

**CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Central Park Place

ADDRESS OF SUBJECT PROPERTY: 110 S. Washington Street, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-13-424-001 & 07-13-424-002

I. PETITIONER: Great Central Properties III, LLC

PETITIONER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-848-0320 EMAIL ADDRESS: dwright@avrambuilders.com

II. OWNER(S): Great Central Properties III, LLC

OWNER'S ADDRESS: 1255 Bond Street, Suite 111

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-848-0320 EMAIL ADDRESS: dwright@avrambuilders.com

III. PRIMARY CONTACT (review comments sent to this contact): Paul M. Mitchell

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-753-8065 EMAIL ADDRESS: paul.mitchell@kuhnlaw.com

IV. OTHER STAFF

NAME: Watermark Engineering Resources, Lts. (Bill Perry)

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-375-1800 EMAIL ADDRESS: bperry@watermark-engineering.com

NAME: Kluber, Inc. (Mike Elliott)

RELATIONSHIP TO PETITIONER: Architect

PHONE: 630-406-1213 EMAIL ADDRESS: melliott@kluberinc.com

V. PROPOSED DEVELOPMENT

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

- | | |
|--|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input 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 checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <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 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 0.569 acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)
Preliminary/Final Subdivision Plat

Parking Buy-In to Special Service Area

Plat of Easement

FOR DETAILS, SEE EXHIBIT A ATTACHED HERETO

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 Land Dedication

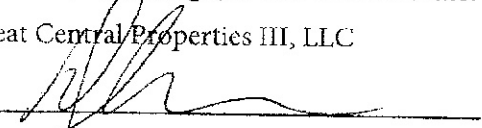
Required Park Donation will be met by:

- Cash Donation Land Dedication

PETITIONER'S SIGNATURE

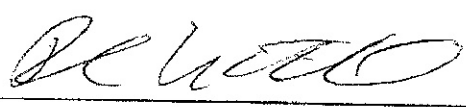
I, Dwight Avram, Manager of Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Great Central Properties III, LLC


(Signature of Petitioner or authorized agent)

December 3, 2018
(Date)

SUBSCRIBED AND SWORN TO before me this 3rd day of December, 2018


(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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).

Great Central Properties III, LLC

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

(Signature of 2nd Owner or authorized agent)

December 15 2018
(Date)

(Date)

Dwight Avram, Manager
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 5th day of December, 2018

[Signature]
(Notary Public and Seal)



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

EXHIBIT A TO PETITION FOR DEVELOPMENT APPROVAL FOR CENTRAL PARK PLACE
DESCRIPTION OF PROPOSAL/USE

The Subject Property is located at 110 S. Washington Street in downtown Naperville and is zoned B4 (Downtown Core District). The old Nichols Library is presently located on the site. The Petitioner is proposing to construct a 4-story mixed use building with retail on the first floor and residential condominiums on the second, third and fourth floors. On May 25, 2018 the Historic Preservation Commission issued its Certificate of Appropriateness approving certain alterations to the original structure and approvals of proposed height, bulk, setbacks and size of the proposed addition. On September 27, 2018 the Historic Preservation Commission issued its Certificate of Appropriateness approving the final architectural permit drawing for the building.

The Petitioner is requesting the following:

1. PRELIMINARY/FINAL SUBDIVISION PLAT: Petitioner is requesting approval of a preliminary/final subdivision plat consisting of one lot.
2. BUY-IN TO SSA: Petitioner acquired the property by deed recorded March 16, 2017 as document R2017-025815. The Subject Property is in Special Service Areas No. 21 and 26. Prior to Petitioner acquiring the Subject Property it was exempt from real estate taxation. Thus, no payment has been made to the SSAs.

Petitioner is proposing 18 residential condominium units. Petitioner is providing 2 parking spaces for each residential condominium unit.

No parking spaces are being provided for the commercial units. Therefore, Petitioner is requesting in accordance with Section 11-2E-3 of the Naperville Municipal Code for approval for a payment in lieu of providing parking in order to receive parking exemptions per Section 6-9-3-8 (Schedule of Off-Street Parking Requirements: Parking Class No. 7) of the Naperville Municipal Code.

3. PLAT OF EASEMENT: The property to the south of the Subject Property is owned by US Bank. The Bank is executing a Plat of Easement which grants to Petitioner: (i) a sidewalk easement; (ii) a temporary construction easement; and (iii) an easement for wall opening calculations under building code provisions.

LEGAL DESCRIPTION FOR CENTRAL PARK PLACE

LOTS 1, 2, 3 AND THE NORTH 35 FEET OF LOT 4 IN BLOCK 4 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS,

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.

PIN: 07-13-424-001 & 07-13-424-002

COMMONLY KNOWN AS 110 S. WASHINGTON STREET, NAPERVILLE, IL
60540

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Great Ceentral Properties III, LLC
Address: 1255 Bond Street, Suite 111
Naperville, IL 60563

2. Nature of Benefit sought: Subdivision Plat/Parking Buy-in/Plat of Easement

3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:
Limited Liability Company

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. Great Central Properties IV, LLC, 1255 Bond St., Suite 111, Naperville, IL 60563
 - b. T2 Washington St I, LLC, 120 N. Hale St., Suite #303, Wheaton, IL 60187
 - c. _____
 - d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Dwight Avram, Manager of Petitioner
1255 Bond St., Suite 111, Naperville, IL 60563

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Dwight Avram, 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: _____
Dwight Avram

Subscribed and Sworn to before me this 5 day of December, 2018.

Colleen Krush
Notary Public and seal

