

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

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

ADDRESS OF SUBJECT PROPERTY: 25013 & 25035 W. 111<sup>th</sup> Street, Naperville, Illinois 60564

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

**I. PETITIONER:** Bridge Street Properties, LLC

PETITIONER'S ADDRESS: P.O. Box 5726

CITY: Naperville STATE: IL ZIP CODE: 60567

PHONE: EMAIL ADDRESS: jmchale@bridgestreetproperty.com

**II. OWNER(S):** Wilbert F. Hageman and Ruth L. Hageman Joint Declaration of Trust dated April 22, 2015

OWNER'S ADDRESS: 7S596 Welton Drive

CITY: Big Rock STATE: IL ZIP CODE: 60511

PHONE: EMAIL ADDRESS:

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

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (630)355-4600 EMAIL ADDRESS: russ@rw-attorneys.com

## **IV. OTHER STAFF**

NAME: Cemcon, Ltd. – Chris Morgart

RELATIONSHIP TO PETITIONER: Civil Engineering

PHONE: 630-862-2100 EMAIL ADDRESS: chrism@cemcon.com

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

## V. PROPOSED DEVELOPMENT AND PROPERTY

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

<b>PZC&amp;CC Processes</b>	<input checked="" type="checkbox"/> Annexation (Exhibit 3) <input checked="" type="checkbox"/> Rezoning (Exhibit 4) <input checked="" type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input checked="" 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 (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<b>Administrative Review</b> <b>Administrative Review</b>	<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 (Exhibit 5)
<b>Other</b>	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 10 acres

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

68 townhome development. Please see development petition attached.

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## 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

## 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

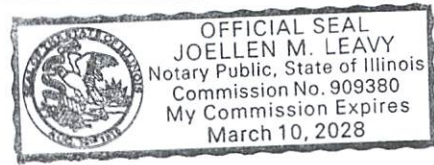
I, John McHale, President of Bridge Street Properties, LLC (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

12/19/24  
(Date)

SUBSCRIBED AND SWORN TO before me this 19<sup>th</sup> day of December, 2024

  
(Notary Public and Seal)



## IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>

I, Marjorie K. Hornback, as trustee of the Wilbert F. Hageman and Ruth L. Hageman Joint Declaration of Trust dated April 22, 2015, hereby certify that the Wilbert F. Hageman and Ruth L. Hageman Joint Declaration of Trust dated April 22, 2015, is the owner of the approximately 10 acres located at 25013 W 111<sup>th</sup> Street, Will County, unincorporated Naperville, Illinois (the "Property"). As trustee, I have executed a Petition for Annexation and Disclosure of Beneficiaries with respect to the proposed annexation and associated land use approvals concerning the development of the Property in the City of Naperville. Bridge Street Properties, LLC is the contract purchaser of the Property and is hereby authorized to make application to the City of Naperville for such approvals as it deems reasonably necessary and appropriate for its acquisition and development of the Property.

Marjorie K. Hornback  
(Signature of 1<sup>st</sup> Owner or authorized agent)

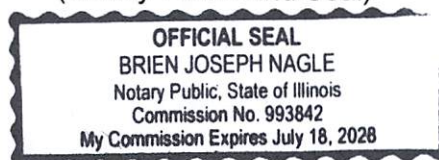
12/12/24  
(Date)

Marjorie K. Hornback, trustee of the Wilbert F. Hageman and Ruth L. Hageman Joint Declaration of Trust dated April 22, 2015

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1<sup>st</sup> Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 12<sup>th</sup> day of December, 2024

B. Nagle  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.