



Naperville

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): 1200 Diehl Road Residences

ADDRESS OF SUBJECT PROPERTY: 1200 E. Diehl Road, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-05-302-023

**I. PETITIONER:** Hines Acquisitions, LLC

PETITIONER'S ADDRESS: 444 W. Lake St., Suite 2400

CITY: Chicago, IL 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

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

## V. PROPOSED DEVELOPMENT AND PROPERTY

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

<b>PZC&amp;CC Processes</b>	<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 checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input 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 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 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: 9.5 acres ZONING OF PROPERTY: OCI

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

Deviation to Section 6-14-4:3.2.5 to allow Petitioner to use and maintain current light poles on the property with a height exceeding the 25' maximum in the OCI district and to Section 6-14-4:3.3.3 to permit a maximum 0.5 horizontal footcandles along the south property line of the Subject Property pursuant to attached Petition.

**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:**

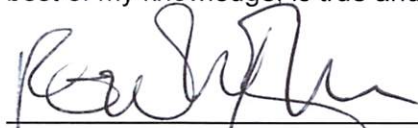
- ☐ Cash Donation (paid prior to plat recordation)
- ☒ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

**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, Russell G. Whitaker, III, 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.

  
(Signature of Petitioner or authorized agent)

3/27/2025  
(Date)

SUBSCRIBED AND SWORN TO before me this 27<sup>th</sup> day of March, 2025

Joellen M. Leavy  
(Notary Public and Seal)

