

CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): 77th Street Project

ADDRESS OF SUBJECT PROPERTY: 24W560 77th Street

PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-28-301-009

I. PETITIONER: Oak Creek Capital Partners, LLC

PETITIONER'S ADDRESS: PO Box 5726

CITY: Naperville STATE: IL ZIP CODE: 60567

PHONE: 630-710-9490 EMAIL ADDRESS: jmchale@comcast.net

II. OWNER(S): Marion R. Smith Trust

OWNER'S ADDRESS: 1288 Rickert

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Len Monson

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-420-8228 EMAIL ADDRESS: len@kuhnheap.com

IV. OTHER STAFF

NAME: Cemcon

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-862-2100 EMAIL ADDRESS: codd@cemcon.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

☐ Amending or Granting a Conditional Use (Exhibit 1)*	☐ Landscape Variance (Exhibit 5)
☐ Amending or Granting a Planned Unit Development (Exhibit 2)	☐ Planned Unit Development Deviation (Exhibit 6)
☒ Annexation (Exhibit 3)	☐ Sign Variance (Exhibit 7)
☐ Plat of Easement/Vacation/Dedication	☐ Zoning Variance (Exhibit 7)
☒ Rezoning (Exhibit 4)	☐ Platted Setback Deviation (Exhibit 8)
☒ Subdivision Plat	☐ Subdivision Deviation/Waiver (Exhibit 8)
☐ Temporary Use	☐ 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: 3.39 Acres

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

Annex, Zone to R1A, subdivide to ten (10) single family lots

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

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

PETITIONER'S SIGNATURE

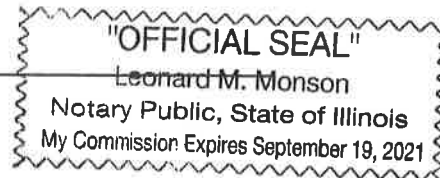
I, JOHN McKEANE (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

X [Signature]
(Signature of Petitioner or authorized agent)

6/21/19
(Date)

SUBSCRIBED AND SWORN TO before me this 21st day of JUNE, 2019

[Signature]
(Notary Public and Seal)



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

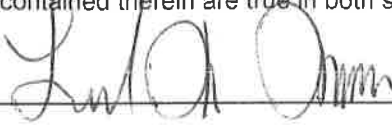
1. Petitioner: Oak Creek Partners, LLC
Address: PO Box 5726
Naperville, IL 60567
2. Nature of Benefit sought: Annex, Zone, Subdivision
3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. ☒ Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. John McHale PO Box 5726 Naperville, IL 60567
 - b. John Luczynski // //
 - c. _____
 - d. _____
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Len Monson
552 S Washington Suite 100 Naperville, IL 60540

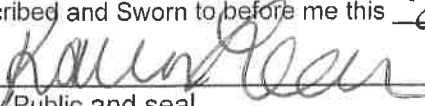
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Leonard Monson, 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 21st day of JUNE, 2019.


Notary Public and seal

