



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): BP-Naperville- The PRIDE Stores

ADDRESS OF SUBJECT PROPERTY: 1532 N. Aurora Road, Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-14-102-009

I. PETITIONER: CIMA Developers, LP.

PETITIONER'S ADDRESS: 30W180 Butterfield Road

CITY: Warrenville STATE: IL ZIP CODE: 60555

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): River West Plaza LLC.

OWNER'S ADDRESS: 1 E. 22nd St. Suite 201

CITY: Lombard STATE: IL ZIP CODE: 60148

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Dan Soltis

RELATIONSHIP TO PETITIONER: VP of Real Estate / Authorized Representative

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Esther Markwart Camacho, E.I.T./ WT Group

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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: 1.377 ZONING OF PROPERTY: B3

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

Seeking the Zoning Development approval to add/construct a new drive-through on the east side of the current convenience store located at our BP fuel facility at 1532 N. Aurora Road, Naperville, IL.

The plan consists of a twelve (12) vehicle stacking queue, new menu board and added landscape.

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.

[R93-172570 Mortgage Release and Security Agreement](#)
[R95-124581 Second Loan Modification and Extension Agreement](#)
[R89-147870 Statement of Intent and Agreement](#)
[R2024-067242 Assignment & Assumption of Lease](#)
[R93-267070 Declaration of Easement](#)
[R90-009143 Partial Release of Easement](#)
[R69-043798 Right of Way](#)

[See attached documents](#)

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, Dan Soltis / CIMA Developers, LP, VP of Real Estate (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.

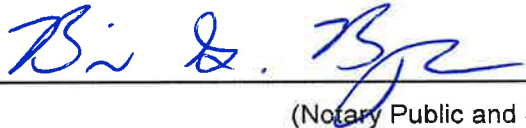


(Signature of Petitioner or authorized agent)



(Date)

SUBSCRIBED AND SWORN TO before me this 30 day of October, 2025

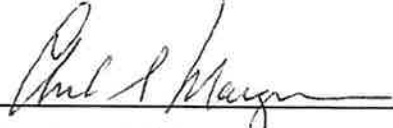


(Notary Public and Seal)



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)

MANAGER MEMBER
RIVER WEST LLC

October 29, 2025

(Date)

(Signature of 2nd Owner or authorized agent)

(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 29TH day of OCTOBER, 2025



(Notary Public and Seal)



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