



CITY OF NAPERVILLE

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

PETITION FOR DEVELOPMENT APPROVAL

March 2, 2022

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 for Development Approval 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 DRT@naperville.il.us.

E-Plan Review

"E-plan review" is short-hand for electronic plan review. It is the process of reviewing development submittals in a digital format instead of on paper. All development projects submitted to the City require e-plan review. All plans (e.g., site plan, engineering plans, landscape plans, etc.) and application materials (e.g. parking and traffic studies, application forms, etc.) associated with these projects must be submitted to the City of Naperville electronically per the following table:

Required E-Plan Review Submittals	Format*	Page
Development Petition Form	PDF File	4 - 7
Disclosure of Beneficiaries	PDF File	8 - 9
Fees***	Check	10
Response to Standards Exhibits	PDF File	11 - 14
Legal Description**	MS Word File	N/A
Plan Submittals***	PDF File	N/A

*Submittals must comply with the formatting and filename specifications detailed in the [Naperville PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).

**It is the petitioner's sole responsibility to verify that the correct legal description including address and PIN(s) is being submitted. Failure to do so may result in additional resubmittals, additional fees, meeting rescheduling, project delays, etc.

***Refer to the Concept Meeting Summary (if applicable) for the required plan submittals and fees or contact your Project Manager if you have questions. If you do not have a Project Manager, please email DRT@naperville.il.us or call 630-420-6100.

DEVELOPMENT REVIEW PROCESS

1. Prior to submittal of a Petition for Development Approval, please email a brief description of your project to the TED Business Group at DRT@naperville.il.us to determine whether or not a concept meeting is required. A Project Manager will be assigned to you at this time.
2. Following your concept meeting (if required), prepare a complete Petition for Development Approval including all items noted in your Concept Meeting Summary and in the Required E-plan Review Submittals table above. All submittal materials shall comply with the formatting and filename specifications detailed in the [Naperville PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).
3. Contact your Project Manager to obtain access to Naperville's e-review submittal portal. See the [Naperville E-Review Submittal Instructions](#) for additional details.
4. Electronically submit the complete Petition for Development Approval including all items noted in the Required E-plan Review Submittals table above. *Submittals will not be accepted and/or processed until all of the submittal requirements are met.*

5. Once the complete Petition for Development Approval is accepted, it will be forwarded to City departments (e.g. planning, utilities, engineering, etc.) for review and comment.
6. Upon receipt of the submittal, the Project Manager will contact you with the fee requirement for the project. All required fees must be paid in full by check payable to the City of Naperville prior to release of the City's next set of review comments. You may drop off the check to the Development Services Counter on the 1st floor of the Municipal Center, 400 S Eagle Street, or mail it to your Project Manager's attention at City of Naperville, 400 S Eagle Street, Naperville IL 60540.
7. Once all required fees are paid, the Project Manager will transmit the City's review comments to the Primary Contact identified on the Development Petition Form. Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.
8. The 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 below:

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

¹The 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).

9. 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.

DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Naperville MOB

ADDRESS OF SUBJECT PROPERTY: 10 Martin Avenue, Naperville, IL, 60540 / 801 S Washington Street,
Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-24-209-004; 07-24-209-005; 07-24-400-016

I. PETITIONER: Ryan Companies US, Inc.

PETITIONER'S ADDRESS: 533 South Third Street, Suite 100

CITY: Minneapolis STATE: MN ZIP CODE: 55415

PHONE: 612-492-4000 EMAIL ADDRESS: curt.pascoe@ryancompanies.com

II. OWNER(S): 10 West Martin, LLC / Edward Hospital

OWNER'S ADDRESS: 533 South Third Street, Suite 100 / 4201 Winfield Road

CITY: Minneapolis / Warrenville STATE: MN / IL ZIP CODE: 55415 / 60555

PHONE: 612-492-4000 EMAIL ADDRESS: curt.pascoe@ryancompanies.com

III. PRIMARY CONTACT (*review comments sent to this contact*): Curt Pascoe

RELATIONSHIP TO PETITIONER: Director of Real Estate Development

PHONE: 630-328-1100 EMAIL ADDRESS: curt.pascoe@ryancompanies.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)

PZC&CC Processes	<input type="checkbox"/> Annexation (Exhibit 3) <input checked="" 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 checked="" type="checkbox"/> Zoning Variance (Exhibit 7) <input checked="" type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
CC Only Process	<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 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
Administrative Review Administrative 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 (Exhibit 5)
Other	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 2.31

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

The proposed project will consist of demolition of the existing medical office building on the site and construction of new medical office building as part of surrounding medical campus. The existing Pam Davis Drive connection to Washington Street will be truncated and maintained as a fire lane. Pam Davis Drive will be redirected to the north through a new connection with Martin Avenue. Surface parking lots for the building will be constructed on the property.

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, Brian C. Murray (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.

Brian C. Murray
(Signature of Petitioner or authorized agent)

April 19, 2022
(Date)

SUBSCRIBED AND SWORN TO before me this 19th day of April, 2022

Pamela M Jorgensen
(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).

Brian C Murray

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

4/19/22

(Date)

(Date)

Brian C. Murray, Manager

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this *19th* day of *April*, 20*22*

Pamela M Jorgensen

(Notary Public and Seal)



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

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).

[Handwritten Signature]
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

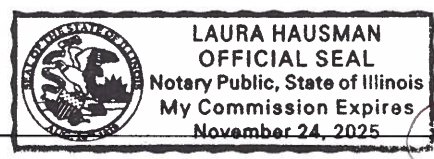
6-22-22
(Date)

(Date)

JOSEPH C SAUT
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 22 day of JUNE, 2022



[Handwritten 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: Ryan Companies US, Inc.
Address: 533 South 3rd Street, Suite 100
Minneapolis, MN 55415

2. Nature of Benefit sought: Please see entitlements sought as part of PZC 22-1-030.

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.

Ryan Companies US, Inc. is owned solely
by Ryan Companies Holdings, Inc.
Certificate of formation for Illinois is attached

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

Brian C. Murray; 4801 Aldrich Ave. South
Minneapolis, MN 55419; Manager; CEO

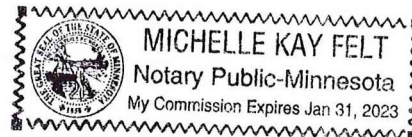
VERIFICATION

I, Brian C. Murray (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: Brian C. Murray

Subscribed and Sworn to before me this 20 day of April, 2022.

Michelle Felt
Notary Public and seal



Chief Officers of Ryan Companies US, Inc.

Brian Murray – Chief Executive Officer
4801 Aldrich Ave South
Minneapolis, MN 55419

Michael McElroy – President & Chief Investment Officer
74 Wildhurst
Excelsior, MN 55331

Lisa Kro – Chief Financial Officer & Chief Administrative Officer
2980 Sussex Road
Orono, MN 55356

Timothy M. Gray – Vice President, Secretary & Treasurer
8729 Sherwood Bluff
Eden Prairie, MN 55347

Paul Springthorpe – Chief Innovation Officer
514 Rivercliff Trace
Marietta, GA 30067

Laura Graf – Chief Legal Officer
4421 Lafayette Lane
Spring Park, MN 55384

Michael G. Ryan – Division President
4641 Dupont Avenue South
Minneapolis, MN 55419

FORM **BCA 1.15** (rev. Dec. 2003)
STATEMENT OF CORRECTION
Business Corporation Act

FILED



Doc#: 0410319039
Eugene "Gene" Moore Fee: \$26.00
Cook County, Recorder of Deeds
Date: 04/12/2004 11:38 AM Pg: 1 of 1

Jesse White, Secretary of State
Department of Business Services
Springfield, IL 62758
Telephone (217) 785-2237
http://www.cyberdriveillinois.com

APR - 1 2004

JESSE WHITE
SECRETARY OF STATE

Remit payment in the form of a
check or money order payable
to the Secretary of State.

FS681-870-7
File #

Franchise Tax \$ _____ Penalty/Interest \$ _____ Filing Fee: \$50.00 Total \$ _____ Approved: 
Submit in duplicate _____ Type or Print clearly in black ink _____ Do not write above this line _____

- 1. CORPORATE NAME: Ryan Companies US, Inc.
- 2. STATE OR COUNTRY OF INCORPORATION: Minnesota
- 3. Title of document to be corrected: Application for Authority to Transact Business
- 4. Date erroneous document was filed by Secretary of State: 4/29/1992

76-2

5. Inaccuracy, error or defect:
(Briefly identify the error and explain how it occurred. Use reverse side or add one or more sheets of this size if necessary.)

Due to a clerical error, the number of issued shares were reported incorrectly as 1,000 on the Application for Authority to Transact Business.

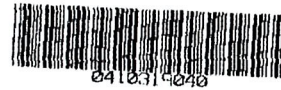
6. Corrected portion(s) of the document in corrected form:
(If there is not sufficient space to cover this point, use reverse side or add one or more sheets of this size.)
The number of issued shares should be reported as 25,000 on the Application for Authority to Transact Business.

7. The undersigned corporation has caused this statement to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK.**)

Dated 3/31/2004 Ryan Companies US, Inc.
(Month/Day) (Year) (Exact Name of Corporation)
by Mary E. Whuro, VP
(Any Authorized Officer's Signature)
Mary E. Whuro, Vice President
(Type or Print Name and Title)

RECORDING DESK
BOX 170

**APPLICATION FOR AMENDED
AUTHORITY TO TRANSACT
BUSINESS IN ILLINOIS**
Business Corporation Act



Doc#: **0410319040**
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/12/2004 11:38 AM Pg: 1 of 1


Jesse White, Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-6961
http://www.cyberdriveillinois.com

FILED

APR - 1 2004

Remit payment in the form of a
check or money order payable
to the Secretary of State.

**JESSE WHITE
SECRETARY OF STATE**

File # 5862-940-5 Filing Fee: \$25.00 Approved: 
Submit in duplicate _____ Type or Print clearly in black ink _____ Do not write above this line _____

76-2

1. (a) CORPORATE NAME: Ryan Properties, Inc.
(b) If changed, NEW CORPORATE NAME: Ryan Companies US, Inc.
(c) (Complete only if the new corporate name is not available in this state.)
ASSUMED CORPORATE NAME: _____
(By electing this assumed name, the corporation hereby agrees NOT to use its corporate name in the transaction of business in Illinois. Form BCA 4.15 is attached.)

2. (a) State or Country of Incorporation: Minnesota (b) If changed, Period of Duration: Perpetual

3. If changed, Purpose or Purposes proposed to be pursued in transacting business in this State:
(If not sufficient space to cover this point, use reverse side or add one or more sheets of this size.)
The transaction of any or all lawful purposes for which corporations may be incorporated under the Minnesota Business Corporation Act and also permitted under the Illinois Business Corporation Act of 1983.

4. This application is accompanied by a copy of the articles of Amendment to the Articles of Incorporation, if any, as evidence of any change of name, duration or purpose reported herein, such copy being duly authenticated by the proper officer of the state or country wherein the corporation is incorporated, which certification is not more than ninety (90) days old. The filing fee for the certified copy of the Articles of Amendment is \$50 unless the amendment acts as a restatement of the Articles of Incorporation, in which case the filing fee is \$150. In the event the statutory change was effected in a merger, a certified copy of the merger is required, plus applicable fee. The fees outlined in this paragraph are in addition to the \$25 filing fee in the upper right hand corner of this form.

5. The undersigned corporation has caused this application to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated 3-30, 2004 Ryan Properties, Inc.
(Month/Day) (Year) (Exact Name of Corporation)
Mary E. Wawro
(Any Authorized Officer's Signature)
Mary E. Wawro, Vice President
(Type or Print Name and Title)

**RECORDING DESK
BOX 170**

C-196.11

Form BCA-14.35 (Rev. Jan. 2003)	REPORT FOLLOWING MERGER OR CONSOLIDATION	File # <u>5862-940-5</u>
Jesse White Secretary of State Department of Business Services Springfield, IL 62756 Telephone (217) 782-6981 http://www.cyberdriveillinois.com	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">FILED</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">APR - 1 2004</div> JESSE WHITE SECRETARY OF STATE	DO NOT SEND CASH This space for use by Secretary of State Date <u>4/1/04</u> Franchise Tax \$ Filing Fee \$ 5.00 Penalty \$ Interest \$ Approved:
Remit payment in check or money order, payable to "Secretary of State."		

1. CORPORATE NAME: Ryan Properties, Inc.
2. STATE OR COUNTRY OF INCORPORATION: Minnesota

3. Issued shares of each corporation party to the merger prior to the merger:

Corporation	Class	Series	Par Value	Number of Shares
<u>Ryan Companies US, Inc.</u>	<u>Common</u>	<u>--</u>	<u>\$1.00</u>	<u>25,000</u>
<u>Ryan Properties, Inc.</u>	<u>Common</u>	<u></u>	<u>\$1.00</u>	<u>9,573</u>
	<u>Preferred</u>	<u>Undesignated</u>	<u>\$10.00</u>	<u>6,375</u>
	<u>Preferred</u>	<u>A</u>	<u>\$10.00</u>	<u>0</u>

4. Paid-in Capital of each corporation party to the merger prior to the merger:

Corporation	Paid-in Capital
<u>Ryan Companies US, Inc.</u>	<u>\$ 345,826.00</u>
<u>Ryan Properties, Inc.</u>	<u>\$ 84,313.00</u>
	<u>\$</u>
	<u>\$</u>
	<u>\$</u>

5. Description of the merger: (Include effective date and a brief explanation of the conversion as stated in the plan of merger.)

The name of the subsidiary corporation is Ryan Companies US, Inc. and the parent company is Ryan Properties, Inc. The survivor corporation is Ryan Properties, Inc., which effective as of the merger on April 1, 2004, is changing its name to Ryan Companies US, Inc. The paid-in capital of the non-surviving subsidiary was eliminated, as it was equal to or less than the amount invested by the parent in the subsidiary.

6. Issued shares after merger:

Class	Series	Par Value	Number of Shares
<u>Common</u>	<u></u>	<u>\$1.00</u>	<u>9,573</u>
<u>Preferred</u>	<u>Undesignated</u>	<u>\$10.00</u>	<u>6,375</u>
<u>Preferred</u>	<u>A</u>	<u>\$10.00</u>	<u>0</u>

7. Paid-in Capital of the surviving or new corporation: \$ 84,313.00

("Paid-in Capital" replaces the terms Stated Capital and Paid-in Surplus and is equal to the total of these accounts.)

ITEM 8 MUST BE SIGNED

8. The undersigned corporation has caused this statement to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true.

Dated March 31, 2004 Ryan Properties, Inc.

(Any Authorized Officer's Signature)

Macy E. Wawro Vice President
 (Type or Print Name and Title)

(Exact Name of Corporation)

Form **BCA-14.35** REPORT FOLLOWING MERGER OR CONSOLIDATION

File # 5862-940-5

(Rev. Jan. 2003)

Jesse White
Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-6981
http://www.cyberdriveillinois.com

FILED

APR - 1 2004

JESSE WHITE
SECRETARY OF STATE

DO NOT SEND CASH

This space for use by
Secretary of State

Date 4/1/04
Franchise Tax \$
Filing Fee \$ 5.00
Penalty \$
Interest \$
Approved:

Remit payment in check or money order, payable to "Secretary of State."

- 1. CORPORATE NAME: Ryan Properties, Inc.
- 2. STATE OR COUNTRY OF INCORPORATION: Minnesota

3. Issued shares of each corporation party to the merger prior to the merger:

Corporation	Class	Series	Par Value	Number of Shares
Ryan Companies US, Inc.	Common	--	\$1.00	25,000
Ryan Properties, Inc.	Common		\$1.00	9,573
	Preferred	Undesignated	\$10.00	6,375
	Preferred	A	\$10.00	0

4. Paid-in Capital of each corporation party to the merger prior to the merger:

Corporation	Paid-in Capital
Ryan Companies US, Inc.	\$ <u>345,826.00</u>
Ryan Properties, Inc.	\$ <u>84,313.00</u>
	\$
	\$
	\$

5. Description of the merger: (Include effective date and a brief explanation of the conversion as stated in the plan of merger.)

The name of the subsidiary corporation is Ryan Companies US, Inc. and the parent company is Ryan Properties, Inc. The survivor corporation is Ryan Properties, Inc., which effective as of the merger on April 1, 2004, is changing its name to Ryan Companies US, Inc. The paid-in capital of the non-surviving subsidiary was eliminated, as it was equal to or less than the amount invested by the parent in the subsidiary.

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Class	Series	Par Value	Number of Shares
Common		\$1.00	<u>9,573</u>
Preferred	Undesignated	<u>\$10.00</u>	<u>6,375</u>
Preferred	A	<u>\$10.00</u>	<u>0</u>

7. Paid-in Capital of the surviving or new corporation: \$ 84,313.00

("Paid-in Capital" replaces the terms Stated Capital and Paid-in Surplus and is equal to the total of these accounts.)

ITEM 8 MUST BE SIGNED

8. The undersigned corporation has caused this statement to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true.

Dated March 31, 2004

(Any Authorized Officer's Signature)

Ryan Properties, Inc.
(Exact Name of Corporation)

Mary E. Wawro, Vice President
(Type or Print Name and Title)

MAR-26-2004 16:45
03/26/2004 17:41

DORSEY & WHITNEY LLP
RYAN COMPANIES → 96123402738

6123402868 P.02/03
NO.036 002

F-382

DC.M CN

5862-940-5

**ARTICLES OF MERGER
OF
RYAN COMPANIES US, INC.
INTO
RYAN PROPERTIES, INC.**

5681
870-7

COPY

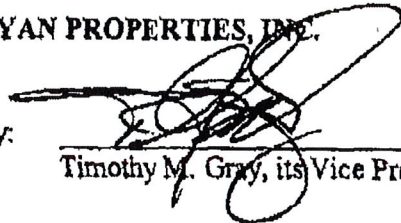
The undersigned hereby certifies as follows:

1. The Plan of Merger attached hereto as Exhibit A for the merger with and into Ryan Properties, Inc. of its wholly owned subsidiary, Ryan Companies US, Inc., was duly adopted and approved by the board of directors of Ryan Properties, Inc. in accordance with Section 302A.621 of the Minnesota Business Corporation Act.
2. The number of outstanding shares of each class and series of stock of Ryan Companies US, Inc. is 25,000 shares of common stock, \$1.00 par value. All of the outstanding shares of such stock are owned by Ryan Properties, Inc.
3. The merger shall be effective at the opening of business on April 1, 2004.

IN WITNESS WHEREOF, the undersigned, being duly authorized on behalf of Ryan Properties, Inc., has executed this document this 21st day of March, 2004.

RYAN PROPERTIES, INC.

By:


Timothy M. Gray, its Vice President

\$100.00
BCA 1335
EXHIBIT A
COPY

FILED

APR - 1 2004

JESSE WHITE
SECRETARY OF STATE

**PLAN OF MERGER
OF
RYAN COMPANIES US, INC.
INTO
RYAN PROPERTIES, INC.**

1. The name of the subsidiary corporation is Ryan Companies US, Inc.
2. The name of the parent corporation is Ryan Properties, Inc.
3. The parent corporation shall be the surviving corporation.
4. The name of the surviving corporation after the merger shall be Ryan Companies US, Inc. The Articles of Incorporation and Bylaws of the parent corporation shall be the articles of incorporation and bylaws of the surviving corporation, except that Article 1 of the Articles of Incorporation shall be amended, effective as of the Effective Time (defined below), to read as follows: "The name of the corporation is Ryan Companies US, Inc."
5. The merger shall be effective on April 1, 2004 at the opening of business, or as soon thereafter on April 1, 2004 as appropriate articles of merger are filed with the office of the Minnesota Secretary of State (the "Effective Time").
6. At the Effective Time, each issued and outstanding share of common stock of Ryan Companies US, Inc. shall be cancelled and extinguished.
7. At the Effective Time, the provisions of section 302A.641, subdivisions 2 and 3 of the Minnesota Business Corporation Act shall apply.

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED

MAR 29 2004

Mary Hoff
Secretary of State

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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: 10 West Martin, LLC
Address: 533 South 3rd Street, Suite 100
Minneapolis, MN 55415

2. Nature of Benefit sought: _____

3. Nature of Owner (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 Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

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.

Ryan Companies US, Inc. - Class A member

Brian C. Murray, Manager
4801 Aldrich Ave. South
Minneapolis, MN 55419

Michael McElroy, Manager
74 Wildhurst
Excelsior, MN 55331

-Certificate of qualification for IL is attached

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

Brian C. Murray; 4801 Aldrich Ave. South;
Minneapolis, MN 55419, Manager

VERIFICATION

I, Brian C. Murray (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: Brian C. Murray

Subscribed and Sworn to before me this 20 day of April, 20 22.

Michelle Felt
Notary Public and seal





OFFICE OF THE SECRETARY OF STATE

JESSE WHITE-Secretary of State

08237697
JUNE 01, 2020

COGENCY GLOBAL INC.
600 SOUTH SECOND ST, SUITE 404
SPRINGFIELD, IL 62704-2542

RE 10 WEST MARTIN, LLC

DEAR SIR OR MADAM:

IT HAS BEEN OUR PLEASURE TO APPROVE YOUR REQUEST TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS. WE EXTEND OUR BEST WISHES FOR SUCCESS WITH YOUR BUSINESS HERE.

PLEASE NOTE! THE LIMITED LIABILITY COMPANY MUST FILE AN ANNUAL REPORT PRIOR TO THE FIRST DAY OF THIS MONTH OF ADMISSION NEXT YEAR. FAILURE TO TIMELY FILE MAY RESULT IN A PENALTY AND REVOCATION. A PRE-PRINTED ANNUAL REPORT WILL BE MAILED TO THE REGISTERED AGENT AT THE REGISTERED OFFICE ADDRESS APPROXIMATELY 45 DAYS BEFORE THE DUE DATE.

PUBLICATIONS/FORMS AND OTHER SERVICES ARE AVAILABLE ON OUR WEBSITE. VISIT WWW.CYBERDRIVEILLINOIS.COM TO VIEW THE STATUS OF THIS COMPANY, PURCHASE A CERTIFICATE OF GOOD STANDING, OR EVEN FILE THE ANNUAL REPORT REFERRED TO IN THE EARLIER PARAGRAPH.

SINCERELY YOURS,

JESSE WHITE
ILLINOIS SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
LIMITED LIABILITY DIVISION
(217) 524-8008

Form **LLC-45.5**

May 2018

Secretary of State

Department of Business Services

Limited Liability Division

501 S. Second St., Rm. 351

Springfield, IL 62756

217-524-8008

www.cyberdriveillinois.com

Payment must be made by certified check, cashier's check, Illinois attorney's check, C.P.A.'s check or money order payable to Secretary of State. If check is returned for any reason this filing will be void.

Illinois
Limited Liability Company Act
**Application for Admission to
Transact Business**

SUBMIT IN DUPLICATE

Type or print clearly.

Filing Fee: \$150

Penalty: \$

Approved: 

FILE #

This space for use by Secretary of State.

FILED

JUN 01 2020

JESSE WHITE
SECRETARY OF STATE

1. Limited Liability Company name (see Note 1): 10 West Martin, LLC
2. Assumed name: _____
(This item is only applicable if the company name in Item 1 is not available for use in Illinois, in which case form LLC 1.20 must be completed and submitted with this application.)
3. Jurisdiction of organization: Delaware
4. Date of organization: 05/22/2020
5. Period of duration: Perpetual
(Enter perpetual unless there is a date of dissolution provided in the agreement, in which case enter that date.)
6. Address of the principal place of business: (P.O. Box alone or c/o is unacceptable.)
533 South Third Street #100

Number	Street	Suite #
<u>533</u>	<u>South Third Street</u>	<u>#100</u>
City	State	ZIP
<u>Minneapolis</u>	<u>MN</u>	<u>55415</u>
7. Registered agent: COGENCY GLOBAL INC.

First Name	Middle Name	Last Name

Registered office: 600 South Second Street, Suite 404
(P.O. Box alone or c/o is unacceptable.)

Number	Street	Suite #
<u>600</u>	<u>South Second Street</u>	<u>404</u>
City	State	ZIP
<u>Springfield</u>	<u>IL</u>	<u>62704</u>
- Note: The registered agent must reside in Illinois. If the agent is a business entity, it must be authorized to act as agent in this state.
8. If applicable, date on which company first conducted business in Illinois: N/A

(continued on back)

LLC-45.5

9. Purpose(s) for which the company is organized and proposes to conduct business in Illinois (see Note 2):

Real Estate Development

10. The Limited Liability Company: (check one)

is managed by the **manager(s)** or has management vested in the **member(s)**:

11. List names and business addresses of all managers and any member with the authority of manager:

Brian C. Murray - 533 South Third Street #100 - Minneapolis, MN 55415

Michael R. McElroy - 533 South Third Street #100 - Minneapolis, MN 55415

Ryan Companies US, Inc.- 533 South Third Street #100 - Minneapolis, MN 55415 (Member)

12. The Illinois Secretary of State is hereby appointed the agent of the Limited Liability Company for service of process under circumstances set forth in subsection (b) of Section 1-50 of the Illinois Limited Liability Company Act.

13. **This application is accompanied by a Certificate of Good Standing or Existence, duly authenticated within the last 60 days, by the officer of the state or country wherein the LLC is formed.**

14. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this application for admission to transact business is to the best of my knowledge and belief, true, correct and complete.

Dated: May 26, 2020
Month, Day, Year

DocuSigned by:
Michael McElroy

C361545CD807489 Signature

Michael R. McElroy, Manager

Name and Title (type or print)

If applicant is signing for a company or other entity,
state name of company or entity.

Note 1: The name must contain the term Limited Liability Company, LLC or L.L.C. The name cannot contain any of the following terms: "Corporation," "Corp." "Incorporated." "Inc.," "Ltd.," "Co.," "Limited Partnership" or "LP." However, a limited liability company that will provide services licensed by the Illinois Department of Financial and Professional Regulation must instead contain the term Professional Limited Liability Company, PLLC or P.L.L.C. in the name.

Note 2: A professional limited liability company must state the specific professional service or related professional services to be rendered by the professional limited liability company.

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "10 WEST MARTIN, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SIXTH DAY OF MAY, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "10 WEST MARTIN, LLC" WAS FORMED ON THE TWENTY-SECOND DAY OF MAY, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7983646 8300

SR# 20204641504

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock Secretary of State" is printed in a small font.

Authentication: 202992315

Date: 05-26-20

CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

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1. Owner: Edward Hospital
Address: 4201 Winfield Rd., Warrenville, IL 60555

2. Nature of Benefit sought: Please see entitlements sought as part of PZC 22-1-030.

3. Nature of Owner (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 Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

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.

Officers: Mary Lou Mastro, Joe Dant, Dan Sullivan, Chris Mollet, Denise Chamberlain

4201 Winfield Rd. Warrenville, IL 60555

State of Incorporation: Illinois

Sole Owner/Member: Edward-Elmhurst Health

6. Name, address and capacity of person making this disclosure on behalf of the Owner:
Joe Dant, President, Edward Hospital

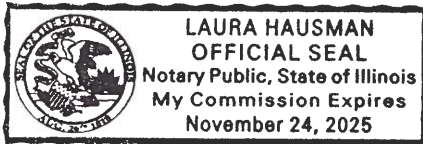
VERIFICATION

I, JOSEPH C. DANT (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: _____

Subscribed and Sworn to before me this 22 day of JUNE, 2022.

Notary Public and seal _____



REQUIRED FEES

*The City of Naperville will not release review comments for your submittal until all fees are paid.
If applicable, refer to the Concept Meeting Checklist for a summary of the required fee submittals or contact a project manager.*

FEE	AMOUNT
Base Process Fee*	
A) PZC-CC (annexation)	\$4,000.00
B) PZC-CC (non-annexation)	\$3,000.00
C) CC only	\$2,000.00
D) Administrative	\$500.00
*Resubmittal fee of 25% of the Base Fee Applies to the 4 th resubmittal and each subsequent submittal thereafter.	
Engineering Review Fee	
A) Preliminary Engineering	\$25.00 per page
B) Final Engineering	\$150.00 per page
Agreements (e.g., annexation, owner's acknowledgement, encroachment, easements, declarations, surety, at-risk)	
A) Basic	\$250.00 per agreement
B) Standard	\$500.00 per agreement
C) Complex	\$1,000.00 per agreement
Technical Study and Report Review Fee	\$400 (includes all resubmittals)
Field Change	\$300 (includes all resubmittals)
Record Drawings	\$300 (includes all resubmittals)
Temporary Use Requiring Only Council Approval	\$500.00
Variance Only	\$500.00
Publication of Legal Notice	Direct Invoice of Cost

REQUIRED RESPONSE TO STANDARDS EXHIBITS

Provide responses to corresponding exhibits on separate sheet (see Page 5 *Proposed Development* for required exhibit submittals). Except as otherwise described, responses to the applicable exhibits are required per the Naperville Municipal Code.

The Naperville Municipal Code requires a petitioner who is seeking approval of various entitlements to respond to a set of standards that demonstrate both the need and appropriateness of the request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration as required, along with a report prepared by staff, when reviewing your request. It is important to provide thorough responses to each of the standards listed below.

To assist in better understanding the intent of each standard, see Exhibit 7 for helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and
4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

EXHIBIT 2: Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.
4. Open space, outdoor common area, and recreational facilities are provided.
5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

EXHIBIT 3: Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8)

1. This Petition for Development Approval shall include a petition for annexation signed by all property owner(s) of record for all land included with the annexation request.
2. Are there residents (i.e., property owners or tenants) on the subject property?
 - a. Yes, there are residents (i.e., property owners or tenants) on the subject property.
 - Complete the written petition signed by all property owner(s) of record as described above.
 - The written petition shall also include signatures from at least 51% of the electors (i.e., persons registered to vote) residing on the subject property.
 - b. No, there are no residents (i.e., property owners or tenants) on the subject property.
 - Complete the written petition signed by the property owner(s) of record as described above.
 - The petition shall state that no electors (i.e., persons registered to vote) reside on the subject property.

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

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; and
2. The trend of development in the area of the subject property is consistent with the requested amendment; and
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and
4. The subject property has not been utilized under the existing zoning classification for a substantial period of time; 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.

EXHIBIT 5: Section 5-10-7: Standards for Granting a Landscape Variance

1. Strict enforcement of this chapter would result in practical difficulties or impose exceptional hardships; and
2. The principal reason for the variance is other than an increased income or revenue from the property; and
3. The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.

EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and
2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and
3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see Purpose and Intent of the Zoning Code) and the comprehensive master plan (see City's website) will still be maintained if the specific variance you are requesting is granted.

2. **Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and**

Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").

3. **The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**

Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?

EXHIBIT 8: Section 7-1-8-:2.3: Standards for Granting a Subdivision Deviation

1. The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the Owner or Petitioner; and
2. The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.

EXHIBIT 9: Section 6-15-6:3: Standards for Granting a Conditional Use for Renewable Energy Systems

1. The City Council shall determine that the Petition has met all of the general requirements of this Chapter, except those for which a variance has been specifically granted or sought; and
 2. The proposed energy system shall further the intent of this Chapter and provide renewable energy to the property on which it is proposed; and
 3. The proposed renewable energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means; and
 4. The proposed renewable energy system complies with the service rules and policies of City of Naperville's Department of Public Utilities - Electric as may be amended from time to time; and
 5. The establishment of the proposed renewable energy system will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.
-

SUMMARY OF PUBLIC MEETING FORMAT

A summary of the meeting format for the Planning and Zoning Commission (PZC) and City Council is provided below. The following is intended to provide a general overview of the format for each meeting; and the role of the Petitioner, City staff, the general public, the Planning and Zoning Commission, and the City Council. For additional information, please contact a project manager at (630) 420-6100 x9.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission meeting begins at 7 p.m. Prior to the start of the meeting, City staff will be available to provide assistance and answer any questions or concerns. The following is a summary of the meeting format:

- City Staff Presentation – At the start of the public hearing City staff will provide a brief overview of the requested variance.
- Petitioner Testimony – Following City staff's presentation, the Petitioner, attorney representing the Petitioner, and/or consultant(s) will have an opportunity to speak. The extent of the Petitioners' presentations varies by case. The Petitioner may provide a presentation, outline key points, or state that they are available for questions only.
- Public Testimony – The public will have an opportunity to provide comments on the case. The Planning and Zoning Commission Chairman will ask if any member of the audience is present to speak on the case.
- PZC Questions/Comments – Following public testimony (if any), the PZC members will discuss the variance request and may address questions to City staff and/or the Petitioner.
- PZC Recommendation – The PZC will provide a recommendation at the conclusion of their discussion. The recommendation will be forwarded to City Council for final determination. City staff will confirm a City Council meeting date with the Petitioner following the PZC meeting.

CITY COUNCIL

The City Council meeting begins at 7 p.m. The Petitioner should arrive prior to 7 p.m. to register with the City Clerk's Office in order to 1) speak on the case; or 2) respond to questions only (i.e., no presentation).

The Petitioner or attorneys representing Petitioner(s) may speak on an agenda item first and will be allotted up to 10 minutes. Other speakers who have signed up for the agenda item will be allotted up to three minutes to speak.

For additional information about the Naperville City Council, visit the City's website at www.naperville.il.us/council.aspx.