



Naperville

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

PZC&CC Processes	☐ Annexation ☐ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ 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 ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan 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
Other	☐ 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

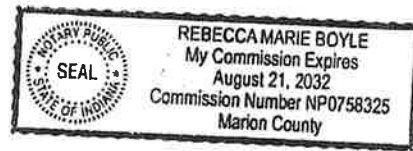
I, Gene A. Ziermann
Senior Project Manager (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]
(Signature of Petitioner or authorized agent)

7/25/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 25TH day of JULY, 2025

Rebecca M. Boyle
(Notary Public and Seal)



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).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

7/25/2025

(Date)

(Date)

Gregg Poetz

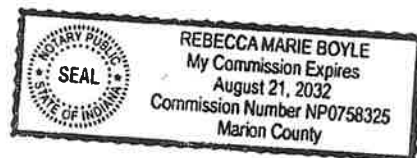
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 25TH day of JULY, 2025

Rebecca M. Boyle

(Notary Public and Seal)



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