



**Naperville**

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

# **PETITION FOR DEVELOPMENT APPROVAL**



Naperville

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): The Atlas

ADDRESS OF SUBJECT PROPERTY: 2939 Audrey Ave, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-27-103-008

**I. PETITIONER:** BC ASTORIA, LLC, an Illinois limited liability company

PETITIONER'S ADDRESS: 336 Bon Air Center, #351

CITY: Greenbrae STATE: CA ZIP CODE: 94904

PHONE: [REDACTED]

**II. OWNER(S):** The Land Trust Company, as Successor Trustee to North Star Trust Company, as Trustee under the provisions of a certain trust agreement, dated the 26<sup>th</sup> day of May of 2011 and known as Trust Number 11-12331

OWNER'S ADDRESS: 500 W. Madison St., Suite 3150

CITY: Chicago STATE: IL ZIP CODE: 60661

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

**III. PRIMARY CONTACT** (*review comments sent to this contact*): Vince Rosanova

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

[REDACTED] [REDACTED]

## IV. OTHER STAFF

NAME: Katie Lambert - OKW Architects

RELATIONSHIP TO PETITIONER: Architect

[REDACTED] [REDACTED]

NAME: Taylor Eschbach - Kimley-Horn

RELATIONSHIP TO PETITIONER: Engineer

PHONE: [REDACTED]

**V. PROPOSED DEVELOPMENT AND PROPERTY**

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

<p><b>PZC&amp;CC Processes</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input checked="" type="checkbox"/> Rezoning</li> <li><input checked="" type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Major Change to Conditional Use</li> <li><input type="checkbox"/> Planned Unit Development (PUD)</li> <li><input type="checkbox"/> Major Change to PUD</li> <li><input type="checkbox"/> Preliminary PUD Plat</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation</li> <li><input checked="" type="checkbox"/> Zoning Variance</li> <li><input checked="" type="checkbox"/> Sign Variance</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use</li> <li><input type="checkbox"/> Minor Change to PUD</li> <li><input type="checkbox"/> Deviation to Platted Setback</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input checked="" type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat</li> <li><input type="checkbox"/> Subdivision Deviation</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Engineering Plan Review</li> <li><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Please specify: Revocation of Ordinances 23-062, 23-063, 23-064</li> </ul>

ACREAGE OF PROPERTY: 6.219 ZONING OF PROPERTY: OCI/B2

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

Development of a 236 unit apartment community to be known as The Atlas. Please see attached Land Use Petition.

**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.**

Ord. 23-062, 23-063, 23-064  
Ord. 97-173 (R97-197422)  
Ord. 02-251 (R2002-355160)  
Plat of Sub (R2002-355159)  
Declaration of Extinguishment of Easement - R2003-237515

**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:**

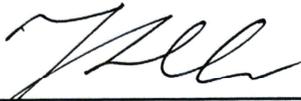
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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**

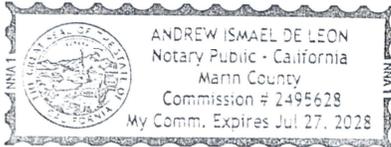
I, JOHN SHALAVI, PRESIDENT (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

10/17/2025  
(Date)

SUBSCRIBED AND SWORN TO before me this 17<sup>th</sup> day of October, 2025

  
(Notary Public and Seal)



**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).

*Giuseppe Barbarotta*  
(Signature of 1<sup>st</sup> Owner or authorized agent)

*Santo Albanese*  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

10-15-2025  
(Date)

10-15-2025  
(Date)

*Santo Barbarotta*  
(Signature of 3<sup>rd</sup> Owner or authorized agent)

10-15-2025  
(Date)

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

Santo Albanese  
2<sup>nd</sup> Owner Printed Name and Title

Santo Barbarotta  
3<sup>rd</sup> Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15<sup>th</sup> day of Oct, 2025

*Barbarotta*  
(Notary Public and Seal)

