

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): River Woods Office Campus

ADDRESS OF SUBJECT PROPERTY: 628 N River Road, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-14-101-017

**I. PETITIONER:** BHC Construction LLC

PETITIONER'S ADDRESS: 640 N River Road, Suite #106

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 331-472-4513 EMAIL ADDRESS: john.maze@att.net

**II. OWNER(S):** BHC Construction LLC

OWNER'S ADDRESS: 640 N River Road, Suite #106

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 331-472-4513 EMAIL ADDRESS: john.maze@att.net

**III. PRIMARY CONTACT** (review comments sent to this contact): Eric Prechtel

RELATIONSHIP TO PETITIONER: Attorney for Petitioner/Owner

PHONE: 630-355-4600 x 106 EMAIL ADDRESS: eprechte@gmail.com

## IV. OTHER STAFF

NAME: Robert Walker, Bono Consulting

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: 331-229-3512 EMAIL ADDRESS: rwalker@bonoconsulting.com

NAME: David Schaefer, David Schaefer Architects

RELATIONSHIP TO PETITIONER: Architect

PHONE: 630-261-9250 EMAIL ADDRESS: david@das-architects.com

NAME: Greg Sagen, Signature Design Group

RELATIONSHIP TO PETITIONER: Landscape Architect

PHONE: 630-305-3980 EMAIL ADDRESS: greg@sgntrgroup.com

**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 (Exhibit 3)</li> <li><input type="checkbox"/> Rezoning (Exhibit 4)</li> <li><input checked="" type="checkbox"/> Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input checked="" type="checkbox"/> Major Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)</li> <li><input checked="" type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation (Exhibit 6)</li> <li><input type="checkbox"/> Zoning Variance (Exhibit 7)</li> <li><input type="checkbox"/> Sign Variance (Exhibit 7)</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 (Exhibit 1)</li> <li><input type="checkbox"/> Minor Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)</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 type="checkbox"/> Final PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Subdivision Deviation (Exhibit 8)</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance (Exhibit 5)</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 7.85 acres

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

Develop the property with a Cypress School daycare facility.

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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.**

Ordinance 08-055 Approving PUD for River Woods Office Campus R2008-456730

Ordinance 07-205 approving a condition use for PUD R2008-010419

Plat of Subdivision R2008-156727

Deed R2008-015039

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**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, Eric Prechtel, attorney for Petitioner (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.

*Eric Prechtel, attorney for Petitioner*                      *6/7/2024*  
(Signature of Petitioner or authorized agent)                      (Date)

SUBSCRIBED AND SWORN TO before me this *7<sup>th</sup>* day of *June*, 2024

*[Handwritten Signature]*  
(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]*, attorney for Owner/Petitioner

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

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

6/7/2024  
(Date)

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

Eric Prechtel, attorney for Petitioner

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 7<sup>th</sup> day of June, 2024

*[Signature]*  
(Notary Public and Seal)



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

**CITY OF NAPERVILLE**  
**PETITIONER/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. Petitioner: BHC Construction LLC  
Address: 640 N River Road, Suite 106  
Naperville, IL 60563
  
2. Nature of Benefit sought: Conditional Use, Major Change to PUD, Preliminary/ Final PUD Plat
  
3. Nature of Petitioner (select one):
  - a. Individual
  - b. Corporation
  - c. Land Trust/Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
  - g. Limited Liability Corporation (LLC)**
  - h. Sole Proprietorship
  
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:  
N/A
  
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.

Kianoosh Jafari, Manager, 640 N River Road, Suite 106, Naperville, IL 60563

Christopher Vangel, Manager, 640 N River Road, Suite 106, Naperville, IL 60563

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

Eric Prechtel, Attorney for Petitioner/Owner, 445 Jackson Ave, #200, Naperville, IL

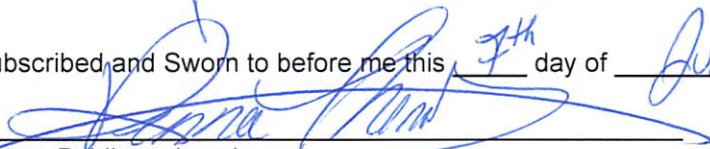
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VERIFICATION

I, Eric Prechtel, attorney for owner/Petitioner (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 7<sup>th</sup> day of June, 202024.

  
Notary Public and seal

