



**Naperville**

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)  
BUSINESS GROUP  
400 S. Eagle Street  
Naperville, IL 60540  
[www.naperville.il.us](http://www.naperville.il.us)

# **PETITION FOR DEVELOPMENT APPROVAL**



Naperville

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Ostara

ADDRESS OF SUBJECT PROPERTY: 433 Spring Avenue, Naperville, Illinois 60540; *see Exhibit A for full list of addresses.*

PARCEL IDENTIFICATION NUMBER (P.I.N.): 0713216013; 0713216022; 0713216021; 0713216011  
0713216018; 0713216016; 0713216015; 0713216014

**I. PETITIONER:** Kramer Homes, LLC

PETITIONER'S ADDRESS: 319 Centennial Ct

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**II. OWNER(S):** Kramer Homes, LLC

OWNER'S ADDRESS: 319 Centennial Ct

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**III. PRIMARY CONTACT** (review comments sent to this contact): Calvo Law Offices, P.C.

RELATIONSHIP TO PETITIONER: Attorney

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**IV. OTHER STAFF**

NAME: Cassano and Associates

RELATIONSHIP TO PETITIONER: Attorney

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT AND PROPERTY**

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

<p><b>PZC&amp;CC Processes</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input type="checkbox"/> Rezoning</li> <li><input checked="" type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Major Change to Conditional Use</li> <li><input type="checkbox"/> Planned Unit Development (PUD)</li> <li><input type="checkbox"/> Major Change to PUD</li> <li><input type="checkbox"/> Preliminary PUD Plat</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation</li> <li><input checked="" type="checkbox"/> Zoning Variance</li> <li><input type="checkbox"/> Sign Variance</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use</li> <li><input type="checkbox"/> Minor Change to PUD</li> <li><input type="checkbox"/> Deviation to Platted Setback</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input checked="" type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat</li> <li><input type="checkbox"/> Subdivision Deviation</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Engineering Plan Review</li> <li><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 2.3 ZONING OF PROPERTY: R2

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

Development of twenty five luxury townhomes for sale

**VI. REQUIRED DISCLOSURE:**

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

**FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.**

- > 08-005; R2008-010403; Ordinance Rezoning the Property Located at 433 and 435 Spring Avenue
- > 17-059; R2017-057024; An Ordinance Granting a Temporary Use and Approving an Owner's Acknowledgement and Acceptance Agreement, Landscaping Plan and Building Elevation for Real Property Located at 433-435 Spring Avenue, Naperville
- > 21-038; R2017-057024; An Ordinance Granting a Temporary Use and Approving an Owner's Acknowledgement and Acceptance Agreement, Landscaping Plan and Building Elevation for Real Property Located at 433-435 Spring Avenue, Naperville
- > 24-125; R2024-075847; An Ordinance Granting a Six-Month Extension to the Temporary Use and an Addendum to the Amended Owner's Acknowledgement and Acceptance Agreement for Property Located at 433-435 Spring Avenue, Naperville
- > R2008-010406; An Ordinance Rezoning the Property Located at 405 Spring Avenue
- >R2008-151594; An Ordinance Granting a Temporary Use for the Property Located at 405 Spring Avenue/303 N. Mill Street
- > R2008-010405; An Ordinance Rezoning the Property Located at 411 Spring Avenue
- > R2008-010404; An Ordinance Rezoning the Property Located at 415 Spring Avenue
- > St. Charles Bank and Trust; R2022-056600

**VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

**Required School Donation will be met by:**

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication


**Required Park Donation will be met by:**

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

VIII. PETITIONER'S SIGNATURE

Richard Kramer (Petitioner's Printed Name and Title), being duly

sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

10-7-2025  
(Date)

SUBSCRIBED AND SWORN TO before me this 7 day of October, 2025

  
(Notary Public and Seal)

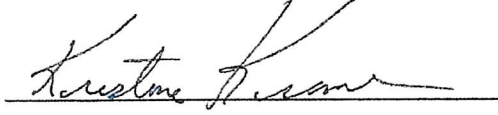


**IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



(Signature of 1<sup>st</sup> Owner or authorized agent)



(Signature of 2<sup>nd</sup> Owner or authorized agent)

10-7-2025

(Date)

10-7-2025

(Date)

Richard Kramer owner

1<sup>st</sup> Owner's Printed Name and Title

Kristine Kramer owner

2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 7 day of October, 2025



(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.

## EXHIBIT A

### PARCEL DESCRIPTION

#### **PARCEL 1:**

LOT 4 OF OWNER'S ASSESSMENT PLAT OF LOTS 18 AND 19 AND PART OF LOTS 15, 16 17 AND 20 IN BLOCK 1 OF WOODLAWN ADDITION TO NAPERVILLE, IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

417 W SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216014

#### **PARCEL 2:**

LOTS 17 AND 20 (EXCEPT THE NORTH 81.50 FEET AND THAT PART OF SAID LOTS LYING WITHIN OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409) IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

433 W SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216013  
**PIN#** 0713216022

#### **PARCEL 3:**

LOTS 21 AND 24 (EXCEPT THE NORTH 18.5 FEET) AND LOTS 22 AND 23 IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

435 W SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216021

#### **PARCEL 4:**

LOT 27 (EXCEPT THE WEST 11 FEET THEREOF) AND LOT 25 (EXCEPT THE NORTH 18.5 FEET THEREOF) AND LOT 26 IN BLOCK 1 IN WOODLAWN ADDITION TO THE

VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

501 W SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216011

**PARCEL 5:**

LOT 3 OF OWNER'S ASSESSMENT PLAT OF LOT 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20, IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN JUNE 5, 1916 IN BOOK 8, OF PLATS, PAGE 68 AS DOCUMENT NO. 125409, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

415 W SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216015

**PARCEL 6:**

LOT 2 OF OWNER'S ASSESSMENT PLAT OF LOT 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20, IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN JUNE 5, 1916 IN BOOK 8, OF PLATS, PAGE 68 AS DOCUMENT NO. 125409, IN DU PAGE COUNTY, ILLINOIS.

**Property Address:**

411 SPRING AVE  
NAPERVILLE IL 60540  
**PIN#** 0713216016

**PARCEL 7:**

LOT 1 (EXCEPT THE NORTHERLY 16 FEET THEREOF) OF OWNER'S ASSESSMENT PLAT OF LOTS 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20 IN BLOCK 1 OF WOODLAWN ADDITION TO NAPERVILLE, IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409, IN DUPAGE COUNTY, ILLINOIS.

**Property Address:**

303 N MILL ST  
NAPERVILLE IL 60540  
**PIN#** 0713216018