

CITY OF NAPERVILLE APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Bauer Place Phase 3
ADDRESS OF SUBJECT PROPERTY: 5S315 East Ave.
PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-08-103-003 & -004

I. APPLICANT: Oak Creek Capital Partners, LLC
APPLICANT'S ADDRESS: PO Box 716
CITY: St. Charles STATE: IL ZIP CODE: 60174
PHONE: 8475149144 EMAIL ADDRESS: jmchale@comcast.net

II. OWNER(S)*: Chicago Title Land Trust, No. 1092716
OWNER'S ADDRESS: 2441 Warrenville Road
CITY: Lisle STATE: IL ZIP CODE: 60532
PHONE: 630.871.3500 EMAIL ADDRESS: _____

*If Owner(s) is different than Applicant, please attach a letter from the Owner(s) authorizing
submittal of this Application for Development Approval.

III. PRIMARY CONTACT (review comments sent to this contact): Leonard M. Monson
RELATIONSHIP TO APPLICANT: Attorney
PHONE: 630.420.8228 x6 EMAIL ADDRESS: len@kuhnheap.com

IV. OTHER STAFF
NAME: Cemcon, Ltd.
RELATIONSHIP TO APPLICANT: Engineer
PHONE: 630.862.2100 EMAIL ADDRESS: cadd@cemcon.com

NAME: _____
RELATIONSHIP TO APPLICANT: _____
PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

- | | |
|--|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input 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 type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 1.15 acres

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

Rezone to R3, medium density multiple-family residence, subdivision to four (4) lots
(4th lot is common area) for construction of nine (9) single-family attached townhome
style residences.

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 Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication

**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. Applicant: Oak Creek Capital Partners, LLC
Address: PO Box 716
St. Charles, IL 60174

2. Nature of Benefit sought: _____

3. Nature of Applicant (select one):

<input type="checkbox"/> a. Natural Person	<input type="checkbox"/> d. Trust/Trustee
<input checked="" type="checkbox"/> b. Corporation	<input type="checkbox"/> e. Partnership
<input type="checkbox"/> c. Land Trust/Trustee	<input type="checkbox"/> f. Joint Venture

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

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. John McHale, 618 West Jefferson, Naperville, IL 60540
b. Jon Luczyinski, PO Box 716, St. Charles, IL 60174
c. _____
d. _____

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

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, Leonard M. Monson, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, 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 2nd day of June, 2017.

Lori L. Fehle
Notary Public



BAUER PLACE PHASE 3

Legal Description

Lots 2 and 3 in Mary Rudnik Resubdivision Recorded June 29, 1964 as Document R64-22696 and Part of Lot 10 in Bauer Place Phase 2 Subdivision, Recorded September 9, 2016 as Document R2016-096870, all Being a Part of the West Half of the Northwest Quarter of Section 8, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

EXHIBIT 4
Bauer Place
Standards for Granting a Map Amendment (Rezoning)
Section 6-3-7:1

The commission shall not recommend nor shall the city council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the city; **The current zoning is commercial, immediately contiguous with residential properties. The proposed amendment to residential shall change the use to one more appropriate, and better supporting the health, safety, comfort, convenience and general welfare of the City than a commercial use;** and,
2. The trend of development in the area of the subject property is consistent with the requested amendment; **The trend of development in the area, City of Naperville zoning of residential, is consistent with the subject property of the petition request of R3 zoning;** and,
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; **The requested zoning classification of R3 is consistent with the existing uses in the area and permits uses of the property which are suitable and compatible with the current and projected makeup of the neighborhood, than the uses permitted under the existing commercial zoning classification;** and,
4. The subject property has not been utilized under the existing zoning classification for a substantial period of time; **The subject property is, and has been for a substantial period of time, vacant and not utilized under the existing commercial zoning classificatio ;** and,
5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property; **The proposed plan would make the property more consistent with the neighboring property. The petition, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**