

DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Tower Court Residences

ADDRESS OF SUBJECT PROPERTY: 4231 Tower Court, Naperville IL 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-15-101-044 [part of]

I. PETITIONER: Mike Redman for Tower Court Naperville, LLC

PETITIONER'S ADDRESS: 200 N Main St

CITY: Oregon STATE: WI ZIP CODE: 53575

PHONE: 815-847-0347 EMAIL ADDRESS: rclower@gormanusa.com

II. OWNER(S): City of Naperville – sale pending to Tower Court Naperville, LLC

OWNER'S ADDRESS: 400 S. Eagle Street

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-420-6043 EMAIL ADDRESS: EmeryA@naperville.il.us

III. PRIMARY CONTACT (review comments sent to this contact): Dan O'Mara

RELATIONSHIP TO PETITIONER: Architect

PHONE: 612-481-3377 EMAIL ADDRESS: domara@gormanusa.com

IV. OTHER STAFF

NAME: Amberlee Ohlsen

RELATIONSHIP TO PETITIONER: Development Coordinator

PHONE: 608-999-1647 EMAIL ADDRESS: aohlsen@gormanUSA.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

<p>PZC&CC Processes</p>	<ul style="list-style-type: none"> <input 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 checked="" 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 checked="" type="checkbox"/> Preliminary/Final PUD Plat <input checked="" type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<p>CC Only Process</p>	<ul style="list-style-type: none"> <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
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <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)
<p>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 4.6876

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

Single elevatored multi-family building includes 71 units (1 3-bedroom, 18 2-bedroom, 52 1-bedroom),3 stories. Indoor common area amenities include community room, exercise room, multi-purpose room, bike and tenant storage. Includes on site property management and tenant services offices. Site amenities includes surface parking (97 traditional stalls and 7 accessible stalls - 104 total), walking path, and pet area.

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, Mike Redman, Secretary (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.

Mike Redman

(Signature of Petitioner or authorized agent)

04/24/2024

(Date)

SUBSCRIBED AND SWORN TO before me this 24th day of April, 2024

Amberlee Ohlsen

Amberlee Ohlsen (Notary Public and Seal)

Commission Expires 01/01/2028



VIII. OWNER'S AUTHORIZATION LETTER¹

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).

Days A Ryz
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

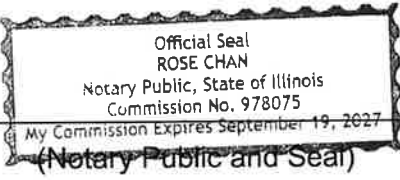
12/13/23
(Date)

(Date)

Doug Kreiger, City Manager
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 20 day of DECEMBER, 2023

[Signature]

(Notary Public and Seal)

¹ 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: Tower Court Naperville, LLC - Ron Clewer, Illinois Market President
Address: Gorman & Co, 200 N Main, Street, Oregon, WI 53575
Rockford, IL 61103

2. Nature of Benefit sought: Zoning and PUD approval

3. Nature of Petitioner (select one):

- | | |
|-----------------------|--|
| a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | 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.

N/A

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.

Managing Member – Tower Court Naperville MM, LLC, 200 N Main Street, Oregon, WI
53575. Tower Court Naperville, LLC is in process of being registered to do business in
Illinois, as is Tower Court Naperville MM, LLC.

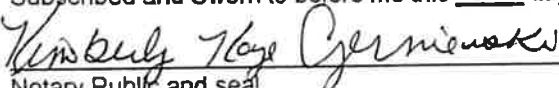
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Ron Clewer, Illinois Market President
312 Harper Ave., Rockford, IL 61103

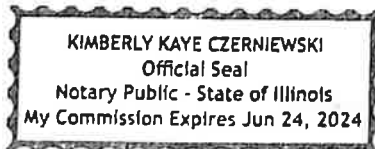
VERIFICATION

I, Ron Clewer (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 6th day of February, 2023.


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: City of Naperville
Address: 400 S. Eagle St.
Naperville, IL 60540

2. Nature of Benefit sought: develop property w/ IDB & senior housing

3. Nature of Owner (select one):

- | | |
|---|--|
| a. Individual | e. Partnership |
| <input checked="" type="radio"/> b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | 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.

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

VERIFICATION

I, Douglas A. Kreiger (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: *Doug A Kreiger*

Subscribed and Sworn to before me this 20 day of DECEMBER, 2023.

Rose Chan
Notary Public and seal

