

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Primrose School of Naperville

ADDRESS OF SUBJECT PROPERTY: 471 E. 75th Street

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-29-103-100

I. PETITIONER: Matt Taylor-Primrose Schools

PETITIONER'S ADDRESS: 3200 Windy Hill Road SE, Suite 1200E

CITY: Atlanta STATE: GA ZIP CODE: 30339

PHONE: 617-901-9015 EMAIL ADDRESS: mtaylor@primroseschools.com

II. OWNER(S): Raymond Bishop

OWNER'S ADDRESS: 6721 Leonard Dr

CITY: Darien STATE: IL ZIP CODE: 60561

PHONE: 617-901-9015 EMAIL ADDRESS: mtaylor@primroseschools.com

III. PRIMARY CONTACT (review comments sent to this contact): Matt Whisler

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 847-713-1003 EMAIL ADDRESS: matt.whisler@rtmec.com

IV. OTHER STAFF

NAME: Marissa Stadler

RELATIONSHIP TO PETITIONER: Architect

PHONE: 216-920-383 EMAIL ADDRESS: mstadler@adaarchitects.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:

ACREAGE OF PROPERTY: 1.497

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

The project shall consist of a new ground-up facility, including a building, parking lot, an access driveway,

and utility service connections. The facility will be a school with a fenced in turf playground

area in the rear.

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.

SEE NEXT PAGE

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

Terms, conditions and provisions contained in annexation agreement and ordinance no. 98-22, made by and between the City of Naperville and Raymond E. Bishop, recorded April 1, 1998 as documents R98-059150 and R98-059151.

Terms, conditions and provisions contained in ordinance 98-24 made by the City of Naperville, recorded April 1, 1998 as document R98-059152, amending the zoning for the property in question.

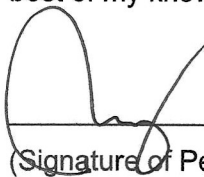
Easement in favor of City of Naperville and to those public utility companies operating under franchise from the City of Naperville, including, but not limited to, Ameritech, Northern Illinois Gas Company and their successors and assigns, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat of easement recorded March 1, 1999 as Document No. R99-050434, affecting the North, South, East and West 10 feet of the Land and a 10 foot wide strip in the center of the Land. (See document for exact location)

Cross access easement granted to the City of Naperville and the easement provisions and grantees as set forth by Plat of Easement recorded March 1, 1999 as Document No. R99-050434, affecting the North 26 feet of the South 64 feet of the Land.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on March 5, 2021 as Document No. R2021-035463.

VIII. PETITIONER'S SIGNATURE

I, Matt Taylor (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)

8/22/2024
(Date)

SUBSCRIBED AND SWORN TO before me this 22nd day of August, 2024


(Notary Public and Seal)

ANTHONY RICHARD CONTI
Notary Public - New Hampshire
My Commission Expires May 15, 2029

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).

Raymond E. Bishop, N.Y.C.
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

9-17-24
(Date)

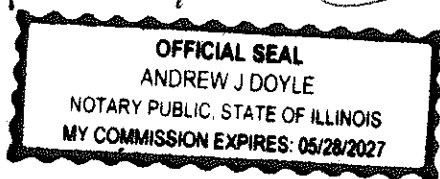
(Date)

Raymond E. Bishop, N.Y.C.
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 17th day of August, 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: Matt Taylor
Address: 3200 Windy Hill Rd, SE, Suite 1200E, Atlanta, GA 30339
2. Nature of Benefit sought: Entitlement Approval
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:

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.

Laura Montes-Rodriguez, Member
Diego Diaz-Puentes, Member

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

Matt Taylor, 3200 Windy Hill Rd, SE, Suite 1200E, Atlanta, GA 30339
as Development Project Manager of Primrose Schools Franchising Company

VERIFICATION

I, Matt Taylor (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: [Signature]

Subscribed and Sworn to before me this 29th day of August, 2024.

[Signature]
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: RAYMOND BISHOP

Address: 6721 Leonard Dr.
Darien, IL 60561

2. Nature of Benefit sought: _____

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:

N/A

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.

N/A

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

N/A.

VERIFICATION

I, Raymond E. Zinop (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: Raymond E. Zinop, M.P.

Subscribed and Sworn to before me this

17th

day of

August

, 20

24

Notary Public and seal

