



Naperville
CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Naperville Ridge

ADDRESS OF SUBJECT PROPERTY: 24w011 77th St. and 24w021 77th St. (Vacant land on south side of 75th Street,
West of Gladstone Dr.)

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-27-300-013 and 08-27-300-014

I. PETITIONER: Pulte Home Company, LLC, a Michigan limited liability company

PETITIONER'S ADDRESS: 1900 E. Golf Road, Suite 300

CITY: Schaumburg STATE: IL ZIP CODE: 60173

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): DuPage Water Commission

OWNER'S ADDRESS: 600 E. Butterfield Road

CITY: Elmhurst STATE: IL ZIP CODE: 60126

PHONE: _____ EMAIL ADDRESS: _____

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

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Cemcon, Ltd. - Peter Pluskwa and Chris Morgart

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: Sharon Dickson - Dickson Design Studio

RELATIONSHIP TO PETITIONER: Landscape Architect

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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 checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input checked="" type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input checked="" type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input checked="" 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 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 <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 checked="" type="checkbox"/> Please specify: Temporary use for marketing signage

ACREAGE OF PROPERTY: 32.52 ZONING OF PROPERTY: R-2 DuPage Co

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

Construction of 92 duplex units in accordance with the Responses to Standards submitted herewith.

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.

N/A

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, Caitlin E. Csulc, 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.

Caitlin E. Csulc
(Signature of Petitioner or authorized agent)

11/25/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 25th day of November, 2025

Joellen M. Leavy
(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]
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

Nov 19, 2025
(Date)

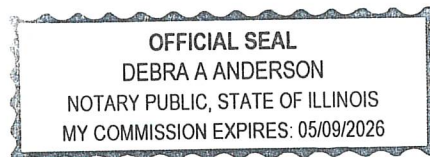
(Date)

DuPage Water Commission, General Counsel
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 19th day of November, 2025

Debra A. Anderson
(Notary Public and Seal)



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