



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**



## CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Reserves of Saddle Creek

ADDRESS OF SUBJECT PROPERTY: 10826-10846 S. Book Rd Naperville, IL 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-15-400-002-0000

**I. PETITIONER:** Douglas W. Overstreet

PETITIONER'S ADDRESS: 7245 Regal Oak Court

CITY: Yorkville STATE: IL ZIP CODE: 60560

PHONE: (630) 918-9351 EMAIL ADDRESS: doug@overstreetbuilders.com

**II. OWNER(S):** Book Road 1006600 LLC

OWNER'S ADDRESS: 7245 Regal Oak Court, Yorkville, IL 60560

CITY: Yorkville STATE: IL ZIP CODE: 60560

PHONE: (630) 918-9310 EMAIL ADDRESS: doug@overstreetbuilders.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Douglas Overstreet

RELATIONSHIP TO PETITIONER: Developer and owner

PHONE: (630) 918-8351 EMAIL ADDRESS: doug@overstreetbuilders.com

### IV. OTHER STAFF

NAME: N/A

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

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

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

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

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

## V. PROPOSED DEVELOPMENT AND PROPERTY

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

<b>PZC&amp;CC Processes</b>	<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 checked="" type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<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
<b>Administrative Review Administrative Review</b>	<input checked="" 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
<b>Other</b>	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 8 acres ZONING OF PROPERTY: Agriculture A-1

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

Subdivision of single family homes.

**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.**

None

**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:**

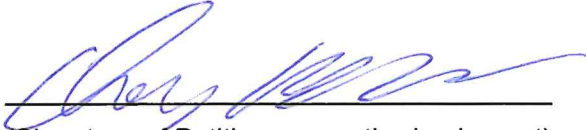
- ☐ Cash Donation (paid prior to plat recordation)
- ☒ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

**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**

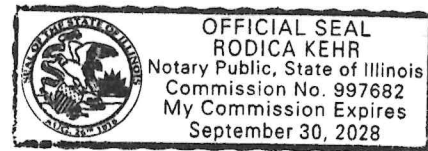
I, Douglas Overstreet (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

6-26-2025  
(Date)

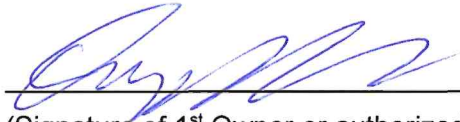
SUBSCRIBED AND SWORN TO before me this 26th day of June, 2025

  
(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)

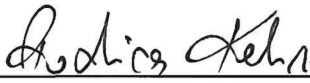
6-26-2025  
(Date)

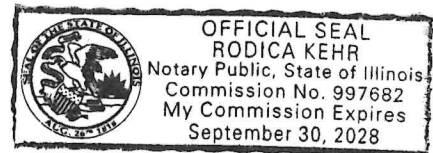
\_\_\_\_\_  
(Date)

Book Road 1006600 LLC, Manager Doug Overstreet  
1<sup>st</sup> Owner's Printed Name and Title

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

SUBSCRIBED AND SWORN TO before me this 26<sup>th</sup> day of June, 2025

  
(Notary Public and Seal)



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