



CITY OF NAPERVILLE

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

PETITION FOR ZONING VARIANCE

January 1, 2021

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request a variance from the City of Naperville zoning regulations. Zoning variances are subject to a public hearing before the Planning and Zoning Commission and approval by the Naperville City Council. This Petition for Zoning Variance 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 DRT@naperville.il.us.

E-Plan Review

"E-plan review" is short-hand for electronic plan review. It is the process of reviewing development submittals in a digital format instead of on paper. All development projects submitted to the City require e-plan review. All plans (e.g., site plan, engineering plans, landscape plans, etc.) and application materials (e.g. parking and traffic studies, application forms, etc.) associated with these projects must be provided to the City of Naperville electronically per the following table:

Required E-Plan Review Submittals	Format*	Page
Zoning Variance Form (Exhibit A)	PDF File	5 - 7
Response to Standards (Exhibit B or Exhibit C)	PDF File	8 - 9
Disclosure of Beneficiaries (Exhibit D)	PDF File	10 - 11
Legal Description**	MS Word File	N/A
Site Plan (e.g., Plat Survey) depicting all existing structures, patios, decks, and proposed structures, additions, signs, and/or fences and the setbacks from lot lines to such improvements (<i>drawn to scale</i>).	PDF File	N/A
\$500 application fee	Check payable to the City of Naperville	N/A

*Submittals must comply with the formatting and filename specifications detailed in the Naperville [PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).

**It is the petitioner's sole responsibility to verify that the correct legal description including address and PIN(s) is being submitted. Failure to do so may result in additional resubmittals, additional fees, meeting rescheduling, project delays, etc.

OVERVIEW OF ZONING VARIANCE PROCESS

1. Prior to submittal of a Petition for Zoning Variance, please email a brief description of your project to the TED Planning Department at planning@naperville.il.us to determine whether or not a concept meeting is required. A project manager will be assigned to you at this time.
2. Following your concept meeting (if required), prepare a complete Petition for Zoning Variance including all items noted in the Required E-plan Review Submittals table above. All submittals shall comply with the formatting and filename specifications detailed in the Naperville [PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).
3. Contact your Project Manager to obtain access to Naperville's e-Review Submittal Portal. See the [Naperville E-Review Submittal Instructions](#) for additional details.



4. Electronically submit the complete Petition for Zoning Variance including all items (except for fee) noted in the Required E-plan Review Submittals table above. *Submittals will not be accepted and/or processed until all of the submittal requirements are met.*
5. Drop off a check in the amount of \$500 to the Development Services Counter on the 1st floor of the Municipal Center, 400 S Eagle Street, or mail it to your Project Manager's attention at City of Naperville, 400 S Eagle Street, Naperville IL 60540.
6. Once the completed Petition for Development Approval is accepted, it will be forwarded to City departments (e.g. planning, utilities, engineering, etc.) for review and comment.
7. At the conclusion of the review cycle, if all fees have been paid, the Project Manager will transmit the City's technical review comments to the Primary Contact identified on the Zoning Variance Form (see page 6). Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.
8. Once department review of the Petition is completed, the project will be scheduled for a public hearing before the Planning and Zoning Commission (PZC). The Petitioner will be notified of the hearing date approximately three weeks in advance. City staff will complete newspaper notification requirements; the Petitioner is required to complete mailed notice and posting of a sign on the property (see [Public Hearing Information Packet](#) for additional information).
9. Following a public hearing and recommendation by the PZC, the case will be scheduled for City Council consideration. The Petitioner will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the PZC and City Council is provided on the next page of this packet.
10. Zoning variances are subject to City Council approval. Permits associated with the variance will only be granted upon City Council approval of the variance request.

EFFECTIVE PERIOD OF APPLICATION

Please note that Applications for Engineering Approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the Applicant after the two-year period has expired.



SUMMARY OF PUBLIC MEETING FORMAT

A summary of the meeting format for the Planning and Zoning Commission (PZC) and City Council is provided below. The following is intended to provide a general overview of the format for each meeting; and the role of the Petitioner, City staff, the general public, the PZC, and the City Council. For additional information, please contact your assigned project manager.

PLANNING AND ZONING COMMISSION (PZC)

The Planning and Zoning Commission meeting begins at 7 p.m. (first and third Wednesday's of each month). Prior to the start of the meeting, City staff will be available to provide assistance and answer any questions or concerns. The following is a summary of the meeting format:

- City Staff Presentation – At the start of the public hearing City staff will provide a brief overview of the requested variance.
- Petitioner Testimony – Following City staff's presentation, the Petitioner, attorney representing the petitioner, and/or consultant(s) will have an opportunity to speak. The extent of the Petitioner's presentations varies by case. The Petitioner may provide a presentation, outline key points, or state that they are available for questions only.
- Public Testimony – The public will have an opportunity to provide comments on the case. The PZC Chairman will ask if any member of the audience is present to speak on the case.
- PZC Questions/Comments – Following public testimony (if any), the PZC members will discuss the variance request and may address questions to City staff and/or the Petitioner.
- PZC Recommendation – The PZC will provide a recommendation at the conclusion of their discussion. The recommendation will be forwarded to City Council for final determination. City staff will confirm a City Council meeting date with the Petitioner following the PZC meeting.

CITY COUNCIL

The City Council meeting begins at 7 p.m. (first and third Tuesday of each month). The Petitioner should arrive prior to 7 p.m. to register with the City Clerk's Office in order to 1) speak on the case; or 2) respond to questions only (i.e., no presentation).

The Petitioner or attorneys representing petitioner(s) may speak on an agenda item first and will be allotted up to 10 minutes. Other speakers who have signed up for the agenda item will be allotted up to three minutes to speak.

For additional information about the Naperville City Council, visit the City's website at www.naperville.il.us/government/meet-your-city-council.

CITY OF NAPERVILLE
ZONING VARIANCE FORM

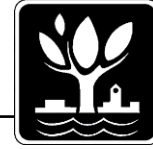


Exhibit A

ADDRESS OF SUBJECT PROPERTY: 1112 S. Washington St 100B, Naperville IL 60540

PARCEL IDENTIFICATION NUMBER (PIN): 0830200011 0000

I. PETITIONER: Inhun Baek

PETITIONER'S ADDRESS: 1203 Hobson Oaks Dr

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630 - 407 - 4092 EMAIL ADDRESS: kdma.naperville@gmail.com

II. OWNER(S): Cedar Street Capital IV LLC

OWNER'S ADDRESS: 1020 W. Lawrence Avenue, Suite 300

CITY: Chicago STATE: IL ZIP CODE: 60640

PHONE: 312 - 818 - 1722 EMAIL ADDRESS: emerchen@cedarst.com

III. PRIMARY CONTACT (review comments sent to this contact): Jinah Park

RELATIONSHIP TO PETITIONER: Spouse of the petitioner and manager of the business

PHONE: 646 - 340 - 7328 EMAIL ADDRESS: kdma.naperville@gmail.com

IV. OTHER STAFF

NAME: Emilia Merchen

RELATIONSHIP TO PETITIONER: Property Manager - Cedar

PHONE: 708 - 369 - 3322 EMAIL ADDRESS: emerchen@cedarst.com

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: OCI (Office, Commercial, and Institutional District)

AREA OF PROPERTY (Acres or sq ft): 2.87 Acres

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

Seeking a parking variance from Naperville Municipal Code Section 6-9-3:6 for approximately 21 spaces in order to allow for potential new fitness (martial arts).

VI. PETITIONER'S SIGNATURE

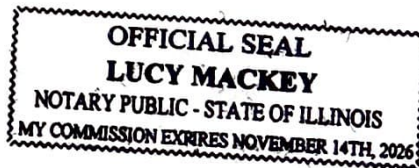
I, Inhun Baek (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]
(Signature of Petitioner or authorized agent)

9/23/23
(Date)

SUBSCRIBED AND SWORN TO before me this 23 day of September, 20 23

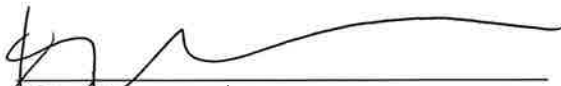
[Signature]
(Notary Public and Seal)





VII. 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).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

9/1/23

(Date)


(Date)

Emilia Merchen,

1st Owner's Printed Name and Title
Dir. of Comm. Mgt.

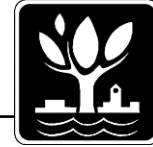
2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 1st day of September, 2023



(Notary Public and Seal)





REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent](#) of the Zoning Code) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").

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

Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent of the Zoning Code](#)) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.

Kingdom Martial Arts is where we provide martial arts to the community to ensure that our students live in a safe and healthy environment. The business was required to submit a petition for zoning variance as TED believed there is a deficit of approximately 21 parking spaces on the current parking lot to accommodate additional tenants, including our business and two more vacant spaces for next newcomers. However, due to the type and size of our local martial arts business, we do not require a lot of parking spaces. According to the Parking Occupancy Summary and the Parking Analysis Study that was performed, there is no possibility that our presence would cause a concentration of population in the parking lot on both off-peak and on-peak time since our operation hours start when most of the other tenants of the building are about to close for the day. Our existing tenants are engineering office, tax office, optometrists, orthodontics, financial analysts, and business officers who operate 5 days a week with typical office hours when our business operates from 4 pm to 7:30 pm from Monday through Friday. We might share the parking lot with other tenants, but the Parking Analysis Study shows that the parking demand would never exceed 50% rather, based on the maximum occupied parking spaces and the occupied tenant space, the observed peak parking is less than required by the City Code.

Also, our center has been running based off on a drop-off system. Approximately 80% of our students are dropped-off by their parents or guardians. The students who are not getting dropped off are the Little Dragon students who are age between 4 to 6 years old and only have 30 minute-classes that take place typically from 4:00pm-4:30pm which is after our neighbor tenants are close to being closed for the day. Due to the size of the business, the number of students in each class, drop-off style, and being outside of normal operation hour compared to other business, there is no need for us to require more parking space and there should be no traffic conflicts with other tenants in the building that could possibly cause congestion or shortage on the existing parking lot.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").

According to our current operation, approximately 80% of our students are dropped-off by their parents or guardians. The students who are not getting dropped off are the younger students who are age between 4 to 6 years old and only have 30-minute classes that take place typically from 4:00pm-4:30pm. This system has been used for about 8 years in our business and it is not planned to be changed. On average, we have about 7 to 8 cars per class and the most we have seen is 10 parking lots being occupied during the class hours.

According to the Parking Analysis Study, even with this customer demand at the peak time, the total occupancy of the building does not exceed 50% rather 46 percent (65 of 140) of the total parking spaces surveyed were occupied at its peak, which occurred at peak time on the weekday. Thus, the business would not require more parking space nor would impact our surrounding neighbors and business units.

If the code gets strictly enforced, the business would not be able to open for occupancy by not passing the parking and zoning permit, which would result in failure of opening business in Naperville. If we fail to open in Naperville, our children will not have a better learning environment as this was our main reason for the move. We decided to come into this Naperville location as it provides a healthy environment and learning atmosphere to the students with spacious performance area. More importantly, if the business is not able to be open in this Naperville location, we would need to find out a way to get out of the lease agreement which is redlined for 10 years. Breaking the 10-year lease would cause us to be out of business, possibly without even having a chance to open the business at a new location as we would be required to pay for the 10-year lease while paying for the current rent. Our new location is already our biggest investment as we doubled the space which led to double rent.

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

Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?

Our business won't impact the surrounding properties and neighborhoods as currently the existing parking lot is not being utilized for more than 46% of the full occupancy according to the Parking and Traffic Analysis Study. When the visit was made before for this parking variance application form, I noted that 11 to 15% of the parking lot was being occupied, which is 22 to 29 cars as shown on the included photos below. According to the Parking and Traffic Analysis Study, there are a total of 140 parking spaces and during the peak hour for both our business and other tenants, the maximum occupied was 65 out of 140 parking spaces, which is only 46% of the capacity. If the parking demand does not exceed a half of the supply, then there is no reason for substantial detriment to adjacent property nor neighborhood. Based on our observations and calculations, the parking supply at the building should be sufficient to accommodate us as a tenant. This parking calculation included the required parking spaces for the next tenant also, so at this time, 6 out of the 20 additional parking spaces are not needed now. Regardless of this fact, our business won't be utilizing all given 12 parking spaces.

Hypothetically, if most of the parking lot was full, our parents would continue to just drop off the students and visit Trader Joe's or Starbucks or Pioneer Park or Casey's like now. They will continue to run errands as they are doing now.

With all these supporting data and current operational style, there is no existing or potential impact that will interfere with public comfort, convenience, and/or welfare.

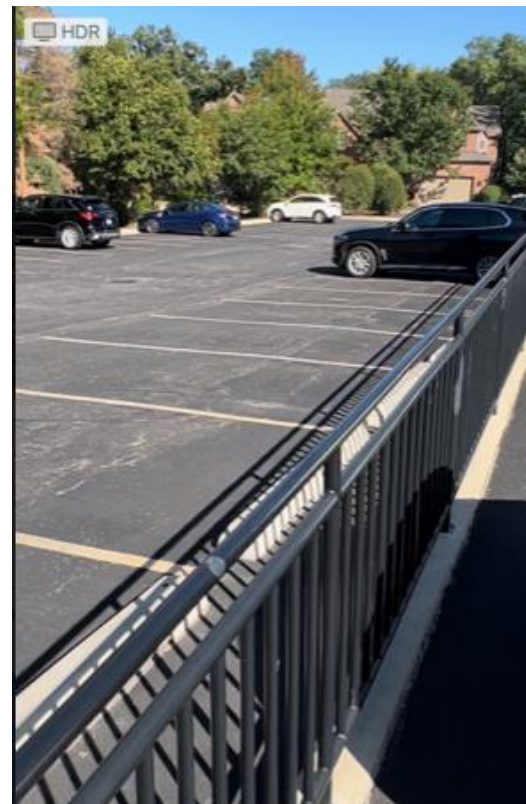
****PLEASE SEE provided photos and explanation below that support our response.***

Exhibit B

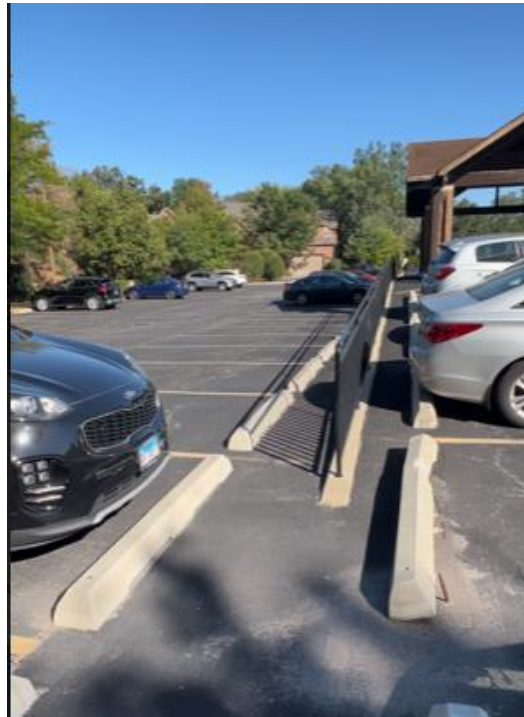
Photos related to Exhibit B response.

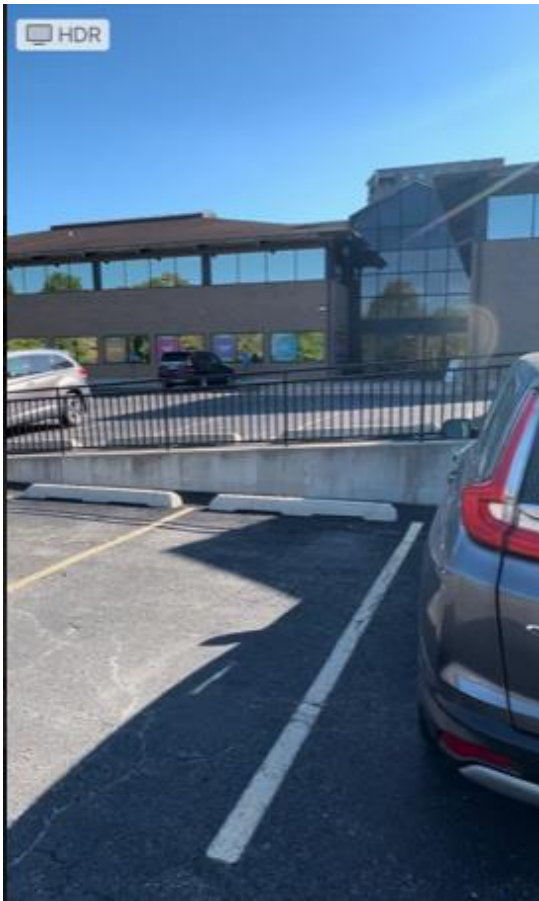
**Videos can be shared to if it is requested.*

4-4:10 pm – When other tenants are about to close, and neighbors are most likely to come back home. There is **no parked vehicles that is interfering the neighbor or existing tenant.**



4:20-30 pm — When other tenants are about to close for the day, and neighbors are most likely to come back home. There is **no parked vehicles that is interfering the neighbor or existing tenant. Plenty of parking space available.**



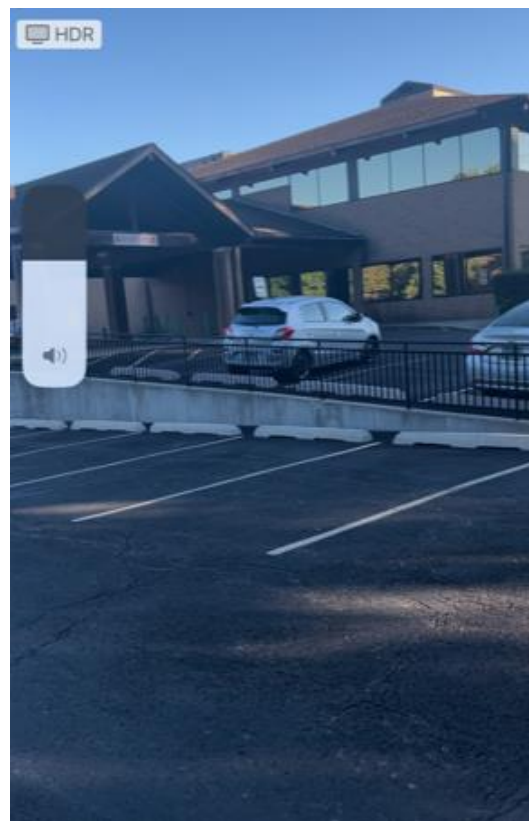
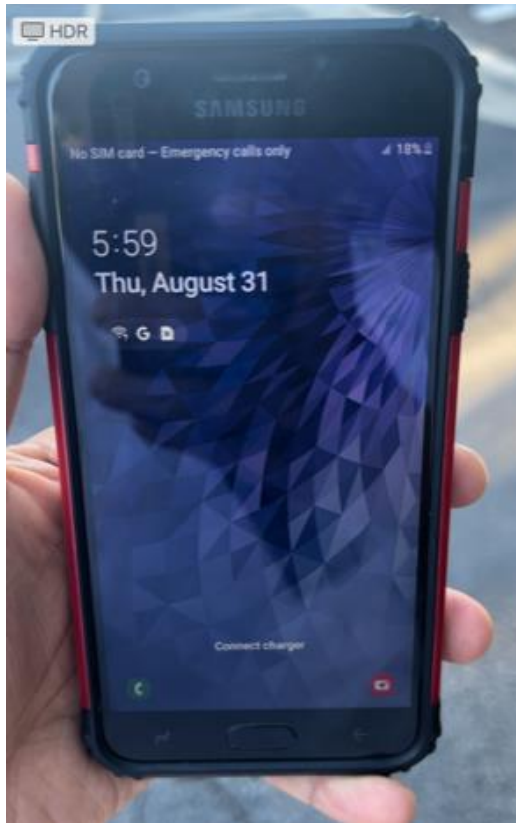


Mid 5:30 pm — When most of the tenants are closed for the day, and neighbors are most likely to be back home. There is **no parked vehicles that is interfering the neighbor or existing tenant. Plenty of parking space available.**





6:00 pm — When other tenants are gone, and neighbors are most likely to be all back home. There is **no parked vehicles that is interfering the neighbor or existing tenant. Plenty of parking space available. Barely 10% of the parking space is being used.**



- 9:20-30 am – In case you are worried about the morning rush time also, the parking spaces are being used for around 20% of the full lot. **There is no parked vehicles that is interfering the neighbor or existing tenant.** It is not our operation hour likely, yet even though it was, there are plenty of parking spaces available.



September 6 2023

To Whom it may concern, Naperville Planning and Zoning Committee:

I work for and actively manage the site for the landlord for the property at 1112 S. Washington Street. We have successfully re-occupied the building with a variety of tenants over the last few years including office users, dental/orthodontic suites, businesses providing services to kids (Dance Studio, Tutoring, Special Needs services for children) and soon to add a Martial Arts School to the site.

Our parking lot has 140 spots surrounding our property. When our tenant Huntington Learning applied for a permit the summer of 2022, we had 143 spots but when we re-stripped the lot, we eliminated 3 spots to add walking paths across the lot. This is a change from the plans which called for 123 spots as we were able to maximize efficiency with re-stripping since the original construction. During our ownership, there have always been 140-143 spots.

We find this to be more than sufficient for the occupants of our building due to the mixed use. The office users are not on site daily (many have teams working hybrid schedules with work from home days), dental offices that are not open daily providing services by appointment only, and services serving kids that are often in the afternoon, evenings, and weekends. We rarely see the lot to be full due to this natural variation in the times they are on site.

As such, we request this variance for our tenant Kingdom Martial Arts be granted for their students. We have not seen, to date, that our lot is ever close to full and we do not anticipate that their class schedule, size, or age of student (the bulk of which will require drop off) will impact the parking situation in a negative way.

As well, as a landlord, the lack of parking variance will impede our ability to fill 3018 sq ft of our space, almost 10% of the rentable square footage of our building. We will require a variance for any tenant to go into the space; without the variance, the space will remain empty.

Please reach out if I can be of any help or answer any further questions.

Best,



Emilia Merchen
Director of Commercial Management
CEDARSt Companies
312-818-1722
emerchen@cedarst.com

**CITY OF NAPERVILLE
 PETITIONER/APPLICANT - 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 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Inhun Baek
 Address: 1203 Hobson Oaks Dr
Naperville, IL 60540

2. Nature of Benefit sought: Parking Variance

3. Nature of Petitioner (select one):

- | | |
|--------------------|-------------------------------------|
| Individual | Partnership |
| <u>Corporation</u> | Joint Venture |
| Land Trust/Trustee | Limited Liability Corporation (LLC) |
| Trust/Trustee | 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.

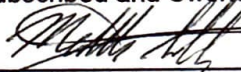
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

VERIFICATION

I, INHUN BAEK (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: 

Subscribed and Sworn to before me this 9th day of September, 2023.


Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - 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 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

2. Owner: Cedar Street Capital IV LLC
 Address: 1070 W. Lawrence Avenue, Suite 300
Chicago, IL 60640

7. Nature of Benefit sought: Parking Variance

8. Nature of Owner (select one):

- | | |
|--------------------|-------------------------------------|
| Individual | Partnership |
| Corporation | Joint Venture |
| Land Trust/Trustee | Limited Liability Corporation (LLC) |
| Trust/Trustee | Sole Proprietorship |

9. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

10. 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):

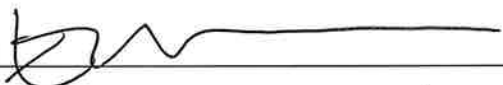
- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** 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.

11. Name, address and capacity of person making this disclosure on behalf of the Owner:


Emilia Merchen – Property Manager

VERIFICATION

I, Emilia Merchen (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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 1st day of September 2023.


Notary Public and seal



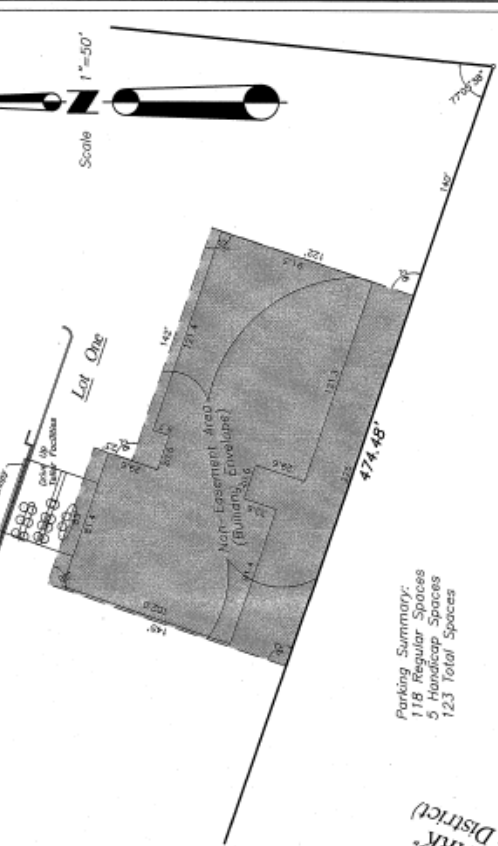
ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION OF PROPERTY SURVEYED:

LOT 1 IN WESTBANK, A SUBDIVISION IN SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8TH, 1991 AS DOCUMENT NO. R91-038556, IN DUPAGE COUNTY, ILLINOIS.

Note: Property subject to an easement in favor of Northern Illinois Gas Company per Document No. R89-133044 (Location undetermined).

- LEGEND:**
- Boundary of property surveyed
 - Survey marker
 - Indicates catch basin
 - Indicates fence line
 - Indicates catch basin
 - Indicates valve vault
 - Indicates electric transformer
 - Indicates fire hydrant
 - Indicates water valve
 - Indicates flag pole
 - Indicates utility manhole
 - Indicates catch basin
 - Indicates sign
 - Indicates bollard



Parking Summary:
 118 Regular Spaces
 5 Handicap Spaces
 123 Total Spaces

STATE OF ILLINOIS }
 COUNTY OF DEKALB }
 TO: CHICAGO TITLE INSURANCE COMPANY,
 CEDAR STREET IV LLC AND MFC COMPANY, INC.

THIS IS TO CERTIFY THAT THE ATTACHED PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD AND ADOPTED BY ALTA AND ACSM IN 1989, AND INCLUDES ITEMS 1, 3, 4, 6, 7(G) & (G), 8, 9, 11(G) 16 & 18 OF TABLE A THEREOF AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SUBURBAN SURVEY.

THIS SURVEY ADDRESS ONLY THOSE MATTERS OF RECORD AS DISCLOSED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 880012273 02 HAVING AN EFFECTIVE DATE OF MAY 28, 2013.

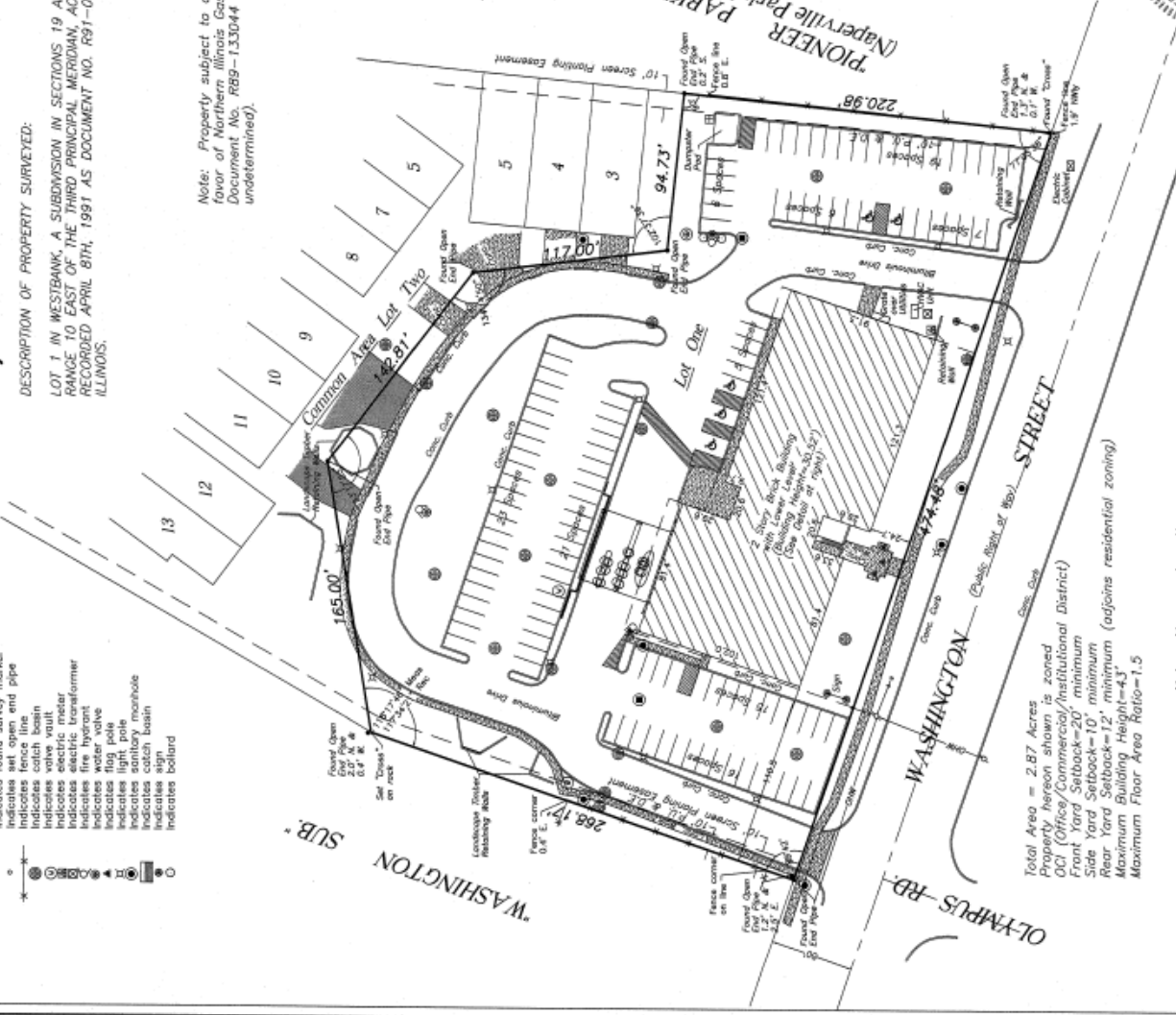
WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 2nd DAY OF JULY, 2013.



Prepared by:
 William E. Hanna Surveyors
 508 Pine Street
 DeKalb, Illinois 60115
 (815) 756-2189
 Fax 748-2532
 info@hannasurveyors.com
 License # 1642807

Shawn R. Vorkkaumen
 SHAWN R. VORKKAUMEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

REVISED CERTIFICATION PER CLIENT REQUEST 10/2/2013



Note: No recent earth moving work was observed on this site.
 Note: There is no evidence of this site being used as a solid waste dump, sump or sanitary landfill.

Total Area = 2.87 Acres
 Property hereon shown is zoned O-C1 (Office/Commercial/Institutional District)
 Front Yard Setback=20' minimum
 Side Yard Setback=10' minimum
 Rear Yard Setback=12' minimum (adjoins residential zoning)
 Maximum Building Height=43'
 Maximum Floor Area Ratio=1.5

FOR: EDWARDS WILDMAN PALMER LLP
 JOB NO. WES 12592