



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Bauer Road Duplexes

ADDRESS OF SUBJECT PROPERTY: 27W240 & 27W280 Bauer Rd, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-12-214-013; 07-12-209-024

I. PETITIONER: Hawkeye Property Holdings LLC

PETITIONER'S ADDRESS: 522 N Washington Street

CITY: Naperville STATE: IL ZIP CODE: 60563

II. OWNER(S): Hawkeye Property Holdings LLC

OWNER'S ADDRESS: 522 N Washington Street

CITY: Naperville STATE: IL ZIP CODE: 60563

III. PRIMARY CONTACT (*review comments sent to this contact*): Eric Prechtel, Rosanova & Whitaker, Ltd.

RELATIONSHIP TO PETITIONER: Attorney

IV. OTHER STAFF

NAME: Jim Caneff, P.E., Civil & Environmental Consultants, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

NAME: Steve Meyer

RELATIONSHIP TO PETITIONER: Architect

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
CC Only Process	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input checked="" type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
Administrative Review Administrative Review	<input type="checkbox"/> Engineering Plan Review <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance
Other	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: .47 ZONING OF PROPERTY: R-3 (DuPage)

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

Petitioner is seeking annexation, rezoning, plat of subdivision, and variances (if applicable) to permit the development of 6 duplex units (3 buildings) on the property in accordance with the plans submitted herewith.

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.

Mortgage - NATIONAL BANK MANTENO - R2025-065554

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:

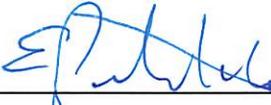
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

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

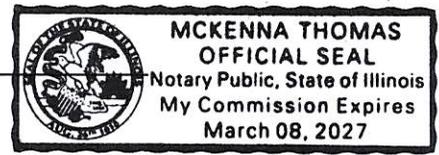
I, Eric Prechtel, attorney for Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

11/14/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 14th day of November, 2025


(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

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).

Hawkeye Property Holdings LLC



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

11/13/2025

(Date)

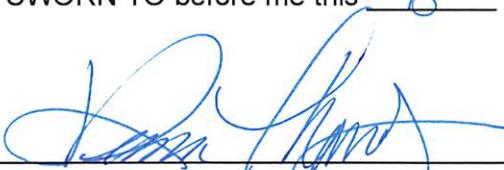
(Date)

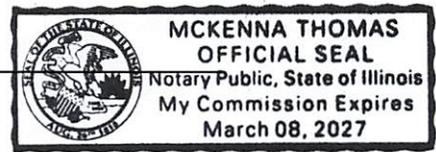
Chad Mease, Manager

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 13th day of November, 2025


(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.