



Naperville

CITY OF NAPERVILLE

PETITIONER/APPLICANT - 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: 540 Weston Ridge, LLC, an Illinois limited liability company
Address: 2117 Camellia Ct.
Naperville, IL 60565
2. Nature of Benefit sought: Land Use Entitlements
3. Nature of Petitioner (select one):

☐ Individual	☐ Partnership
☐ Corporation	☐ Joint Venture
☐ Land Trust/Trustee	☒ Limited Liability Corporation (LLC)
☐ Trust/Trustee	☐ 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.

Please see attached Exhibit A

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

Caitlin E. Csuk, Attorney for Petitioner

445 Jackson Ave., Suite 200, Naperville, IL 60540

VERIFICATION

Caitlin E. Csuk (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: Caitlin E. Csuk Attorney for Petitioner

Subscribed and Sworn to before me this 30th day of April, 20 26.

Mckenna Thomas
Notary Public and seal



EXHIBIT A**LIST OF MEMBERS, CAPITAL CONTRIBUTION AND PERCENTAGE INTEREST**

Name, Address and Taxpayer Identification No. of Members	Capital Contribution	Percentage Interest	
CHICAGO COMMON ES LLC 2117 Camellia Court Naperville, Illinois 60565	\$360,000	53.19%	Erik Sachs, 100% owner of Chicago Common ES LLC 2117 Camellia Court Naperville, Illinois 60565
CHICAGO COMMON JV LLC 1015 Hodge Lane Batavia, Illinois 60510	\$90,000	12.77%	James Vozza, 100% owner of Chicago Common JV LLC 1015 Hodge Lane Batavia, IL 60510
ROBERT CARR 3811 Crestwood Drive Northbrook, Illinois 60062	\$120,000	17.02%	
KIRKTON WILLIAMS 2353 Legacy Drive Aurora, Illinois 60502	\$120,000	17.02%	



Naperville
CITY OF NAPERVILLE

PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

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1. Owner: 540 Weston Ridge, LLC, an Illinois limited liability company

Address: 2117 Camellia Ct.

Naperville, IL 60565

2. Nature of Benefit sought: Land Use Entitlements

3. Nature of Owner (select one):

- | | |
|---|---|
| ☐ Individual | ☐ Partnership |
| ☐ Corporation | ☐ Joint Venture |
| ☐ Land Trust/Trustee | ☒ Limited Liability Corporation (LLC) |
| ☐ Trust/Trustee | ☐ 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):

- 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.

Please see attached Exhibit A

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

Caitlin E. Csuk, Attorney for Petitioner

445 Jackson Ave., Suite 200, Naperville, IL 60540

VERIFICATION

I, Caitlin E. Csuk (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: Caitlin E. Csuk

Subscribed and Sworn to before me this 30th day of April, 20 20.

Mckenna Thomas
Notary Public and seal



EXHIBIT A**LIST OF MEMBERS, CAPITAL CONTRIBUTION AND PERCENTAGE INTEREST**

Name, Address and Taxpayer Identification No. of Members	Capital Contribution	Percentage Interest
CHICAGO COMMON ES LLC 2117 Camellia Court Naperville, Illinois 60565	\$360,000	53.19% Erik Sachs, 100% owner of Chicago Common ES LLC 2117 Camellia Court Naperville, Illinois 60565
CHICAGO COMMON JV LLC 1015 Hodge Lane Batavia, Illinois 60510	\$90,000	12.77% James Vozza, 100% owner of Chicago Common JV LLC 1015 Hodge Lane Batavia, IL 60510
ROBERT CARR 3811 Crestwood Drive Northbrook, Illinois 60062	\$120,000	17.02%
KIRKTON WILLIAMS 2353 Legacy Drive Aurora, Illinois 60502	\$120,000	17.02%



NOIS SECRETARY of STATE

ALEXI GIANNOULIAS

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-  Driver's Licenses & ID Cards 
-  Vehicles, Plates & Titles 
-  Business Services 
-  More Services 

Business Entity Search

Entity Information

Entity Name

540 WESTON RIDGE LLC

Principal Address

2117 CAMELLIA CT
NAPERVILLE,IL 605650000

File Number

14400761

Status

ACTIVE on 12-29-2025

Entity Type

LLC

Type of LLC

Domestic

Org. Date/Admission Date

02-28-2024

Jurisdiction

IL

Duration

PERPETUAL

Annual Report

Filing Date

12-29-2025

Annual Report

Year

2026

Agent Information

ERIK SACHS

2117 CAMELLIA CT

NAPERVILLE, IL 60565-2841

Agent Change Date

02-28-2024

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

- Available Services
- Managers
- Old LLC Name
- Assumed Name
- Series Name
- File History

Managers	Address
SACHS, ERIK	2117 CAMELLIA CT NAPERVILLE, IL 60565

Showing 1 to 1 of 1 entries

Previous

1

Next

English