

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): The Prosperita & Orion STEM School

ADDRESS OF SUBJECT PROPERTY: SWC of Diehl Road & Mill Street

PARCEL IDENTIFICATION NUMBER (P.I.N.) Multiple – see attached

I. PETITIONER: Vrutthi LLC and V Estate LLC

PETITIONER'S ADDRESS: 3644 White Eagle Drive

CITY: Naperville STATE: IL ZIP CODE: 60564

PHONE: 630-803-5768 EMAIL ADDRESS: Selvei.rajkumar@gmail.com

II. OWNER(S): B.C.T. Limited Liability Company

OWNER'S ADDRESS: 101 Kenmare Drive

CITY: Burr Ridge STATE: IL ZIP CODE: 60527

PHONE: _____ EMAIL ADDRESS: kwoods@corporetum.com

III. PRIMARY CONTACT (review comments sent to this contact): Russell G. Whitaker, III – Rosanova & Whitaker, Ltd.

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 EMAIL ADDRESS: russ@rw-attorneys.com

IV. OTHER STAFF

NAME: Peter Pluskwa – Cemcon, Ltd.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-862-2100 EMAIL ADDRESS: peterp@cemcon.com

NAME: Mark Kurensky – HKM Architects & Planning

RELATIONSHIP TO PETITIONER: Architect - townhomes

PHONE: _____ EMAIL ADDRESS: mkurensky@hkm-arch.com

V. PROPOSED DEVELOPMENT

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

PZC&CC Processes	☒ Annexation (Exhibit 3) ☒ Rezoning (Exhibit 4) ☒ Conditional Use (Exhibit 1) ☐ Major Change to Conditional Use (Exhibit 1) ☐ Planned Unit Development (PUD) (Exhibit 2) ☐ Major Change to PUD (Exhibit 2) ☐ Preliminary PUD Plat (Exhibit 2) ☐ Preliminary/Final PUD Plat ☐ PUD Deviation (Exhibit 6) ☐ Zoning Variance (Exhibit 7) ☒ Sign Variance (Exhibit 7) ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use (Exhibit 1) ☐ Minor Change to PUD (Exhibit 2) ☐ Deviation to Platted Setback (Exhibit 8) ☐ 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 (Exhibit 2) ☐ Subdivision Deviation (Exhibit 8) ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative 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 (Exhibit 5)
Other	☒ Please specify: Building Regulation Variance

ACREAGE OF PROPERTY: Approximately 12.35 acres

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

Annexation of 12.35 acres, rezoning to OCI District, Conditional Use for a 76 unit single family attached residential subdivision on 7.35 acres in the OCI district, a variance from Section 6-16-3:7 to locate an off-premises sign; a variance from Section 6-16-4:2.1.2 to increase the size of a shared development sign from 32 to 45 square feet, and a variance from Section 5-2C-3 to allow for 25% masonry on the exterior walls of the single family attached homes, together with the location of a 44,000 sq. ft. K-8 STEM school on 5 acres pursuant to the attached petition.

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:

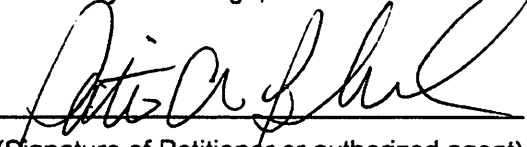
- ☐ Cash Donation (paid prior to plat recordation)
☒ Cash Donation (paid per permit basis prior to issuance of each building permit)
☐ Land Dedication

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

VII. PETITIONER'S SIGNATURE

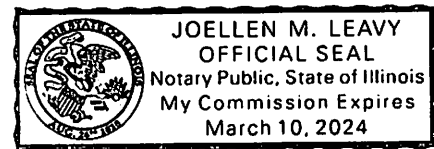
I, Patti A. Bernhard, attorney (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

6/7/2023
(Date)

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2023

Joellen M. Leavy
(Notary Public and Seal)



Parcel Numbers

0701401012
0701401014
0701401016
0701401017
0701402013
0701402016
0701402018
0701402019
0701405002
0701405003
0701405004
0701405005
0701405006
0701405007
0701405024
0701405026
0701405027
0701405029
0701405030
0701405031
0701405032
0701405033
0701406010
0701406011
0701406012
0701406013
0701406014
0701406015
0701406028
0701406029
0701406030
0701406032
0701406033
0701406034
0701406035
0701406036
0701405034
0701406037
0712200030
0712201034

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: V Estate LLC, an Illinois limited liability company
Address: 3644 White Eagle Drive
Naperville, IL 60564
2. Nature of Benefit sought: Annexation, rezoning, conditional use, preliminary subdivision plat
3. Nature of Petitioner (select one):
 - a. Individual
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - ☒ g. Limited Liability Corporation (LLC)
 - h. 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.

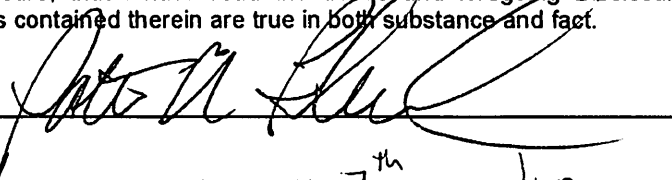
Manager - Pangayaselvei Kuzali Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

Manager - Kumar P. Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Patti A. Bernhard, attorney for Petitioner, Rosanova & Whitaker, Ltd.
127 Aurora Avenue, Naperville, IL 60540

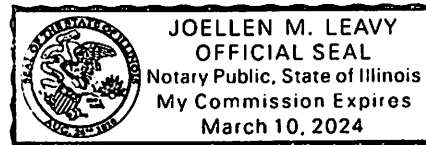
VERIFICATION

I, Patti A. Bernhard (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: 

Subscribed and Sworn to before me this 7th day of June, 2023.

Joellen M. Leavy
Notary Public and seal



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: Vrutthi LLC, an Illinois limited liability company
Address: 3644 White Eagle Drive
Naperville, IL 60564
2. Nature of Benefit sought: Annexation, rezoning, conditional use, preliminary subdivision plat
3. Nature of Petitioner (select one):
 - a. Individual
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - ☒ g. Limited Liability Corporation (LLC)
 - h. 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.

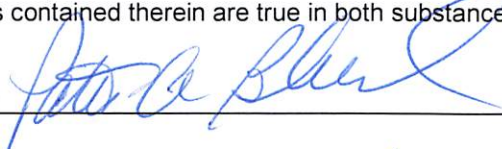
Manager - Pangayaselvei Kuzali Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

Manager - Kumar P. Rajkumar - 3644 White Eagle Dr., Naperville, IL 60564

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Patti A. Bernhard, attorney for Petitioner, Rosanova & Whitaker, Ltd.
127 Aurora Avenue, Naperville, IL 60540

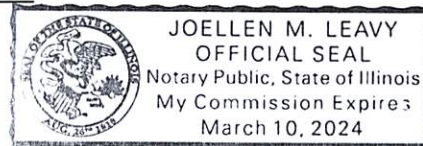
VERIFICATION

I, Patti A. Bernhard (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: 

Subscribed and Sworn to before me this 19th day of September, 2022.

Joellen M. Leavy
Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - 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. Owner: B.C.T. Limited Liability Company, an Illinois limited liability company

Address: 101 Kenmare Drive

Burr Ridge, IL 60527

2. Nature of Benefit sought: Annexation, rezoning, conditional use, preliminary subdivision plat

3. Nature of Owner (select one):

- | | |
|-----------------------|---|
| a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | ☒ g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | h. 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):

- a. **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.
- b. **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.
- c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- d. **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.
- e. **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.
- f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- g. **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.

See ATTACHMENT

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

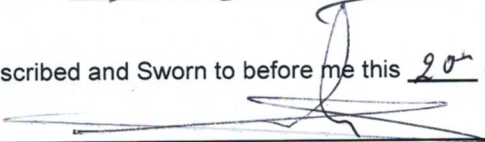
KEVIN D. WOODS 101 KENMARE DR BURR RIDGE IL 60527
PRESIDENT OF THE CORPORATION COMPANIES INC - MANAGER OF BCT LLC

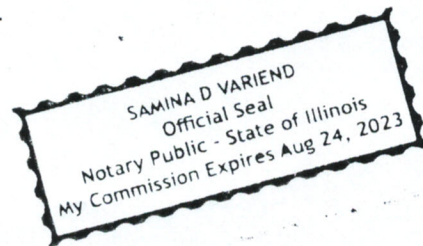
VERIFICATION

I, KEVIN D. WOODS (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: 

Subscribed and Sworn to before me this 20th day of September, 20 22.


Notary Public and seal



BCT Limited Liability Company - members

Diehl Mill Limited Partnership
101 Kenmare Dr.
Burr Ridge, IL 60527

Cassandra Book
600 N. Lake Shore Dr. #3312
Chicago, IL 60611

Courtney Byelich
2417 Somers Ave
Madison, WI 53704

Cassandra L. Book Descendents Trust c/u the Allen L Book Revocable Trust dated 7/14/2000
600 N. Lake Shore Dr. #3312
Chicago, IL 60611

Trinity Group
1529 N Columbia
Naperville, IL 60563

Diehl Mill Limited Partnership - partners

CDC Naperville, Inc.
101 Kenmare Dr.
Burr Ridge, IL 60527

Kevin D. Woods
101 Kenmare Dr.
Burr Ridge, IL 60527

Christine G. Colnon
c/o Chloe Reaumont
1811 W. Ohio St.
Chicago, IL 60622

Trinity Group - shareholders

The Estate of Robert E. O'Malley
1529 N Columbia
Naperville, IL 60563

CDC Naperville Inc. - shareholders

Kevin D. Woods
101 Kenmare Dr.
Burr Ridge, IL 60527

Christine G. Colnon
c/o Chloe Reaumont
1811 W. Ohio St.
Chicago, IL 60622