

# DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Delta Sonic Second Resubdivision

ADDRESS OF SUBJECT PROPERTY: Lot 1: 1780 North Aurora Road

Lot 2: 504 North Route 59

PARCEL IDENTIFICATION NUMBER (P.I.N.): Lot 1: 07-15-101-024

Lot 2: 07-15-101-025

**I. PETITIONER:** Delta Sonic Car Wash Systems, Inc. (James Boglioli)

PETITIONER'S ADDRESS: 570 Delaware Avenue

CITY: Buffalo STATE: NY ZIP CODE: 14202

PHONE: 716-878-9626 EMAIL ADDRESS: jamesboglioli@benderson.com

**II. OWNER(S):** Lot 1: Delta Sonic Car Wash Systems, Inc./1780 NAR, LLC

Lot 2: 570 DAB 26, LLC

OWNER'S ADDRESS: Lot 1: 570 Delaware Avenue, Buffalo, New York 14202

Lot 2: 7978 Cooper Creek, University Park, Florida 34201

**III. PRIMARY CONTACT** (review comments sent to this contact): James Boglioli

RELATIONSHIP TO PETITIONER: Director, Development

PHONE: 716-878-9626 EMAIL ADDRESS: jamesboglioli@benderson.com

## IV. OTHER STAFF

NAME: Matthew Oates

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 716-878-9397 EMAIL ADDRESS: mattoates@benderson.com

NAME: Mike Yount

RELATIONSHIP TO PETITIONER: Director, Construction

PHONE: 716-541-2178 EMAIL ADDRESS: mikeyount@deltasoniccarwash.com

NAME: Kathleen C. West

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-5800 EMAIL ADDRESS: kcw@dbcw.com

**V. PROPOSED DEVELOPMENT**

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

<p><b>PZC&amp;CC Processes</b></p>	<p><input type="checkbox"/> Annexation (Exhibit 3)  <input type="checkbox"/> Rezoning (Exhibit 4)  <input checked="" type="checkbox"/> Conditional Use (Exhibit 1)  <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)  <input 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 type="checkbox"/> Preliminary/Final PUD Plat  <input type="checkbox"/> PUD Deviation (Exhibit 6)  <input type="checkbox"/> Zoning Variance (Exhibit 7)  <input checked="" type="checkbox"/> Sign Variance (Exhibit 7)  <input type="checkbox"/> Subdivision Variance to Section 7-4-4</p>
<p><b>CC Only Process</b></p>	<p><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 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>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<p><input checked="" 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>
<p><b>Other</b></p>	<p><input type="checkbox"/> Please specify:</p>

ACREAGE OF PROPERTY: Lot 1: 4.938 Acres

Lot 2: 6.400 Acres

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

Description of Proposal Attached.

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**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:**

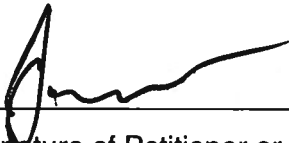
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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

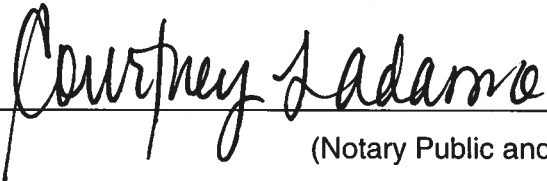
**VII. PETITIONER'S SIGNATURE**

I, James A. Boglioli (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)

September 29, 2021  
(Date)

SUBSCRIBED AND SWORN TO before me this 29<sup>th</sup> day of September, 2021.

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

**COURTNEY L. ADAMO**  
Notary Public-State of New York  
No. 01AD6413282  
Qualified in Niagara County  
Commission Expires January 25, 2025

**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).

Todd Benderson  
(Signature of 1<sup>st</sup> Owner or authorized agent)

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

January 24, 2022  
(Date)

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

Todd Benderson, Executive Vice President

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 24 day of January, 2022

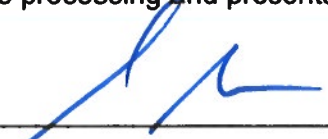
Courtney Adamo  
(Notary Public and Seal)

COURTNEY L. ADAMO  
Notary Public-State of New York  
No. 01AD6413282  
Qualified in Niagara County  
Commission Expires January 25, 2025

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

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

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

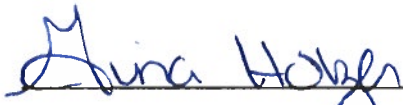
1/20/22  
\_\_\_\_\_  
(Date)

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

Stephen C. Scatone, Manager  
\_\_\_\_\_  
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 20<sup>th</sup> day of January, 2022

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



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

## **DESCRIPTION OF PROPOSAL**

The Subject Property consists of two lots – Lot 1 contains a Delta Sonic gas station/car wash facility and Lot 2 contains a multi-tenant retail/commercial building. Delta Sonic proposes to upgrade its car wash facility by:

- Constructing a 11,400 square foot indoor vacuum building with 19 bays.
- Demolishing the existing singular pre-spray (prep hut) building and replacing it with 1,840 square foot triple pre-spray (prep hut) building.
- Relocating the pay booths and express lane machines.
- Increasing the car wash stacking lanes by an additional 20 spaces.
- Constructing a covered storage area and dumpster enclosure.
- Installing overhead camera arch signage at the entrance to the prep hut.

The lot lines between Lots 1 and 2 are being shifted so as to accommodate the indoor vacuum building.

**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: Delta Sonic Car Wash Systems, Inc.  
Address: 570 Delaware Avenue  
Buffalo, New York 14202
  
2. Nature of Benefit sought: Development Approval
  
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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Todd Benderson, Executive Vice President

570 Delaware Avenue, Buffalo, New York 14202

VERIFICATION

I, Todd Benderson (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: Todd Benderson

Subscribed and Sworn to before me this 24 day of January, 20 2022.

Courtney Adamo

Notary Public and seal

COURTNEY L. ADAMO  
Notary Public-State of New York  
No. 01AD6413282  
Qualified in Niagara County  
Commission Expires January 25, 2025



**CITY OF NAPERVILLE**  
**PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES**

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2. Petitioner: 570 DAB 26, LLC  
Address: 7978 Cooper Creek Boulevard  
University Park, Florida 34201

7. Nature of Benefit sought: Development Approval

8. 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                 |

9. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

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10. 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.
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- **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.

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

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VERIFICATION

I, Stephen C. Sorbone (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 20<sup>th</sup> day of January, 20 22.

  
Notary Public and seal

