



Naperville

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): GABILAND PARK

ADDRESS OF SUBJECT PROPERTY: 706 PARKSIDE RD, NAPERVILLE, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-19-219-001

I. PETITIONER: Bartlomiej Kosinski and Karolina Kosinski as owners of NexGen Realty Solutions, Inc

PETITIONER'S ADDRESS: 9141 s 83rd ave

CITY: Hickory Hills STATE: IL ZIP CODE: 60457

PHONE: (773) 414-1516 EMAIL ADDRESS: bartkosinski@gmail.com

II. OWNER(S): NexGen Realty Solutions, Inc.

OWNER'S ADDRESS: 10661 S Roberts Rd #206

CITY: Palos Hills STATE: IL ZIP CODE: 60465

PHONE: (773) 414-1516 EMAIL ADDRESS: nexgenrs257@gmail.com

III. PRIMARY CONTACT *(review comments sent to this contact):* Bartlomiej Kosinski

RELATIONSHIP TO PETITIONER: self

PHONE: (773) 414-1516 EMAIL ADDRESS: bartkosinski@gmail.com

IV. OTHER STAFF

NAME: Taurus Engineering LLC - Ray Ulreich

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-549-5506 EMAIL ADDRESS: tauruseng@sbcglobal.net

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	☒ Annexation ☒ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☐ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☒ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan Review ☒ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: 0.418 ZONING OF PROPERTY: r-4 unincorporated

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

Petitioner is proposing to annex the property to the City of Naperville and rezone the property to R-1b upon annexation.
 Preliminary/Final Plat of Subdivision should be approved administratively as no new buildable lots are being created.

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.

R1927-236013 - PLAT

R2025-013440 - MORTGAGE - LOAN FUNDER LLC

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

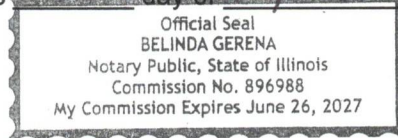
I, BARTLOMIEJ KOSINSKI (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Bart Kosinski
(Signature of Petitioner or authorized agent)

April 17th 2025
(Date)

SUBSCRIBED AND SWORN TO before me this 17 day of April, 2025

Belinda Gerena



(Notary Public and Seal)

IX. 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).

Bartłomiej Kosinski

(Signature of 1st Owner or authorized agent)

April 17th 2025

(Date)

BARTŁOMIEJ KOSINSKI

1st Owner's Printed Name and Title

Karolina Kosinski

(Signature of 2nd Owner or authorized agent)

KK
04-25 04-17-25

(Date)

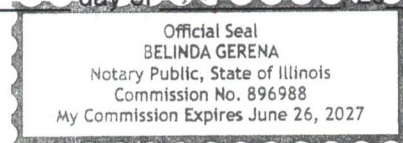
KAROLINA KOSINSKI

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 17 day of April 2025

Belinda Gerena

(Notary Public and Seal)



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