



**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING,
AND DEVELOPMENT BUSINESS GROUP**

**PETITION FOR DEVELOPMENT
APPROVAL**

May 2018

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request development approval from the City when consideration by the Naperville Planning and Zoning Commission and/or approval from the Naperville City Council is required. This Petition is available on the City's website at <http://www.naperville.il.us/developmentpetition.aspx>. Questions may be directed to the City of Naperville TED Business Group at (630) 420-6100 x9.

Initial in the boxes below signifying that all required submittals and fees have been included in accordance with the requirements outlined in this Petition.

Initial	Item	Page
✓	Petition for Development Approval	4 - 7
✓	Disclosure of Beneficiaries	8
✓	Required Plan and Electronic Submittals <i>(all plan sets must be folded)</i>	9
✓	Required Fee Submittals	10
✓	Required Exhibits	11 - 14

PROCESS

1. Prior to submittal of a Petition for Development Approval, please contact the TED Business Group at (630) 420-6100, x9 to determine whether or not a concept meeting or pre-application submittal meeting is required.
2. Submit a completed Petition including all materials noted in the required plan and fee submittal requirements section of this Petition (if applicable refer to your Concept Meeting Checklist for required submittals and fees). *Submittals will not be accepted and/or processed until all of the submittal requirements are met.* Once the completed Petition is accepted, the City will assign a project manager and case number to the project.
3. The completed Petition will be forwarded to City departments (e.g. planning, utilities, engineering) for review and comment.
 - First submittals are subject to a 21 calendar day review cycle; and
 - Subsequent submittals (as applicable) are subject to a 14 calendar day review cycle.

At the conclusion of the review cycle, the project manager will transmit the City's technical review comments to the Primary Contact identified on the Petition for Development Approval (see page 3). Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.

4. The City's project manager will work with the Primary Contact to schedule a public hearing/meeting before the Planning and Zoning Commission (if required). *The Primary Contact will be notified of the hearing/meeting date approximately three weeks in advance.* As required, City staff will complete newspaper publication requirements; the Petitioner/Owner shall complete the written notice and posting of a sign on the property as defined on the following page:

Case Type	Publication ¹	Sign	Written Notice
<i>Public Hearing Cases: variances, rezoning, conditional use, major changes, PUD deviation, and variances to Section 7-4-4 (Design Standards)</i>	Yes	Yes	Yes
<i>Minor Change: minor changes to conditional uses or PUD</i>	No	Yes	Yes
<i>Administrative Adjustments: administrative adjustments to conditional use or PUD</i>	No	No	No

1. The City will publish notice of the public hearing in a local newspaper of general circulation at least 15 days, but not more than 30 days, prior to the public hearing date.

As noted above, notice requirements vary by case type; therefore, please contact the project manager to review the requirements. The public notice shall be issued at least 15 days, but not more than 30 days, prior to the scheduled public hearing/meeting date (unless otherwise directed by staff).

5. Following a public hearing and recommendation by the Planning and Zoning Commission, the case will be scheduled for City Council consideration. Cases will not be scheduled for City Council until staff has determined that all plans are in technical compliance. The Primary Contact will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the Planning and Zoning Commission and City Council is provided as Attachment 1.

EFFECTIVE PERIOD OF PETITION

Please note that Petitions for Development Approval are only valid for a period of two years from the date of Petition submission and that all cases will be closed by the City without further notice to the Petitioner after the two year period has expired.

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Tartan Subdivision

ADDRESS OF SUBJECT PROPERTY: 1519 N Naper Blvd, Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-08-101-007/08-18-101-008

I. PETITIONER: TRG Acquisitions, LLC

PETITIONER'S ADDRESS: 350 W Hubbard Street, #640,

CITY: Chicago STATE: IL ZIP CODE: 60654

PHONE: 312-377-8375 EMAIL ADDRESS: will@tartanrealtygroup.com

II. OWNER(S): Great Lakes Credit Union, the surviving credit union through a merger with Hawthorn Credit Union

OWNER'S ADDRESS: 2111 Waukegan Road, Bannockburn

CITY: Bannockburn STATE: IL ZIP CODE: 60115

PHONE: 847-578-7305 EMAIL ADDRESS: LynnE@glcu.org

III. PRIMARY CONTACT (review comments sent to this contact): Vincent Rosanova - Rosanova & Whitaker, Ltd

RELATIONSHIP TO PETITIONER: Attorney

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

IV. OTHER STAFF

NAME: Jim Caneff - Roake & Associates, Inc.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-355-4490 EMAIL ADDRESS: jcaneff@roake.com

NAME: Steve Corcoran - Eriksson Engineering

RELATIONSHIP TO PETITIONER: Traffic Engineer

PHONE: 847-223-4804 EMAIL ADDRESS: scorcoran@eea-ltd.com

Please see Page 4-A for Other Staff

DEVELOPMENT NAME: TARTAN SUBDIVISION

IV. OTHER STAFF

NAME: PHILLIP A. BOLDUC, PROJECT MANAGER – CIRCLE K

PHONE: 630-674-7445

EMAIL ADDRESS: Pabolduc@circlek.com

NAME: JOHN WITCPALEK, Franchisee CULVERS

PHONE: 630-215-7815

EMAIL ADDRESS: culversoswego@att.net

V. PROPOSED DEVELOPMENT

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

- | | |
|--|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7) |
| <input type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: +/- 3.20

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

Please see the attached Land Use 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

N/A

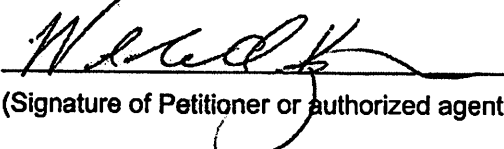
Required Park Donation will be met by:

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

N/A

PETITIONER'S SIGNATURE

I, Wilhem Kreuzer, TRG Acquisitions, LLC (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)

9/19/18
(Date)

SUBSCRIBED AND SWORN TO before me this 18 day of SEPTEMBER, 2018



(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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).

Steven J. Bugg
(Signature of 1st Owner or authorized agent)

Kamil Sakici
(Signature of 2nd Owner or authorized agent)

9-10-2018
(Date)

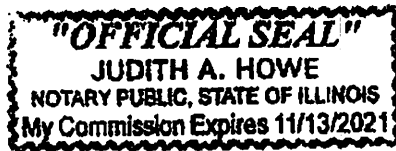
9/10/18
(Date)

Steven J. Bugg, President
1st Owner's Printed Name and Title CEO

KAMIL SAKICI, EVP/CFO
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 10th day of September, 2018

Judith A. Howe
(Notary Public and Seal)



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

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Great Lakes Credit Union, the surviving credit union through a merger with Hawthorn Credit Union
Address: 1519 N. Naper Blvd.
Naperville, IL

2. Nature of Benefit sought: Subdivision, Variance(s), Conditional Use and Other Municipal Entitlements

3. Nature of Petitioner (select one):

- | | |
|-----------------------|------------------|
| a. Natural Person | d. Trust/Trustee |
| b. Corporation | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:
State Credit Union

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. _____
- b. _____
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Steven Bugg, President CEO, 2111 Waukegan Road, Barrackburn, Illinois 60115

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

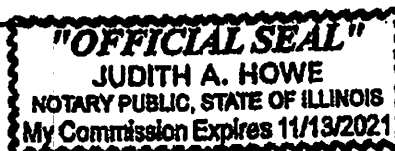
VERIFICATION

I, STEVEN BUGG, 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: Steven J. Bugg

Subscribed and Sworn to before me this 10th day of September, 2018.

Judith A. Howe
Notary Public and seal



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: TRG Acquisitions, LLC
Address: 350 West Hubbard Street, Chicago, IL 60654

2. Nature of Benefit sought: Subdivision, Variance(s), Conditional Use, and other Municipal Entitlements

3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:
Limited Liability Company

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. Wilhelm Kreuzer

 - b. Douglas Reichl

 - c. _____

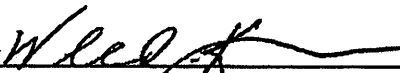
 - d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Wilhelm Kreuzer, 350 West Hubbard Street, Chicago, IL 60654, As Manager of TRG Acquisitions LLC

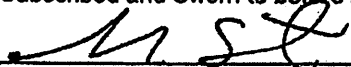
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Wilhelm Kreuzer, as Manager of TRG Acquisitions, LLC, 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 19 day of SEPTEMBER, 2018.


Notary Public and seal



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Naper Blvd. Holdings, LLC
Address: 7436 Audrey Ave.
Yorkville, IL 60560
2. Nature of Benefit sought: Subdivision, Variance, Conditional use + other
3. Nature of Petitioner (select one): municipal entitlements.

- | | |
|---|------------------|
| a. Natural Person | d. Trust/Trustee |
| <input checked="" type="radio"/> b. Corporation | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. John Witczak 50%
- b. Elizabeth Witczak 50%
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
John Witczak 7436 Audrey Ave Yorkville, IL 60560
managing member

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

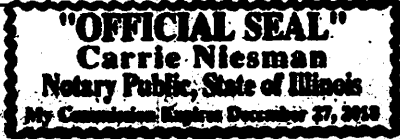
VERIFICATION

I, John Witczak, 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 6th day of September, 2018

Carrie Niesman
Notary Public and seal



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: RDK Ventures LLC
Address: 550 Warrenville Rd, Suite 400, Lisle, IL 60532
Site Address: 1519 N. Naper Blvd, Naperville, IL 60563
2. Nature of Benefit sought: All municipal entitlements
3. Nature of Petitioner (select one):

- | | |
|-----------------------|------------------|
| a. Natural Person | d. Trust/Trustee |
| b. Corporation | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. Mac's Convenience Stores LLC - 50.01%
- b. Equilon Enterprises LLC - 49.99%
- c. See attached for additional information
- d. _____

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

Norm Beck (RDK Board)
Contact: Phil Bolduc - 1045 Devonshire Ct. Naperville, IL 60564

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Norman Beck, 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: Norm Beck

Subscribed and Sworn to before me this 21 day of September, 2018.

Michelle J Keller
Notary Public and seal



Legal Description

LOT 1 AND 2 IN OLYMPIC FEDERAL RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOTS 10 AND 11 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS. BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1989, AS DOCUMENT R89-46655, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known as: 1519 N Naper Blvd., Naperville, Illinois

PIN: 08-08-101-007; 08-18-101-008