

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): 3712 N. Plainfield Road – Verizon tower

ADDRESS OF SUBJECT PROPERTY: 3712 N. Plainfield Road

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-12-301-001-0010

**I. PETITIONER:** Chicago SMSA limited partnership d/b/a Verizon Wireless – Ray Shinkle  
as agent

PETITIONER'S ADDRESS: 1701 Golf Road, Tower 2, Suite 400

CITY: Rolling Meadows STATE: IL ZIP CODE: 60008

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**II. OWNER(S):** City of Naperville

OWNER'S ADDRESS: 400 S. Eagle Street

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-548-2950 EMAIL ADDRESS: Dominic Oldani,

OldaniD@naperville.il.us

**III. PRIMARY CONTACT** (review comments sent to this contact) Ray Shinkle

RELATIONSHIP TO PETITIONER: Agent for Verizon Wireless

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**IV. OTHER STAFF**

NAME: NA

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

NAME: NA

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT AND PROPERTY**

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

<p><b>PZC&amp;CC Processes</b></p>	<p><input type="checkbox"/> Annexation (Exhibit 3)  <input type="checkbox"/> Rezoning (Exhibit 4)  <input checked="" 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 checked="" type="checkbox"/> Zoning Variance (Exhibit 7)  <input type="checkbox"/> Sign Variance (Exhibit 7)  <input type="checkbox"/> Subdivision Variance to Section 7-4-4</p>
<p><b>CC Only Process</b></p>	<p><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 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>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<p><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>
<p><b>Other</b></p>	<p><input type="checkbox"/> Please specify:</p>

ACREAGE OF PROPERTY: 146

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

Verizon is currently a tenant on the existing water tank, but their lease will expire in September 2026. The city has decided to not renew the lease. Instead, the city and Verizon are co-developing the idea of a new 190'-tower on the same parcel. The new tower will be city-owned, and space will be leased to Verizon, as well as AT&T and T-Mobile, both of whom have expressed interest in the site. Please refer to the attached cover letter for additional details.

**VI. REQUIRED DISCLOSURE:**

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

**FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.**

None. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VII. 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

**VIII. PETITIONER'S SIGNATURE**

I, Ray Shinkle as agent for Verizon Wireless (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)

11/1/25  
(Date)

SUBSCRIBED AND SWORN TO before me this 1<sup>st</sup> day of November 2025

Marni M. Springer 11/1/2025  
(Notary Public and Seal)



**IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

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).

*Dap X My*  
(Signature of 1<sup>st</sup> Owner or authorized agent)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

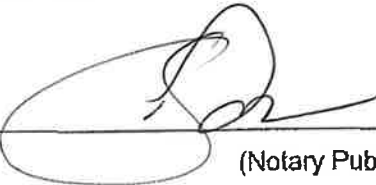
11/14/25  
(Date)

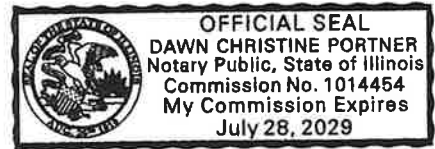
\_\_\_\_\_  
(Date)

Douglas A. Krieger  
City Manager  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 2<sup>nd</sup> day of December, 2025

  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.