



**Naperville**

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)  
BUSINESS GROUP  
400 S. Eagle Street  
Naperville, IL 60540  
[www.naperville.il.us](http://www.naperville.il.us)

# **PETITION FOR DEVELOPMENT APPROVAL**



Naperville

## CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Main Street Promenade East Lot 1 Parcel C and Lot 2

ADDRESS OF SUBJECT PROPERTY: 50 S. Main Street Suite 104

PARCEL IDENTIFICATION NUMBER (P.I.N.) 0713419030

**I. PETITIONER:** KRG Naperville Main, LLC c/o Gene Beiermann

PETITIONER'S ADDRESS: 30 South Meridian St. Suite 1100

CITY: Indianapolis STATE: IN ZIP CODE: 46204

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**II. OWNER(S):** KRG Naperville Main, LLC c/o Gene Beiermann

OWNER'S ADDRESS: 30 South Meridian St. Suite 1100

CITY: Indianapolis STATE: IN ZIP CODE: 46204

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**III. PRIMARY CONTACT** (review comments sent to this contact): Vince Rosanova

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (630) 355-4600 EMAIL ADDRESS: Vince@rw-attorneys.com

### IV. OTHER STAFF

NAME: Ryan Vande Bosche

RELATIONSHIP TO PETITIONER: Director - Development

PHONE: 317-413-7543 EMAIL ADDRESS: Rvandebosche@kiterealty.com

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

## V. PROPOSED DEVELOPMENT AND PROPERTY

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

<b>PZC&amp;CC Processes</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <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 type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
<b>Administrative Review Administrative Review</b>	<input type="checkbox"/> Engineering Plan Review <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
<b>Other</b>	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 1.07 ZONING OF PROPERTY: B4

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

Variance from Section 6-7D-4 to permit a fitness use

**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.**

Balcony Enroachment (R2013-135809)

CCRs (R2013-135806 and R2013-135807)

Easement Agreement (R2013-135808 and R2013-135810)

IAC Agreement (R2013-135811) 14-122 (R2013-135811)

Ordinances: No. 12-133 (R2012-150632) No. 13-056 (R2013-087603) No. 14-122 (R2014-099995) No. 14-123 (R2014-099996) No. 15-173 (R2015-118379) No. 20-106 (R2021-006796)  
SSA (R2013-135805)

**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

**VIII. PETITIONER'S SIGNATURE**

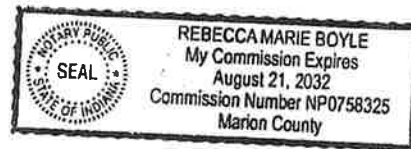
I, Gene A. Ziernann  
Senior Project Manager (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]  
(Signature of Petitioner or authorized agent)

7/25/2025  
(Date)

SUBSCRIBED AND SWORN TO before me this 25<sup>TH</sup> day of JULY, 2025

Rebecca M. Boyle  
(Notary Public and Seal)



**IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

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 1<sup>st</sup> Owner or authorized agent)

(Signature of 2<sup>nd</sup> Owner or authorized agent)

7/25/2025

(Date)

(Date)

Gregg Poetz

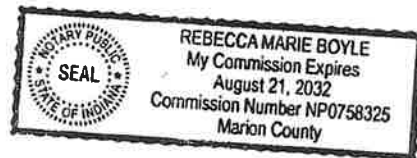
1<sup>st</sup> Owner's Printed Name and Title

2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 25<sup>TH</sup> day of JULY, 2025

Rebecca M. Boyle

(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.