

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): The Prosperita & Orion STEM School

ADDRESS OF SUBJECT PROPERTY: SWC of Diehl Road & Mill Street

PARCEL IDENTIFICATION NUMBER (P.I.N.) Multiple – see attached

## **I. PETITIONER:** Vrutthi LLC

PETITIONER'S ADDRESS: 3644 White Eagle Drive

CITY: Naperville STATE: IL ZIP CODE: 60564

PHONE: 630-803-5768 EMAIL ADDRESS: Selvei.rajkumar@gmail.com

## **II. OWNER(S):** B.C.T. Limited Liability Company

OWNER'S ADDRESS: 101 Kenmare Drive

CITY: Burr Ridge STATE: IL ZIP CODE: 60527

PHONE: \_\_\_\_\_ EMAIL ADDRESS: kwoods@corporetum.com

## **III. PRIMARY CONTACT** (review comments sent to this contact): Russell G. Whitaker, III – Rosanova & Whitaker, Ltd.

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 EMAIL ADDRESS: russ@rw-attorneys.com

## **IV. OTHER STAFF**

NAME: Peter Pluskwa – Cemcon, Ltd.

RELATIONSHIP TO PETITIONER: Civil Engineer

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

NAME: Mark Kurensky – HKM Architects & Planning

RELATIONSHIP TO PETITIONER: Architect - townhomes

PHONE: \_\_\_\_\_ EMAIL ADDRESS: mkurensky@hkm-arch.com

Louis Sirota - Education Design International

Architect - school      Louis@educationdesign.com

## V. PROPOSED DEVELOPMENT

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

<b>PZC&amp;CC Processes</b>	<input checked="" type="checkbox"/> Annexation (Exhibit 3) <input checked="" type="checkbox"/> Rezoning (Exhibit 4) <input checked="" type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input checked="" type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input checked="" type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<b>Administrative Review</b> <b>Administrative Review</b>	<input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance (Exhibit 5)
<b>Other</b>	<input checked="" type="checkbox"/> Please specify: Building Regulation Variance

ACREAGE OF PROPERTY: Approximately 12.35 acres

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

Annexation of 12.35 acres, rezoning to OCI District, Conditional Use for a 76 unit single family attached residential subdivision on 7.35 acres in the OCI district, a variance from Section 6-16-3:7 to locate an off-premises sign; a variance from Section 6-16-4:2.1.2 to increase the size of a shared development sign from 32 to 45 square feet, and a variance from Section 5-2C-3 to allow for 25% masonry on the exterior walls of the single family attached homes, together with the location of a 44,000 sq. ft. K-8 STEM school on 5 acres pursuant to the attached 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

**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

**VII. PETITIONER'S SIGNATURE**

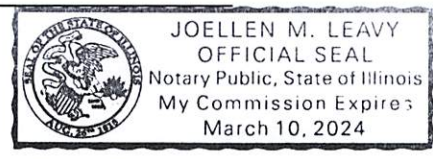
I, PAUL A. BERNHARD, ATTORNEY (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

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

9/19/2022  
(Date)

SUBSCRIBED AND SWORN TO before me this 19<sup>th</sup> day of September, 2022

Joellen M. Leavy  
(Notary Public and Seal)

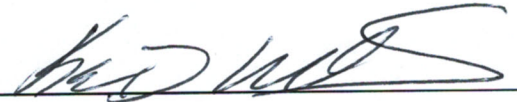


## Parcel Numbers

0701401012  
0701401014  
0701401016  
0701401017  
0701402013  
0701402016  
0701402018  
0701402019  
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0701405003  
0701405004  
0701405005  
0701405006  
0701405007  
0701405024  
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0701406035  
0701406036  
0701405034  
0701406037  
0712200030  
0712201034

**VIII. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

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 1<sup>st</sup> Owner or authorized agent)

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

9/20/2022

(Date)

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

BY: BCT LIMITED LIABILITY COMPANY  
THE CORPORATION COMPANIES INC, MANAGER  
BY: KEVIN D WOODS, PRESIDENT

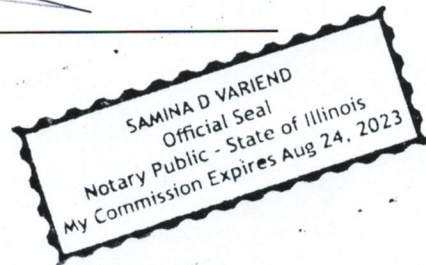
1<sup>st</sup> Owner's Printed Name and Title

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

SUBSCRIBED AND SWORN TO before me this 20<sup>th</sup> day of September, 2022



\_\_\_\_\_  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.

**CITY OF NAPERVILLE**  
**PETITIONER/APPLICANT - 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: Vrutthi LLC, an Illinois limited liability company  
Address: 3644 White Eagle Drive  
Naperville, IL 60564
  
2. Nature of Benefit sought: Annexation, rezoning, conditional use, preliminary subdivision plat
  
3. Nature of Petitioner (select one):
  - a. Individual
  - b. Corporation
  - c. Land Trust/Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
  - g. Limited Liability Corporation (LLC)
  - 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 9 (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.

Manager - Pangayaselvei Kuzali Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

Manager - Kumar P. Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

\_\_\_\_\_  
\_\_\_\_\_

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

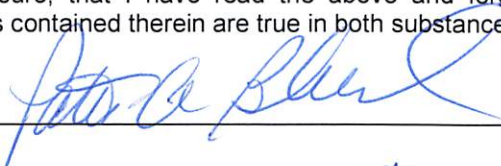
Patti A. Bernhard, attorney for Petitioner, Rosanova & Whitaker, Ltd.

127 Aurora Avenue, Naperville, IL 60540

VERIFICATION

I, Patti A. Bernhard (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 19<sup>th</sup> day of September, 2022.

Joellen M. Leavy  
Notary Public and seal



**CITY OF NAPERVILLE**  
**PROPERTY OWNER - 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. Owner: B.C.T. Limited Liability Company, an Illinois limited liability company

Address: 101 Kenmare Drive

Burr Ridge, IL 60527

2. Nature of Benefit sought: Annexation, rezoning, conditional use, preliminary subdivision plat

3. Nature of Owner (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 Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- a. **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.
- b. **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.
- c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- d. **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.
- e. **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.
- f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- g. **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.

SEE ATTACHMENT




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


KEVIN D. WOODS 101 KENMARE DR BURR RIDGE IL 60527  
PRESIDENT OF THE CORPORATION COMPANIES INC - MANAGER OF BCT LLC

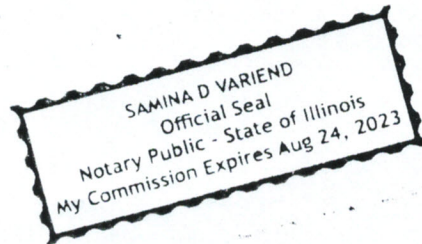
VERIFICATION

I, KEVIN D. WOODS (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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 20<sup>th</sup> day of September, 20 22.

  
Notary Public and seal



**BCT Limited Liability Company - members**

Diehl Mill Limited Partnership  
101 Kenmare Dr.  
Burr Ridge, IL 60527

Cassandra Book  
600 N. Lake Shore Dr. #3312  
Chicago, IL 60611

Courtney Byelich  
2417 Somers Ave  
Madison, WI 53704

Cassandra L. Book Descendents Trust c/u the Allen L Book Revocable Trust dated 7/14/2000  
600 N. Lake Shore Dr. #3312  
Chicago, IL 60611

Trinity Group  
1529 N Columbia  
Naperville, IL 60563

**Diehl Mill Limited Partnership - partners**

CDC Naperville, Inc.  
101 Kenmare Dr.  
Burr Ridge, IL 60527

Kevin D. Woods  
101 Kenmare Dr.  
Burr Ridge, IL 60527

Christine G. Colnon  
c/o Chloe Reaumont  
1811 W. Ohio St.  
Chicago, IL 60622

**Trinity Group - shareholders**

The Estate of Robert E. O'Malley  
1529 N Columbia  
Naperville, IL 60563

**CDC Naperville Inc. - shareholders**

Kevin D. Woods  
101 Kenmare Dr.  
Burr Ridge, IL 60527

Christine G. Colnon  
c/o Chloe Reaumont  
1811 W. Ohio St.  
Chicago, IL 60622