



Naperville
CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL

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, IL 60563 STATE: IL ZIP CODE: 60563

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

II. OWNER(S): M/I Homes of Chicago, LLC, a Delaware limited liability company

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

CITY: Naperville, IL 60563 STATE: IL ZIP CODE: 60563

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

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

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

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	<input type="checkbox"/> Annexation <input 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 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 checked="" type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input 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: 12.18 acres ZONING OF PROPERTY: OCI

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

Final Plat of Subdivision in connection with the project approved at the February 19, 2025 Planning and Zoning Commission hearing to develop the property with a 62-unit townhome community.

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 Premise 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, Caitlin Csuk, 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.

Caitlin G. Csuk

(Signature of Petitioner or authorized agent)

6/27/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 27 day of June, 2025

Joellen M. Leavy

(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).

Carl G. Gask

Attorney for Owner

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

6/27/2025

(Date)

(Date)

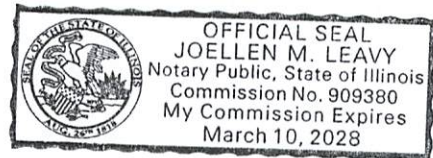
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27 day of June, 2025

Joellen M. Leavy

(Notary Public and Seal)



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