



**CITY OF NAPERVILLE**  
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**

**November 8, 2023**

## TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request development approval from the City when consideration by the Naperville Planning and Zoning Commission and/or approval from the Naperville City Council is required. This Petition for Development Approval 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](mailto: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 submitted to the City of Naperville electronically per the following table:

Required E-Plan Review Submittals	Format*	Page
Development Petition Form	PDF File	4 - 8
Disclosure of Beneficiaries	PDF File	9 -12
Fees***	Check	13
Response to Standards Exhibits	PDF File	14 - 17
Legal Description**	MS Word File	N/A
Plan Submittals***	PDF File	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.**

**\*\*\*Refer to the Concept Meeting Summary (if applicable) for the required plan submittals and fees or contact your Project Manager if you have questions. If you do not have a Project Manager, please email [DRT@naperville.il.us](mailto:DRT@naperville.il.us) or call 630-420-6100.**

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## DEVELOPMENT REVIEW PROCESS

1. Prior to submittal of a Petition for Development Approval, please email a brief description of your project to the TED Business Group at [DRT@naperville.il.us](mailto:DRT@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 Development Approval including all items noted in your Concept Meeting Summary and in the Required E-plan Review Submittals table above. All submittal materials 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 Development Approval including all items 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. Once the complete Petition for Development Approval is accepted, it will be forwarded to City departments (e.g. planning, utilities, engineering, etc.) for review and comment.
6. Upon receipt of the submittal, the Project Manager will contact you with the fee requirement for the project. All required fees must be paid in full by check payable to the City of Naperville prior to release of the City's next set of review comments. You may drop off the check to the Development Services Counter on the 1<sup>st</sup> 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.
7. Once all required fees are paid, the Project Manager will transmit the City's review comments to the Primary Contact identified on the Development Petition Form. Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.
8. The Project Manager will work with the Primary Contact to schedule a public hearing/meeting before the Planning and Zoning Commission (if required). *The Primary Contact will be notified of the hearing/meeting date approximately three weeks in advance.* As required, City staff will complete newspaper publication requirements; the Petitioner/Owner shall complete the written notice and posting of a sign on the property as defined below:

Case Type	Publication <sup>1</sup>	Sign	Written Notice
<i>Public Hearing Cases: variances, rezoning, conditional use, major changes, PUD deviation, and variances to Section 7-4-4 (Design Standards)</i>	Yes	Yes	Yes
<i>Minor Change: minor changes to conditional uses or PUD</i>	No	Yes	Yes
<i>Administrative Adjustments: administrative adjustments to conditional use or PUD</i>	No	No	No

<sup>1</sup>The City will publish notice of the public hearing in a local newspaper of general circulation at least 15 days, but not more than 30 days, prior to the public hearing date.

As noted above, notice requirements vary by case type; therefore, please contact the Project Manager to review the requirements. The public notice shall be issued at least 15 days, but not more than 30 days, prior to the scheduled public hearing/meeting date (unless otherwise directed by staff).

9. Following a public hearing and recommendation by the Planning and Zoning Commission, the case will be scheduled for City Council consideration. Cases will not be scheduled for City Council until staff has determined that all plans are in technical compliance. The Primary Contact will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the Planning and Zoning Commission and City Council is provided as Attachment 1.

#### **EFFECTIVE PERIOD OF PETITION**

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

## CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

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

ADDRESS OF SUBJECT PROPERTY: 1163 E. Ogden Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-08-102-012

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

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

CITY: Chicago STATE: IL ZIP CODE: 60654

PHONE: 312-238-8988 EMAIL ADDRESS: klein@northpond.com

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

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

CITY: Chicago STATE: IL ZIP CODE: 60654

PHONE: 312-238-8988 EMAIL ADDRESS: klein@northpond.com

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

RELATIONSHIP TO PETITIONER: Civil Engineer / Project Manager

PHONE: 630-693-6320 EMAIL ADDRESS: ryan.walter@woolpert.com

### **IV. OTHER STAFF**

NAME: Woolpert – Scott McDonald, AIA

RELATIONSHIP TO PETITIONER: Architect

PHONE: 630-693-6323 EMAIL ADDRESS: scott.mcdonald@woolpert.com

NAME: Woolpert - Chris Perry, P.E.

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 630-693-6344 EMAIL ADDRESS: chris.perry@woolpert.com

## V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

<b>PZC&amp;CC Processes</b>	<input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input checked="" type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <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 checked="" type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input checked="" type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<b>Administrative Review</b>	<input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)
<b>Administrative Review</b>	<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 (Exhibit 5)
<b>Other</b>	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 12.21 acres

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

Northpond Partners is requesting to resubdivide the property to allow for an approx. 1.57 acre outlet parcel for a proposed Chick-fil-A restaurant (CFA). The scope will also include demolition of a portion of the existing building (approx. 56,000 SF), improvements to an exterior south wall, grading/restoration of the demolished building footprint (for CFA site and potential future outlet to the north), and utility removals as required for building demolition.

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**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.**

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SEE TITLE ATTACHED

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**VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY) N/A**

(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:**

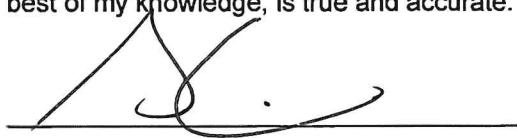
Cash Donation (paid prior to plat recordation)  
 Cash Donation (paid per permit basis prior to issuance of each building permit)  
 Land Dedication

**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, Samuel Antkin Authorized Signer (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.

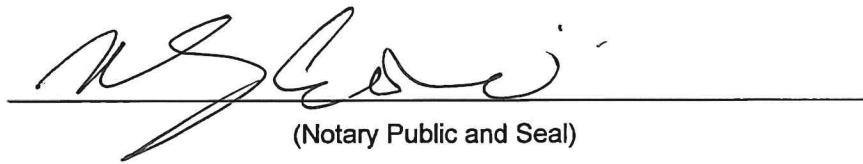


(Signature of Petitioner or authorized agent)

5/9/2024

(Date)

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of May, 2024

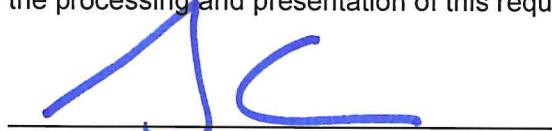


(Notary Public and Seal)



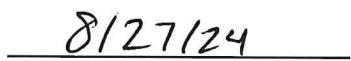
#### IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>

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).



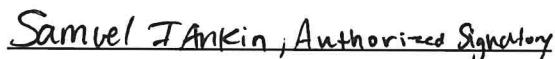
(Signature of 1<sup>st</sup> Owner or authorized agent)

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



(Date)

(Date)



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 27 day of August, 2024



(Notary Public and Seal)



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

**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: Northpond Partners - Kirstey Lein  
Address: 640 N. LaSalle Drive, Suite 605, Chicago, IL 60654

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2. Nature of Benefit sought: Development Approval
3. Nature of Petitioner (select one):

a. Individual	e. Partnership
b. Corporation	f. Joint Venture
c. Land Trust/Trustee	<input checked="" type="radio"/> (g) Limited Liability Corporation (LLC)
d. Trust/Trustee	h. Sole Proprietorship
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

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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.

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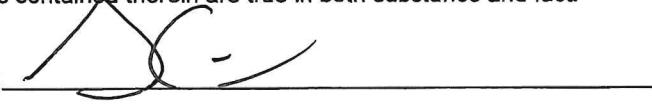
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

Samuel Ankin, Managing Principle  
640 N. LaSalle Dr, Suite 605, Chicago IL

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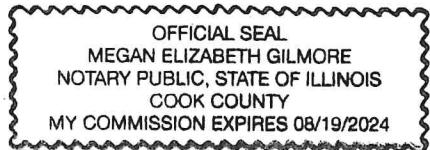
VERIFICATION

I, Samuel Ankin (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 9<sup>th</sup> day of May, 2024.

  
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.

1. Owner: NP Iroquois Center, LLC

Address: 640 N. LaSalle Drive, Ste 605

Chicago, IL 60654

2. Nature of Benefit sought: Development Approval

3. Nature of Owner (select one):

a. Individual	e. Partnership
b. Corporation	f. Joint Venture
c. Land Trust/Trustee	<input checked="" type="radio"/> g. Limited Liability Corporation (LLC)
d. Trust/Trustee	h. Sole Proprietorship

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

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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.

Managing Member: Samuel Ankir, 743 Bluff St Glencoe, IL 60022

Managing Member: Philip Slowitz, 571 Woodlawn Ave Glencoe, IL 60022

Qualified in IL (copy attached)

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

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VERIFICATION

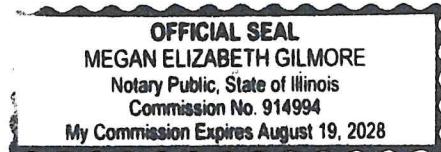
I, Samuel I. Ankin (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: SA

Subscribed and Sworn to before me this 27 day of August, 2024.

Megan E. Gilmore

Notary Public and seal





OFFICE OF THE SECRETARY OF STATE  
ALEXI GIANNOULIAS-Secretary of State

14685782  
MAY 10, 2024

ILLINOIS CORPORATION SERVICE COMPANY  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703-4261

RE NP IROQUOIS CENTER, LLC

Dear Sir or Madam:

Congratulations! We're pleased to inform you that your request to transact business in the State of Illinois has been approved, and your Limited Liability Company (LLC) has been recorded with the Illinois Secretary of State's office. We wish you success with your new business!

Under state law, LLCs must file an annual report before the first day of the anniversary month each year. (It is important to file your report on time to avoid penalties or dissolution.) Printed annual reports will be mailed to the registered agent 45 days before the due date.

Online Assistance for Your Business:

Visit [www.ilsos.gov](http://www.ilsos.gov) to:

- o File your annual report online
- o Check the "status" of your company
- o Access Publications, forms and other services
- o Purchase a Certificate of Good Standing

Special Alert:

As of January 1, 2024, the federal Corporate Transparency Act (CTA) requires businesses to file Beneficial Ownership Information (BOI) to the U.S. Treasury's Financial Crimes Enforcement Network (FinCEN).

Unless included in FinCEN's list of 23 exemptions, businesses created:

- o Before January 1, 2024, must file a BOI by January 1, 2025
- o In 2024 must file a BOI within 90 days of creation
- o In 2025 (and after) must file within 30 days of creation

Visit [www.fincen.gov](http://www.fincen.gov) for more information.

Again, congratulations on this exciting accomplishment!

Please do not hesitate to contact my Business Services Department if you have any questions or need further assistance.

Sincerely,

Alexi Giannoulias  
Illinois Secretary of State - Department of Business Services  
Limited Liability Division (217) 524-8008

Form **LLC-45.5**  
May 2018

Secretary of State  
Department of Business Services  
Limited Liability Division  
501 S. Second St., Rm. 351  
Springfield, IL 62756  
217-524-8008  
www.cyberdriveillinois.com

Payment must be made by certified check,  
cashier's check, Illinois attorney's check,  
C.P.A.'s check or money order payable to  
Secretary of State. If check is returned for  
any reason this filing will be void.

Illinois  
Limited Liability Company Act  
**Application for Admission to  
Transact Business**

**SUBMIT IN DUPLICATE**

Type or print clearly.

Filing Fee: \$150

Penalty: \$

Approved: *SD*

14685782

FILE #

This space for use by Secretary of State.

**FILED**

MAY 10 2024

ALEXI GIANNOULIAS  
SECRETARY OF STATE

1. Limited Liability Company name (see Note 1): NP Iroquois Center, LLC

2. Assumed name: \_\_\_\_\_

(This item is only applicable if the company name in Item 1 is not available for use in Illinois, in which case form LLC 1.20 must be completed and submitted with this application.)

3. Jurisdiction of organization: DE

4. Date of organization: 4/23/2024

5. Period of duration: Perpetual

(Enter perpetual unless there is a date of dissolution provided in the agreement, in which case enter that date.)

6. Address of the principal place of business: (P.O. Box alone or c/o is unacceptable.)

640 N LaSalle Dr Ste 605

Number

Street

Suite #

Chicago, IL 60654

City

State

ZIP

7. Registered agent: Illinois Corporation Service Company

First Name

Middle Name

Last Name

Registered office: 801 Adlai Stevenson Drive

(P.O. Box alone or c/o  
is unacceptable.)

Number

Street

Suite #

Springfield

City

IL

62703

ZIP

**Note: The registered agent must reside in Illinois. If the agent is a business entity, it must be authorized to act as agent in this state.**

8. If applicable, date on which company first conducted business in Illinois: \_\_\_\_\_

(continued on back)

9. Purpose(s) for which the company is organized and proposes to conduct business in Illinois (see Note 2):  
To own and hold real estate

10. The Limited Liability Company: (check one)

is managed by the manager(s) or  has management vested in the member(s):

11. List names and business addresses of all managers and any member with the authority of manager:

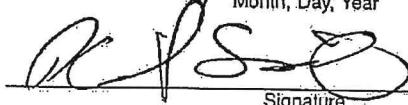
Northpond Fund V Holdings, LLC  
640 N LaSalle Dr Ste 605  
Chicago, IL 60654

12. The Illinois Secretary of State is hereby appointed the agent of the Limited Liability Company for service of process under circumstances set forth in subsection (b) of Section 1-50 of the Illinois Limited Liability Company Act.

13. This application is accompanied by a Certificate of Good Standing or Existence, duly authenticated within the last 60 days, by the officer of the state or country wherein the LLC is formed.

14. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this application for admission to transact business is to the best of my knowledge and belief, true, correct and complete.

Dated: May 6, 2024  
Month, Day, Year



Signature

Philip H. Slovitt / Manager

Name and Title (type or print)

Northpond Fund V Holdings, LLC

If applicant is signing for a company or other entity,  
state name of company or entity.

**Note 1:** The name must contain the term Limited Liability Company, LLC or L.L.C. The name cannot contain any of the following terms: "Corporation," "Corp." "Incorporated," "Inc.," "Ltd.," "Co.," "Limited Partnership" or "LP." However, a limited liability company that will provide services licensed by the Illinois Department of Financial and Professional Regulation must instead contain the term Professional Limited Liability Company, PLLC or P.L.L.C. in the name.

**Note 2:** A professional limited liability company must state the specific professional service or related professional services to be rendered by the professional limited liability company.