

**CITY OF NAPERVILLE
DEVELOPMENT PETITION FORM**

DEVELOPMENT NAME (should be consistent with plat): Hobson West Commons, Parcel 2

ADDRESS OF SUBJECT PROPERTY: 967 W. 75th Street, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-25-104-019

I. PETITIONER: Rickert Donuts, Inc.

PETITIONER'S ADDRESS: 1208 Samuel Court

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-788-9200 EMAIL ADDRESS: raj@theharigroup.com

II. OWNER(S): RD Hobson Associates, L.P. (c/o Acadia Realty Trust)

OWNER'S ADDRESS: 411 Theodore Fremd Avenue, Suite 300

CITY: Rye STATE: NY ZIP CODE: 10580

PHONE: (914) 288-8100 EMAIL ADDRESS: rsegal@acadiarealty.com

III. PRIMARY CONTACT (review comments sent to this contact): Eric Carlson, ECA Architects

RELATIONSHIP TO PETITIONER: Architect

PHONE: 630-608-0500 x 105 EMAIL ADDRESS: eric@ecaarchitects.com

IV. OTHER STAFF

NAME: N/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>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 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>CC Only Process</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input checked="" type="checkbox"/> Minor Change to PUD (Exhibit 6) Confirmed Exhibit 2 by Kasey Evans <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>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:

ACREAGE OF PROPERTY: 1.41 Acres (Parcel 2) of Hobson West Commons PUD

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

Minor Change to PUD to allow a drive thru on the west end of the existing building at
967 W. 75th Street for a new Dunkin' tenant build out. The Dunkin' would occupy
approximately 1,650 SF of the approximately 11,140 SF building.

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

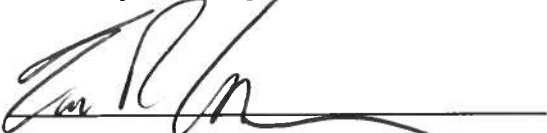
N/A

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, Eric Carlson, Architect (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)

11/20/19
(Date)

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2019


(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). Owner does not approve nor give its consent for any filings for any work which would trigger a re-zoning of the Property.

DocuSigned by:
German Velez-Rodriguez
972D6558DF744E1...

DocuSigned by:
Douglas Austin
9DA6C4D667284DE...

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

1/9/2020

(Date)

1/9/2020

(Date)

German Velez-Rodriguez Senior Director - ~~Design Construction~~

1st Owner's Printed Name and Title

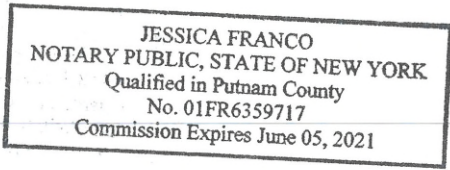
Douglas Austin

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 9th day of January, 2020

Jess Franco

(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: Ricket Ponds Inc
Address: 1208 Samuel Ct.
Naperville, IL 60540

2. Nature of Benefit sought: Minor Change to PUD

3. Nature of Petitioner (select one):

- | | |
|---|--|
| a. Individual | e. Partnership |
| <input checked="" type="radio"/> b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | 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.

Raj Patel, The Hari Group - 1208 Samuel Ct, Naperville, IL 60540

for Rickert Donuts, Inc.

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

Raj Patel, The Hari Group - 1208 Samuel Ct, Naperville, IL 60540

for Rickert Donuts, Inc.

VERIFICATION

I, Raj Patel (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 17th day of December, 2019.

Nancy M Blunk

Notary Public and seal



RD HOBSON ASSOCIATES, L.P.

January 9, 2020

Via FedEx Overnight & E-Mail

Rickert Donuts, Inc.
d/b/a Dunkin Donuts
844 Heatherfield Circle
Naperville, IL 60565
Attn: Bharat Patel
Tel: (630) 788-9200

Re: Lease Agreement dated **September 13, 2019**, (the "Lease") by and between **RD Hobson Associates, L.P.** (the "Landlord") and **Rickert Donuts, Inc.** d/b/a Dunkin Donuts, (the "Tenant"), for approximately 1,600 square feet of Gross Leasable Area, (the "Demised Premises"), located at the Hobson West Plaza in Naperville, IL (the "Shopping Center").

Tenant Plan Approval Notice

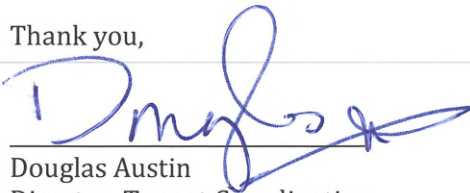
Dear Tenant:

Pursuant to the Lease, Tenant shall be advised Landlord acknowledges the receipt and hereby approves, **for design intent only**, (see attached Plans) Tenant's Plans. Notwithstanding Landlord's approval, Tenant's Plans must comply with the Lease, all Legal Requirements and Tenant must obtain and submit to Landlord all governmental permits/licenses prior to the commencement of any Alterations. Please be advised, owner does not approve nor gives its consent for any filings for any work which would trigger a re-zoning of this property.

1. Tenant must provide a valid insurance certificate in accordance with the Lease.
2. Tenant shall provide a list of all contractors performing work on this project;
3. Tenant contractors shall submit appropriate construction documents prior to start of work;

If you require any additional information please contact **Elliot Adamczyk** (312) 257-3342 or eadamczyk@acadiarealty.com, or myself to assist in the course of this process.

Thank you,



Douglas Austin
Director, Tenant Coordination

Acadia Realty Trust

Tel: (914) 288-8128
Fax: (914) 288-2128
Cell: (914) 309-3681
daustin@acadiarealty.com