CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING, AND DEVELOPMENT BUSINESS GROUP

PETITION FOR DEVELOPMENT APPROVAL

May 2018

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request development approval from the City when consideration by the Naperville Planning and Zoning Commission and/or approval from the Naperville City Council is required. This Petition is available on the City's website at http://www.naperville.il.us/developmentpetition.aspx. Questions may be directed to the City of Naperville TED Business Group at (630) 420-6100 x9.

Initial in the boxes below signifying that all required submittals and fees have been included in accordance with the requirements outlined in this Petition.

Initial	Item	Page
✓	Petition for Development Approval	4 - 7
✓	Disclosure of Beneficiaries	8
✓	Required Plan and Electronic Submittals ***(all plan sets must be folded)***	9
✓	Required Fee Submittals	10
✓	Required Exhibits	11 - 14

PROCESS

1. Prior to submittal of a Petition for Development Approval, please contact the TED Business Group at (630) 420-6100, x9 to determine whether or not a concept meeting or pre-application submittal meeting is required.

2. Submit a completed Petition including all materials noted in the required plan and fee submittal requirements section of this Petition (if applicable refer to your Concept Meeting Checklist for required submittals and fees). *Submittals will not be accepted and/or processed until all of the submittal requirements are met.* Once the completed Petition is accepted, the City will assign a project manager and case number to the project.

3. The completed Petition will be forwarded to City departments (e.g. planning, utilities, engineering) for review and comment.

   - First submittals are subject to a 21 calendar day review cycle; and
   - Subsequent submittals (as applicable) are subject to a 14 calendar day review cycle.

   At the conclusion of the review cycle, the project manager will transmit the City's technical review comments to the Primary Contact identified on the Petition for Development Approval (see page 3). Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.

4. The City's project manager will work with the Primary Contact to schedule a public hearing/meeting before the Planning and Zoning Commission (if required). *The Primary Contact will be notified of the hearing/meeting date approximately three weeks in advance.* As required, City staff will complete newspaper publication requirements; the Petitioner/Owner shall complete the written notice and posting of a sign on the property as defined on the following page:

Case Type	Publication [1]	Sign	Written Notice
Public Hearing Cases: variances, rezoning, conditional use, major changes, PUD deviation, and variances to Section 7-4-4 (Design Standards)	Yes	Yes	Yes
Minor Change: minor changes to conditional uses or PUD	No	Yes	Yes
Administrative Adjustments: administrative adjustments to conditional use or PUD	No	No	No

1. The City will publish notice of the public hearing in a local newspaper of general circulation at least 15 days, but not more than 30 days, prior to the public hearing date.

As noted above, notice requirements vary by case type; therefore, please contact the project manager to review the requirements. The public notice shall be issued at least 15 days, but not more than 30 days, prior to the scheduled public hearing/meeting date (unless otherwise directed by staff).

5. Following a public hearing and recommendation by the Planning and Zoning Commission, the case will be scheduled for City Council consideration. Cases will not be scheduled for City Council until staff has determined that all plans are in technical compliance. The Primary Contact will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the Planning and Zoning Commission and City Council is provided as Attachment 1.

EFFECTIVE PERIOD OF PETITION

Please note that Petitions for Development Approval are only valid for a period of two years from the date of Petition submission and that all cases will be closed by the City without further notice to the Petitioner after the two year period has expired.

CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Charleston Row Homes II

ADDRESS OF SUBJECT PROPERTY: 24 Aurora Ave.; 30 Aurora Ave; 514 S. Main St., Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-24-204-024

I. PETITIONER: Charleston Row II, LLC

PETITIONER'S ADDRESS: 933 E. Ogden Avenue

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-414-1480 EMAIL ADDRESS: erikvansomeren@gmail.com

Elizabeth Barnhart - 514 S. Main St., Naperville, IL 60540

II. OWNER(S): Charleston Aurora, LLC - 24 & 30 Aurora Avenue - 933 E. Ogden Ave., Naperville, IL 60563

OWNER'S ADDRESS:

CITY: STATE: ZIP CODE:

PHONE: (630) 414-1480 (Erik VanSomeren) EMAIL ADDRESS: erikvansomeren@gmail.com lizbarnhart@icloud.com

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

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 ext. 1 EMAIL ADDRESS: vince@rw-attorneys.com

IV. OTHER STAFF

NAME: Jim Caneff - Roake & Associates, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: (630) 355-3232 EMAIL ADDRESS: jcaneff@roake.com

NAME: Derrick Architecture - Chris Derrick

RELATIONSHIP TO PETITIONER: Architect

PHONE: (847)606-6460 EMAIL ADDRESS: CED@derrickarchitecture.com

OTHER STAFF:

Name: Chris Paul - Landscape Architect
Phone: (630) 330-2990
Email: chrispaul@greengrasslandscape.com

V. PROPOSED DEVELOPMENT

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

- ✓ Amending or Granting a Conditional Use (Exhibit 1)*
- ___ Amending or Granting a Planned Unit Development (Exhibit 2)
- ___ Annexation (Exhibit 3)
- ___ Plat of Easement/Vacation/Dedication
- ___ Rezoning (Exhibit 4)
- ✓ Subdivision Plat
- ___ Temporary Use
- ___ Landscape Variance (Exhibit 5)
- ___ Planned Unit Development Deviation (Exhibit 6)
- ___ Sign Variance (Exhibit 7)
- ✓ Zoning Variance (Exhibit 7)
- ✓ Platted Setback Deviation (Exhibit 8)
- ___ Subdivision Deviation/Waiver (Exhibit 8)
- ___ Other (Please Specify: _____)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: +/- 26,426 square feet

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

See attached Land Use Petition.

VI. 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

TBD

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

TBD

PETITIONER'S SIGNATURE

I, Erik Van Someren, Manager (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) 6/20/18 (Date)

SUBSCRIBED AND SWORN TO before me this 20th day of June, 20 18

(Notary Public and Seal)

OFFICIAL SEAL
VINCENT M ROSANOVA
Notary Public - State of Illinois
My Commission Expires Nov 23, 2018

OFFICIAL SEAL
VINCENT M ROSANOVA
Notary Public - State of Illinois
My Commission Expires Nov 23, 2018

OWNER'S AUTHORIZATION LETTER*

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)	Elizabeth A Barnhart (Signature of 2nd Owner or authorized agent)
6/20/18 (Date)	6/20/18 (Date)
Erik Van Someren, Manager 1st Owner's Printed Name and Title	ELIZABETH Barnhart 2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2018

V.M.R

(Notary Public and Seal)

OFFICIAL SEAL
VINCENT M ROSANOVA
Notary Public - State of Illinois
My Commission Expires Nov 23, 2018

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

OFFICIAL SEAL
VINCENT M ROSANOVA
Notary Public - State of Illinois
My Commission Expires Nov 23, 2018