

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

PETITION FOR DEVELOPMENT APPROVAL

Naperville CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consi	stent with plat): <u>ONE ENEI</u>	RGY CENTER
ADDRESS OF SUBJECT PROPERT	Y: 40 SHUMAN BOUL	EVARD, NAPERVILLE, IL
PARCEL IDENTIFICATION NUMBER		
I. PETITIONER: WOODMEN OF THE W	ORLD LIFE INSURANCE	SOCIETY
PETITIONER'S ADDRESS: 1700 FAR	NAM STREET, 21ST FL	OOR
CITY: OMAHA	STATE: NE	ZIP CODE: <u>68102</u>
PHONE: (402) 661-6205		
II. OWNER(S): SAME AS PETITIONER		
OWNER'S ADDRESS:		
CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL ADDRESS	
III. PRIMARY CONTACT (review comme	nts sent to this contact): MA	ARCIA OWENS
RELATIONSHIP TO PETITIONER: A	TTORNEY	
PHONE: (312) 701-9347	EMAIL ADDRESS:	MOWENS@HONIGMAN.COM
IV. OTHER STAFF		
NAME: N/A		
RELATIONSHIP TO PETITIONER: _		
PHONE:		
NAME:		
RELATIONSHIP TO PETITIONER: _		, and comment
PHONE:	EMAIL ADDRESS:	

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC	☐ Annexation
Processes	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	☐ Minor Change to Conditional Use
Process	☐ 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	☐ Engineering Plan Review
Review	☐ Administrative Subdivision Plat (no new buildable lots are
Administrative	being created)
Review	☐ Administrative Adjustment to Conditional Use
	☐ Administrative Adjustment to PUD
	☐ Plat of Easement Dedication/Vacation
	☐ Landscape Variance
Other	✓ Please specify: TEMPORARY USE REQUEST

ACREAGE OF PROPERTY:	11.820 ACRE ZONING	OF PROPERTY: ORI	

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

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.

	·	,
(per Section 7-3-5: Dedication of Park Lands and School	ool Sites or for Payments or Fees in Lieu of)	
Required School Donation will be met by:	Required Park Donation will be met by:	
Cash Donation (paid prior to plat	Cash Donation (paid prior to plat	
recordation)	recordation)	

Cash Donation (paid per permit basis

Land Dedication

prior to issuance of each building permit)

Cash Donation (paid per permit basis prior

to issuance of each building permit)

Land Dedication

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

DESCRIPTION OF PROPOSAL/USE

Petitioner is requesting a temporary use permit for the on-site parking of up to 250 vehicles in the designated areas of the Subject Property, as highlighted on Exhibit A attached hereto for a period not to exceed three (3) years. Tesla currently leases 6,320 sf of office space on the first floor of the Subject Property. The additional surface parking will assist Tesla in new vehicle delivery in the Naperville area and help support the volume of new vehicles for delivery which currently exceeds the available surface parking on Tesla's nearby property at 3200 Ogden Avenue, Lisle, Illinois. The additional parking spaces at the Subject Property serve as overflow for the dealer's primary location and a "last mile" staging area prior to vehicle delivery. The vehicles utilizing the additional parking at the Subject Property are new, already purchased vehicles and are continuously turned over as they are delivered to customers. The site provides a convenient location in close proximity to delivery locations within and around Naperville. The temporary Tesla parking will be evenly distributed on either side of the parking lot to spread out the density of Tesla vehicles and is located at the rear of the Property to reserve parking availability nearest the building entrances for day-to-day users and visitors of the Subject Property.

The parked vehicles are under the control of Tesla, who has local staff available daily to take calls and coordinate vehicle drop-offs and deliveries. In addition to Tesla's staff, Owner has a property management team that is available 24/7 for building tenants and standard property security.

The Subject Property contains approximately 609 parking spaces and, as of July 31, 2025, is approximately 41% occupied. This results in surplus parking of about 359 parking spaces at the current time. If Tesla were to utilize all spaces requested for the temporary use, there would still be surplus parking of approximately 109 parking spaces. Occupancy at the Subject Property has remained steady to declining over the past three (3) years, despite having the Subject Property listed with a reputable, national broker and actively marked. The Subject Property seems consistent with other, similarly situated properties in the area and is consistent with the findings of the I-88 Corridor Strategy report that was recently issued. Ownership does not expect a significant shift in office demand during the term of the Temporary Use Permit.

The temporary use accommodates Telsa's need to serve the Naperville community and provides leasing of the additional space within the Property. It is consistent with the character for the area, does not generate additional traffic and is not located near residential neighborhoods.

Petitioner is agreeable to a condition to the temporary use permit that provides that the number of parking spaces used for on-site Tesla vehicle storage will be reduced proportionately if any vacant tenant spaces become occupied to the point where there is insufficient parking based on the applicable code requirements for the space occupied and actual parking usage on the Subject Property.

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). ORLD LIFE INSURANCE SOCIETY (Signature of 2nd Owner or authorized agent) (Date) (Date) BRETT KEMP, DIRECTOR, MORTGAGE & RE INV. 1st Owner's Printed Name and Title 2nd Owner Printed Name and Title 58 SUBSCRIBED AND SWORN TO before me this GENERAL NOTARY - State of Nebraska ZACH SMITH My Comm. Exp. August 30, 2027

(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.

	Address: 1700 FARNAM STREET, 21ST FLOOR				
		<u>OM</u>	AHA, NE 68102		
1	Vature o	f Ber	nefit sought: <u>TEMPORAR</u>	<u>y use</u>	
1	Vature o	f Pet	itioner (select one):		
			Individual		Partnership
		V	Corporation		Joint Venture
			Land Trust/Trustee		Limited Liability Corporation (LLC)
			Trust/Trustee		Sole Proprietorship

- 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.

	CORPORATION IS A NOT-FOR-PROFIT FRATERNAL BENEFIT SOCIETY.
	NO SHAREHOLDER OWNS 5% OR MORE OF STOCK.
	OFFICERS: SEE ATTACHED.
6.	Name, address and capacity of person making this disclosure on behalf of the Petitioner:
	BRETT KEMP, DIRECTOR, MORTGAGE & RE INV.
	FICATION ETT KEMP (print name), being first duly sworn under oath, depose and state
this d	am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the ments contained therein are true in both substance and fact.
Signa	
Subso	cribed and Sworn to before me this 28 day of 4ngust, 2025.
Notar	y Public and seal GENERAL NOTARY - State of Nebraska ZACH SMITH My Comm. Exp. August 30, 2027

OFFICERS

Denise M. McCauley, Chair, President & CEO

Jon R. Aerni, Executive Vice President & Chief Financial Officer

Wilbur Jenkins, Executive Vice President & Chief Operating Officer

S. Kyle McMahan, Executive Vice President & Chief Marketing Officer

C. Shawn Bengtson, Executive Vice President & Chief Risk Officer



PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

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1.	Owner: Address	SAME AS PETITIONER DIS	SCLOSURE OF BENEFICIARIES		
2.	Nature of B	enefit sought:			
3.	Nature of O	wner (select one):			
		☐ Individual	☐ Partnership		
		☐ Corporation	☐ Joint Venture		
		☐ Land Trust/Trustee	☐ Limited Liability Corporation (LLC)		
		☐ Trust/Trustee	☐ Sole Proprietorship		
4.	If Owner is Owner:	an entity other than described	in Section 3, briefly state the nature and characteristics o		
5.		er to Section 3 was anything oth provided on page 9 (or on a s	ner than "Individual", please provide the following information eparate sheet):		
	mer regi b. Cor pers of ir inco	ted Liability Corporation (LLC): The name and address of all members and managing bers, as applicable. If the LLC was formed in a State other than Illinois, confirm that it tered with the Illinois Secretary of State's Office to transact business in the State of Illinois oration: The name and address of all corporate officers; the name and address of even who owns five percent (5%) or more of any class of stock in the corporation; the State corporation; the address of the corporation's principal place of business. If the State poration is other than Illinois, confirm that the corporation is registered with the Illinois etary of State's Office to transact business in the State of Illinois.			
	c. Tru	st or Land Trust: The name,	address and interest of all persons, firms, corporations or		
	d. Par part part	entities who are the beneficiaries of such trust. lerships: The type of partnership; the name and address of all general and limit ers, identifying those persons who are limited partners and those who are gene ers; the address of the partnership's principal office; and, in the case of a limit			
	e. Joir	nt Ventures: The name and a	pertificate of limited partnership is filed and the filing number address of every member of the joint venture and the nature		
		ne legal vehicle used to create a Proprietorship: The name a	the joint venture. nd address of the sole proprietor and any assumed name.		
	g. Oth	er Entities: The name and a	nddress of every person having a proprietary interest, ar right to control any entity or venture not listed above.		
	Resident Analysis and deliminate communications are confirmed				

6.	Name, address and capacity of person making this disclosure on behalf of the Owner:
VERIF	ICATION
that I a disclos contain Signatu	
Subscr	ibed and Sworn to before me this 2 f day of August, 20.25.
Notary	Public and seal GENERAL NOTARY - State of Nebraska ZACH SMITH
	My Comm. Exp. August 30, 2027