

STATE OF ILLINOIS    )  
                                          )  
COUNTY OF WILL     )  
                                          )  
CITY OF NAPERVILLE )

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, BC Belvedere, LLC, an Illinois limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to approve the following (i) annexation, (ii) map amendment rezoning from A-1 (Agricultural District) in Will County to OCI (Office, Commercial and Institutional District) in the City of Naperville (“City”), (iii) conditional use to allow for a two hundred twelve (212) unit multifamily development in the OCI Zoning District, (iv) a Conditional Use for a Planned Unit Development (“PUD”), (v) a Preliminary PUD Plat, (vi) Preliminary Plat of Subdivision, and (vii) such other variances, departures or deviations as may be necessary to develop the property commonly known as 24254 111<sup>th</sup> Street, Naperville, Illinois and legally described on **Exhibit A** (“Subject Property”) as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

**BACKGROUND INFORMATION**

1. The Petitioner, BC Belvedere, LLC with a registered office at 336 Bon Air Center, Greenbrae, CA 94904 is the Petitioner and contract purchaser of the Subject Property.
2. BC Belvedere, LLC, is a real estate investment and development firm and a subsidiary of Bridge Capital Partners, Inc. Over the last 30 years Bridge Capital Partners, Inc. has grown and evolved into a commercial real estate investment, development and management firm with a primary focus in the multifamily market in the San Francisco, Bay Area and suburban Illinois region. We have renovated and repositioned 12 assets over the past 10 years and done ground up

development in the south of market region in San Francisco, CA. Current property holdings range in value from \$10 million to \$170 million and number of properties total over 20 nationwide. Its last project in the City was the redevelopment of a portion of 5<sup>th</sup> Avenue Station.

3. The Subject Property is a 20.17-acre parcel of property, currently improved with a building and a number of greenhouses for the former Lizzie's Nursery, which closed and ceased its operations in 2018.

4. Petitioner proposes to locate 212 apartments with 1, 2 and 3 bedrooms in ten (10) separate buildings.

5. The proposed community will include usable indoor and outdoor common area amenity space and on-site management offices.

6. The proposed community will be complimentary to the existing land uses surrounding the Subject Property which are as follows:

a. North: C-6 (Recreation Commercial) in Will County: Tamarack Golf Club

b. East: B-2 (Community Shopping Center District): Naperville Marketplace Shopping Center

c. South: R-3 (Residential Single Family) and I-1 (Limited Industrial) in Will County: Single Family Residential and Industrial Uses

d. West: R2 (Single Family Residential); R-2A (Residential Single Family in Will County): Vacant Land and Residential Uses

### **SUMMARY OF DEVELOPMENT**

The Subject Property is a 20.17-acre parcel, located just west of Illinois Route 59 on 111<sup>th</sup> Street, immediately adjacent to the Naperville Marketplace Shopping Center, Tamarack Golf Club, Industrial uses and single-family residential uses to the south, vacant and single-

family residential uses to the west. The property is within walking distance to Caputo's grocery store, shopping, recreation, pharmacies, restaurants, Commissioner's Park and Crone Middle School, and only a short drive to Frontier Park, golf, entertainment, institutional, and additional shopping to the north on Route 59. The location of multifamily uses on the Subject Property provides a transitional use from the Naperville Marketplace Shopping Center to the existing residential uses to the west, and provides an excellent canvas to redevelop the property with a new and attainable housing opportunity to attract additional residents to the Naperville community. The proposed development will consist of a two hundred and twelve (212) unit apartment community, called The Belvedere, providing a much-needed housing opportunity on the southwest side of the City for an underserved segment of Naperville's population that desires a safe living environment, excellent schools, and associated amenities in close proximity to employment and a variety of retail and convenience uses. The proposed development would create an optimum use of the Subject Property by providing this underserved segment of the housing market with an opportunity to reside in Naperville while also enhancing the City's real estate tax base, infusing the local economy with additional income and improving the City's work force.

As the Subject Property is bounded on the east by commercial uses, the north by a golf course, the south and west by single family residential uses, this site will provide a nice transition use from the commercial uses on Route 59 and the residential uses to the west. First, in consideration of the adjacent residences to the west, landscape treatments will be incorporated along the western property line, including allowing the existing evergreen tree line to remain. In addition, the eastern property line will be enhanced with landscaping to screen the residents from the commercial uses to the east. The residential uses on the south side of 111<sup>th</sup> will back up to

the clubhouse on the Subject Property.

The proposed plan for The Belvedere includes ten (10) two-story apartment buildings and a state-of-the-art clubhouse. The residential buildings all face the exterior perimeter of the Subject Property, keeping the parking lots and drive aisles on the interior of the Subject Property. The architecture as shown on the elevations submitted with this application is a significant improvement from what exists today on the Property. Significant high end architectural features include predominantly stone masonry, fiber cement vertical board and batten siding, horizontal fiber cement siding, wood architectural features on the clubhouse, standing seam metal and architectural shingle roofing materials. These features are utilized in ways that fit within the context of the neighborhood while still delivering the architecture the residents own exterior entrance and access to a will demand. The building colors have also been selected to complement the surrounding areas. Large windows and high vaulted ceilings will allow for natural light. High end interior finishes will be provided throughout each apartment. Each apartment will have its own exterior entrance and access to a dedicated patio or balcony. Options will be provided for garages with direct access to apartment units. To avoid unsightly dumpsters throughout the development, there will be six trash enclosures, consisting of fiber cement vertical siding with wooden gates. The new buildings will serve the ancillary benefit of shielding the residential area to the west from the commercial activity along Route 59.

The community amenities will surround the residents with country club lifestyle, including a 9,500 square foot clubhouse, an outdoor resort-style pool and pool house fronting on 111<sup>th</sup> Street, and an outdoor amenity area featuring a fenced-in, fully-sodded dog park and a partially-fenced, fully improved, playground with a rubber resilient surface on the interior of the Community. There will be connections to the exterior, covered entertainment areas and

indoor/outdoor fireplaces. The clubhouse will have high end exterior finishes consisting of stone masonry, fiber cement vertical board and batten siding, horizontal fiber cement siding, wood architectural features on the clubhouse, standing seam metal and architectural shingle roofing materials. Large windows, dormers and vaulted ceilings will allow for natural light. The clubhouse interior will be designed with high-end interior finishes by Restoration Hardware, and will provide a community center for the residents with meeting rooms, a library, fitness center, business center, and recreation and entertainment areas. We anticipate The Belvedere will be one of the most sought-after rental communities in the City of Naperville.

The Belvedere will have open space of 9.63 acres of the total 20.17 acres, nearly 48% open space. There are two large stormwater facilities that will be completed with naturalized plantings. There will be two stop-sign controlled access points from the Subject Property to 111<sup>th</sup> Street.

The City has repeatedly stressed that the Affordable Housing Program is voluntary. At the time we submitted, and to this date, the program has not been through Planning and Zoning Commission nor approved by City Council. That being said, Petitioner does not feel that this south Naperville location is conducive to affordable housing. The surrounding neighborhood has large homes on large lots. In order for this development to function as a transitional development, these apartments are going to be luxury apartments. With OCI zoning, Developer does not require the additional density or other incentives relative to the affordable housing.

There are limited rental units in the southwest portion of the City. This area of the City is underserved with the opportunities rental communities provide for young professionals, for new entries to the City, for empty nesters who want to stay in the City but no longer want the hassle of maintaining a large home, and for retired individuals who also want to stay in the City but

want to spend the colder months in warmer weather. This community is designed with those who are seeking a luxury upscale community without the hassles of home ownership.

Belvedere will have one, two and three-bedroom units with a projected breakdown of 16 one-bedroom apartments, 96 two-bedroom apartments and 100 three-bedroom apartments. The estimated monthly rental rates will be \$1,950 for a one-bedroom unit; \$2,700.00 to \$2,800.00 for a two-bedroom unit and \$2,950.00 to \$3,050.00 for a three-bedroom unit.

Management of the community will be directly overseen by BC Belvedere, LLC and will include an on-site community director, on-site leasing consultant/resident services coordinator, on-site maintenance supervisor and an on-site maintenance technician. All leases will be subject to full credit reports, verification of employment, and criminal background checks. As a result of the foregoing, the proposed development will allow the Subject Property to be utilized to an extent that is compatible with the surrounding environment and to its highest and best use while enhancing the City's real estate tax base and improving the aesthetics of this highly visible area.

#### **CITY OF NAPERVILLE LAND USE MASTER PLAN 2022**

In 2022, the City of Naperville completed its Land Use Master Plan 2022 relative to this area of the City (Master Plan). The Property is designated as Urban Center in the Master Plan. The Belvedere is consistent with the Master Plan in that multifamily units are considered supporting uses for the primary commercial, retail, services, restaurants, entertainment, and office uses. As the City recognized in Neighborhood Centers section of the Master Plan regarding City property on IL Route 59 and 103<sup>rd</sup> Street called the South 20, "vacant commercial buildings at 95<sup>th</sup> Street and at other areas to the South may indicate the commercial potential is limited." Being off of IL Route 59 on 111<sup>th</sup> Street, makes the potential for commercial viability of this Property even more remote. With the commercial uses on IL Route 59 and 111<sup>th</sup> Street,

the supporting use of multifamily residential housing is consistent with the Land Use Master Plan.

The Master Plan also pointed out that 75% of the housing stock in Naperville is single family detached homes and there are very few multifamily housing opportunities south of 75<sup>th</sup> Street. The Master Plan stated that an increase in housing diversity, including different price points, housing types and locations, will help provide options to appeal to residents of different income levels. The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City's vision. The Belvedere is the perfect fit for the redevelopment of the Property.

Pursuant to the Master Plan, Urban Centers are primarily located along major transportation corridors like IL Route 59 and are oriented toward automobile traffic moving throughout the City, focusing on mobility. Consistent with the Urban Center designation, Urban Centers may include higher density residential uses on the periphery to better transition to residential area, which is precisely what Petitioner is fulfilling with the Belvedere. The Key Considerations include repositioning Urban Centers as vibrant destinations. The addition of residents within walking distance to the commercial center on IL Route 59 and 111<sup>th</sup> Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan. For all of the reasons listed above, the Belvedere is consistent with the Master Plan.

## **REQUIRED DEVELOPMENT ENTITLEMENTS – OCI ZONING DISTRICT**

1. The Petitioner seeks approval of annexation to the City of Naperville.
2. The Petitioner seeks approval of a Map Amendment, rezoning the Subject Property from A-1 (Agricultural District) in Will County to OCI (Office, Commercial and Institutional District) (“OCI”) to allow for the construction of two hundred and twelve (212) unit multifamily community, consisting of two (2) eighteen (18) unit buildings and eight (8) twenty-two (22) unit buildings and a 9,500 square foot clubhouse on the Subject Property.
3. The Petitioner seeks a conditional use for a Planned Unit Development and to allow for a multifamily development in the OCI zoning district.
4. The Petitioner seeks approval of a Preliminary PUD Plat.
5. The Petitioner seeks approval of a Preliminary Plat.
6. The proposed entitlement requests meet all City and State requirements for the development of the Subject Property and will facilitate the beneficial use of the Subject Property as stated below.

The required standards for a Map Amendment, a Conditional Use for a PUD, and a Conditional Use to allow for a multifamily development in the OCI District are addressed below.



## MAP AMENDMENT TO REZONE THE SUBJECT PROPERTY TO OCI

The requested Map Amendment, rezoning the Subject Property from A-1 in Will County to OCI in the City meets the requirements for a Map Amendment under the Naperville Municipal Code and is appropriate based upon the following factors:

*1. The amendment promotes the public health, safety, comfort, convenience, and general welfare and complies with the policies and official land use plan and other official plans of the City.*

The amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. First, the amendment will provide for the development of additional housing opportunities to those who currently reside in Naperville or wish to reside in Naperville. It will also provide an opportunity for those seeking an attainable rental opportunity within walking distance of necessities such as pharmacies, grocery stores, retail, dining, recreation, and entertainment venues to be able to enjoy such a lifestyle. In addition, the amendment will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's workforce and retail and property tax bases. The amendment will provide for improvement over the existing unused buildings and greenhouses on the Subject Property. While the Comprehensive Plan shows the Subject Property as Mixed Use Commercial Retail Office, the location of the Subject Property off of Route 59 does not lend itself to commercial or retail uses. After the pandemic, there is no demand for office space with many companies continuing to allow employees to work from home, and vacant office space is abundant on the I-88 corridor. The better use for the Subject Property is the proposed use allowing this sector of the City to be served with rental housing opportunities.

*2. The trend of development in the area of the Subject Property is consistent with the requested amendment.*

The trend of development in the area is largely residential. There is a need in the Southwest Community, however, for rental housing opportunities. The Subject Property will provide a transition from the commercial uses on the east to the residential properties to the west. The property to the south is also residential in Will County, adjacent to industrial property to the east, so the multifamily residential use will be consistent with these residential uses. The property to the north is Tamarack Golf Club, so the proposed use will have no impact on that property.

*3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

The existing zoning classification is A-1 Agricultural uses in Will County. The requested zoning classification for residential uses in the City is more suitable than agricultural uses in this area surrounded by commercial, residential and industrial uses. The multifamily rental units will provide a unique housing opportunity unavailable in this area of the City in close proximity to living necessities. Additionally, there is no doubt that the residential use is preferable to the closed nursery property that has been closed for 4 years. The requested OCI zoning will permit a desirable multifamily development that will create an efficient use of the Subject Property as well as the resources located in close proximity.

*4. The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.*

The Subject Property has not been utilized as a nursery for four (4) years, which is an underutilization of the Subject Property and totally out of character for this residential and commercial area. As the Subject Property currently sits empty, it is fair to say it has not been utilized under the existing agricultural zoning classification.

*5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property by providing a compatible residential use. The proposed development plans will provide additional housing opportunities and will also have a positive effect on the sustainability of the adjacent commercial uses. The net result will be increased viability of the Subject Property and surrounding area in its entirety and an enhanced retail and property tax base for the City. In addition, the Petitioner has designed the site in a manner which will have the least impact on the adjacent properties by keeping all parking areas and drive aisles internal to the development and maintaining the existing evergreen tree line on the western property line. The proposed residential use will also serve as a buffer for the residences from the commercial uses on Route 59.

#### **CONDITIONAL USE GRANTING A PLANNED UNIT DEVELOPMENT**

The requested Conditional Use for a Planned Unit Development meets the requirements for a Planned Unit Development under the Naperville Municipal Code and is appropriate based upon the following factors:

1. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The Subject Property has a creek running through it and a large wetland area that will be protected in the development of the Subject Property. The PUD is designed in such a manner that the front building facades face the perimeter of the Subject Property, and the parking areas and drive aisles are on the interior of the property, away from adjacent residential uses. The buildings are clustered, leaving nearly 48% of the Subject Property as open space. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

2. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

a. *To stimulate creative approaches to the residential, commercial and industrial development of land.*

The Petitioner is developing the property by clustering the buildings, working around the wetland and creek in order to preserve these natural features. Nearly 48% of The Belvedere will be open space. The development will also feature indoor and outdoor amenities.

b. *To provide more efficient use of land.*

The Petitioner is developing the property by clustering the buildings, working around the wetland and creek in order to preserve these natural features and provide for a more efficient use of the available land. Nearly 48% of The Belvedere will be open space.

c. *To preserve natural features and environmental resources, and provide outdoor common area, open space and recreation areas in excess of that required under existing zoning regulations.*

The Petitioner is developing the property by clustering the buildings to preserve the natural features of the site. Nearly 48% of The Belvedere will be open space. The development will also feature a clubhouse, outdoor pool, pool house, dog park and playground.

d. *To develop new approaches to the living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities.*

The Southwest Community is lacking rental opportunities and this development will fill that gap in the housing market. The elevations provided show a mix of stone, horizontal and vertical cement fiber board, roofing materials, and color palette. The Belvedere will provide a number of outdoor amenities and a clubhouse to enhance the living

environment. The development is close to shopping, restaurants and recreational activities making it the perfect location for the future residents.

*e. To unify buildings and structures through design.*

The elevations provided show a mix of stone, horizontal and vertical cement fiber board, roofing materials, and color palette. The Belvedere will provide a number of outdoor amenities and a clubhouse to enhance the living environment.

*3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

As stated above, the Subject Property has a creek running through it and a large wetland area that will be protected in the development of the Subject Property. The PUD is designed in such a manner that the front building facades face the perimeter of the Subject Property and the parking areas and drive aisles are on the interior of the property, away from adjacent residential uses. The buildings are clustered, leaving the large wetland area and the creek as open space. Nearly 48% of The Belvedere will be open space. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

*4. Open space, outdoor common area, and recreational facilities are provided.*

The buildings are clustered, providing for large wetland and detention areas and the creek constituting a portion of the nearly 48% open space on the Subject Property. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

*5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

The proposed multifamily development meets the subdivision control regulation and no waivers in bulk regulations and zoning regulations.

6. *The planned unit development is compatible with the adjacent properties and nearby land uses.*

The residential PUD is compatible with the existing residential and commercial uses in the area. The PUD will provide for the development of additional housing opportunities to those who currently reside in Naperville or wish to reside in Naperville. It will also provide an opportunity for those seeking an attainable rental opportunity within walking distance of necessities such as pharmacies, grocery stores, retail, dining, recreation, and entertainment venues to be able to enjoy such a lifestyle. In addition, the PUD will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's workforce and retail and property tax bases. The PUD will provide for improvement over the existing unused buildings and greenhouses on the Subject Property.

7. *The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.*

As stated above, the Property is designated as Urban Center in the Master Plan. The Belvedere is consistent with the Master Plan in that multifamily units are considered supporting uses for the primary commercial, retail, services, restaurants, entertainment, and office uses. As the City recognized in Neighborhood Centers section of the Master Plan regarding City property on IL Route 59 and 103<sup>rd</sup> Street called the South 20, "vacant commercial buildings at 95<sup>th</sup> Street and at other areas to the South may indicate the commercial potential is limited." Being off of IL Route 59 on 111<sup>th</sup> Street, makes the potential for commercial viability of this Property even more remote. With the commercial uses on IL Route 59 and 111<sup>th</sup> Street, the supporting use of

multifamily residential housing is consistent with the Land Use Master Plan.

The Master Plan also pointed out that 75% of the housing stock in Naperville is single family detached homes and there are very few multifamily housing opportunities south of 75<sup>th</sup> Street. The Master Plan stated that an increase in housing diversity, including different price points, housing types and locations, will help provide options to appeal to residents of different income levels. The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City's vision. The Belvedere is the perfect fit for the redevelopment of the Property.

Pursuant to the Master Plan, Urban Centers are primarily located along major transportation corridors like IL Route 59 and are oriented toward automobile traffic moving throughout the City, focusing on mobility. Consistent with the Urban Center designation, Urban Centers may include higher density residential uses on the periphery to better transition to residential area, which is precisely what Petitioner is fulfilling with the Belvedere. The Key Considerations include repositioning Urban Centers as vibrant destinations. The addition of residents within walking distance to the commercial center on IL Route 59 and 111<sup>th</sup> Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan. For all of the reasons listed above, the Belvedere is consistent with the Master Plan.

## **CONDITIONAL USE TO ALLOW MULTIFAMILY IN THE OCI ZONING DISTRICT**

The requested Conditional Use to allow multifamily residential units in the OCI Zoning District meets the requirements for a Conditional Use under the Naperville Municipal Code and is appropriate based upon the following factors:

*1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The use provides for needed and desirable living options that help create enhanced living opportunities and compliment the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed development will also improve an area which is currently an inoperable nursery which is out of character for the area. Lastly, the proposed residential use will provide a buffer between the existing residences to the west and the commercial uses to the east which will improve the public welfare.

*2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The conditional use will provide for the improvement and revitalization of the Subject Property with residential uses, which will improve property values in the area. As a result of the development of the Subject Property, the property values in the area will increase, and the housing stock will be improved.

*3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The adjacent properties are largely developed. The proposed development will not impede the normal, orderly and desirable development of the undeveloped adjacent areas. The proposed residential use is consistent with the residential areas in the vicinity and will not prevent the



development or improvement of surrounding properties. The proposed development will create the highest and best use of the Subject Property and will provide for a new rental housing opportunity in the area.

*4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

As stated above, the Property is designated as Urban Center in the Master Plan. The Belvedere is consistent with the Master Plan in that multifamily units are considered supporting uses for the primary commercial, retail, services, restaurants, entertainment, and office uses. As the City recognized in Neighborhood Centers section of the Master Plan regarding City property on IL Route 59 and 103<sup>rd</sup> Street called the South 20, “vacant commercial buildings at 95<sup>th</sup> Street and at other areas to the South may indicate the commercial potential is limited.” Being off of IL Route 59 on 111<sup>th</sup> Street, makes the potential for commercial viability of this Property even more remote. With the commercial uses on IL Route 59 and 111<sup>th</sup> Street, the supporting use of multifamily residential housing is consistent with the Land Use Master Plan.

The Master Plan also pointed out that 75% of the housing stock in Naperville is single family detached homes and there are very few multifamily housing opportunities south of 75<sup>th</sup> Street. The Master Plan stated that an increase in housing diversity, including different price points, housing types and locations, will help provide options to appeal to residents of different income levels. The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City’s vision. The Belvedere is the perfect fit for the redevelopment of the Property.

Pursuant to the Master Plan, Urban Centers are primarily located along major

transportation corridors like IL Route 59 and are oriented toward automobile traffic moving throughout the City, focusing on mobility. Consistent with the Urban Center designation, Urban Centers may include higher density residential uses on the periphery to better transition to residential area, which is precisely what Petitioner is fulfilling with the Belvedere. The Key Considerations include repositioning Urban Centers as vibrant destinations. The addition of residents within walking distance to the commercial center on IL Route 59 and 111<sup>th</sup> Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan. For all of the reasons listed above, the Belvedere is consistent with the Master Plan.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to approve the following: (i) annexation, (ii) map amendment rezoning from A-1 (Agricultural District) in Will County to OCI (Office, Commercial and Institutional District) in the City of Naperville (“City”), (iii) conditional use to allow for a two hundred twelve (212) unit multifamily development in the OCI Zoning District, (iv) a Conditional Use for a Planned Unit Development (“PUD”), (v) a Preliminary PUD Plat, (vi) Preliminary Plat of Subdivision, and (vii) such other variances, departures or deviations as may be necessary to develop the property commonly known as 24254 111<sup>th</sup> Street, Naperville, Illinois, legally described on **Exhibit A**, and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 10<sup>th</sup> day of May, 2022.

**PETITIONER:**  
**BC Belvedere, LLC,**

By:   
Rosanova & Whitaker, Ltd.  
Attorneys for the Petitioner

**EXHIBIT A  
LEGAL DESCRIPTION**

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 24254 111<sup>th</sup> Street, Naperville, IL 60564

PIN: 07-01-16-400-004