

Updated 3 January 2019

Naperville Project #18-10000108

**CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Bucky's Naperville

ADDRESS OF SUBJECT PROPERTY: 1351 E. Ogden Ave, Naperville, IL. 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-08-101-010

I. PETITIONER: Buck's Inc.

PETITIONER'S ADDRESS: 2500 Brickvale Drive

CITY: Elk Grove Village STATE: IL ZIP CODE: 60007

PHONE: (402) 718-6724 EMAIL ADDRESS: RMcMahon@BuchananEnergy.com

II. OWNER(S): Fair Oaks Land LLC

OWNER'S ADDRESS: 1351 E. Ogden Ave

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Richard McMahon

RELATIONSHIP TO PETITIONER: Attorney-in-fact

PHONE: (402) 718-6724 EMAIL ADDRESS: RMcMahon@Buchananenergy.com

IV. OTHER STAFF

NAME: Steve Kudwa

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-845-1272 EMAIL ADDRESS: KudwaS@crk-eng.com

NAME: David McCallum

RELATIONSHIP TO PETITIONER: Landscape Designer

PHONE: 847-362-0209 x111 EMAIL ADDRESS: McCallum@McCallumAssociates.com

V. PROPOSED DEVELOPMENT

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input checked="" type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input checked="" type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7) |
| <input type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 4.364 acres

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

See attached.

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:

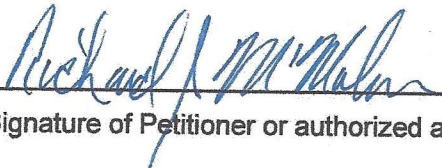
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

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


PETITIONER'S SIGNATURE

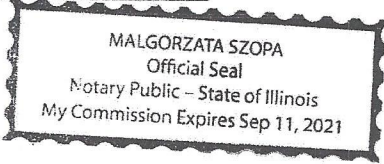
I, Richard McMahon, Attorney-in-fact (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

19 September 2018
(Date)

SUBSCRIBED AND SWORN TO before me this 19 day of Sep, 20 18


(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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 of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

September 18, 2018
(Date)

(Date)

KATH WEST
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 18th day of September 2018

Kathleen C. West
(Notary Public and Seal)



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

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Buck's Inc
Address: 2500 Brickvale Drive
Elk Grove Village, IL. 60007

2. Nature of Benefit sought: Development Approval

3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. Steve Buchanan, 7315 Mercy Rd, Omaha, NE. 68124
 - b. _____
 - c. _____
 - d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Richard McMahon, 2500 Brickvale Drive, Elk Grove Village, IL. 60007.
Attorney-in-fact

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Richard McMahon, 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: *Richard J. McMahon*

Subscribed and Sworn to before me this 19 day of Sep, 2018.

Notary Public and seal



Bucky's Naperville Development

V. DESCRIPTION OF PROPOSAL/USE

The Fair Oaks dealership property which is subject to this petition has existed in its current largely abandoned condition since 2012. The petitioner plans to raze the 25,000 s.f. showroom and remove approximately 3.5 acres of asphalt pavement at the "Primary Gateway" to the City of Naperville at Ogden Avenue and Naper Boulevard and kick-start the redevelopment of the Ogden Avenue Corridor consistent with the vision set forth in the Ogden Avenue Corridor Enhancement Initiative.

Specifically, the Petitioner proposes to redevelop the entire 4.3 acre site as a 2 lot subdivision.

- On Lot 1 the Petitioner will, for its own use, construct and operate a 5,520 s.f. modern convenience store with retail motor fuel sales under 3 canopies (automobile service station) along with an attached ancillary tunnel conveyor carwash. (*B-3 Conditional Use*)

- Offer Lot 2 for sale on the open market consisting of 2.1 acres for uses allowed under the existing B-3.

In furtherance of the goals enunciated in the Ogden Avenue Corridor Enhancement Initiative:

- Provisions are made in the site plan for two open access points between Lots 1 and 2.

- Provide the City of Naperville the opportunity to design gateway monument signage on the corner of Naper Boulevard and Ogden Avenue that will create a style that is unique to the Corridor and consistent with the 2006 Ogden Avenue Corridor Vision Statement.

- Consolidate and realign the 2 full-access driveways on Ogden Avenue into a single full access driveway opposite Tuthill Road. Written and personal attempts to combine the neighboring bank driveway with our existing driveway on Wheaton-Naperville Road and thereby aligning it with the opposite driveway onto Ogden Mall have failed. A grade difference along the common lot line supported by a retaining wall makes the combination of the two driveways a physical impossibility.