

**CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Metro West

ADDRESS OF SUBJECT PROPERTY: 1911 Continental Ave

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-16-201-016

1. **PETITIONER:** M/I Homes of Chicago LLC

PETITIONER'S ADDRESS: 400 E. Diehl Road

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-880-6888 EMAIL ADDRESS: gcollins@mihomes.com

II. OWNER(S): _____

OWNER'S ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Greg Collins

RELATIONSHIP TO PETITIONER: employee

PHONE: 630-880-6888 EMAIL ADDRESS: gcollins@mihomes.com

IV. OTHER STAFF

NAME: Oswaldo Pastrana

RELATIONSHIP TO PETITIONER: Consultant

PHONE: 773-230-0317 EMAIL ADDRESS: opastrana@civworks.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

- | | |
|---|--|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input checked="" type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 1.72 acres

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

Final Plat and PUD approval for a major change to the Railway Plaza R3 PUD to allow for the construction of 19 townhomes in-lieu of commercial for the southeast corner of Fairway Dr and N. Aurora Rd.

VI. 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:

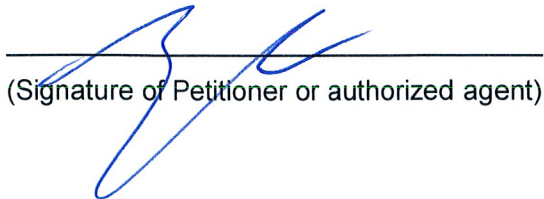
- Cash Donation Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication


PETITIONER'S SIGNATURE

I, Greg Gurns (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)

8/15/17
(Date)

SUBSCRIBED AND SWORN TO before me this 15th day of August, 2017


(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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).

Shao, Yang
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

08/15/2017
(Date)

(Date)

SHAO, YANG
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15th day of August, 2017

[Signature]



(Notary Public and Seal)

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

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: M/I Homes of Chicago LLC
Address: 400 E Diehl Rd, Suite 230
Naperville, IL 60563

2. Nature of Benefit sought: Major Change to Railway Plaza PUD

3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. M/I Homes Corp. 100%
 - b. _____
 - c. _____
 - d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

Greg Collins, Land Acquisition Mgr., 400 E Diehl Rd, Naperville, IL 60563

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Greg Collins, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: _____
(Handwritten signature of Greg Collins)

Subscribed and Sworn to before me this 15th day of August, 2017.

Laura Baucum
Notary Public and seal



METRO WEST

Supplemental Application Information

The Petitioner, M/I Homes of Chicago LLC, as the contract purchaser, respectfully submits this supplemental information to the City of Naperville to (i) approve a major change to the Railway Plaza PUD; (ii) approve a preliminary/final subdivision and PUD plat for Railway Plaza Lot 1; and (iii) approve PUD deviations as summarized below.

The property is currently improved with an asphalt parking lot. The existing zoning for the property is R3 PUD. The PUD has earmarked this property for retail/office commercial uses. As Petitioner, we are requesting this use be changed to a residential use consistent with the R3 zoning district to allow for the development and construction of 19 townhomes. All 19 townhomes will be offered “for-sale” and will not be marketed as rental units.

As a requirement of obtaining a building permit, this proposal will adhere to the Architectural Controls as established in the Final PUD Ordinance for Railway Plaza to include a consistent style and standard when compared to the existing multi-family buildings and further we will use compatible materials, exterior colors and finishes.

PUD DEVIATION REQUESTS

	Allowed	Request
Minimum Lot Area Per Unit	4000 sf	3,936 sf

EXHIBIT 2

Section 6-4-7: Standards for Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.
Our proposed townhomes will offer existing and new residents of Railway Plaza a “for sale” alternative and will further promote the solid architectural design and livability of a transit oriented community.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
We have provided a plan that continues the creative and attractive architectural design approach to Railway Plaza which will complement the existing rental community. The new residents that it will bring will help support the adjacent retail and service businesses as intended.
3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.
We have designed the site as efficiently as possible. By orientating the buildings away from North Aurora Road, we help mitigate the influence of traffic on North Aurora Road. We will utilize existing road networks within the community without any additional curb cuts and traffic conflicts and, as required, will incorporate and maintain the adjacent guest parking along our east property line.
4. Open space, outdoor common area, and recreational facilities are provided.
This new community will introduce a well landscaped, well designed community at the main entrance to Railway Plaza in-lieu of the vacant parking lot that exists today.
5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.
The intent of the R3 zoning district is providing multiple-family areas of a medium density character that accommodates a variety of housing types and compatible uses. This plan and the requested modifications will fulfill the intent of providing good character elevations and planning design and will complement and enhance the livability of the Railway Plaza community.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
The plan unit development will be consistent and in character with surrounding land uses and adjacent property. Given the residential character of the area and the intent of a transit oriented design, a townhome development is appropriate for this site.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
Railway Plaza was one of the first of its kind and provided the framework for many other communities to emulate a true transit oriented community that takes advantage of a commuter train asset like Metra. Our density, use, and design are exactly the type of community additions that continue was intended for this location.

EXHIBIT 6:

Section 6-4-3:12.1: Standards for Approving a PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district

The intent and purpose of the underlying R3 PUD at Railway Plaza was part of the overall master plan to deliver a transit oriented mix use housing community made up of both residential and convenient retail/service uses near the Metra train station. In the spirit of what Railway Plaza has delivered for years, our proposal complements the underlying zoning and surrounding uses of this PUD and a minor lot area deviation will not undermine its intent and purpose.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure

In the R3 zoning district, the required area per unit is 4,000sf. Our lot area calculates to 3,936sf which represents an area reduction of only 1.6% which by definition is a very minor deviation to the area requirement. As such, this deviation will not be a detriment to the provision of municipal services and infrastructure.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested lot area deviation will allow us to plan the property in an organized and appropriate layout at this location. We bring a higher level of design than what currently exists in the Railway Plaza community which will be important in this location as it is the main entrance and the focal point along North Aurora Road. What currently exists today as a vacant parking lot, will be transformed into an inviting, well designed residential community.

EXHIBIT 8: Section 7-1-8-:2.3: Standards for Granting a Subdivision Deviation

1. The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the Owner or Petitioner.

M/I Homes will fulfill the required school/park land-cash donation obligations for this community. No unnecessary hardship will be caused if the school and park land "cash in-lieu" payments are paid at time of building permit pro-rata for each unit.

2. The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.

Paying for school-park "cash in-lieu" fees at the time of building permit is not contrary to any provision of the Subdivision Code and is currently the accepted method of payment with no objection from both the School District(s) and the Naperville Park District.