

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Northwoods of Naperville

ADDRESS OF SUBJECT PROPERTY: 1151 Warrenville Road, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-05-100-028

I. PETITIONER: M/I Homes of Chicago, LLC, a Delaware limited liability company

PETITIONER'S ADDRESS: 2135 City Gate Lane, Suite 620

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-328-2716 EMAIL ADDRESS: sbarenbrugge@mihomes.com

II. OWNER(S): Illinois Hospital Association, an Illinois not-for-profit corporation

OWNER'S ADDRESS: 1151 Warrenville Road

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Caitlin Csuk (Rosanova & Whitaker, Ltd.)

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 EMAIL ADDRESS: caitlin@rw-attorneys.com

IV. OTHER STAFF

NAME: Fred Thaete – Cage Civil Engineering

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-688-8621 EMAIL ADDRESS: Fwthaete@cagecivil.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	☐ Annexation (Exhibit 3) ☒ Rezoning (Exhibit 4) ☒ Conditional Use (Exhibit 1) ☐ Major Change to Conditional Use (Exhibit 1) ☐ Planned Unit Development (PUD) (Exhibit 2) ☐ Major Change to PUD (Exhibit 2) ☐ Preliminary PUD Plat (Exhibit 2) ☐ Preliminary/Final PUD Plat ☐ PUD Deviation (Exhibit 6) ☒ Zoning Variance (Exhibit 7) ☐ Sign Variance (Exhibit 7) ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use (Exhibit 1) ☐ Minor Change to PUD (Exhibit 2) ☐ Deviation to Platted Setback (Exhibit 8) ☐ Amendment to an Existing Annexation Agreement ☒ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat (Exhibit 2) ☐ Subdivision Deviation (Exhibit 8) ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance (Exhibit 5)
Other	☐ Please specify:

ACREAGE OF PROPERTY: Approximately 12.18 acres

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

Rezoning to OCI to develop property with a 62-unit townhome community in accordance with the written petition 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.

Easement R94-55148

Easement Agreement R99-070310

Easement Agreement R2010-011550

Agreement to Vacate and Reestablish Easements R2014-099657

Ordinance 15-163 (R2015-113320) An Ordinance Granting a Signage Variance From Section 5-4-3:5 Of Title 5 (Prohibited Signs; Off Premises Signs) of the Naperville Municipal Code for the Property at 1203 Warrenville Road.

Easement R2015-038322.

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, Scott Barenbrugge, Vice President (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.

Scott Barenbrugge
(Signature of Petitioner or authorized agent)

10/29/24
(Date)

SUBSCRIBED AND SWORN TO before me this 29th day of October, 2024

Jill M Sopala
(Notary Public and Seal)

