

# 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:** FS Naperville, LLC c/o 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)*         | <input type="checkbox"/> Landscape Variance (Exhibit 5)                 |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3)   | <input type="checkbox"/> Sign Variance (Exhibit 7)                      |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication                                   | <input type="checkbox"/> Zoning Variance (Exhibit 7)                    |
| <input type="checkbox"/> Rezoning (Exhibit 4)   | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8)          |
| <input checked="" type="checkbox"/> Subdivision Plat  | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)       |
| <input type="checkbox"/> Temporary Use  | <input type="checkbox"/> 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 Subdivision Plat is required to be recorded for the proposed work and new cross access easement.

**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**

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I, Sasan 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.

[Handwritten 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 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).

*SM Oksas, PRESIDENT*

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

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

*9/16/19*

(Date)

**Stephen M. Oksas  
President**

(Date)

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 16 day of SEPT., 2019

*Julia Levine*  
\_\_\_\_\_  
(Notary Public and Seal)



<sup>1</sup> 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.

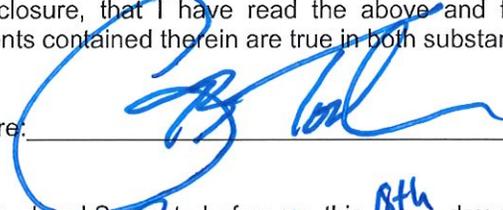
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

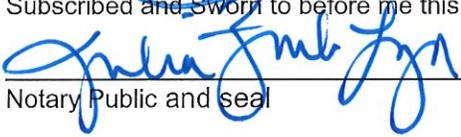
George Tomlin, Chief Manager  
9010 Overlook Blvd., Brentwood, TN 37027

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

