

**CITY OF NAPERVILLE  
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): West Ridge Court

ADDRESS OF SUBJECT PROPERTY: 2639 Aurora Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-22-102-010

**1. PETITIONER: Yasen Nikolov AFCM Naperville LLC DBA**

PETITIONER'S ADDRESS: 2050 Tower Drive Funtopia

CITY: Glenview STATE: IL ZIP CODE: 60025

PHONE: 916 849 2712 EMAIL ADDRESS: yassen@walltopia.com

**II. OWNER(S): BRIXMOR HOLDINGS 6 SPE, LLC**

OWNER'S ADDRESS: % Brixmor Property Group, 40 Skokie Blvd., Suite 600

CITY: Northbrook STATE: IL ZIP CODE: 60062

PHONE: 847-272-9800 EMAIL ADDRESS:

**III. PRIMARY CONTACT (review comments sent to this contact): Richard Thomas Architects**

RELATIONSHIP TO PETITIONER: Architect

PHONE: 847 486 0850 EMAIL ADDRESS: richardt@richardthomasarchitects.c

**IV. OTHER STAFF**

NAME: \_\_\_\_\_

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

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

NAME: \_\_\_\_\_

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

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

**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 type="checkbox"/> Zoning Variance (Exhibit 7)                         |
| <input type="checkbox"/> Rezoning (Exhibit 4)   | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8)               |
| <input type="checkbox"/> Subdivision Plat   | <input checked="" type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Temporary Use  | <input type="checkbox"/> Other (Please Specify: <u>Parking</u> )             |

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

● ACREAGE OF PROPERTY: 0.62 acres (27,001 square feet)

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

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**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     Land Dedication


Required Park Donation will be met by:

- Cash Donation     Land Dedication

**PETITIONER'S SIGNATURE**

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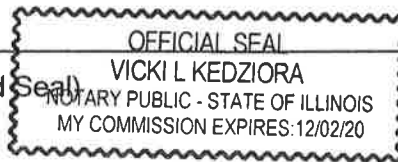
I, Richard Thomas (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

9/6/2017  
(Date)

SUBSCRIBED AND SWORN TO before me this 6 day of September, 2017

  
(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).

*Vincent A. Combs*

(Signature of 1<sup>st</sup> Owner or authorized agent)

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

9-5-2017

(Date)

(Date)

Vincent A. Combs, EVP, President Midwest

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

5/11 day of September 2017  
DEBRA A PAULY  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Aug 5, 2020

*Debra A Pauly*

(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: Yasen Nikolov  
Address: 85 S. 24th Street.  
Pittsburg, PA 15201

2. Nature of Benefit sought: Conditional Use and Parking Variance

3. Nature of Petitioner (select one):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> a. Natural Person | <input type="checkbox"/> d. Trust/Trustee |
| <input type="checkbox"/> b. Corporation               | <input type="checkbox"/> e. Partnership   |
| <input type="checkbox"/> c. Land Trust/Trustee        | <input type="checkbox"/> 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:

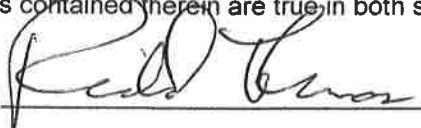
- a. Yasen Nikolov 11 %  
b. Walltopia 89 %  
c. Address: 2050 Tower Drive, Glenview 60025  
d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:  
Richard Thomas Architects 639 Arbor Lane Glenview 60025  
847 486 0850

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, Richard Thomas, 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 6 day of September, 2017

Vicki Kedziora  
Notary Public and seal

