



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

PETITION FOR DEVELOPMENT APPROVAL



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 26th 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)

PZC&CC Processes	☐ Annexation ☒ Rezoning ☒ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☒ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☒ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☒ Engineering Plan Review ☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☒ Please specify: Revocation of Ordinances 23-062, 23-063, 23-064

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

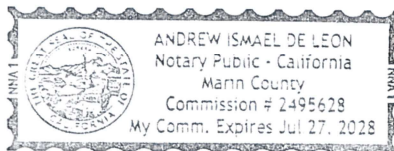
I, JOHN SHALAVI, PRESIDENT (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]
(Signature of Petitioner or authorized agent)

10/17/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 17th day of October, 2025

[Signature]
(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).


(Signature of 1st Owner or authorized agent)

10-15-2025

(Date)


(Signature of 2nd Owner or authorized agent)

10-15-2025

(Date)


(Signature of 3rd Owner or authorized agent)

10-15-2025

(Date)

Giuseppe Barbarotta

1st Owner's Printed Name and Title

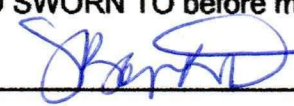
Santo Albanese

2nd Owner Printed Name and Title

Santo Barbarotta

3rd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15th day of Oct, 2025


(Notary Public and Seal)

