



**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING,
AND DEVELOPMENT BUSINESS GROUP**

**PETITION FOR DEVELOPMENT
APPROVAL**

April 1, 2019

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request development approval from the City when consideration by the Naperville Planning and Zoning Commission and/or approval from the Naperville City Council is required. This Petition is available on the City's website at <http://www.naperville.il.us/developmentpetition.aspx>. Questions may be directed to the City of Naperville TED Business Group at (630) 420-6100 x9.

Initial in the boxes below signifying that all required submittals and fees have been included in accordance with the requirements outlined in this Petition.

Initial	Item	Page
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	Disclosure of Beneficiaries	8 - 9
	Required Plan and Electronic Submittals <i>(all plan sets must be folded unless otherwise noted)</i>	10
	Required Fee Submittals	11
	Required Exhibits	12 - 15

PROCESS

1. Prior to submittal of a Petition for Development Approval, please contact the TED Business Group at (630) 420-6100, x9 to determine whether or not a concept meeting or pre-application submittal meeting is required.
2. Submit a completed Petition including all materials noted in the required plan and fee submittal requirements section of this Petition (if applicable refer to your Concept Meeting Checklist for required submittals and fees). *Submittals will not be accepted and/or processed until all of the submittal requirements are met.* Once the completed Petition is accepted, the City will assign a project manager and case number to the project.
3. The completed Petition will be forwarded to City departments (e.g. planning, utilities, engineering) for review and comment.
 - First submittals are subject to a 21 calendar day review cycle; and
 - Subsequent submittals (as applicable) are subject to a 14 calendar day review cycle.

At the conclusion of the review cycle, the project manager will transmit the City's technical review comments to the Primary Contact identified on the Petition for Development Approval (see page 3). Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.

4. The City's project manager will work with the Primary Contact to schedule a public hearing/meeting before the Planning and Zoning Commission (if required). *The Primary Contact will be notified of the hearing/meeting date approximately three weeks in advance.* As required, City staff will complete newspaper publication requirements; the Petitioner/Owner shall complete the written notice and posting of a sign on the property as defined on the following page:

Case Type	Publication ¹	Sign	Written Notice
<i>Public Hearing Cases:</i> variances, rezoning, conditional use, major changes, PUD deviation, and variances to Section 7-4-4 (Design Standards)	Yes	Yes	Yes
<i>Minor Change:</i> minor changes to conditional uses or PUD	No	Yes	Yes
<i>Administrative Adjustments:</i> administrative adjustments to conditional use or PUD	No	No	No

1. The City will publish notice of the public hearing in a local newspaper of general circulation at least 15 days, but not more than 30 days, prior to the public hearing date.

As noted above, notice requirements vary by case type; therefore, please contact the project manager to review the requirements. The public notice shall be issued at least 15 days, but not more than 30 days, prior to the scheduled public hearing/meeting date (unless otherwise directed by staff).

5. Following a public hearing and recommendation by the Planning and Zoning Commission, the case will be scheduled for City Council consideration. Cases will not be scheduled for City Council until staff has determined that all plans are in technical compliance. The Primary Contact will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the Planning and Zoning Commission and City Council is provided as Attachment 1.

EFFECTIVE PERIOD OF PETITION

Please note that Petitions for Development Approval are only valid for a period of two years from the date of Petition submission and that all cases will be closed by the City without further notice to the Petitioner after the two-year period has expired.

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Firestone - Naperville

ADDRESS OF SUBJECT PROPERTY: 2643 Forgue Dr.

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-03-307-124-0000

I. PETITIONER: Jason Horowitz

PETITIONER'S ADDRESS: 9010 Overlook Blvd

CITY: Brentwood STATE: TN ZIP CODE: 37027

PHONE: 615-370-0670 EMAIL ADDRESS: jhorowitz@gbtrealty.com

II. OWNER(S): Stephen M. Oksas, Mutual Federal Bankcorp

OWNER'S ADDRESS: 2212 W Cermak Rd

CITY: Chicago STATE: IL ZIP CODE: 60608

PHONE: _____ EMAIL ADDRESS: steve.oksas@mutualfederalbank.com

III. PRIMARY CONTACT (review comments sent to this contact): Michaela Walker

RELATIONSHIP TO PETITIONER: Project Engineer

PHONE: 630-487-3447 EMAIL ADDRESS: michaela.walker@kimley-horn.com

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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)* | _____ | Landscape Variance (Exhibit 5) |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | _____ | Planned Unit Development Deviation (Exhibit 6) |
| _____ Annexation (Exhibit 3) | _____ | Sign Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication | _____ | Zoning Variance (Exhibit 7) |
| _____ Rezoning (Exhibit 4) | _____ | Platted Setback Deviation (Exhibit 8) |
| _____ Subdivision Plat | _____ | Subdivision Deviation/Waiver (Exhibit 8) |
| _____ Temporary Use | _____ | 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: 1.25-acres

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

Development of an existing undeveloped property into a 6,425-sf firestone automotive services center with associated grading, utilities, paving, and landscape. A conditional

use will be required for automotive services to be allowed in the B2-PUD existing zoning.

A major PUD Amendment will be required for the development of the site, and a PUD Plat and

Plat of Easement is required to be recorded for the proposed work, new cross access, utility and sidewalk easements.

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, Sason Horowitz, Authorized Agent (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]
(Signature of Petitioner or authorized agent)

10-1-19
(Date)

SUBSCRIBED AND SWORN TO before me this 1 day of October, 2019

Tiffany S. Pruett Exp. 7/27/2020
(Notary Public and Seal)



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).

SM Oksas, PRESIDENT

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

9/16/19

(Date)

**Stephen M. Oksas
President**

(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 16 day of SEPT., 2019

Julia Levine

(Notary Public and Seal)



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

**CITY OF NAPERVILLE
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: Franklin Land Associates, LLC
Address: 9010 Overlook Blvd.
Brentwood, TN 37027

2. Nature of Benefit sought: Major Change to PUD

3. Nature of Petitioner (select one):
- | | |
|-----------------------|-------------------------------------------------------------------------|
| a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | <input checked="" type="radio"/> g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | 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):

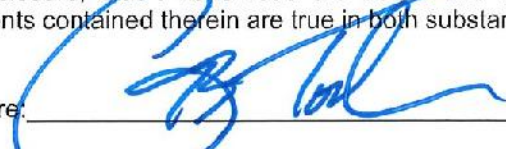
- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** 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.

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

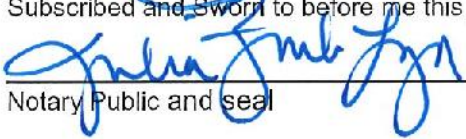
George Tomlin, Chief Manager
9010 Overlook Blvd., Brentwood, TN 37027

VERIFICATION

I, George Tomlin (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 18th day of September, 2019.


Notary Public and seal

