

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Fox River Commons

ADDRESS OF SUBJECT PROPERTY: 804 S Illinois Rte 59, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-22-300-036

I. PETITIONER: Activate Naperville, LLC

PETITIONER'S ADDRESS: 100 W Main St, Ste 600

CITY: Lexington STATE: KY ZIP CODE: 40507

PHONE: 859-492-6152 EMAIL ADDRESS: jeremiahsizemore@gmail.com

II. OWNER(S): CRC Realty

OWNER'S ADDRESS: 1427 Clarkview Rd, Suite 500

CITY: Baltimore STATE: MD ZIP CODE: 21209

PHONE: 410-296-4800 EMAIL ADDRESS: ddonato@crcrealty.com

III. PRIMARY CONTACT (review comments sent to this contact): Dylan Tighe

RELATIONSHIP TO PETITIONER: Owner representative

PHONE: 859-359-2030 EMAIL ADDRESS: dylan@activate.games

IV. OTHER STAFF

NAME: Bryce Anderson

RELATIONSHIP TO PETITIONER: Co-Owner

PHONE: 859-559-9181 EMAIL ADDRESS: bryce@activate.games

NAME: N/A

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

<p>PZC&CC Processes</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 checked="" 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 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>CC Only Process</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 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>Administrative Review Administrative Review</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 type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance (Exhibit 5)</p>
<p>Other</p>	<p><input type="checkbox"/> Please specify:</p>

ACREAGE OF PROPERTY: 27.26

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)
Exhibit A attached below

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.

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, Jeremiah Sizemore, Activate Naperville, LLC, Managing Member (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)

9/5/24

(Date)

SUBSCRIBED AND SWORN TO before me this 5TH day of SEPTEMBER, 20 24

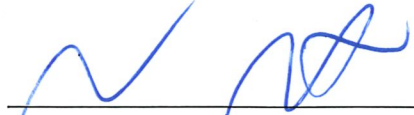


(Notary Public and Seal)



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)

(Signature of 2nd Owner or authorized agent)

September 6, 2024

(Date)


(Date)

David Donato

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6th day of September, 2024



(Notary Public and Seal)



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