



TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Northwoods of Naperville

ADDRESS OF SUBJECT PROPERTY: 1203 E Warrenville Road

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-05-100-031

I. PETITIONER: M/I Homes of Chicago, LLC, a Delaware limited liability company

PETITIONER'S ADDRESS: 2135 City Gate Lane, Suite 620

CITY: Naperville STATE: Illinois ZIP CODE: 60563

PHONE: (630) 328-2716 EMAIL ADDRESS: sbarenbrugge@mihomes.com

II. OWNER(S): 1203 WARRENVILLE LLC

OWNER'S ADDRESS: 801 Lakeview Dr Suite 120

CITY: Blue Bell STATE: PA ZIP CODE: 19422

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Caitlin Csuk

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

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

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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: 13.16 acres* ZONING OF PROPERTY: ORI

*represents total acreage of PIN: 08-05-100-031.
Acreage of easement area not available

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

Petition is being made pursuant to existing easement rights allowing signage on the Subject Property identified by the legal description submitted herewith.

Approve a temporary use to permit temporary marketing signage in accordance with the temporary signage package submitted herewith for a period ending on the sooner of (i) the date the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (ii) the date on which the permanent monument sign for the community is installed.

Grant variances from the City's sign code under Section 6-16-4 to facilitate permanent signage for the Northwoods of Naperville development on the Property.

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.

(Northwoods) ORD. 25-042, 25-043, 25-044, 15-163 (R2015-113320)
Easement R94-55148, R2015-038322 Easement Agreement R99-070310, R2010-011550
Agreement to Vacate and Reestablish Easements R2014-099657

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