



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

**PETITION FOR DEVELOPMENT
APPROVAL**

April 1, 2019

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.

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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): 1350 E. Ogden Redevelopment

ADDRESS OF SUBJECT PROPERTY: 1350 E. Ogden Naperville

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-08-106-037

I. PETITIONER: Naperville Apartments, LLC

PETITIONER'S ADDRESS: 400 Skokie Blvd. Suite 580

CITY: Northbrook STATE: IL ZIP CODE: 60062

PHONE: 847-562-1700 EMAIL ADDRESS: mhz@mzcapitalpartners.com

II. OWNER(S): Prime Motel, Inc.

OWNER'S ADDRESS: 1350 E. Ogden

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-369-3600 EMAIL ADDRESS: bhal.shah@gmail.com

III. PRIMARY CONTACT (review comments sent to this contact): Michael H. Zaransky

RELATIONSHIP TO PETITIONER: Manager - Member

PHONE: 847-562-1700 EMAIL ADDRESS: mhz@mzcapitalpartners.com

IV. OTHER STAFF

NAME: Brad Zaransky

RELATIONSHIP TO PETITIONER: Manager-Member

PHONE: 847-714-1501 EMAIL ADDRESS: brad@mzcapitalpartners.com

NAME: Vince Rosanova

RELATIONSHIP TO PETITIONER: Attorney

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

V. PROPOSED DEVELOPMENT

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

- | | |
|---|---|
| <input checked="" 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 type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8) |
| <input 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: 2.265 Acres

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

See attached description

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

PETITIONER'S SIGNATURE

I, Michael H. Zarensky, Manager - 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.

Naperville Apartments, LLC

Michael H. Zarensky
(Signature of Petitioner or authorized agent)

8/8/19
(Date)

SUBSCRIBED AND SWORN TO before me this 8th day of August, 2019



Gregory Boos 8/8/19
(Notary Public and Seal)

**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 1-12-6:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Naperville Apartments, LLC
Address: 400 Skokie Blvd. Suite 580
Northbrook, IL 60062

2. Nature of Benefit sought: Development Approval

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.

Member-Managers:

<u>Michael H. Zaransky</u>	<u>Brad Zaransky</u>
<u>400 Skokie Blvd. Suite 580</u>	<u>400 Skokie Blvd. Suite 580</u>
<u>Northbrook, Illinois 60062</u>	<u>Northbrook, Illinois 60062</u>

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Michael H. Zaransky, Member Manager
400 Skokie Blvd. Suite 580, Northbrook, IL 60062

VERIFICATION

I, Michael H. Zaransky (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: *Michael H. Zaransky*

Subscribed and Sworn to before me this 23rd day of Sept., 2019.

[Signature]
Notary Public and seal



**Petition for Development Approval: 1350 E Ogden Redevelopment
Legal Description**

Property P.I.N.: 08-08-106-037

LOT 1 AND THE EAST 17.56 FEET OF LOT 2 IN T. AND O. RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2, 3, 24, 25 AND 26 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 15, 1982 AS DOCUMENT R82-30010, IN DUPAGE COUNTY, ILLINOIS.