

# DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): NAPERVILLE - EXTRA SPACE STORAGE

ADDRESS OF SUBJECT PROPERTY: 1432 W. Ogden Avenue, Naperville, Illinois 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-14-103-012/-013/-014

**I. PETITIONER:** Extra Space Management Inc.

PETITIONER'S ADDRESS: 2795 E. Cottonwood Pkwy, #400

CITY: Salt Lake City STATE: UT ZIP CODE: 84121

PHONE: 480-266-5263 EMAIL ADDRESS: ckleppe@extraspace.com

**II. OWNER(S):** Extra Space Properties Two LLC

OWNER'S ADDRESS: 2795 E. Cottonwood Pkwy, #400

CITY: Salt Lake City STATE: UT ZIP CODE: 84121

PHONE: 801-389-1874 EMAIL ADDRESS: jfry@extraspace.com

**III. PRIMARY CONTACT** *(review comments sent to this contact):* Julianna Zahn - Development Manager, MLCO Construction

RELATIONSHIP TO PETITIONER: Contractor

PHONE: (519) 660-9261 EMAIL ADDRESS: jzahn@mlcoconstruction.com

## IV. OTHER STAFF

NAME: See attached Schedule A.

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)

<p><b>PZC&amp;CC Processes</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation (Exhibit 3)</li> <li><input 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 type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input checked="" 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 checked="" 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 4.174 acres

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

Petitioner is seeking approval for (i) a major change to an existing PUD, (ii) a final PUD Plat, (iii) a conditional use permit to operate a self-storage facility in the B3 PUD District, (iv) preliminary and final plat of subdivision/consolidation, and (v) certain PUD deviations as shown on the plans attached to this Petition.

**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.**

See **Exhibit B** attached hereto.

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**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) **N/A**

**Required School Donation will be met by:**

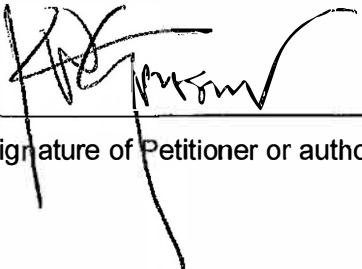
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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

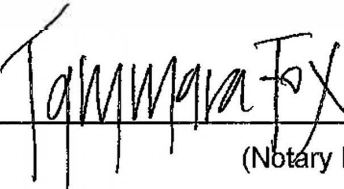
**VIII. PETITIONER'S SIGNATURE**

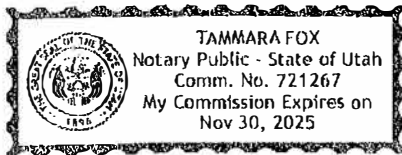
I, Kirk Grimshaw (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

MAY 9 2024  
(Date)

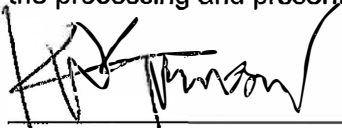
SUBSCRIBED AND SWORN TO before me this 9 day of May, 2024

  
(Notary Public and Seal)



**IX. 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).



(Signature of 1<sup>st</sup> Owner or authorized agent)  
*Extra Space Storage LLC, sole member*

(Date)

Kirk Grimshaw, Manager

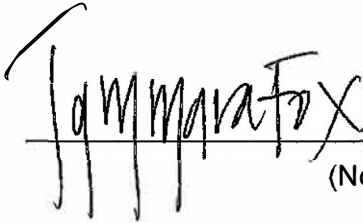
1<sup>st</sup> Owner's Printed Name and Title

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

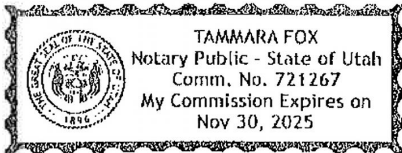
(Date)

2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 9 day of May, 2024



(Notary Public and Seal)



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

**EXHIBIT A**  
**LIST OF CONTRACTORS**  
**1432 W. OGDEN AVENUE, NAPERVILLE, IL**

- I.     **MLCO Construction**  
549 Randolph Street, Ste 704  
Chicago Illinois 60661  
Attn: Julianna Zahn  
Phone: (519) 660-9261  
Email: [jzahn@mlcoconstruction.com](mailto:jzahn@mlcoconstruction.com)
- II.    **RQAW | DCCM**  
8770 North Street, Ste. 110  
Fishers, Indiana 46038  
Attn: Tyler Huettig  
Phone: (317) 588-1786  
Email: [thuettig@rqaw.com](mailto:thuettig@rqaw.com)
- III.   **JPS Consulting Engineers**  
9365 Counselors Row  
Indianapolis, IN 46240  
Phone: (317) 617-4270
- IV.    **Meltzer, Purtil & Stelle LLC**  
1515 E. Woodfield Road, Suite 250  
Schaumburg, Illinois 60173  
Attn: Brendan Penny  
Phone: (312) 461-4336  
Email: [bpenny@mpslaw.com](mailto:bpenny@mpslaw.com)

**EXHIBIT B**  
**ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS**  
**RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR**  
**AFFECT THE PROPERTY**

- 1.) Mortgage to The Bank of New York Mellon, recorded as Document Number R2015-72535.
- 2.) Ordinance No. 97-169 titled “An Ordinance Amending Ordinance No. 97-86 Relating to Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as Jackson Storage,” recorded as Doc. No. R97-166140.
- 3.) Ordinance No. 97-170 titled “An Ordinance Amending Ordinance No. 97-87 Relating to Annexing Certain Territory Commonly Known as Jackson Storage,” recorded as Doc. No. R97-166141.
- 4.) Ordinance No. 97-171 titled “An Ordinance Amending Ordinance No. 97-88 Relating to Amending the Zoning Ordinance of the City of Naperville, Illinois, by Zoning Certain Property Commonly Known as Jackson Storage,” recorded as Doc. No. R97-166142.
- 5.) Ordinance 06-167 titled “An Ordinance Approving a Conditional Use for a Planned Unit Development, a Preliminary Planned Unit Development Plat and a Preliminary Plat of Subdivision for Naperville – Extra Space Storage,” dated as of July 19, 2006.
- 6.) Ordinance No. 07-122 titled “An Ordinance Approving the Final Plat of Subdivision and the Final Planned Unit Development for Naperville – Extra Space Storage,” recorded as Doc. No. R2007-170543.
- 7.) All other matters set forth in title commitment no. NCS-1201766-SLC1, dated as of December 05, 2023.