

CITY OF NAPERVILLE
PLAN REVIEW STATUS AND RESUBMITTAL INSTRUCTIONS

Project Name: Hines Diehl Redevelopment
Project Address: 1200 E Diehl Rd
Project Number: DEV-0030-2025
Plan Set Name: Petition
Submittal Number: 1



Plan Review Status:
REQUIRES RESUBMITTAL

City staff has completed review of this plan set by marking up the plan sheets with comments. This document includes the following components:

1) A "Markup Summary" comprising a list of all markups and comments made to the plat set. Clicking on the thumbnail images in the "Markup Summary" will jump you to the actual markups in the plan set.

2) All original sheets in the plan set with staff's comments and markups.

Please review staff's comments and markups carefully. The resubmittal shall:

1) Include a PDF copy of the revised plan set addressing all comments provided in this document;

2) Include a separate PDF file containing this "Markup Summary" with a written response provided next to each comment to indicate how it has been addressed in the revised plan set;

3) Be in compliance with the requirements and file naming specifications contained in the City's "Electronic Submittal Requirements" and "Submittal List", which documents can be downloaded from the City's web page at <https://www.naperville.il.us/developmentpetition.aspx>; and

4) Be uploaded to the portal.

I. PETITIONER: Hines Acquisitions, LLC

Please contact the Project Manager listed below with any questions.

Erin Venarde
630-420-4101
Venarde@naperville.il.us

CITY: Chicago

STATE: IL

ZIP CODE: 60606

PHONE: (312) 419-4702

EMAIL ADDRESS: david.bach@hines.com

II. OWNER(S): Adtalem Global Education, Inc.

OWNER'S ADDRESS: 500 W. Monroe, 28th Floor

CITY: Chicago

STATE: IL

ZIP CODE: 60661

PHONE:

EMAIL ADDRESS: amy.devallet@adtalem.com

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

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

PHONE: (630) 355-4600

EMAIL ADDRESS: russ@rw-attorneys.com

IV. OTHER STAFF

NAME: Lisa Cassaidy (V3 Companies)

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 847-502-5503

EMAIL ADDRESS: lcassaidy@v3co.com

NAME: Patrick Cusack, AIA (Antunovich Associates)

RELATIONSHIP TO PETITIONER: Architect

PHONE: (312) 573-6131

EMAIL ADDRESS: pcusack@antunovich.com

Please include the Owner's
Authorization Letter.

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 checked="" 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: 9.5 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 under Ordinances 24-119, 24-120, and 24-121).
Mixed-use development (residential and commercial).

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.

Information pending receipt of Title Commitment and ALTA Survey.

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, DAVID BACH - MANAGING DIRECTOR (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)

1/31/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 31 day of January, 2025



(Notary Public and Seal)

