

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Iron Gate Motor Condos Bldg 3 Phase 2A and Phase 2B

ADDRESS OF SUBJECT PROPERTY: 2228 Ferry Rd, #101, Naperville IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-04-203-019, 07-04-205-078

I. PETITIONER: High Point Investments, Inc. / Iron Gate Motor Condos, Inc.

PETITIONER'S ADDRESS: 2228 Ferry Rd, #101

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: (630) 945-1085 EMAIL ADDRESS: tom@irongatemotorcondos.com

II. OWNER(S): High Point Investments, Inc. / Iron Gate Motor Condos, Inc.

OWNER'S ADDRESS: 2228 Ferry Rd, #101

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: (630) 945-1085 EMAIL ADDRESS: tom@irongatemotorcondos.com

III. PRIMARY CONTACT (review comments sent to this contact): Tom Burgess

RELATIONSHIP TO PETITIONER: Managing Officer

PHONE: (630) 945-1085 EMAIL ADDRESS: tom@irongatemotorcondos.com

IV. OTHER STAFF

NAME: CEMCON, Ltd. - Randall W Bus, P.E.

RELATIONSHIP TO PETITIONER: Consultant

PHONE: (630) 862-2100 EMAIL ADDRESS: randyb@cemcon.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

<p>PZC&CC Process</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input 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 checked="" type="checkbox"/> PUD Deviation (Exhibit 6) - Use Deviations and Deviations from Design Manual <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>CC Only Process</p>	<ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input checked="" type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <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>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify: BRB Deviation from 50% masonry requirement, Deviation from Sec. 2.5.4.2 and 2.5.2.2 of Design Manual

ACREAGE OF PROPERTY: 6.80

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

Use Deviations under Ord No. 21-012 to allow residential occupation on the six buildings of Phase 2B
and other relief as part of a Major Change to the Iron Gate PUD with underlying I-District zoning; Deviation
to the BRB 50% masonry requirement; relief from the provisions of the Design Manual for Public Improvements
to Section 2.5.4.2 and 2.5.2.2 as more fully explained in the attached "Request for Major Change to the PUD
and Use Deviations - IGMC Phase 2B".

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

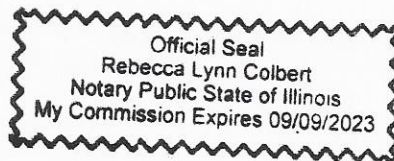
I, Thomas Burgess, President (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

x 
(Signature of Petitioner or authorized agent)

4/8/21
(Date)

x SUBSCRIBED AND SWORN TO before me this 8th day of April, 2021

Rebecca Lynn Colbert
(Notary Public and Seal)



VIII. 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).

x 
(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

4/8/21
(Date)

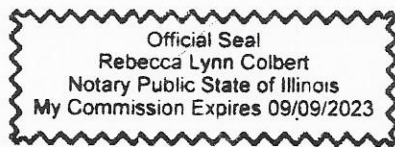
(Date)

Brad Burgess
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

x SUBSCRIBED AND SWORN TO before me this 8th day of April, 2021

Rebecca Lynn Colbert
(Notary Public and Seal)



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

**CITY OF NAPERVILLE
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.

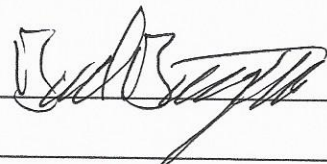
1. Petitioner: High Point Inv., Tom Burgess, President
 Address: 2228 Ferry Road
 Naperville, IL 60563

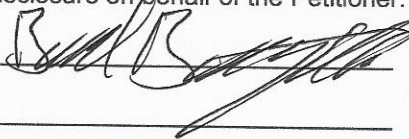
2. Nature of Benefit sought: Entitlements required to deliver the North Shore at Iron Gate Motor Condos

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.

Tom Burgess x 
P.O. Box 746
Geneva, IL 60134

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

VERIFICATION

I, Rebecca Colbert (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.

x Signature: Rebecca Colbert

Subscribed and Sworn to before me this 8th day of April, 2021.

Notary Public and seal

