



Naperville

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 consistent with plat): ONE ENERGY CENTER

ADDRESS OF SUBJECT PROPERTY: 40 SHUMAN BOULEVARD, NAPERVILLE, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-06-307-005

I. PETITIONER: WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY

PETITIONER'S ADDRESS: 1700 FARNAM STREET, 21ST FLOOR

CITY: OMAHA STATE: NE ZIP CODE: 68102

PHONE: (402) 661-6205 EMAIL ADDRESS: bkemp@woodmenlife.org

II. OWNER(S): SAME AS PETITIONER

OWNER'S ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): MARCIA OWENS

RELATIONSHIP TO PETITIONER: ATTORNEY

PHONE: (312) 701-9347 EMAIL ADDRESS: MOWENS@HONIGMAN.COM

IV. OTHER STAFF

NAME: N/A

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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 ☐ 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 Process	☐ Minor Change to Conditional Use ☐ 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 Review Administrative Review	☐ Engineering Plan 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
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.

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

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

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 marketed. 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 Tesla'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).

WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY

By: Brett Kemp

(Signature of 1st Owner or authorized agent)

8/28/25
(Date)

(Signature of 2nd Owner or authorized agent)

(Date)

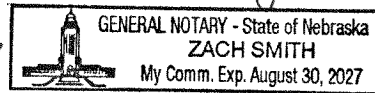
BRETT KEMP, DIRECTOR, MORTGAGE & RE INV.

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 28 day of August, 2025

Zach Smith



(Notary Public and Seal)

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

VIII. PETITIONER'S SIGNATURE

I, Brett Kemp (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.

WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY

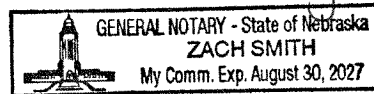
By:

[Signature]
(Signature of Petitioner or authorized agent)

8/28/25
(Date)

SUBSCRIBED AND SWORN TO before me this 28 day of August, 2025

Zach Smith



(Notary Public and Seal)



Naperville

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: WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY
Address: 1700 FARNAM STREET, 21ST FLOOR
OMAHA, NE 68102
2. Nature of Benefit sought: TEMPORARY USE
3. Nature of Petitioner (select one):

☐ Individual	☐ Partnership
☒ Corporation	☐ Joint Venture
☐ Land Trust/Trustee	☐ Limited Liability Corporation (LLC)
☐ Trust/Trustee	☐ Sole Proprietorship
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

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.

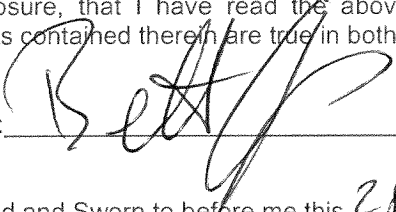
OFFICERS: SEE ATTACHED.

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

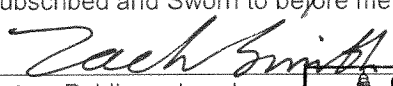
BRETT KEMP, DIRECTOR, MORTGAGE & RE INV.

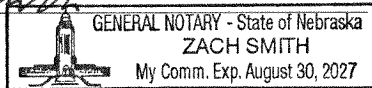
VERIFICATION

I, BRETT KEMP (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 28 day of August, 2025.


Notary Public and seal



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



Naperville
CITY OF NAPERVILLE

PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

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1. Owner:

Address: SAME AS PETITIONER -- DISCLOSURE OF BENEFICIARIES

2. Nature of Benefit sought: _____

3. Nature of Owner (select one):

- | | |
|---|--|
| ☐ Individual | ☐ Partnership |
| ☐ Corporation | ☐ Joint Venture |
| ☐ Land Trust/Trustee | ☐ Limited Liability Corporation (LLC) |
| ☐ Trust/Trustee | ☐ Sole Proprietorship |

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

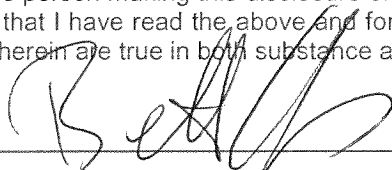
5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- a. **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.
- b. **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.
- c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- d. **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.
- e. **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.
- f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- g. **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.

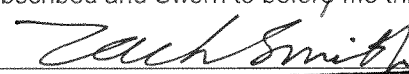
6. Name, address and capacity of person making this disclosure on behalf of the Owner:

VERIFICATION

I, BRETT KEMP (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: 

Subscribed and Sworn to before me this 28 day of August, 2025.


Notary Public and seal

