

IROQUOIS CENTER PH. 2

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

# **PETITION FOR DEVELOPMENT APPROVAL**



Naperville

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Iroquois Center Phase 2

ADDRESS OF SUBJECT PROPERTY: 1163 E. Ogden Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-08-102-016

**I. PETITIONER:** Northpond Partners - Kirstey Lein

PETITIONER'S ADDRESS: 640 N. LaSalle Drive, Suite 605

CITY: Chicago STATE: IL ZIP CODE: 60654



**II. OWNER(S):** NP Iroquois Center, LLC - Kirstey Lein

OWNER'S ADDRESS: 640 N. LaSalle Drive, Suite 605

CITY: Chicago STATE: IL ZIP CODE: 60532



**III. PRIMARY CONTACT** (review comments sent to this contact): Woolpert – Ryan Walter, P.E.

RELATIONSHIP TO PETITIONER: Civil Engineer / Project Manager



## IV. OTHER STAFF

NAME: Ethos Workshop Architects, Raymond Dwyer, RA

RELATIONSHIP TO PETITIONER: Architect



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

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>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input type="checkbox"/> Rezoning</li> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Major Change to Conditional Use</li> <li><input type="checkbox"/> Planned Unit Development (PUD)</li> <li><input type="checkbox"/> Major Change to PUD</li> <li><input type="checkbox"/> Preliminary PUD Plat</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation</li> <li><input type="checkbox"/> Zoning Variance</li> <li><input type="checkbox"/> Sign Variance</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use</li> <li><input checked="" type="checkbox"/> Minor Change to PUD</li> <li><input type="checkbox"/> Deviation to Platted Setback</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input checked="" type="checkbox"/> Final PUD Plat</li> <li><input type="checkbox"/> Subdivision Deviation</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Engineering Plan Review</li> <li><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 10.639 Ac. ZONING OF PROPERTY: B3-PUD

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

Northpond Partners, LLC is pursuing the second phase of redevelopment for Lot 1 of the shopping center which will include both upgrades to the existing building facade for both buildings and parking lot improvements. Building elevations have been provided showing the facade enhancement. Site improvements will include modifications to the existing parking lot to increase the amount of available parking onsite for existing and future tenants and to improve vehicular and pedestrian circulation. With the proposed improvements, the project will provide a net increase of 25 parking stalls, incorporate new sidewalks/accessible aisles, and provide additional landscaping islands in the parking field. Three (3) light poles will be relocated in the parking lot to accommodate these improvements.

Facade enhancements are also proposed for the existing refuse area screen wall and the two entry monument signs to match the proposed building facades. These are indicated in the attached building elevations for review. Signage permit applications will be submitted at a later time under separate cover.

**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.**

Ordinances applicable to property: Ordinance 81-199, Ordinance 82-069, Ordinance 82-095, Ordinance 83-020, Ordinance 84-131, Ordinance 92-091, Ordinance 03-098, Ordinance 18-030, Ordinance 24-028, Ordinance 24-107, and Ordinance 24-108.

**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:**

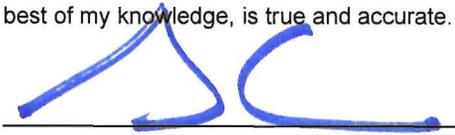
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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, Sam Ankin, Authorized Signatory (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.

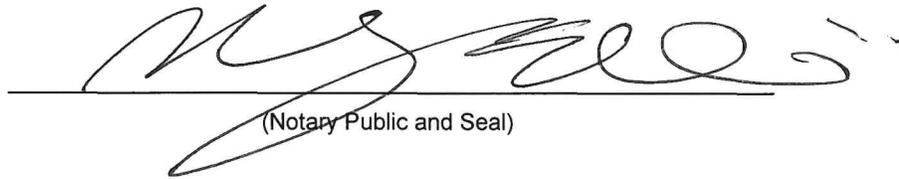


(Signature of Petitioner or authorized agent)

6/2/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 2 day of June, 2025

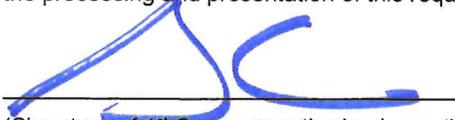


(Notary Public and Seal)



**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).

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

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

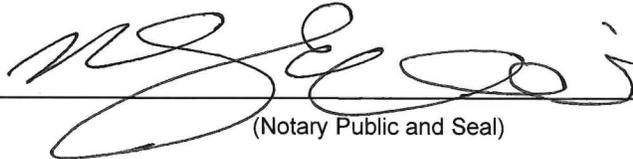
6/2/2025  
\_\_\_\_\_  
(Date)

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

Samuel Ankin, Authorized  
\_\_\_\_\_  
1<sup>st</sup> Owner's Printed Name and Title *Signatory*

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

SUBSCRIBED AND SWORN TO before me this 2 day of June, 2025

  
\_\_\_\_\_  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.  
Development Petition-Jan2025