

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Central Park Place PZC 18-1-077

ADDRESS OF SUBJECT PROPERTY: 110 S. Washington Street, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-13-424-006*

*Formerly 07-13-424-001 & 07-13-424-002

I. PETITIONER: Great Central Properties III, LLC

PETITIONER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 90563

PHONE: 630-848-0320 EMAIL ADDRESS: dwright@avrambuilders.com

II. OWNER(S): Great Central Properties III, LLC

OWNER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-848-0320 EMAIL ADDRESS: dwright@avrambuilders.com

III. PRIMARY CONTACT (review comments sent to this contact): Paul M. Mitchell

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-753-8065 EMAIL ADDRESS: paul.mitchell@kuhnlaw.com

IV. OTHER STAFF

NAME: Compass Surveying Ltd (Dan Walter)

RELATIONSHIP TO PETITIONER: Surveyors

PHONE: 630-820-9100 EMAIL ADDRESS: dwalter@clsurveying.com

NAME: Watermark Engineering Resources, Ltd. (Bill Perry)

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-375-1800 EMAIL ADDRESS: bperry@watermark-engineering.com

V. PROPOSED DEVELOPMENT

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

<p>PZC&CC Process</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input 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 type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<p>CC Only Process</p>	<ul style="list-style-type: none"> <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 checked="" 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>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <input 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>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 0.569 acres

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

Requesting approval of two plats: Condominium Plat for Central Park Place Residential

Condominium and Preliminary/Final Subdivision Plat for Central Park Place Commercial

Subdivision.

For more details, please see cover letter.

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

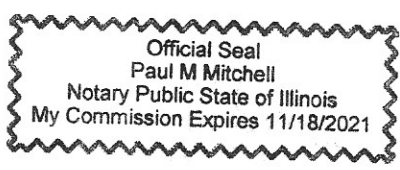
I, Dwight Avram, Manager (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

March 4, 2020
(Date)

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2020

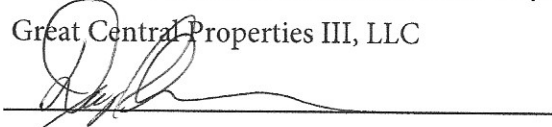

(Notary Public and Seal)



VIII. 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).

Great Central Properties III, LLC



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

March 6, 2020

(Date)

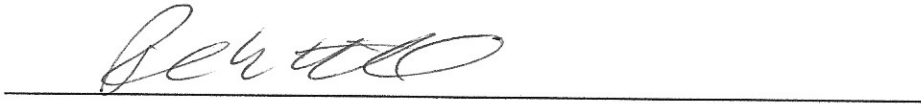
(Date)

Dwight Avram, Manager

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2020



(Notary Public and Seal)



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