



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 8, 2023

**CITY OF NAPERVILLE
DEVELOPMENT PETITION FORM**

DEVELOPMENT NAME (should be consistent with plat): Springbrook Square Lot #10
ADDRESS OF SUBJECT PROPERTY: 1936 Springbrook Square Drive lot #10
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-34-300-037-0000

I. PETITIONER: Alex Leyfman
PETITIONER'S ADDRESS: 4117 OAKTON ST.
CITY: Skokie STATE: IL ZIP CODE: 60076
PHONE: 8473430756 EMAIL ADDRESS: alex.l@amrealty.com

II. ^{Property} OWNER(S): Steve Wagner
OWNER'S ADDRESS: 95130 Chandelle Dr.
CITY: Naperville STATE: IL ZIP CODE: 60564
PHONE: (708)738-5775 EMAIL ADDRESS: CSangroup@comcast.net

III. PRIMARY CONTACT (review comments sent to this contact): Alex Leyfman
RELATIONSHIP TO PETITIONER: self
PHONE: 847 343 0756 EMAIL ADDRESS: alex.l@amrealty.com

IV. OTHER STAFF
NAME: MARIA Glukhova
RELATIONSHIP TO PETITIONER: partner
PHONE: (347)235-7343 EMAIL ADDRESS: maria.glukhova.195@gmail.com
NAME: _____
RELATIONSHIP TO PETITIONER: _____
PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	☐ Annexation (Exhibit 3) ☐ Rezoning (Exhibit 4) ☐ Conditional Use (Exhibit 1) ☐ Major Change to Conditional Use (Exhibit 1) ☐ Planned Unit Development (PUD) (Exhibit 2) ☒ Major Change to PUD (Exhibit 2) ☐ Preliminary PUD Plat (Exhibit 2) ☐ Preliminary/Final PUD Plat ☐ PUD Deviation (Exhibit 6) ☐ Zoning Variance (Exhibit 7) ☐ Sign Variance (Exhibit 7) ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use (Exhibit 1) ☐ Minor Change to PUD (Exhibit 2) ☐ Deviation to Platted Setback (Exhibit 8) ☐ 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 (Exhibit 2) ☐ Subdivision Deviation (Exhibit 8) ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative 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 (Exhibit 5)
Other	☐ Please specify:

See next page ☒

ACREAGE OF PROPERTY: ~ 60,000 square feet or 1.388 acres

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

We are proposing to construct new spa and restaurant facility of approximately 13,000 square ft. Restaurant to include bar with license for on premises consumption. Spa to include services like massage, facials, hot pools, cold pools, saunas and scrubs.

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.

None known other than Ordinance 06-132
(see attached)

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

N/A

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, Alex LOYFMAN (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.

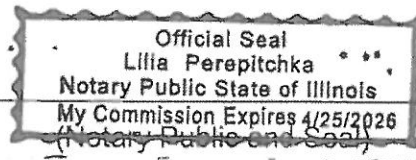
[Signature]

(Signature of Petitioner or authorized agent)

5/21/2024

(Date)

SUBSCRIBED AND SWORN TO before me this 21st day of May, 2024



[Signature]

IX. 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).

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

(Signature of 2nd Owner or authorized agent)

5/31/24
(Date)

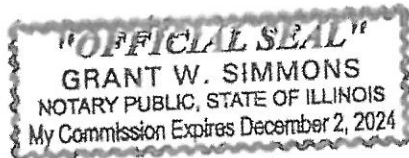
(Date)

STEVE WAGONER
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 31 day of May, 2024

[Signature]
(Notary Public and Seal)



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

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: Alex LOYFMAN or nominee entity
Address: 4117 OAKTON ST
SKOKIE IL 60076
2. Nature of Benefit sought: Zoning and liquor/business license to construct
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:
Petitioner is an individual to be approved and form an entity
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.

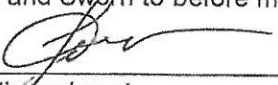
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

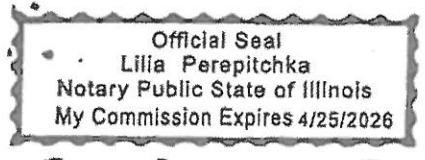
VERIFICATION

I, Alex LOYFMAN (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 24th day of May, 2024.


Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - 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. Owner: Steven Alan Wagner Trust Dated September 19, 2001

Address: 95130 CHANDLER DR.

NAPERVILLE, IL 60564

2. Nature of Benefit sought: Major Change to PUN - health Sp/ventry/denking

3. Nature of Owner (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 |

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

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.

SEE UNDER 95130 CHANDLER DR. NAPERVILLE, IL 60564
CELL SITE WORK IN 95130 CHANDLER DR NAPERVILLE, IL 60564

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

STEVE WARNER 95130 CHA-CLLE DR NAPERVILLE, IL 60564

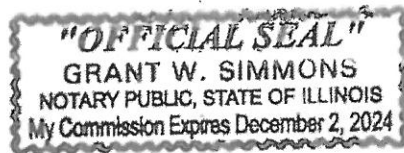
VERIFICATION

I, STEVE WARNER (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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: [Signature]

Subscribed and Sworn to before me this 31st day of May, 20 14.

[Signature]
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
Base Process Fee*	
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 th resubmittal and each subsequent submittal thereafter.	
Engineering Review Fee	
A) Preliminary Engineering	\$25.00 per page
B) Final Engineering	\$150.00 per page
Agreements (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
Technical Study and Report Review Fee	\$400 (includes all resubmittals)
Field Change	\$300 (includes all resubmittals)
Record Drawings	\$300 (includes all resubmittals)
Temporary Use Requiring Only Council Approval	\$500.00
Variance Only	\$500.00
Publication of Legal Notice	Direct Invoice of Cost