

# DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Naperville-Wheaton Townhomes

ADDRESS OF SUBJECT PROPERTY: 5s275 & 5s311 Naperville-Wheaton Road, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-08-106-009 & 08-08-106-010

**I. PETITIONER:** Naperville Wheaton LLC

PETITIONER'S ADDRESS: 127 Aurora Avenue

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (630) 355-4600 x100 EMAIL ADDRESS: vince@rw-attorneys.com

**II. OWNER(S):** Naperville Wheaton LLC

OWNER'S ADDRESS: 127 Aurora Avenue

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: (630) 355-4600 x100 EMAIL ADDRESS: vince@rw-attorneys.com

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

RELATIONSHIP TO PETITIONER: Petitioner

PHONE: (630) 355-4600 x100 EMAIL ADDRESS: vince@rw-attorneys.com

## IV. OTHER STAFF

NAME: Jim Caneff - Civil & Environmental Consultants, Inc.

RELATIONSHIP TO PETITIONER: Engineer

PHONE: (630) 963-6026 EMAIL ADDRESS: jcaneff@cecinc.com

NAME: Studio 21 Architects

RELATIONSHIP TO PETITIONER: Architect

PHONE: (630) 789-2513 EMAIL ADDRESS: tom@studio21architects.com

**V. PROPOSED DEVELOPMENT**

(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 (Exhibit 3)</li> <li><input type="checkbox"/> Rezoning (Exhibit 4)</li> <li><input type="checkbox"/> Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input type="checkbox"/> Major Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation (Exhibit 6)</li> <li><input checked="" type="checkbox"/> Zoning Variance (Exhibit 7)</li> <li><input type="checkbox"/> Sign Variance (Exhibit 7)</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 (Exhibit 1)</li> <li><input type="checkbox"/> Minor Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)</li> <li><input checked="" type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input 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 (Exhibit 2)</li> <li><input type="checkbox"/> Subdivision Deviation (Exhibit 8)</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" 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 (Exhibit 5)</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 1.05 acres

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

SEE ATTACHED

---



---



---



---



---

**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, VINCENT M. ROSANOVE (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.

*VMP*

(Signature of Petitioner or authorized agent)

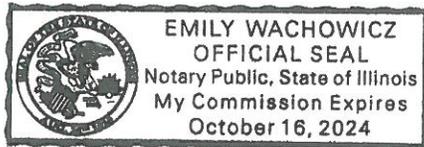
1-16-23

(Date)

SUBSCRIBED AND SWORN TO before me this 16<sup>th</sup> day of January, 2023

*Emily Wachowicz*

(Notary Public and Seal)



**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).

VmR  
\_\_\_\_\_  
(Signature of 1<sup>st</sup> Owner or authorized agent)

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

1-16-2023  
\_\_\_\_\_  
(Date)

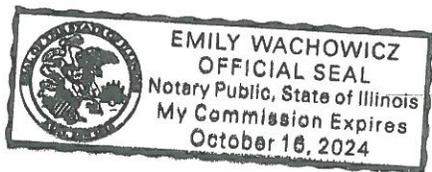
\_\_\_\_\_  
(Date)

Vincent M. Rosanova  
\_\_\_\_\_  
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 16<sup>th</sup> day of January, 2023

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



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

**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.

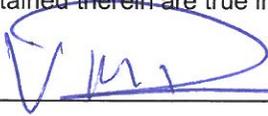
1. Petitioner: Naperville Wheaton LLC  
Address: 127 Aurora Avenue  
Naperville, IL 60540
  
2. Nature of Benefit sought: \_\_\_\_\_
  
3. Nature of Petitioner (select one):
  - a. Individual
  - b. Corporation
  - c. Land Trust/Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
  - 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:  
LLC
  
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.

Kristen Whitaker  
Rachel Rosanova  
Jim Caneff - James G Caneff TRUST  
U/t/a dated 12/15/05

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:  
Vince Rosanova, 127 Aurora Avenue  
Naperville, IL. 60540

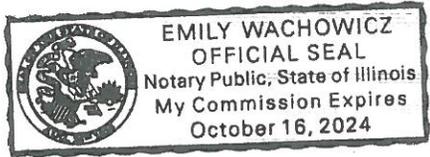
VERIFICATION

I, Vince Rosanova (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 16<sup>th</sup> day of January, 20 23.

Emily Wachowicz  
Notary Public and seal



## REQUIRED FEES

*The City of Naperville will not release review comments for your submittal until all fees are paid.  
If applicable, refer to the Concept Meeting Checklist for a summary of the required fee submittals or contact a project manager.*

FEE	AMOUNT
<b>Base Process Fee*</b>	
A) PZC-CC (annexation)	\$4,000.00
B) PZC-CC (non-annexation)	\$3,000.00
C) CC only	\$2,000.00
D) Administrative	\$500.00
*Resubmittal fee of 25% of the Base Fee Applies to the 4 <sup>th</sup> resubmittal and each subsequent submittal thereafter.	
<b>Engineering Review Fee</b>	
A) Preliminary Engineering	\$25.00 per page
B) Final Engineering	\$150.00 per page
<b>Agreements</b> (e.g., annexation, owner's acknowledgement, encroachment, easements, declarations, surety, at-risk)	
A) Basic	\$250.00 per agreement
B) Standard	\$500.00 per agreement
C) Complex	\$1,000.00 per agreement
<b>Technical Study and Report Review Fee</b>	\$400 (includes all resubmittals)
<b>Field Change</b>	\$300 (includes all resubmittals)
<b>Record Drawings</b>	\$300 (includes all resubmittals)
<b>Temporary Use Requiring Only Council Approval</b>	\$500.00
<b>Variance Only</b>	\$500.00
<b>Publication of Legal Notice</b>	Direct Invoice of Cost