 SECONDS WEST, 182.40 FEET; THENCE SOUTH 86 DEGREES 34 MINUTES 41 SECONDS WEST, 221.10 FEET, TO THE EAST LINE OF WILL-O-WAY PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1967 AS DOCUMENT NUMBER R67-4418; THENCE NORTH 04 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE AND EAST LINE OF WILL-O-WAY PARK UNIT ONE AFORESAID, 824.28 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PIN # 07-13-317-020, 07-14-417-003, 07-14-417-006

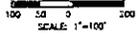
EXHIBIT A

PRELIMINARY PLAT JEFFERSON ESTATES

PART OF SECTIONS 13, 14, 23, 24 IN TOWNSHIP 38 NORTH RANGE 3, EAST OF
THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS

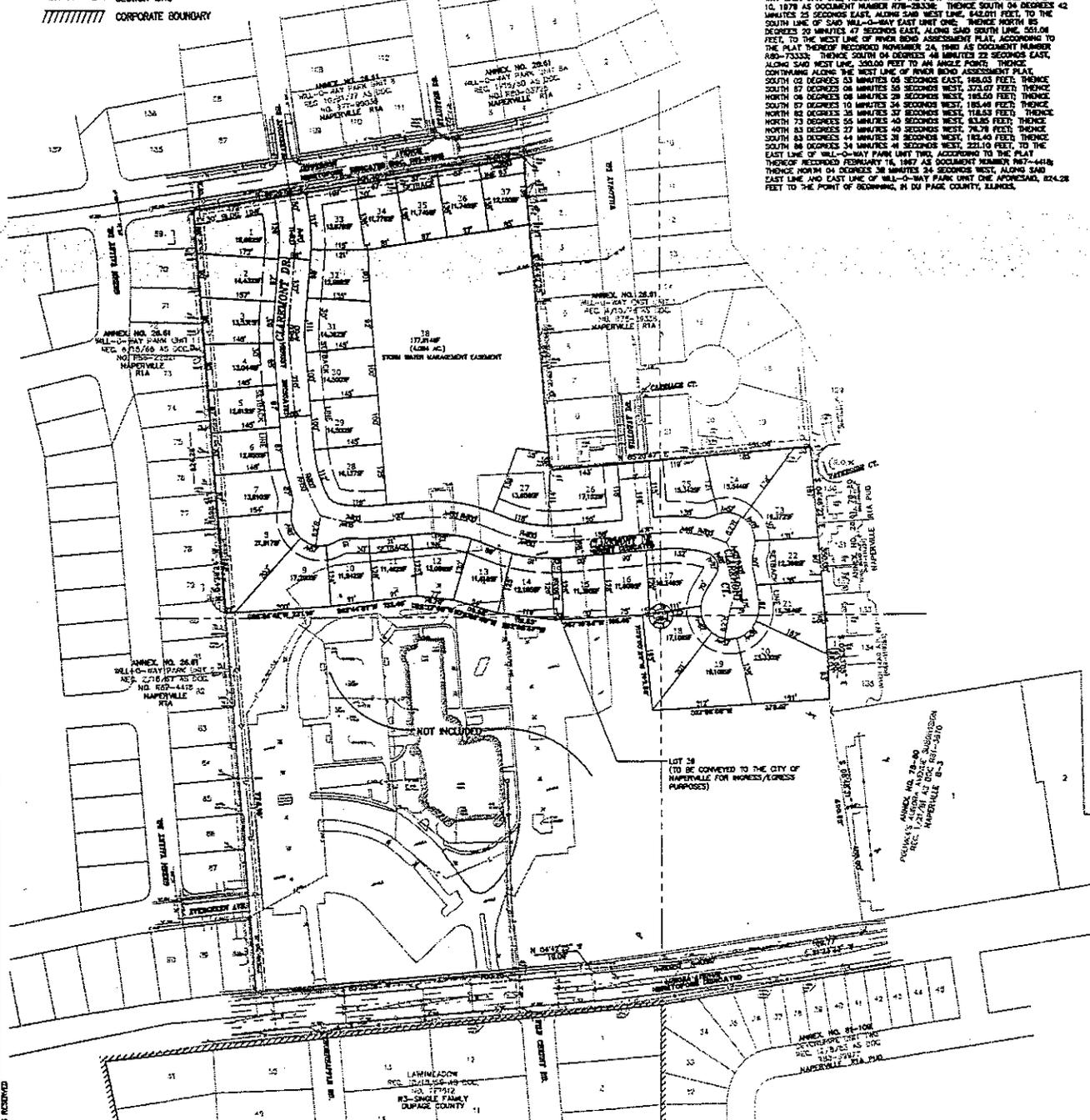
PLAT 07-14-11-008
07-14-17-003
07-15-317-020
07-23-238-010
07-24-100-012

- LEGEND**
- SUBDIVISION BOUNDARY
 - EXISTING LOT LINE
 - CENTER LINE
 - LOT LINE
 - BASEMENT LINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - ////// CORPORATE BOUNDARY



LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, PART OF THE SOUTHEAST QUARTER OF SECTION 14, PART OF THE NORTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN OCCURRED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MILL-O-WAY PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1968 AS DOCUMENT NUMBER 184-23231, WITH THE SOUTH LINE OF JEFFERSON STREET, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NUMBER 181-18156; THENCE ON AN ASSUMED CLEARING OF NORTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF JEFFERSON STREET, 86.40 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1743.38 FEET, AN ARC DISTANCE OF 184.0 FEET TO THE WEST LINE OF MILL-O-WAY EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1978 AS DOCUMENT NUMBER 187-23336; THENCE SOUTH 04 DEGREES 42 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 842.01 FEET, TO THE SOUTH LINE OF SAID MILL-O-WAY EAST UNIT ONE; THENCE NORTH 85 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 251.08 FEET, TO THE WEST LINE OF FRIER BOND ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1980 AS DOCUMENT NUMBER 180-70332; THENCE SOUTH 04 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 350.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE WEST LINE OF FRIER BOND ASSESSMENT PLAT, SOUTH 02 DEGREES 53 MINUTES 06 SECONDS EAST, 186.03 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 58 SECONDS WEST, 373.07 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 28 SECONDS WEST, 185.00 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 34 SECONDS WEST, 185.00 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 37 SECONDS WEST, 178.85 FEET; THENCE NORTH 73 DEGREES 55 MINUTES 46 SECONDS WEST, 83.85 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 48 SECONDS WEST, 78.78 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 38 SECONDS WEST, 184.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, 223.10 FEET, TO THE EAST LINE OF MILL-O-WAY PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1967 AS DOCUMENT NUMBER 167-4484; THENCE NORTH 04 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE AND EAST LINE OF MILL-O-WAY PARK UNIT ONE APPROX. 824.28 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

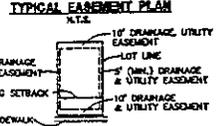


R-1-A ZONING REQUIREMENTS

- MIN. LOT AREA 10,000 SF
- MIN. LOT WIDTH 70 FT.
- MIN. FRONT YARD 30 FT.
- MIN. EXT. SIDE YARD 30 FT.
- MIN. INT. SIDE YARD 3.0x70' MIN. IF
- MIN. REAR YARD 25% LOT DEPTH OR 30' MAX.

SITE DATA

- GROSS AREA = 852,300 SQ.FT. = 19.566 AC.
- CURRENT ZONING = R1A (SPECIAL USE)
- PROPOSED ZONING = R1A (SPECIAL USE)
- PROPOSED ROW = 133,545 SQ.FT. = 3.066 AC.
- PROPOSED DETENTION/STORMWATER = 177,014 SQ.FT. = 4.084 AC.
- PROPOSED BUILDABLE LOTS = 243,821 SQ.FT. = 5.545 AC.
- NET RESIDENTIAL AREA = 852,300 SQ.FT. = 19.566 AC.
- NET RESIDENTIAL DENSITY = 37 LOTS
- NET RESIDENTIAL DENSITY = 37 LOTS/19,566 AC. = 1.88 UNITS/AC.
- MIN. LOT SIZE = 11,340 SQ.FT.
- AVG. LOT SIZE = 14,817 SQ.FT.
- MAX. LOT SIZE = 23,330 SQ.FT.



FOR PRELIMINARILY PLANNED IMPROVEMENTS AND UTILITIES FOR THIS DEVELOPMENT, REFER TO THE PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATES, INC.

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
1987 HIGH GROVE LN. NAPERVILLE, IL 60540 (630) 365-3232

PROVIDED FOR:
CHARLESTON CLASSIC HOMES, INC.
407 E. GARTNER
NAPERVILLE, ILLINOIS 60540
PH. (630) 640-1714
FX. (630) 420-0936

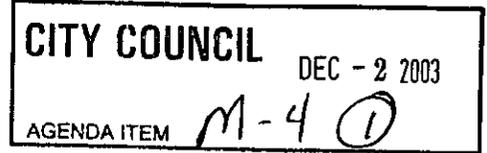
NO.	DATE	REVISION	DESCRIPTION
1	11/21/02	REVISED FOR SUEZ CLIENT-REVISION 11/24/02	

JEFFERSON ESTATES
PRELIMINARY PLAT
DRAWN BY: PMS/SPJ DATE: 11/23/02 SHEET NO. 166
SCALE: 1"=100' DATE: 10/16/02 JOB NO.: 532,002 SHEET NO. 1 OF 1

EXHIBIT B

3:1533100215332p7.dwg, 11/22/2002 08:36:40 AM, pino

CITY OF NAPERVILLE
MEMORANDUM



DATE: November 17, 2003

TO: Peter Burchard, City Manager
Brendan McLaughlin, Business Group Leader - TED

FROM: Kristine Noren, Community Planner - TED *KN*

SUBJECT: City Council Agenda Item - December 2, 2003
Request for Approval of Final Plat of Subdivision and Plat of Easement - Jefferson Estates
PST Case #479

Purpose:

Charleston Classic Homes, Inc is requesting approval of a final plat of subdivision to allow for the development of 37 single-family lots and an outlot for stormwater management in the R1A zoning district Approval of a Plat of Easement for a landscaping/grading easement and a public utility and drainage easement is also being requested No variances are being requested

Background:

The subject property consists of approximately 19.57 acres located south of Jefferson Avenue and north of the Calvary Temple School in the City of Naperville The property is currently zoned R1A (Low Density Single-Family Residential District) and is presently open space associated with the Calvary School property

The surrounding zoning and land use is as follows

Direction	Zoning	Use
North	City of Naperville R1A	Single-Family Residential
South	City of Naperville R1A with a conditional use	Church/School
East	R1A	Single-Family Residential
West	City of Naperville R1A	Single-Family Residential

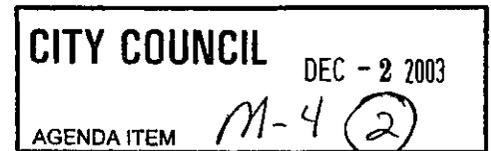
The adopted East Sector Comprehensive Master Plan designates this property for a church

The petitioner requests approval of the Final Plat of Subdivision with the Owner's Acknowledgement and Acceptance, for Jefferson Estates Subdivision

Discussion:

Director Approval Process

Per section 7-2-5.8 of the municipal code, the director of the Department of Community Development (TED) is authorized to recommend approval of a final plat to the mayor and city council, if it is determined that the final plat is in substantial conformance to the approved



preliminary plat The proposed Final Plat for Jefferson Estates has been determined to be in substantial conformance with the approved preliminary plat As such, no Plan Commission action is required

Staff Review

Staff has reviewed the proposal and has found that it meets all technical requirements of the R1A zoning district and the subdivision ordinance

Upon approval of the preliminary plat of subdivision, Plan Commission applied a condition that the petitioner investigate best management practices for the stormwater management facility To address this condition, a silt/sediment trap (as described in Attachment 1) will be installed to limit sediment, suspended matter, and trash entering the receiving storm sewer system, as well as to reduce nutrients and salts entering the receiving storm sewer system Staff is in support of the implementation of this structure and believes that it fulfills the Plan Commission condition as described above

Recommendation:

Pass the ordinance approving the Final Plat of Subdivision and Plat of Easement for Jefferson Estates

Cc Paul Mitchell, Atty
Bill Novack, TED
DRT
File

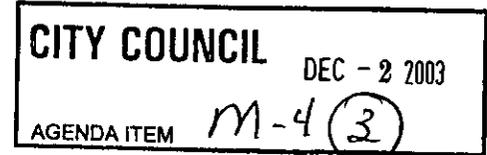
ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS

Writers Direct Number (630) 355-4490 EXT 202
Writers Fax (630) 355-3267
Writers E-MAIL SROAKE@ROAKE.COM

4 November 2003

City of Naperville
Development Review Team
400 So. Eagle St.
Naperville, IL. 60566



Attn: Mr Dave Graff

RE. Jefferson Estates
533 002

Dear Mr. Graff:

Pursuant to our meeting of 29 October, 2003, we have reviewed a number of "best management practices" for the Jefferson Estates project. The goal of the bmp's, in this case, would be to limit the sediment, suspended matter and trash entering the receiving storm sewer system as well as reduce nutrients and salts entering the receiving sewer system.

To effectively reduce nutrients and salts, either a wet-bottom pond or a wetland bottom would be required. Due to the proximity of the basin to existing and proposed residences, a wet-bottom basin would be undesirable. Jefferson Estates was created to become a compact, upscale residential area, in harmony with its surroundings. The stormwater management area was initially created to create a park / play area serving all of the residents of Jefferson Estates. Creating a wetland bottom or a natural / native grass bottom would defeat its use as a play area. Since the entire site is currently a mowed turf area, the nutrient runoff would probably not be increased by the development of Jefferson Estates, although it would probably not be reduced, either.

The remaining issue is sediment, suspended matter and floating trash. We are suggesting that a silt / sediment trap be installed at the location of the control structure (E-2) south of the Jefferson St. right-of-way. This structure has been designed to act as a baffled catch basin to trap floating debris as well as permit settlement of suspended solids (silt and other materials) before entering the storm sewer system in Jefferson St. The location was selected to permit access for maintenance and protection from freezing. A sketch of the proposed structure is enclosed.

1887 HIGH GROVE LANE • NAPERVILLE, ILLINOIS 60540 • (630) 355-3232

ROAKE AND ASSOCIATES, INC.

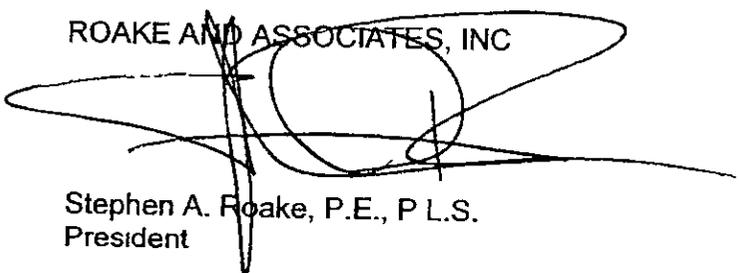
Naperville DRT / Dave Graff
4 November 2003
Page 2

CITY COUNCIL	DEC - 2, 2003
AGENDA ITEM	M-4 (4)

It is our opinion that this structure offers the best compromise in this situation. If this meets with your approval, we will revise the final engineering plans to include this detail.

Very Truly Yours,

ROAKE AND ASSOCIATES, INC



Stephen A. Roake, P.E., P L.S.
President

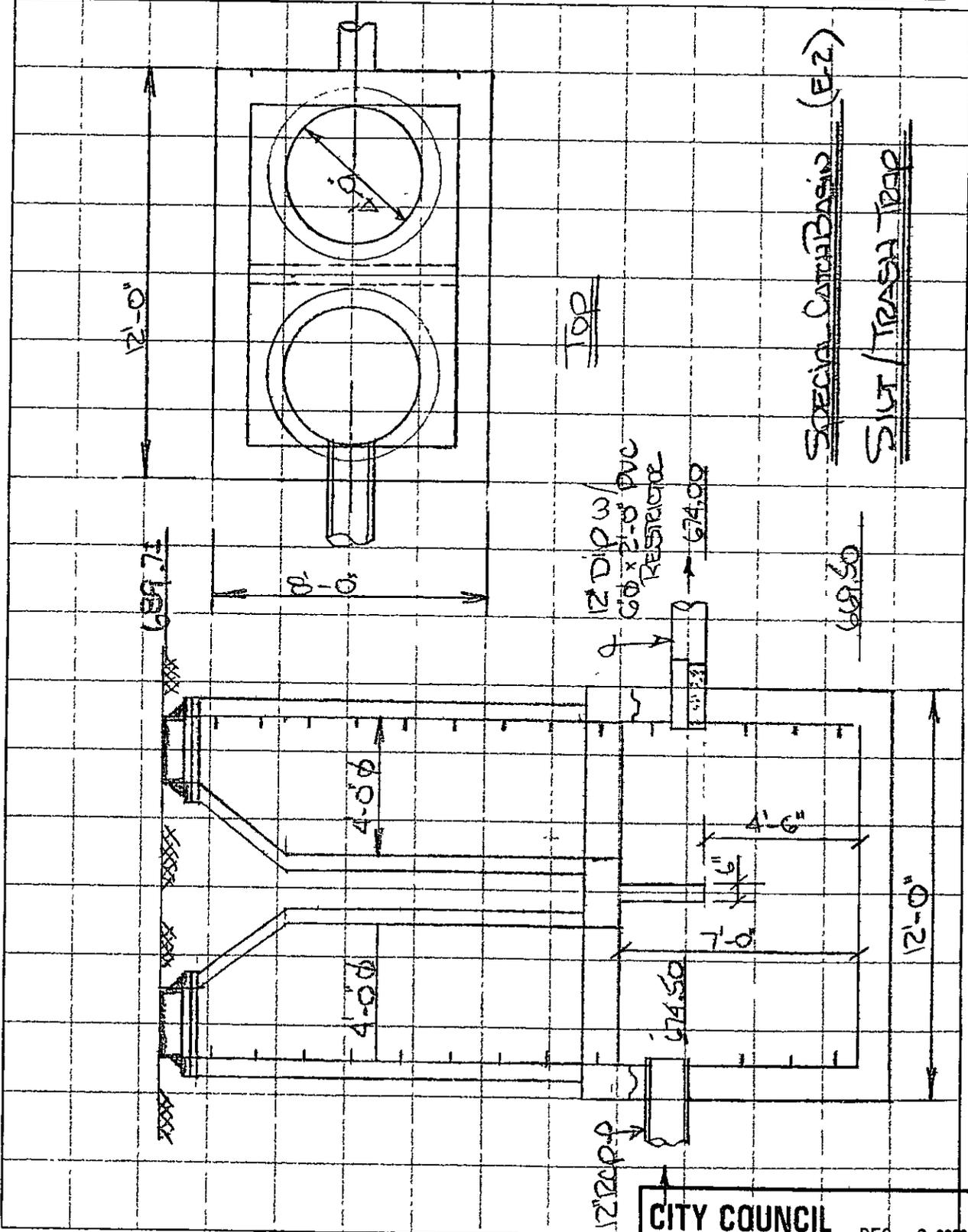
enc

cc: Paul Mitchell w/enc
Larry VanSomeren w/enc

ROAKE AND ASSOCIATES, INC.

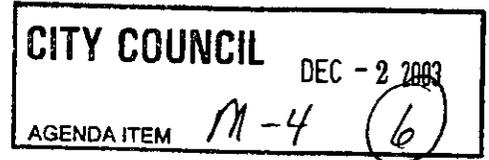
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
TEL (630) 355-3232
FAX (630) 355-3267

JOB NO 533,002 SHEET 1 OF 1
PROJECT JEFFERSON ESTATES
SUBJECT OUTLET Silt/Trash Trap
CALCULATED BY SL DATE 11-4-03
CHECKED BY _____ DATE _____



CITY COUNCIL DEC - 2 2003
AGENDA ITEM M-4 (25)

P.I.N: 07-13-317-020
07-14-417-003
07-14-417-006



PREPARED BY:

CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:

CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020

PST Case #479

ORDINANCE NO. 03 - _____

**AN ORDINANCE APPROVING THE FINAL
PLAT OF SUBDIVISION, PLAT OF EASEMENT AND THE
DEVELOPMENT PLANS FOR JEFFERSON ESTATES**

WHEREAS, Charleston Classic Homes, Inc , the petitioner, is the contract purchaser of the of the real property described in Exhibit A and depicted on Exhibit B ("Subject Property"), which is also described as being located on the south side of Jefferson Avenue and north of the Calvary Temple School, and

WHEREAS, the petitioner is requesting approval of a Final Plat of Subdivision to allow for the development of 37 single-family lots and an outlet for stormwater management, and

WHEREAS, the Final Plat of Subdivision is in substantial conformance with the Preliminary Plat of Subdivision for Jefferson Estates approved by the City Council on December 17, 2002, and

WHEREAS, the City Council has determined that the Final Plat of Subdivision, the Plat of Easement, and Development Plan for Jefferson Estates should be approved

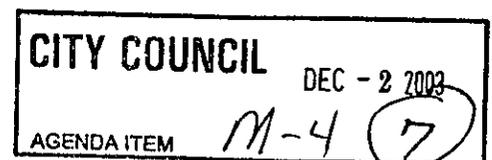
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows

SECTION 1 The provisions of the preambles are incorporated herein by reference

SECTION 2 The Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit B, is hereby approved

SECTION 3 The following documents are incorporated into and made a part of this Ordinance and are hereafter collectively referred to as the "Jefferson Estates Final Development Plans" all of which are incorporated by reference

- a Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit C
- b Plat of Easement for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/4/03 last revised 9/10/03 attached hereto and incorporated herein by reference as Exhibit D.
- c Final Engineering Plans for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 5/12/03, last revised 9/25/03, is incorporated herein by reference
- d Phase I Environmental prepared by TSC (Testing Service Corporation) identified as Job No L-55,265, dated 6/20/02, attached hereto and incorporated herein by reference
- e Owner's Acknowledgement and Acceptance for Jefferson Estates, dated 10/29/03



SECTION 4 The City Clerk is directed to record the Final Plat of Subdivision, Easement Plat, and the Jefferson Estates Development Plan approved by this Ordinance

SECTION 5 This Ordinance shall be in full force and effect upon its passage and approval

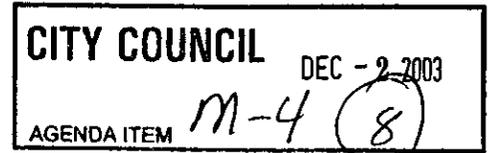
PASSED this _____ day of _____, 2003

AYES

NAYS

ABSENT

APPROVED this _____ day of _____, 2003



ATTEST:

A George Pradel
Mayor

Suzanne L Gagner
City Clerk

H:\DATA\LEGAL\ORDINANCES\12-03 Meeting\JeffersonEstatesSubPlatEasementPlat&DevelopmentPlan.ord.doc

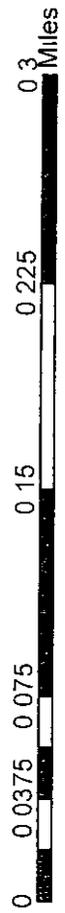
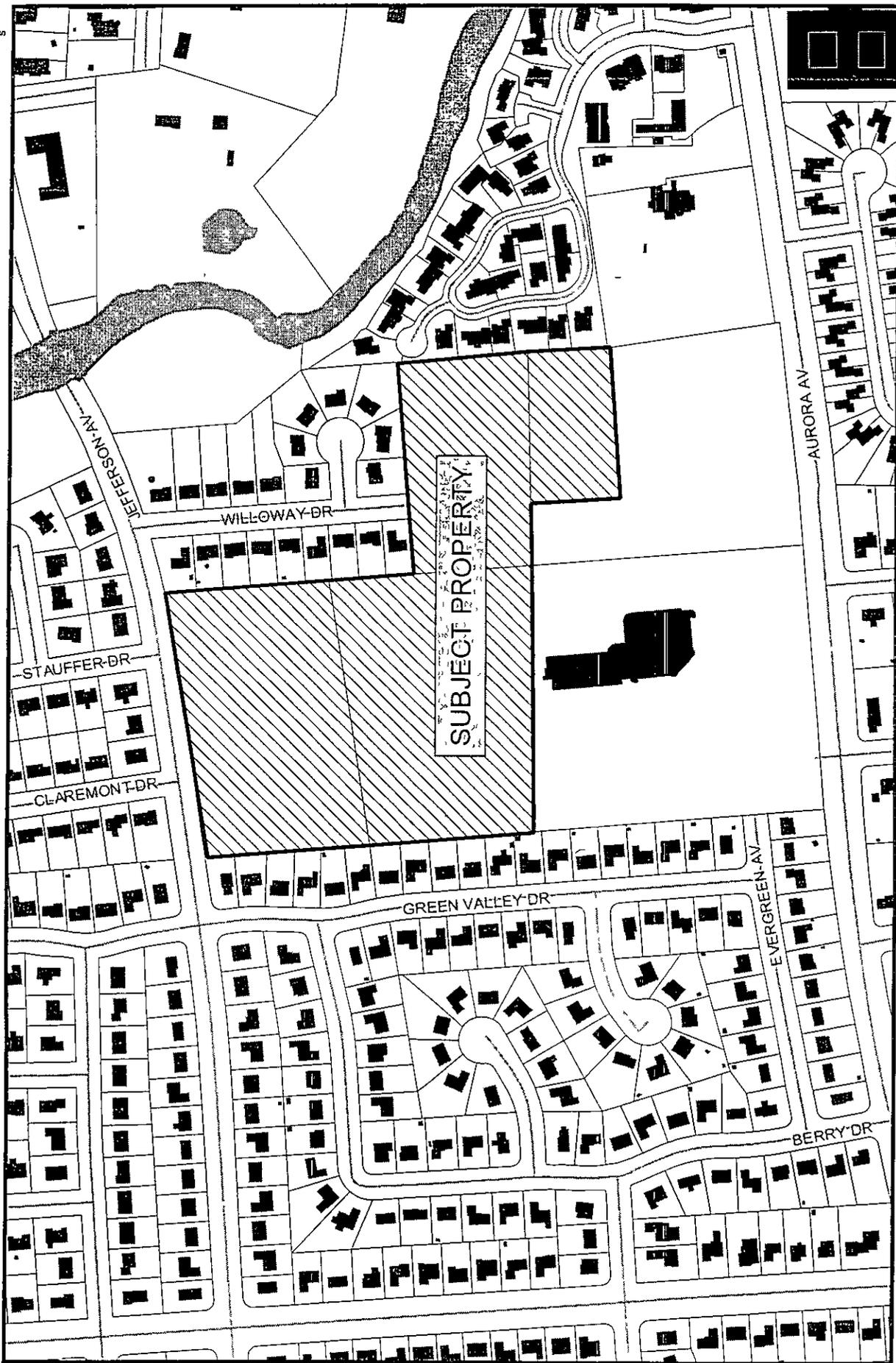
JEFFERSON ESTATE SUBDIVISION
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, PART OF THE SOUTHEAST QUARTER OF SECTION 14, PART OF THE NORTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WILL-O-WAY PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1966 AS DOCUMENT NUMBER R66-22521, WITH THE SOUTH LINE OF JEFFERSON STREET, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NUMBER R61-16156, THENCE ON AN ASSUMED BEARING OF NORTH 81 DEGREES 26 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF JEFFERSON STREET, 601 40 FEET, THENCE CONTINUING ALONG SAID SOUTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1741 36 FEET, AN ARC DISTANCE OF 98 80 FEET TO THE WEST LINE OF WILL-O-WAY EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1978 AS DOCUMENT NUMBER R78-29336, THENCE SOUTH 04 DEGREES 42 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 642 011 FEET, TO THE SOUTH LINE OF SAID WILL-O-WAY EAST UNIT ONE, THENCE NORTH 85 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 551 06 FEET, TO THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1980 AS DOCUMENT NUMBER R80-73333, THENCE SOUTH 04 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 350 00 FEET TO AN ANGLE POINT, THENCE CONTINUING ALONG THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, SOUTH 02 DEGREES 53 MINUTES 05 SECONDS EAST, 168 03 FEET, THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS WEST, 373 07 FEET, THENCE NORTH 06 DEGREES 08 MINUTES 29 SECONDS WEST, 195 50 FEET, THENCE SOUTH 87 DEGREES 10 MINUTES 34 SECONDS WEST, 185 46 FEET, THENCE NORTH 82 DEGREES 35 MINUTES 37 SECONDS WEST, 118 53 FEET, THENCE NORTH 73 DEGREES 55 MINUTES 40 SECONDS WEST, 93 85 FEET, THENCE NORTH 83 DEGREES 27 MINUTES 40 SECONDS WEST, 76 79 FEET, THENCE SOUTH 83 DEGREES 44 MINUTES 31 SECONDS WEST, 182 40 FEET, THENCE SOUTH 86 DEGREES 34 MINUTES 41 SECONDS WEST, 221 10 FEET, TO THE EAST LINE OF WILL-O-WAY PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1967 AS DOCUMENT NUMBER R67-4418, THENCE NORTH 04 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE AND EAST LINE OF WILL-O-WAY PARK UNIT ONE AFORESAID, 824 28 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS

PTN # 07-13-317-020, 07-14-417-003, 07-14-417-006

EXHIBIT A

JEFFERSON ESTATES



CITY COUNCIL
AGENDA ITEM M-4
DEC 2 2003
10

TED BUSINESS GROUP
PLANNING SERVICES DIVISION

CITY COUNCIL
AGENDA ITEM *M-4*
DEC - 9 - 2003

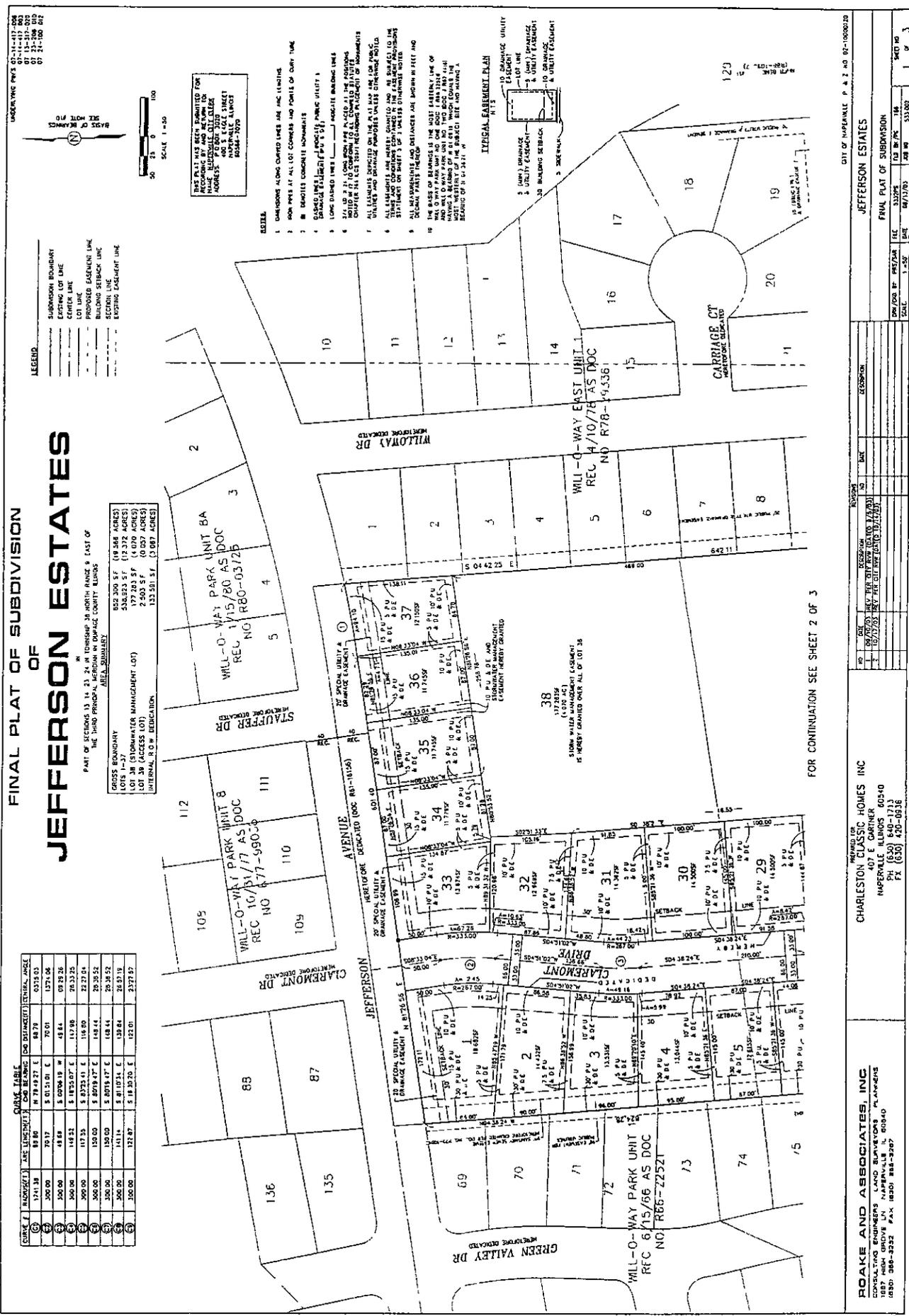


TABLE OF AREA AND ACREAGE

LOT NO.	AREA (SQ. FT.)	ACRES
1	111,111	2.53
2	111,111	2.53
3	111,111	2.53
4	111,111	2.53
5	111,111	2.53
6	111,111	2.53
7	111,111	2.53
8	111,111	2.53
9	111,111	2.53
10	111,111	2.53
11	111,111	2.53
12	111,111	2.53
13	111,111	2.53
14	111,111	2.53
15	111,111	2.53
16	111,111	2.53
17	111,111	2.53
18	111,111	2.53
19	111,111	2.53
20	111,111	2.53

WILL-O-WAY PARK UNIT 8A
 REC 1/15/20 AS DOC
 NO. R80-03/26

WILL-O-WAY PARK UNIT 8
 REC 10/31/17 AS DOC
 NO. 677-990-3

WILL-O-WAY EAST UNIT 1
 REC 4/10/18 AS DOC
 NO. R78-14,336

WILL-O-WAY PARK UNIT 12
 REC 6/13/66 AS DOC
 NO. R66-22521

- NOTES:**
1. DIMENSIONS ALONG CURVED LINES ARE LINE LENGTHS.
 2. DIMENSIONS AT ALL LOT CORNERS AND POINTS OF CURVATURE.
 3. DIMENSIONS CONCERNING MONUMENTS.
 4. DIMENSIONS CONCERNING MONUMENTS.
 5. DIMENSIONS CONCERNING MONUMENTS.
 6. DIMENSIONS CONCERNING MONUMENTS.
 7. DIMENSIONS CONCERNING MONUMENTS.
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 12. DIMENSIONS CONCERNING MONUMENTS.
 13. DIMENSIONS CONCERNING MONUMENTS.
 14. DIMENSIONS CONCERNING MONUMENTS.
 15. DIMENSIONS CONCERNING MONUMENTS.
 16. DIMENSIONS CONCERNING MONUMENTS.
 17. DIMENSIONS CONCERNING MONUMENTS.
 18. DIMENSIONS CONCERNING MONUMENTS.
 19. DIMENSIONS CONCERNING MONUMENTS.
 20. DIMENSIONS CONCERNING MONUMENTS.

JEFFERSON ESTATES

CHARLESTON CLASSIC HOMES INC

ROAKE AND ASSOCIATES, INC

CITY OF IMPERIAL, P. & Z. NO. 00-1000019

FINAL PLAT OF SUBDIVISION

NO. 00-1000019

DATE: 10/17/03

PREPARED BY: ROAKE AND ASSOCIATES, INC

SCALE: 1" = 50'

DATE: 08/27/03

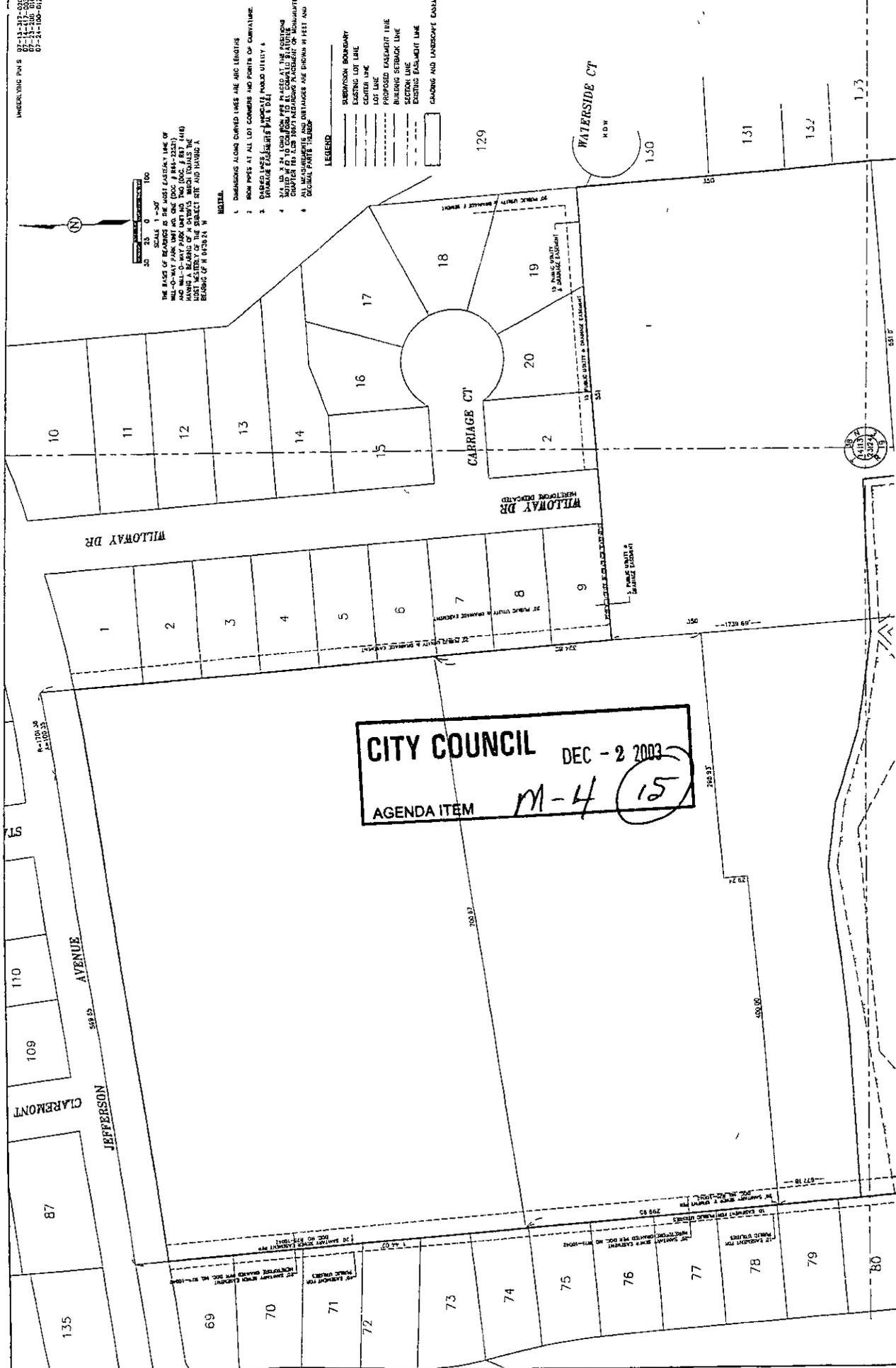
NO. 00-1000019

DATE: 10/17/03

PREPARED BY: ROAKE AND ASSOCIATES, INC

SCALE: 1" = 50'

DATE: 08/27/03



UNRECORDED PLANS 07-13-217-020
07-14-117-003
07-15-117-003
07-21-100-012

NOTES:
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS
2. BEARINGS AT ALL LOT CORNERS AND POINTS OF CURVATURE
3. DIMENSIONS ALONG STRAIGHT LINES ARE BEARINGS
4. BEARINGS AND DISTANCES ARE GIVEN IN FEET AND
FRACTIONAL PARTS THEREOF
5. BEARINGS AND DISTANCES ARE GIVEN IN FEET AND
FRACTIONAL PARTS THEREOF
6. BEARINGS AND DISTANCES ARE GIVEN IN FEET AND
FRACTIONAL PARTS THEREOF

LEGEND:
SUBDIVISION BOUNDARY
EXISTING LOT LINE
CENTER LINE
LOT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
EXISTING EASEMENT LINE
CLOSING AND LANDSCAPE EASILY

CITY COUNCIL DEC - 2 2003
AGENDA ITEM M-4 15

FOR CONTINUATION SEE SHEET 1 OF 3

NO.	DATE	DESCRIPTION	REVISION	NO.	DATE	DESCRIPTION
1	07/27/03	REV. PER CITY PLAN (DATED 8/2/03)				

PREPARED FOR: **CHARLESTON CLASSIC HOMES, INC.**
407 E. CARMER 68640
MUSKOGEE COUNTY, GA 30640
TEL: (478) 420-0618
FAX: (478) 420-0618

PROJECT: **JEFFERSON ESTATES / CALVARY TEMPLE**
PLAT OF EASEMENT
PREPARED BY: **ROAKE AND ASSOCIATES, INC.**
1807 HIGH DRIVE LYN NAPERVILLE, IL 60440
(630) 865-8202 FAX (630) 386-9297

DATE: 11/13/03
SCALE: 1"=20'

SHEET NO. 2 OF 3

© COPYRIGHT 2003 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

OWNER'S ACKNOWLEDGEMENT & ACCEPTANCE
FOR JEFFERSON ESTATES

In accordance with the provisions of the Naperville Municipal Code, Charleston Classic Homes, 407 E Gartner Road, Naperville, Illinois 60540, the owner of Jefferson Estates, shall pay all fees and fulfill all other special conditions referenced below, in addition to those requirements set forth in the Naperville Municipal Code, attached Statement of General Conditions, and all motions, ordinances and resolutions approving the Subject Property, prior to recording the final subdivision plat for Jefferson Estates. Said fees shall not be paid under protest.

School Donation: \$69,982.50 (based on 37 three-bedroom detached units)

Park Donation: \$113,554.14 (based on 37 three-bedroom detached units)

Engineering Review Fee: \$12,269 (1.5% of the approved engineer's cost estimate)

Utility Rebate, Special Connection Fees, Recapture Fees, Special Assessment Amounts, Special Service Area Taxes: None

Road Improvement Fees: None

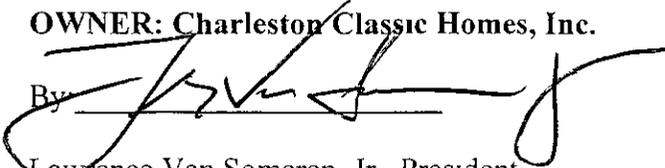
Financial Surety: Financial surety shall be provided in the amount of \$899,748 (110% of the approved engineer's cost estimate) to guarantee the completion of public improvements and soil erosion and sedimentation control at the Subject Property. Financial surety shall be received and approved prior to site development permit issuance.

Special Conditions

None

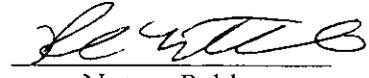
The undersigned warrants that he/she is the owner, or is the duly authorized representative of the owner in the case of a corporation, partnership, trust, or similar ownership form. The undersigned has full power and authority to sign this document and agrees to the provisions set forth herein.

OWNER: Charleston Classic Homes, Inc.

By 
Lawrence Van Someren, Jr., President

CITY COUNCIL DEC - 2 2003
AGENDA ITEM M-4 (18)

The foregoing instrument was acknowledged before me by Lawrence Van Someren, this
29th day of October, 2003


Notary Public



STATEMENT OF GENERAL CONDITIONS

The following information represents general requirements to be fulfilled by the property owner through the development of the Subject Property, as approved by City Council. This list is not intended to be comprehensive and does not preclude all other requirements as set forth in the Naperville Municipal Code. These requirements are in addition to those that were listed in the Owner's Acknowledgement & Acceptance Letter, signed by the property owner, for your development.

Financial Surety: The owner is required to provide financial surety, in a form approved by the City Attorney, to guarantee completion of public improvements and soil erosion and sedimentation control at the Subject Property. The financial surety amount shall represent 110% of the approved engineer's cost estimate and shall be submitted prior to issuance of any site development permits for the Subject Property.

Public Improvements: Unless otherwise noted in the Acknowledgement & Acceptance Letter signed by the owner, the owner will construct all public improvements shown on the Final Engineering plans at its sole cost.

Sidewalk Construction: Exceptions to the strict adherence of Subdivision Control Regulations will be permitted only with respect to the construction of sidewalks that may be deferred until the earlier of the construction of buildings on or full development of adjacent lots, or upon written request of the City Engineer. Such request shall not be made before three (3) years after the City Council approval of the Final Subdivision Plat for the subject property. Notwithstanding the above, all required sidewalks located within the rights-of-way of any arterial or major collector streets shall be constructed as part of the required roadway improvements.

Building Permits: No building permits shall be issued for a particular lot or parcel within the subject property until the Transportation, Engineering, and Development Business Group and Public Utilities Department have determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

P.I.N. 07-13-317-020
07-14-417-003
07-14-417-006

PREPARED BY:

**CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170**

RETURN TO:

**CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020**

PST Case #479

ORDINANCE NO. 03 - 214

**AN ORDINANCE APPROVING THE FINAL
PLAT OF SUBDIVISION, PLAT OF EASEMENT AND THE
DEVELOPMENT PLANS FOR JEFFERSON ESTATES**

WHEREAS, Charleston Classic Homes, Inc , the petitioner, is the contract purchaser of the of the real property described in Exhibit A and depicted on Exhibit B ("Subject Property"), which is also described as being located on the south side of Jefferson Avenue and north of the Calvary Temple School, and

WHEREAS, the petitioner is requesting approval of a Final Plat of Subdivision to allow for the development of 37 single-family lots and an outlot for stormwater management, and

WHEREAS, the Final Plat of Subdivision is in substantial conformance with the Preliminary Plat of Subdivision for Jefferson Estates approved by the City Council on December 17, 2002, and

WHEREAS, the City Council has determined that the Final Plat of Subdivision, the Plat of Easement, and Development Plan for Jefferson Estates should be approved

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows

SECTION 1 The provisions of the preambles are incorporated herein by reference

SECTION 2 The Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit B, is hereby approved

SECTION 3 The following documents are incorporated into and made a part of this Ordinance and are hereafter collectively referred to as the "Jefferson Estates Final Development Plans" all of which are incorporated by reference

- a Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit C
- b Plat of Easement for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 8/4/03 last revised 9/10/03 attached hereto and incorporated herein by reference as Exhibit D.
- c Final Engineering Plans for Jefferson Estates, prepared by Roake Associates identified as Job No 533 02, dated 5/12/03, last revised 9/25/03, is incorporated herein by reference
- d Phase I Environmental prepared by TSC (Testing Service Corporation) identified as Job No L-55,265, dated 6/20/02, attached hereto and incorporated herein by reference
- e Owner's Acknowledgement and Acceptance for Jefferson Estates, dated 10/29/03

SECTION 4 The City Clerk is directed to record the Final Plat of Subdivision, Easement Plat, and the Jefferson Estates Development Plan approved by this Ordinance

SECTION 5 This Ordinance shall be in full force and effect upon its passage and approval

PASSED this 2nd day of December, 2003

AYES FIORE, FURSTENAU, KRAUSE, MACRANE, ROSANOVA, SENGER,
 PRADEL, BOYAJIAN, ELLINGSON

NAYS NONE

ABSENT NONE

APPROVED this 3rd day of December, 2003

ATTEST

Suzanne L Gagner
Suzanne L Gagner, CMC
City Clerk

A. George Pradel
A. George Pradel
Mayor

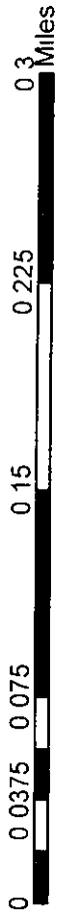
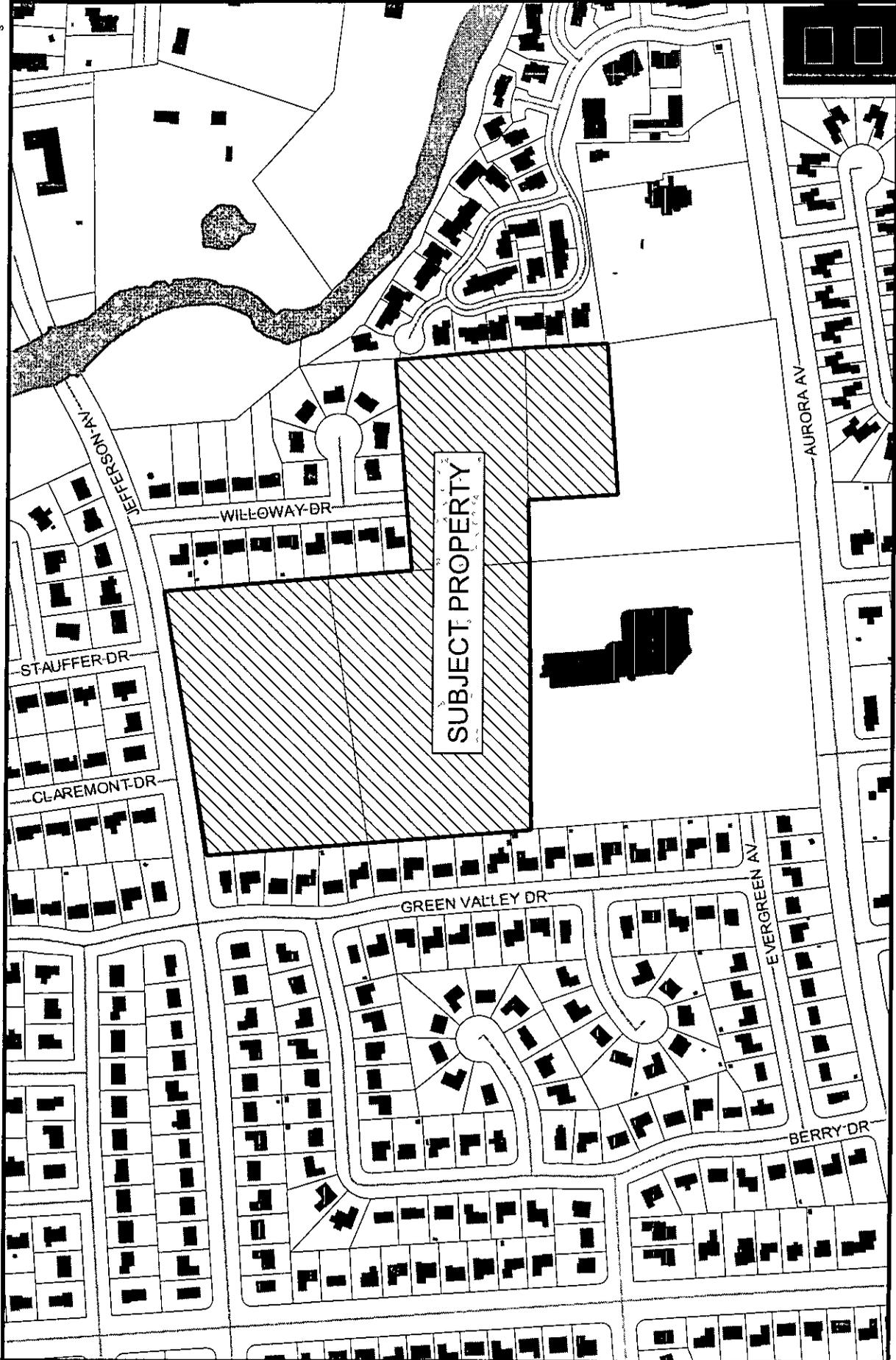
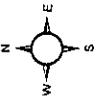
JEFFERSON ESTATE SUBDIVISION
LEGAL DESCRIPTION

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PIN # 07-13-317-020, 07-14-417-003, 07-14-417-006

EXHIBIT A

JEFFERSON ESTATES



UNDER THE PWS 02-14-117-000
 02-14-117-000
 02-14-117-000
 02-14-117-000
 02-14-117-000

LEGEND

---	SUBDIVISION BOUNDARY
---	EXISTING LOT LINE
---	LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	SECTION LINE
---	EXISTING EASEMENT LINE

FINAL PLAT OF SUBDIVISION OF JEFFERSON ESTATES

PART OF SECTIONS 13, 14, 21, 24 IN TOWNSHIP 26 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DAVISON COUNTY MINNESOTA

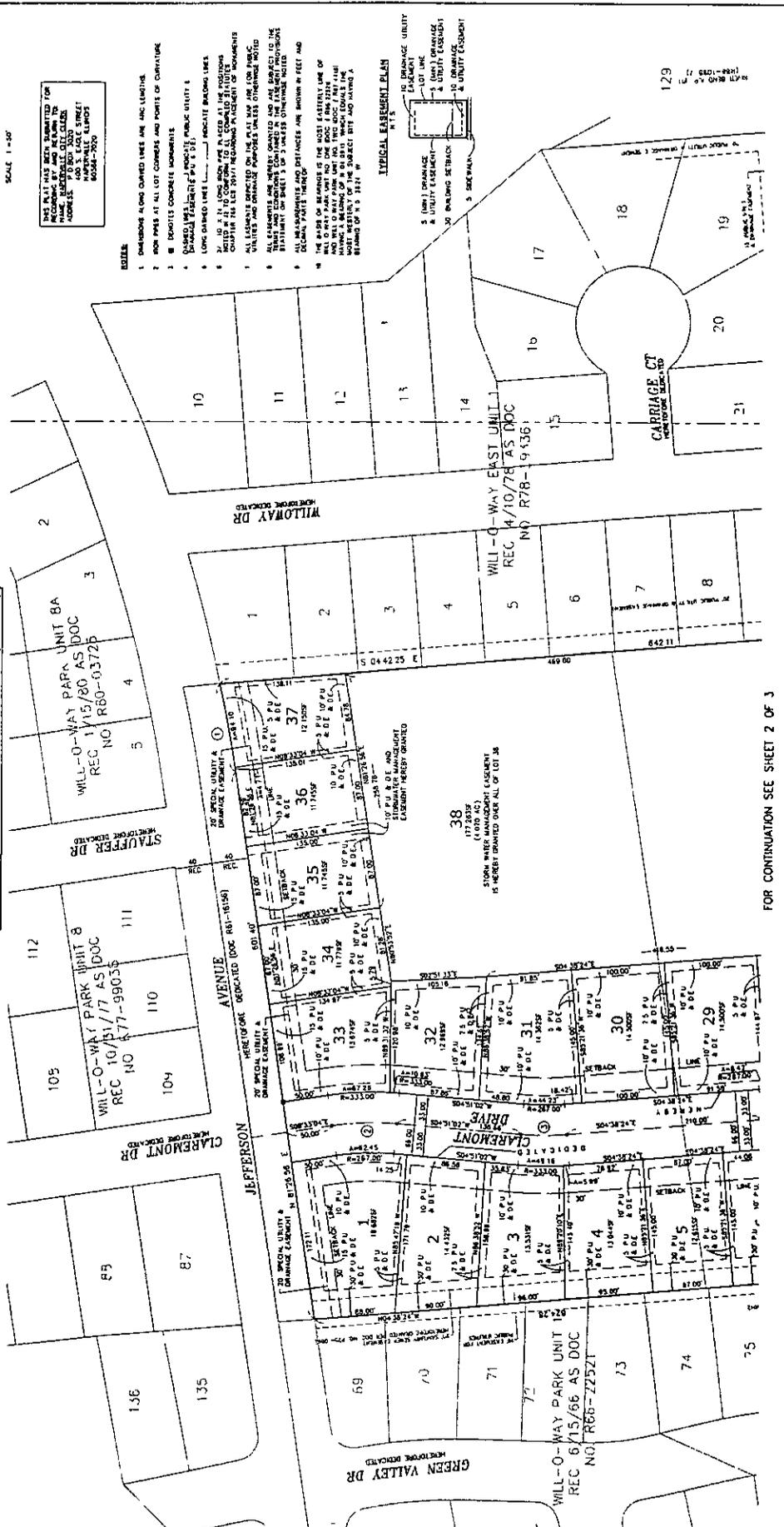
RECORDS:

143,300 S.F. (3.26 ACRES)
528,203 S.F. (12.02 ACRES)
177,263 S.F. (4.02 ACRES)
2,503 S.F. (0.057 ACRES)
133,981 S.F. (3.087 ACRES)

CROSS BOUNDARY:

LOT 18 (STORMWATER MANAGEMENT LOT)
LOT 38 (ACCESS LOT)
INTERNAL R.O.W. DEDICATION

DATE	AMOUNT	INT. CHARGE				
7/11/38	500.00	1.00	1.00	1.00	1.00	1.00
8/11/38	500.00	1.00	1.00	1.00	1.00	1.00
9/11/38	500.00	1.00	1.00	1.00	1.00	1.00
10/11/38	500.00	1.00	1.00	1.00	1.00	1.00
11/11/38	500.00	1.00	1.00	1.00	1.00	1.00
12/11/38	500.00	1.00	1.00	1.00	1.00	1.00
1/11/39	500.00	1.00	1.00	1.00	1.00	1.00
2/11/39	500.00	1.00	1.00	1.00	1.00	1.00
3/11/39	500.00	1.00	1.00	1.00	1.00	1.00
4/11/39	500.00	1.00	1.00	1.00	1.00	1.00
5/11/39	500.00	1.00	1.00	1.00	1.00	1.00
6/11/39	500.00	1.00	1.00	1.00	1.00	1.00
7/11/39	500.00	1.00	1.00	1.00	1.00	1.00
8/11/39	500.00	1.00	1.00	1.00	1.00	1.00
9/11/39	500.00	1.00	1.00	1.00	1.00	1.00
10/11/39	500.00	1.00	1.00	1.00	1.00	1.00
11/11/39	500.00	1.00	1.00	1.00	1.00	1.00
12/11/39	500.00	1.00	1.00	1.00	1.00	1.00
1/11/40	500.00	1.00	1.00	1.00	1.00	1.00
2/11/40	500.00	1.00	1.00	1.00	1.00	1.00
3/11/40	500.00	1.00	1.00	1.00	1.00	1.00
4/11/40	500.00	1.00	1.00	1.00	1.00	1.00
5/11/40	500.00	1.00	1.00	1.00	1.00	1.00
6/11/40	500.00	1.00	1.00	1.00	1.00	1.00
7/11/40	500.00	1.00	1.00	1.00	1.00	1.00
8/11/40	500.00	1.00	1.00	1.00	1.00	1.00
9/11/40	500.00	1.00	1.00	1.00	1.00	1.00
10/11/40	500.00	1.00	1.00	1.00	1.00	1.00
11/11/40	500.00	1.00	1.00	1.00	1.00	1.00
12/11/40	500.00	1.00	1.00	1.00	1.00	1.00
1/11/41	500.00	1.00	1.00	1.00	1.00	1.00
2/11/41	500.00	1.00	1.00	1.00	1.00	1.00
3/11/41	500.00	1.00	1.00	1.00	1.00	1.00
4/11/41	500.00	1.00	1.00	1.00	1.00	1.00
5/11/41	500.00	1.00	1.00	1.00	1.00	1.00
6/11/41	500.00	1.00	1.00	1.00	1.00	1.00
7/11/41	500.00	1.00	1.00	1.00	1.00	1.00
8/11/41	500.00	1.00	1.00	1.00	1.00	1.00
9/11/41	500.00	1.00	1.00	1.00	1.00	1.00
10/11/41	500.00	1.00	1.00	1.00	1.00	1.00
11/11/41	500.00	1.00	1.00	1.00	1.00	1.00
12/11/41	500.00	1.00	1.00	1.00	1.00	1.00
1/11/42	500.00	1.00	1.00	1.00	1.00	1.00
2/11/42	500.00	1.00	1.00	1.00	1.00	1.00
3/11/42	500.00	1.00	1.00	1.00	1.00	1.00
4/11/42	500.00	1.00	1.00	1.00	1.00	1.00
5/11/42	500.00	1.00	1.00	1.00	1.00	1.00
6/11/42	500.00	1.00	1.00	1.00	1.00	1.00
7/11/42	500.00	1.00	1.00	1.00	1.00	1.00
8/11/42	500.00	1.00	1.00	1.00	1.00	1.00
9/11/42	500.00	1.00	1.00	1.00	1.00	1.00
10/11/42	500.00	1.00	1.00	1.00	1.00	1.00
11/11/42	500.00	1.00	1.00	1.00	1.00	1.00
12/11/42	500.00	1.00	1.00	1.00	1.00	1.00
1/11/43	500.00	1.00	1.00	1.00	1.00	1.00
2/11/43	500.00	1.00	1.00	1.00	1.00	1.00
3/11/43	500.00	1.00	1.00	1.00	1.00	1.00
4/11/43	500.00	1.00	1.00	1.00	1.00	1.00
5/11/43	500.00	1.00	1.00	1.00	1.00	1.00
6/11/43	500.00	1.00	1.00	1.00	1.00	1.00
7/11/43	500.00	1.00	1.00	1.00	1.00	1.00
8/11/43	500.00	1.00	1.00	1.00	1.00	1.00
9/11/43	500.00	1.00	1.00	1.00	1.00	1.00
10/11/43	500.00	1.00	1.00	1.00	1.00	1.00
11/11/43	500.00	1.00	1.00	1.00	1.00	1.00
12/11/43	500.00	1.00	1.00	1.00	1.00	1.00
1/11/44	500.00	1.00	1.00	1.00	1.00	1.00
2/11/44	500.00	1.00	1.00	1.00	1.00	1.00
3/11/44	500.00	1.00	1.00	1.00	1.00	1.00
4/11/44	500.00	1.00	1.00	1.00	1.00	1.00
5/11/44	500.00	1.00	1.00	1.00	1.00	1.00
6/11/44	500.00	1.00	1.00	1.00	1.00	1.00
7/11/44	500.00	1.00	1.00	1.00	1.00	1.00
8/11/44	500.00	1.00	1.00	1.00	1.00	1.00
9/11/44	500.00	1.00	1.00	1.00	1.00	1.00
10/11/44	500.00	1.00	1.00	1.00	1.00	1.00
11/11/44	500.00	1.00	1.00	1.00	1.00	1.00
12/11/44	500.00	1.00	1.00	1.00	1.00	1.00
1/11/45	500.00	1.00	1.00	1.00	1.00	1.00
2/11/45	500.00	1.00	1.00	1.00	1.00	1.00
3/11/45	500.00	1.00	1.00	1.00	1.00	1.00
4/11/45	500.00	1.00	1.00	1.00	1.00	1.00
5/11/45	500.00	1.00	1.00	1.00	1.00	1.00
6/11/45	500.00	1.00	1.00	1.00	1.00	1.00
7/11/45	500.00	1.00	1.00	1.00	1.00	1.00
8/11/45	500.00	1.00	1.00	1.00	1.00	1.00
9/11/45	500.00	1.00	1.00	1.00	1.00	1.00
10/11/45	500.00	1.00	1.00	1.00	1.00	1.00
11/11/45	500.00	1.00	1.00	1.00	1.00	1.00
12/11/45	500.00	1.00	1.00	1.00	1.00	1.00
1/11/46	500.00	1.00	1.00	1.00	1.00	1.00
2/11/46	500.00	1.00	1.00	1.00	1.00	1.00
3/11/46	500.00	1.00	1.00	1.00	1.00	1.00
4/11/46	500.00	1.00	1.00	1.00	1.00	1.00
5/11/46	500.00	1.00	1.00	1.00	1.00	1.00
6/11/46	500.00	1.00	1.00	1.00	1.00	1.00
7/11/46	500.00	1.00	1.00	1.00	1.00	1.00
8/11/46	500.00	1.00	1.00	1.00	1.00	1.00
9/11/46	500.00	1.00	1.00	1.00	1.00	1.00
10/11/46	500.00	1.00	1.00	1.00	1.00	1.00
11/11/46	500.00	1.00	1.00	1.00	1.00	1.00
12/11/46	500.00	1.00	1.00	1.00	1.00	1.00
1/11/47	500.00	1.00	1.00	1.00	1.00	1.00
2/11/47	500.00	1.00	1.00	1.00	1.00	1.00
3/11/47	500.00	1.00	1.00	1.00	1.00	1.00
4/11/47	500.00	1.00	1.00	1.00	1.00	1.00
5/11/47	500.00	1.00	1.00	1.00	1.00	1.00
6/11/47	500.00	1.00	1.00	1.00	1.00	1.00
7/11/47	500.00	1.00	1.00	1.00	1.00	1.00
8/11/47	500.00	1.00	1.00	1.00	1.00	1.00
9/11/47	500.00	1.00	1.00	1.00	1.00	1.00
10/11/47	500.00	1.00	1.00	1.00	1.00	1.00
11/11/47	500.00	1.00	1.00	1.00	1.00	1.00
12/11/47	500.00	1.00	1.00	1.00	1.00	1.00
1/11/48	500.00	1.00	1.00	1.00	1.00	1.00
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3/11/48	500.00	1.00	1.00	1.00	1.00	1.00
4/11/48	500.00	1.00	1.00	1.00	1.00	1.00
5/11/48	500.00	1.00	1.00	1.00	1.00	1.00
6/11/48	500.00	1.00	1.00	1.00	1.00	1.00
7/11/48	500.00	1.00	1.00	1.00	1.00	1.00
8/11/48	500.00	1.00	1.00	1.00	1.00	1.00
9/11/48	500.00	1.00	1.00	1.00	1.00	1.00
10/11/48	500.00	1.00	1.00	1.00	1.00	1.00
11/11/48	500.00	1.00	1.00	1.00	1.00	1.00
12/11/48	500.00	1.00	1.00	1.00	1.00	1.00
1/11/49	500.00	1.00	1.00	1.00	1.00	1.00
2/11/49	500.00	1.00	1.00	1.00	1.00	1.00
3/11/49	500.00	1.00	1.00	1.00	1.00	1.00
4/11/49	500.00	1.00	1.00	1.00	1.00	1.00
5/11/49	500.00	1.00	1.00	1.00	1.00	1.00
6/11/49	500.00	1.00	1.00	1.00	1.00	1.00
7/11/49	500.00	1.00	1.00	1.00	1.00	1.00
8/11/49	500.00	1.00	1.00	1.00	1.00	1.00
9/11/49	500.00	1.00	1.00	1.00	1.00	1.00
10/11/49	500.00	1.00	1.00	1.00	1.00	1.00
11/11/49	500.00	1.00	1.00	1.00	1.00	1.00
12/11/49	500.00	1.00	1.00	1.00	1.00	1.00
1/11/50	500.00	1.00	1.00	1.00	1.00	1.00
2/11/50	500.00	1.00	1.00	1.00	1.00	1.00
3/11/50	500.00	1.00	1.00	1.00	1.00	1.00
4/11/50	500.00	1.00	1.00	1.00	1.00	1.00
5/11/50	500.00	1.00	1.00	1.00	1.00	1.00
6/11/50	500.00	1.00	1.00	1.00	1.00	1.00
7/11/50	500.00	1.00	1.00	1.00	1.00	1.00
8/11/50	500.00	1.00	1.00	1.00	1.00	1.00
9/11/50	500.00	1.00	1.00	1.00	1.00	1.00
10/11/50	500.00	1.00	1.00	1.00	1.00	1.00
11/11/50	500.00	1.00	1.00	1.00	1.00	1.00
12/11/50	500.00	1.00	1.00	1.00	1.00	1.00



FOR CONTINUATION SEE SHEET 2 OF 3

ROAKE AND ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 1007 E. CLARKIN
 MAPLE VALLEY, MINNESOTA 55340
 PH: (650) 368-3732

UNRECORDED PINS
 07-11-117-02
 07-23-208-01
 07-24-100-01

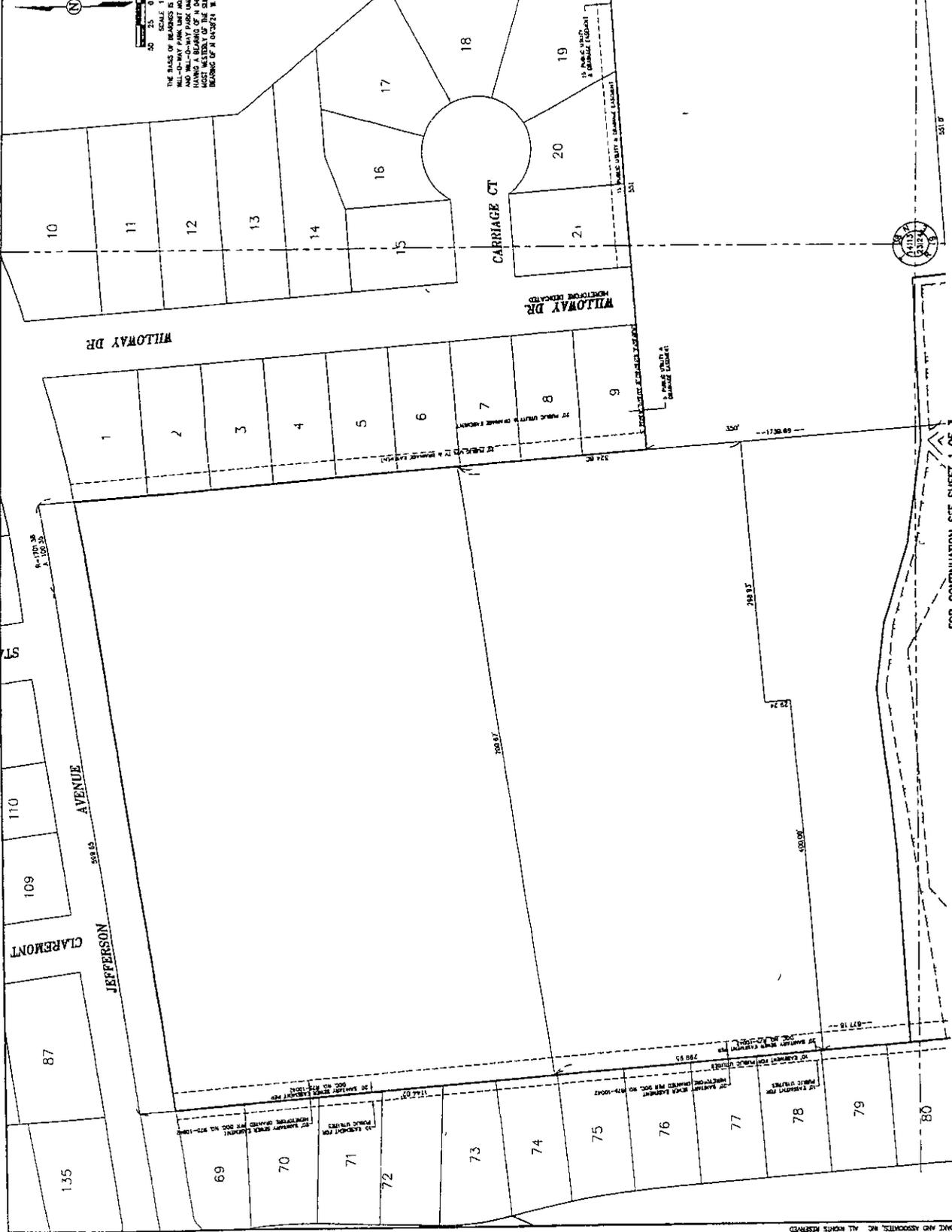
THE BASIS OF BEARINGS IS THE MOST EASTERLY LINE OF THE ADJACENT PROPERTY. ALL BEARINGS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

SCALE 1" = 30'

20 25 0 100

- NOTES**
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS
 2. ROW PINS AT ALL LOT CORNERS AND POINTS OF CURVATURE
 3. DASHED LINES INDICATE PROPOSED PUBLIC UTILITY & DRAINAGE TRENCHES PER P&I & D&I
 4. 24" I.D. X 36" LONG ROW PINS PLACED AT THE PROPOSED CORNERS TO BE SET BY THE CONTRACTOR TO BE USED TO LOCATE THE PROPOSED PLACEMENT OF ROW PINS
 5. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF

- LEGEND**
- SUBDIVISION BOUNDARY
 - EXISTING LOT LINE
 - PROPOSED CENTER LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED SETBACK LINE
 - SECTION LINE
 - EXISTING EASEMENT LINE
 - GRADING AND LANDSCAPE USE



NO.	DATE	DESCRIPTION
1	07/20/03	REV. PER CITY REVIEWED 07/20/03

FOR CONTINUATION SEE SHEET 1 OF 3

REVISION FOR
CHARLESTON CLASSIC HOMES, INC
 407 E. GARDNER
 NAPERVILLE, ILLINOIS 60540
 PH. (630) 640-1713
 FX. (630) 420-0938

REVISION FOR
ROAKE AND ASSOCIATES, INC
 CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
 1887 HIGH GROVE LN, NAPERVILLE, IL 60540
 (630) 668-8282 FAX (630) 968-9287

JEFFERSON ESTATES / CALVARY TEMPLE

PLAT OF EASEMENT

PREPARED BY: RKS/AR DATE: 03/20/03 SHEET NO. 158

SCALE: 1"=30' DATE: 08/04/03 200 M 533.007

SHEET NO. 2 OF 2

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OWNER'S ACKNOWLEDGEMENT & ACCEPTANCE
FOR JEFFERSON ESTATES

In accordance with the provisions of the Naperville Municipal Code, Charleston Classic Homes, 407 E Gartner Road, Naperville, Illinois 60540, the owner of Jefferson Estates, shall pay all fees and fulfill all other special conditions referenced below, in addition to those requirements set forth in the Naperville Municipal Code, attached Statement of General Conditions, and all motions, ordinances and resolutions approving the Subject Property, prior to recording the final subdivision plat for Jefferson Estates Said fees shall not be paid under protest

School Donation: \$69,982 50 (based on 37 three-bedroom detached units)

Park Donation: \$113,554 14 (based on 37 three-bedroom detached units)

Engineering Review Fee: \$12,269 (1.5% of the approved engineer's cost estimate)

Utility Rebate, Special Connection Fees, Recapture Fees, Special Assessment Amounts, Special Service Area Taxes: None

Road Improvement Fees: None

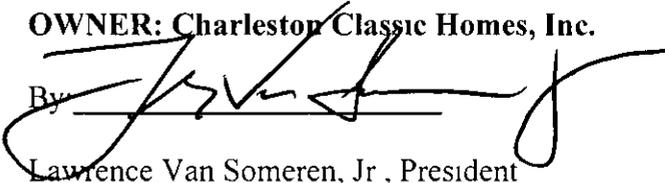
Financial Surety: Financial surety shall be provided in the amount of \$899,748 (110% of the approved engineer's cost estimate) to guarantee the completion of public improvements and soil erosion and sedimentation control at the Subject Property Financial surety shall be received and approved prior to site development permit issuance

Special Conditions

None

The undersigned warrants that he/she is the owner, or is the duly authorized representative of the owner in the case of a corporation, partnership, trust, or similar ownership form The undersigned has full power and authority to sign this document and agrees to the provisions set forth herein

OWNER: Charleston Classic Homes, Inc.

By 

Lawrence Van Someren, Jr., President

The foregoing instrument was acknowledged before me by Lawrence Van Someren, this
29th day of October, 2003


Notary Public



STATEMENT OF GENERAL CONDITIONS

The following information represents general requirements to be fulfilled by the property owner through the development of the Subject Property, as approved by City Council. This list is not intended to be comprehensive and does not preclude all other requirements as set forth in the Naperville Municipal Code. These requirements are in addition to those that were listed in the Owner's Acknowledgement & Acceptance Letter, signed by the property owner, for your development.

Financial Surety: The owner is required to provide financial surety, in a form approved by the City Attorney, to guarantee completion of public improvements and soil erosion and sedimentation control at the Subject Property. The financial surety amount shall represent 110% of the approved engineer's cost estimate and shall be submitted prior to issuance of any site development permits for the Subject Property.

Public Improvements: Unless otherwise noted in the Acknowledgement & Acceptance Letter signed by the owner, the owner will construct all public improvements shown on the Final Engineering plans at its sole cost.

Sidewalk Construction: Exceptions to the strict adherence of Subdivision Control Regulations will be permitted only with respect to the construction of sidewalks that may be deferred until the earlier of the construction of buildings on or full development of adjacent lots, or upon written request of the City Engineer. Such request shall not be made before three (3) years after the City Council approval of the Final Subdivision Plat for the subject property. Notwithstanding the above, all required sidewalks located within the rights-of-way of any arterial or major collector streets shall be constructed as part of the required roadway improvements.

Building Permits: No building permits shall be issued for a particular lot or parcel within the subject property until the Transportation, Engineering, and Development Business Group and Public Utilities Department have determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: September 18, 2013
TO: Doug Krieger, City Manager
FROM: William Novack, Director - TED Business Group
RE: CWR 13-019: Jefferson Estates

PURPOSE:

The purpose of this memorandum is to respond to CWR 13-019 regarding the required landscaping for the Jefferson Estates subdivision.

BACKGROUND:

Councilman Wentz would like to have the paperwork showing the landscape requirements that were approved for Jefferson Estates, as well as the subdivision's final approval from the council packet.

DISCUSSION:

The Jefferson Estates subdivision was a straight zoning approval and was not a planned unit development (PUD). Based on a review of the case's processing through Plan Commission and City Council, there were no conditions of approval regarding landscaping or buffering requirements in excess of the standard Municipal Code requirements (i.e., parkway landscaping).

However, the engineering plans included a landscape plan which is attached to this work request. The landscape plan shows the required parkway trees along with landscaping on both the berm and in the subdivision's detention basin. As noted above, the landscaping on the berm and inside the detention basin is above and beyond Municipal Code requirements for a single-family subdivision.

The City Council packets for both the preliminary and final subdivision plats are attached with CWR 13-018.

RECOMMENDATION:

Please share this information with the Mayor and City Council through the Manager's Memorandum of September 20, 2013.

