

# DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): The Belvedere

ADDRESS OF SUBJECT PROPERTY: 24254 111th Street, Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-16-400-004

**I. PETITIONER:** BC Belvedere, LLC, an Illinois limited liability company

PETITIONER'S ADDRESS: 336 Bon Air Center #351

CITY: Greenbrae STATE: CA ZIP CODE: 94904

PHONE: \_\_\_\_\_ EMAIL ADDRESS: alex@bcpartnersinc.com

**II. OWNER(S):** Pollination Properties LLC, an Illinois limited liability company

OWNER'S ADDRESS: P.O. Box 38

CITY: Yorkville STATE: IL ZIP CODE: 60560

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

**III. PRIMARY CONTACT** (review comments sent to this contact): Patti A. Bernhard

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 ext. 102 EMAIL ADDRESS: patti@rw-attorneys.com

## IV. OTHER STAFF

NAME: Cemcon, Ltd. - Peter Pluskwa and Kim Morgart

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-862-2100 EMAIL ADDRESS: peterp@cemcon.com and kim.morgart@cemcon.com

NAME: Torch Architecture - Rob Costello

RELATIONSHIP TO PETITIONER: Architect

PHONE: 630-420-1900 EMAIL ADDRESS: rob@torcharchitecture.com

**V. PROPOSED DEVELOPMENT**

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

<p><b>PZC&amp;CC Processes</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Annexation (Exhibit 3)</li> <li><input checked="" type="checkbox"/> Rezoning (Exhibit 4)</li> <li><input checked="" type="checkbox"/> Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)</li> <li><input checked="" type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input type="checkbox"/> Major Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)</li> <li><input checked="" type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation (Exhibit 6)</li> <li><input type="checkbox"/> Zoning Variance (Exhibit 7)</li> <li><input type="checkbox"/> Sign Variance (Exhibit 7)</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Minor Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Subdivision Deviation (Exhibit 8)</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance (Exhibit 5)</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: approximately 20.17 acres

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

Annex, rezone, and develop property pursuant to attached Petition.

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**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:**

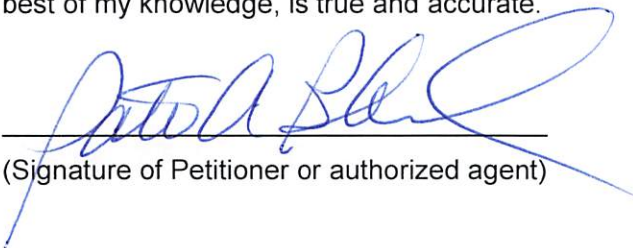
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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, Pam A. Bernhaes (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.

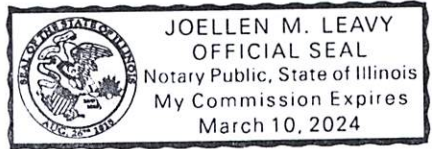
  
(Signature of Petitioner or authorized agent)

4/5/2022  
(Date)

SUBSCRIBED AND SWORN TO before me this 5<sup>th</sup> day of April, 2022

Joellen M. Leavy

(Notary Public and Seal)



**VIII. 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).

*POLLINATION PROPERTIES LLC*

*Erik R. Holmberg*

(Signature of 1<sup>st</sup> Owner or authorized agent)

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

*3/28/22*

(Date)

\_\_\_\_\_  
(Date)

*Erik R. Holmberg, Manager*

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 *28<sup>th</sup>* day of *March*, 20*22*

*Deborah L. Haas*

(Notary Public and Seal)



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

**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: **Pollination Properties LLC, an Illinois limited liability company**

Address: P.O. Box 38

Yorkville, IL 60560

2. Nature of Benefit sought: Annexation, rezoning, conditional use, PUD, prelim/final plat

3. Nature of Owner (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 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.

Erik Holmberg, Member and Manager

9490B E. Van Emmon Rd. Box 38, Yorkville, IL 60560

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

Erik Holmberg, Manager of Owner

9490 B E. Van Emmon Rd. Box 38, Yorkville, IL 60560

VERIFICATION

I, ERIK HOLMBERG (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: Erik Holmberg <sup>manager</sup> POLLINATION PROPERTIES LLC

Subscribed and Sworn to before me this 28<sup>th</sup> day of March, 2022.

Deborah L Haas  
Notary Public and seal



**CITY OF NAPERVILLE**  
**PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES**

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1. Petitioner: BC Belvedere, LLC, an Illinois limited liability company  
Address: 336 Bon Air Center #351  
Greenbrae, CA 94904
  
2. Nature of Benefit sought: Annexation, rezoning, conditional use, PUD, prelim/final plat
  
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:  

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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.

MANAGER + SOLE MEMBER OF LLC IS JOHN SHALAVI.

ADDRESS : PO BOX 1468 ROSS CA 94957

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

JOHN SHALAVI PO BOX 1468 ROSS CA 94957

MANAGER OF BC BELVEDERE LLC

VERIFICATION

*J. Shalavi* 4/5/22

I, \_\_\_\_\_ (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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public and seal

SEE ATTACHED



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of MARIN

On APRIL 5, 2022 before me, ROZANNA MARTA a Notary Public,  
personally appeared JOHN SHAHRAM SHALAVI  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Rozanna Marta

Name: ROZANNA MARTA  
(Typed or Printed)

(Seal)

