

CITY OF NAPERVILLE  
**ZONING VARIANCE FORM**



Exhibit A

**ADDRESS OF SUBJECT PROPERTY:** 110 S. Washington St., Naperville, IL 60540

**PARCEL IDENTIFICATION NUMBER (PIN):** 07-13-424-006

**I. PETITIONER:** Great Central Properties III, LLC

PETITIONER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-848-0320 EMAIL ADDRESS: dwight@avrambuilders.com

**II. OWNER(S):** Great Central Properties III, LLC

OWNER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-848-0320 EMAIL ADDRESS: dwight@avrambuilders.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Paul M. Mitchell

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-753-8065 EMAIL ADDRESS: paul.mitchell@kuhnlaw.com

**IV. OTHER STAFF**

NAME: Kluber Inc. (Michael Elliot)

RELATIONSHIP TO PETITIONER: Architect/Engineer

PHONE: 630-406-9472 EMAIL ADDRESS: melliot@kluberinc.com

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

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

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

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**V. SUBJECT PROPERTY INFORMATION**

ZONING OF PROPERTY: B4 Downtown Core District

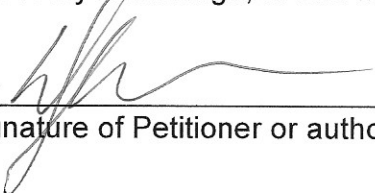
AREA OF PROPERTY (Acres or sq ft): 0.569 acres

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

Section 6-7D-7 of the Municipal Code requires all new construction to be setback NO GREATER than 6 feet. If the  
seat walls shown in the approved plans are removed as requested by a prospective retail tenant, the new building  
would have a maximum setback of 18.5 feet. The building is already built and with this setback so that more of the  
old Nichols Library building could be seen from Washington Street.


**VI. PETITIONER'S SIGNATURE**

I, Dwight Avram, 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)

August 28, 2020  
(Date)

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2020

  
(Notary Public and Seal)



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**VII. 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).

Great Central Properties III, LLC

By: [Signature]  
(Signature of 1<sup>st</sup> Owner or authorized agent)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

August 28, 2020  
(Date)

\_\_\_\_\_  
(Date)

Dwight Avram, Manager  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 28<sup>th</sup> day of August, 2020

[Signature]  
(Notary Public and Seal)



**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Great Central Properties III, LLC  
 Address: 1255 Bond Street, Suite 111  
Naperville, IL 60563
  
2. Nature of Benefit sought: Zoning Variance
  
3. Nature of Petitioner (select one):
 

a. Individual	e. Partnership
b. Corporation	f. Joint Venture
c. Land Trust/Trustee	<input checked="" type="radio"/> g. Limited Liability Corporation (LLC)
d. Trust/Trustee	h. Sole Proprietorship
  
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:  


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5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (or on a separate sheet):
  - **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
  - **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
  - **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
  - **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
  - **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
  - **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
  - **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

Great Central Properties IV, LLC, 1255 Bond Street, Suite 111, Naperville, IL 60563

T2 Washinton St I, LLC, 120 N. Hale Street, Suite 303, Wheaton, IL 60187

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

Dwight Avram, Manager

VERIFICATION

I, Dwight Avram (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 28th day of August, 2020.

  
Notary Public and seal

