



Naperville
CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Everly Trace

ADDRESS OF SUBJECT PROPERTY: 25013 & 25035 W. 111th Street, Naperville, IL 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-20-200-006-0000

I. PETITIONER: JMRV Naperville, LLC, an Illinois limited liability company

PETITIONER'S ADDRESS: 445 Jackson Ave., Suite 200

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): JMRV Naperville, LLC, an Illinois limited liability company

OWNER'S ADDRESS: 445 Jackson Ave., Suite 200

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Chris Morgart, Cemcon, Ltd.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

<p>PZC&CC Processes</p>	<ul style="list-style-type: none"> <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
<p>CC Only Process</p>	<ul style="list-style-type: none"> <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
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <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
<p>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 10 acres ZONING OF PROPERTY: OCI

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

Final Plat of Subdivision in connection with the preliminary plans approved at the October 7, 2025 City Council meeting to develop the property with a 68 unit townhome community to be known as Everly Trace.

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.

951829 – IL Bell Easement; Ord.1985-6 and 1985-5 Ordinance Annexing Certain Territory to the Fountaindale Public Library District R86-04956 and R86-04957; Ord. 05-31 Ordinance Approving a Recapture Agreement Providing for the Construction of a Recapture Improvement in the City of Naperville R2005054901; Ord. 14-173 Ordinance Authorizing the Execution of a Boundary Agreement Between the City of Aurora and the City of Naperville R2015010256; Ord. 3594 (Plainfield) & Ord. 23-023 (Naperville) Ordinance Authorizing the Execution of a Boundary Line Agreement Between the Village of Plainfield and the City of Naperville R2023035993 & R2023035994; and Approved ordinances from October 7, 2025 Naperville City Council meeting.

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, Russell Whitaker III, Member, JMRV Naperville, LLC (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)

12-23-25
(Date)

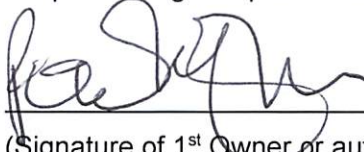
SUBSCRIBED AND SWORN TO before me this 23rd day of December, 2025


(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).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

12-23-25

(Date)

(Date)

Russell Whitaker III, Member, JMRV Naperville, LLC

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 23rd day of December, 2025

Joellen M. Leavy

(Notary Public and Seal)



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