

# DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): 1492 W. Ogden Avenue Resubdivision

ADDRESS OF SUBJECT PROPERTY: 1492 W. Ogden Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-14-300-022

**I. PETITIONER:** Daniel S. Wolf

PETITIONER'S ADDRESS: 1248 Oxford Lane

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630.615.5400 EMAIL ADDRESS: Danny@DanWolf.com

**II. OWNER(S):** Estate of Daniel A. Wolf

OWNER'S ADDRESS: Same as Petitioner

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**III. PRIMARY CONTACT** (*review comments sent to this contact*): Leonard M. Monson

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630.420.8228 x6 EMAIL ADDRESS: Len@KuhnHeap.com

## IV. OTHER STAFF

NAME: Nick Spallone, Car Wash Pro Designers

RELATIONSHIP TO PETITIONER: Construction Contractor

PHONE: 630.247.0146 EMAIL ADDRESS: Nick.S@CarWashProDesigners.com

NAME: Joel Mathai, Terra Consulting Group

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 847.653.6881 EMAIL ADDRESS: JoelM@Terraltd.com

**V. PROPOSED DEVELOPMENT**

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

<p><b>PZC&amp;CC Processes</b></p>	<p><input type="checkbox"/> Annexation (Exhibit 3)  <input type="checkbox"/> Rezoning (Exhibit 4)  <input checked="" type="checkbox"/> Conditional Use (Exhibit 1)  <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)  <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)  <input type="checkbox"/> Major Change to PUD (Exhibit 2)  <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)  <input type="checkbox"/> Preliminary/Final PUD Plat  <input type="checkbox"/> PUD Deviation (Exhibit 6)  <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7)  <input type="checkbox"/> Sign Variance (Exhibit 7)  <input type="checkbox"/> Subdivision Variance to Section 7-4-4</p>
<p><b>CC Only Process</b></p>	<p><input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1)  <input type="checkbox"/> Minor Change to PUD (Exhibit 2)  <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)  <input type="checkbox"/> Amendment to an Existing Annexation Agreement  <input checked="" type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)  <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)  <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)  <input type="checkbox"/> Final PUD Plat (Exhibit 2)  <input type="checkbox"/> Subdivision Deviation (Exhibit 8)  <input type="checkbox"/> Plat of Right-of-Way Vacation</p>
<p><b>Administrative Review Administrative Review</b></p>	<p><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)  <input type="checkbox"/> Administrative Adjustment to Conditional Use  <input type="checkbox"/> Administrative Adjustment to PUD  <input checked="" type="checkbox"/> Plat of Easement Dedication/Vacation  <input type="checkbox"/> Landscape Variance (Exhibit 5)</p>
<p><b>Other</b></p>	<p><input type="checkbox"/> Please specify:</p>

ACREAGE OF PROPERTY: 4.42 acres; 192,521 sf

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

Subdivide the Subject Property into two lots (Lot 1, 2.0 acres, Lot 2, 2.42 acres).

Approval of a Conditional Use on Lot 1 for the construction of a car wash facility.

Car wash building will be two story, ground floor 5,550.6 sf, upper storage 869.0 sf, total 6,419.6

sf; Parking 33 stalls (5 employee, 2 ADA Vacuum, 28 Vacuum); 30 car queue area and

6 car prep area. Also Please see attached Narrative for Zoning Variance on bypass lane.

**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

Not Applicable.

**VII. PETITIONER'S SIGNATURE**

I, Daniel S. Wolf (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.

*Daniel S. Wolf*  
(Signature of Petitioner or authorized agent)

8/31/23  
(Date)

SUBSCRIBED AND SWORN TO before me this 31 day of August, 2023

*Sharon Mandra*  
(Notary Public and Seal)

