



CITY OF NAPERVILLE

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

PETITION FOR DEVELOPMENT APPROVAL

November 20, 2019

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request development approval from the City when consideration by the Naperville Planning and Zoning Commission and/or approval from the Naperville City Council is required. This Petition for Development Approval is available on the City's website at <http://www.naperville.il.us/developmentpetition.aspx>. Questions may be directed to the City of Naperville TED Business Group at DRT@naperville.il.us.

E-Plan Review

"E-plan review" is short-hand for electronic plan review. It is the process of reviewing development submittals in a digital format instead of on paper. All development projects submitted to the City require e-plan review. All plans (e.g., site plan, engineering plans, landscape plans, etc.) and application materials (e.g. parking and traffic studies, application forms, etc.) associated with these projects must be submitted to the City of Naperville electronically per the following table:

Required E-Plan Review Submittals	Format*	Page
Development Petition Form	PDF File	4 - 7
Disclosure of Beneficiaries	PDF File	8 - 9
Fees***	Check	10
Response to Standards Exhibits	PDF File	11 - 14
Legal Description**	MS Word File	N/A
Plan Submittals***	PDF File	N/A

*Submittals must comply with the formatting and filename specifications detailed in the [Naperville PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).

**It is the petitioner's sole responsibility to verify that the correct legal description including address and PIN(s) is being submitted. Failure to do so may result in additional resubmittals, additional fees, meeting rescheduling, project delays, etc.

***Refer to the Concept Meeting Summary (if applicable) for the required plan submittals and fees or contact your Project Manager if you have questions. If you do not have a Project Manager, please email DRT@naperville.il.us or call 630-420-6100.

DEVELOPMENT REVIEW PROCESS

1. Prior to submittal of a Petition for Development Approval, please email a brief description of your project to the TED Business Group at DRT@naperville.il.us to determine whether or not a concept meeting is required. A Project Manager will be assigned to you at this time.
2. Following your concept meeting (if required), prepare a complete Petition for Development Approval including all items noted in your Concept Meeting Summary and in the Required E-plan Review Submittals table above. All submittal materials shall comply with the formatting and filename specifications detailed in the [Naperville PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).
3. Contact your Project Manager to obtain access to Naperville's e-review submittal portal. See the [Naperville E-Review Submittal Instructions](#) for additional details.
4. Electronically submit the complete Petition for Development Approval including all items noted in the Required E-plan Review Submittals table above. *Submittals will not be accepted and/or processed until all of the submittal requirements are met.*

5. Once the complete Petition for Development Approval is accepted, it will be forwarded to City departments (e.g. planning, utilities, engineering, etc.) for review and comment.
 - First submittals are subject to a 21 calendar day review cycle; and
 - Subsequent submittals (as applicable) are subject to a 14 calendar day review cycle.
6. Upon receipt of the submittal, the Project Manager will contact you with the fee requirement for the project. All required fees must be paid in full by check payable to the City of Naperville prior to the end of the first 21-day review cycle and prior to release of the City's review comments. You may drop off the check to the Development Services Counter on the 1st floor of the Municipal Center, 400 S Eagle Street, or mail it to your Project Manager's attention at City of Naperville, 400 S Eagle Street, Naperville IL 60540.
7. Once all required fees are paid, the Project Manager will transmit the City's review comments to the Primary Contact identified on the Development Petition Form. Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.
8. The Project Manager will work with the Primary Contact to schedule a public hearing/meeting before the Planning and Zoning Commission (if required). *The Primary Contact will be notified of the hearing/meeting date approximately three weeks in advance.* As required, City staff will complete newspaper publication requirements; the Petitioner/Owner shall complete the written notice and posting of a sign on the property as defined below:

Case Type	Publication ¹	Sign	Written Notice
<i>Public Hearing Cases:</i> variances, rezoning, conditional use, major changes, PUD deviation, and variances to Section 7-4-4 (Design Standards)	Yes	Yes	Yes
<i>Minor Change:</i> minor changes to conditional uses or PUD	No	Yes	Yes
<i>Administrative Adjustments:</i> administrative adjustments to conditional use or PUD	No	No	No

¹The City will publish notice of the public hearing in a local newspaper of general circulation at least 15 days, but not more than 30 days, prior to the public hearing date.

As noted above, notice requirements vary by case type; therefore, please contact the Project Manager to review the requirements. The public notice shall be issued at least 15 days, but not more than 30 days, prior to the scheduled public hearing/meeting date (unless otherwise directed by staff).

9. Following a public hearing and recommendation by the Planning and Zoning Commission, the case will be scheduled for City Council consideration. Cases will not be scheduled for City Council until staff has determined that all plans are in technical compliance. The Primary Contact will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the Planning and Zoning Commission and City Council is provided as Attachment 1.

EFFECTIVE PERIOD OF PETITION

Please note that Petitions for Development Approval are only valid for a period of two years from the date of Petition submission and that all cases will be closed by the City without further notice to the Petitioner after the two-year period has expired.

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): City Gate West

ADDRESS OF SUBJECT PROPERTY: SWC of IL Rt. 59 and Ferry Road

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-03-102-007, 07-04-204-007, 07-04-204-008
07-04-204-013, 07-04-400-011

I. PETITIONER: Inter-Continental Real Estate & Development Corporation

PETITIONER'S ADDRESS: 2221 Camden Court, suite 200

CITY: Oak Brook STATE: IL ZIP CODE: 60523

PHONE: (630) 560-8018 EMAIL ADDRESS: ahalikias@icred.com

II. OWNER(S): Chicago Title Land Trust as successor trustee to Republic Bank of Chicago Trust Nos. 1364 and 1391, and Halikias Family Company, LLC

OWNER'S ADDRESS: c/o Inter-Continental Realty, 2221 Camden Court, Suite 200

CITY: Oak Brook STATE: IL ZIP CODE: 60523

PHONE: (630) 560-8018 EMAIL ADDRESS: ahalikias@icred.com

III. PRIMARY CONTACT (*review comments sent to this contact*): Michael Roth

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (630) 955-6594 EMAIL ADDRESS: michael.roth@icemiller.com

IV. OTHER STAFF

NAME: Geoff Roehll, Hitchcock Design Group

RELATIONSHIP TO PETITIONER: Planning Consultant

PHONE: (630) 698-2825 EMAIL ADDRESS: groehll@hitchcockdesigngroup.com

NAME: Lou Wehrspann, Roake & Assoc., Inc., part of Civil & Environmental Consultants, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: (630) 541-0641 EMAIL ADDRESS: lwehrspann@cecinc.com

V. PROPOSED DEVELOPMENT

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

<p>PZC&CC Process</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 checked="" type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input 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 checked="" type="checkbox"/> Please specify: text Amendment to permit restaurants as conditional uses in the OCI PUD.

ACREAGE OF PROPERTY: 60.226 ac.

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

Mixed Uses: 7 restaurant sites/buildings, 2-205 unit multi-family residential buildings (rentals),
1 office site/building, 1 retail site/building, 1 retail/restaurant site/building, 2 hotels, 1 mixed use event center

See following page listing "Entitlements Requested."

Entitlements Requested

1. Approval of Preliminary plat of subdivision
2. Initiation and Approval of a text amendment per Section 6-3-9 to Designate Restaurants as Conditional Uses in OCI, Office, Commercial, and Institutional Planned Unit Developments
3. Approval of rezoning of the Subject Property per Section 6-3-7 from I-Industrial Zoning District to OCI Office, Commercial And Institutional District
4. Approval of a Conditional Use to establish the City Gate West PUD in the OCI Zoning District per Section 6-7F-3:7
5. Approval of a Preliminary PUD Plat per Section 6-4-1 and 6-4-4:2, with deviations
6. Approval of a Conditional Use per Naperville Code Section 6-7F-3:3 to allow retail uses on Lots 4, 5, 12, and 13
7. Approval of a Conditional Use per Naperville Code Section 6-7F-3:12 to allow full service hotels on Lots 11 and 15
8. Approval of a Conditional Use per Naperville Code Section 6-7F-3:2 to allow multi-family residential on Lots 4 and 5
9. Approval of a Conditional Use per Naperville Code Section 6-7F-3:9 to allow restaurants on Lots 1, 2, 6, 7, 8, 9, 13, and 16 (subject to approval of Text Amendment)

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:

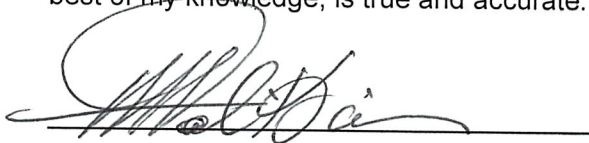
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

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

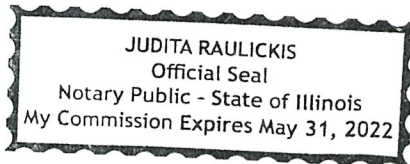
I, Aristotle Halikias, President and Chief Executive Officer (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

March 6, 2020
(Date)

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2020


(Notary Public and Seal)



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).

[Handwritten Signature]
(Signature of 1st Owner or authorized agent)

[Handwritten Signature]
(Signature of 2nd Owner or authorized agent)

March 6, 2020
(Date)

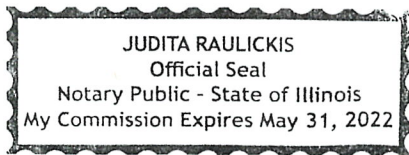
March 6, 2020
(Date)

Chicago Title Land Trust as successor Trustee to
Republic Bank Chicago Trust No. 1364
1st Owner's Printed Name and Title

Chicago Title Land Trust as successor Trustee to
Republic Bank Chicago Trust No. 1391
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2020

Judita Raulickis
(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

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).

Halikias, Manager
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

March 6, 2020
(Date)

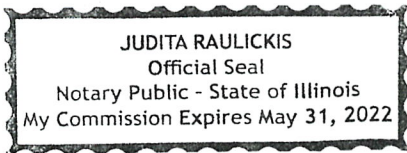
(Date)

Halikias Family Company, LLC
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2020

Judita Raulickis
(Notary Public and Seal)



¹ 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: Inter-Continental Real Estate and Development Corporation
Address: 2221 Camden Court, Suite 200
Oak Brook, IL 60523

2. Nature of Benefit sought: zoning and development approvals

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:
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.

* Inter-Continental Real Estate and Development Corporation is an Illinois corporation incorporated April 12, 1989.

See attached Disclosure Statement

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

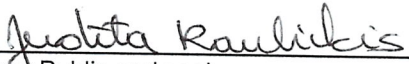
Robert Charal, Executive Vice President and Chief Operating Officer, Inter-Continental Real Estate and Development Corporation, 2221 Camden Court, Suite 200, Oak Brook, IL 60523

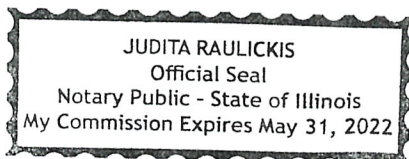
VERIFICATION

I, Robert Charal (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 March, 2020.


Notary Public and seal



Attachment 1

Beneficial Ownership of Inter-Continental Real Estate and Development Corporation

1. Inter-Continental Real Estate and Development Corporation is 100% owned by Odyssey Holdings, Ltd., an Illinois corporation.
2. Odyssey Holdings Ltd. is an Illinois corporation incorporated September 9, 1998, owned by several shareholders. Odyssey Holdings Ltd.'s address is 2221 Camden Court, Suite 200, Oak Brook, Illinois, 60523.

The shareholders who own 5% or more of Odyssey Holdings Ltd. are trusts. The names, beneficiaries, trustees, and percentage ownership in Odyssey Holdings Ltd. for each such trust, are:

Aristotle Halikias Family 2000 Trust, Aristotle Halikias, Trustee (Beneficiary: Aristotle Halikias)	13.59%
Aristotle Halikias 2012 Dynasty Trust, Patricia Halikias and Lena Halikias, Trustees (Beneficiaries: Francesca Halikias, Magdalene Halikias, Marelena Halikias, Michalea Halikias)	10.28%
Patricia Halikias Family 2000 Trust, Patricia Halikias, Trustee (Beneficiary: Patricia Halikias)	13.59%
Patricia Halikias 2012 Dynasty Trust, Aristotle Halikias and Lena Halikias, Trustees (Beneficiaries: Nicholas Halikias, Michael Halikias, and Andrew Halikias)	8.84%
Lena Halikias Family 2000 Trust, Lena (Halikias) Rimbos, Trustee (Beneficiary: Lena (Halikias) Rimbos)	15.49%
Lena Halikias 2012 Dynasty Trust, Aristotle Halikias and Patricia Halikias, Trustees (Beneficiaries: Nicholas Korompilas, Michael Korompilas, Francesca Rimbos, and Christina Rimbos)	6.93%

Frances Halikias Family 2000 Trust, Frances Halikias, Trustee (Beneficiary: Frances Halikias)	13.59%
Nikolas Halikias 2012 Dynasty Trust, Aristotle Halikias and Peter Halikias, Trustees (Beneficiaries: Ivana Halikias, Evan Halikias, and Matina Halikias)	8.21%
Peter Halikias 2008 Family Trust, Koula Halikias, Aristedes Halikias, and Mario Halikias, Trustees (Beneficiaries: Koula Halikias, Aristedes Halikias and Mario Halikias)	8.79%

**The address for each of the trusts and beneficiaries shown above is:
2221 Camden Court, Suite 200, Oak Brook, Illinois, 60523.**

The corporate officers of Inter-Continental Real Estate and Development Corporation are:

Aristotle Halikias, President and CEO

Robert Charal, Chief Operating Officer and Secretary

Patricia Halikias, Vice President and Assistant Secretary



Office of the Secretary of State Jesse White
CYBERDRIVEILLINOIS.COM

Corporation/LLC Search/Certificate of Good Standing

Corporation File Detail Report

File Number	55483043
Entity Name	INTER-CONTINENTAL REAL ESTATE AND DEVELOPMENT CORPORATION
Status	ACTIVE

Entity Information	
Entity Type	CORPORATION
Type of Corp	DOMESTIC BCA
Incorporation Date (Domestic)	Wednesday, 12 April 1989
State	ILLINOIS
Duration Date	PERPETUAL

Agent Information	
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Name ROBERT MARC CHARAL
Address 2221 CAMDEN COURT STE 200 OAKBROOK , IL 60523
Change Date Thursday, 11 September 2008

Annual Report
Filing Date 00/00/0000
For Year 2020

Officers
President Name & Address ARISTOTLE HALIKIAS 2221 CAMDEN COURT #200 OAK BROOK 60523
Secretary Name & Address ROBERT CHARAL SAME

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[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)