

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Heritage Place

ADDRESS OF SUBJECT PROPERTY: 140 and 126 N. Wright St., Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-18-309-002 and 08-18-422-001

**I. PETITIONER:** RAM West Capital LLC

PETITIONER'S ADDRESS: 127 Aurora Avenue

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 708-259-7713 EMAIL ADDRESS: bill.novak.51@gmail.com

**II. OWNER(S):** Little Friends, Inc.

OWNER'S ADDRESS: 140 N. Wright St.

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-355-6533 ext. 1828 EMAIL ADDRESS: mbriggs@lilfriends.com

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

RELATIONSHIP TO PETITIONER: Attorney

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

## IV. OTHER STAFF

NAME: Dan Kittilsen - D.J.K. Custom Homes, Inc.

RELATIONSHIP TO PETITIONER: Builder

PHONE: 630-369-1953 EMAIL ADDRESS: dank@djkhomes.com

NAME: Jon Green, Engineering Resource Associates, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-393-3060 EMAIL ADDRESS: jgreen@eraconsultants.com

Mike Buhr, Craftstone Architects, Inc., Architect 815-609-1997, mike.buhr@craftstonearchitects.com

Luay Aboona, Kenig, Lindgren, O'Hara & Aboona, Inc., Traffic Engineer, 847-518-9990, laboona@kloainc.com

Geoff Roehll, Hitchcock Design Group, Landscape Architecture, 630-961-1787, groehll@hitchcockdesigngroup.com

**V. PROPOSED DEVELOPMENT**

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

<p><b>PZC&amp;CC Process</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 checked="" 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 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</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <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 (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: 3.8 acres

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

Redevelopment of 3.8 acre Little Friends property as a 47-unit rowhome development to be known as

Heritage Place. The development is centered around renovation of the Kroehler Mansion, with architectural

design of proposed building inspired by architecture of the Mansion. The project will add diversity of housing stock

to the neighborhood and be an attractive walkable in-town destination for both young buyers and move-down

buyers.

**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:**

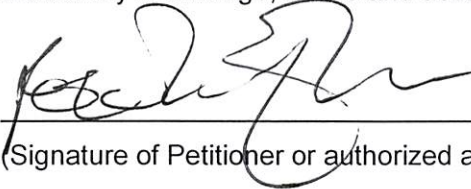
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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**

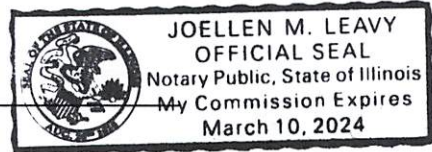
I, Russell Whitaker as attorney for Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

7-15-2020  
(Date)

SUBSCRIBED AND SWORN TO before me this 15 day of July, 2020

Joellen M. Leavy  
(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).

[Signature]  
(Signature of 1<sup>st</sup> Owner or authorized agent)

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

July 9, 2020  
(Date)

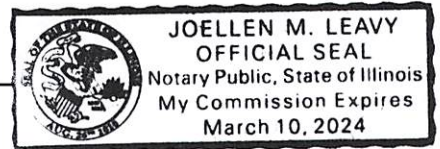
\_\_\_\_\_  
(Date)

MIKEL S. BRIGGS President/CEO  
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 9 day of July, 2020

Joellen M. Leavy  
(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: RAM West Capital LLC  
Address: 127 Aurora Avenue  
Naperville, IL 60540
  
2. Nature of Benefit sought: Conditional use, zoning and subdivision variances and subdivision
  
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 - William A. Novak

Manager - Frank A. Bednarz

Manager - Matt E. Buckley

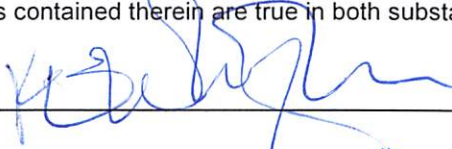
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

Russell G. Whitaker, attorney for Petitioner

Rosanova & Whitaker, Ltd., 127 Aurora Avenue, Naperville, IL 60540

VERIFICATION

I, Russell G. Whitaker (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 5<sup>th</sup> day of August, 2020.

Joellen M. Leavy  
Notary Public and seal

