



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

PETITION FOR DEVELOPMENT APPROVAL



CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Naperville Crossings Lot 17

ADDRESS OF SUBJECT PROPERTY: 2860 Showplace Drive Ste 100, Naperville, IL 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-04-410-074-0000

I. PETITIONER: All-In Hospitality Group, LLC

PETITIONER'S ADDRESS: 1705 Clearwater Ave

CITY: Bloomington STATE: IL ZIP CODE: 61704

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Naperville Crossings Station, LLC

OWNER'S ADDRESS: 11501 Northlake Dr

CITY: Cincinnati STATE: OH ZIP CODE: 45249

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Dan Shapiro/Shapiro & Associates Law

RELATIONSHIP TO PETITIONER: Attorneys of record

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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

ACREAGE OF PROPERTY: 6.790SF ZONING OF PROPERTY: B2 PUD
 OF TENANT SPACE, PROPERTY ACREAGE IS 7.09AC

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

The applicant requests to make a minor change to the Planned Unit Development for Lot 17 of Naperville Crossings located at 2860 Showplace Drive, Suite 100 to allow for a change to the outdoor color of the portion of the building it is leasing and re-stain the exterior brick to white.

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.

Ordinance 06-148

Ordinance 08-011, record numbers 2008-070881 and 2008-021366

Ordinance 17-050

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

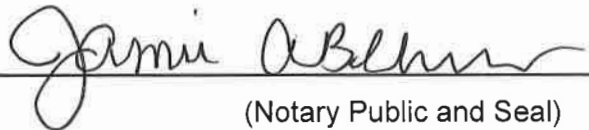
I, TODD HOVENDEN, CEO (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

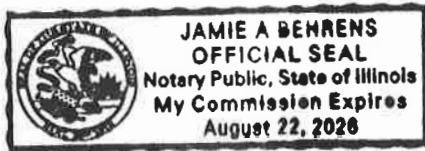

(Signature of Petitioner or authorized agent)

06/09/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 9th day of June, 2025


(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). **PLEASE SEE THE ATTACHED FROM OWNERSHIP REGARDING THIS INFORMATION ON NEXT PAGE**

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

(Date)

(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20

(Notary Public and Seal)

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

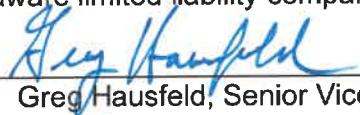
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NAPERVILLE CROSSINGS STATION LLC,
a Delaware limited liability company

By: Phillips Edison Grocery Center Operating Partnership I L.P.,
a Delaware limited partnership, its sole member


By: Phillips Edison Grocery Center OP GP I LLC,
a Delaware limited liability company, its general partner

By: 
Greg Hausfeld, Senior Vice President

COUNTY OF HAMILTON)
)SS:
STATE OF OHIO)

The foregoing instrument was acknowledged before me on July 17, 2025 by Greg Hausfeld, Senior Vice President, of Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company the General Partner of Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership the sole member of NAPERVILLE CROSSINGS STATION LLC, a Delaware limited liability company on behalf of the companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.


Notary Public



ANTOINETTE WHITWORTH
Notary Public, State of Ohio
My Commission Expires
July 19, 2027