



CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Bauer Road Duplexes

ADDRESS OF SUBJECT PROPERTY: 27W240 & 27W280 Bauer Rd, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-12-214-013; 07-12-209-024

I. PETITIONER: Hawkeye Property Holdings LLC

PETITIONER'S ADDRESS: 522 N Washington Street

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Hawkeye Property Holdings LLC

OWNER'S ADDRESS: 522 N Washington Street

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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

RELATIONSHIP TO PETITIONER: Attorney

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Jim Caneff, P.E., Civil & Environmental Consultants, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: Steve Meyer

RELATIONSHIP TO PETITIONER: Architect

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	☒ Annexation ☒ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☒ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan Review ☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: .47 ZONING OF PROPERTY: R-3 (DuPage)

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

Petitioner is seeking annexation, rezoning, plat of subdivision, and variances (if applicable) to permit the development of 6 duplex units (3 buildings) on the property in accordance with the plans 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.

Mortgage - NATIONAL BANK MANTENO - R2025-065554

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, Eric Prechtel, 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)

11/14/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 14th day of November, 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).

Hawkeye Property Holdings LLC


(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

11/13/2025
(Date)

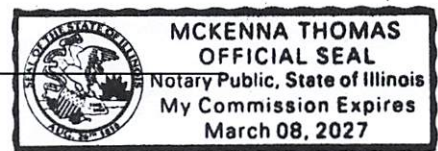
(Date)

Chad Mease, Manager
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 13th day of November, 2025


(Notary Public and Seal)



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