

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Avenida

ADDRESS OF SUBJECT PROPERTY: 6.6 acres located at the southwest corner of Mill Street and Commons Drive

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-12-205-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 015, 016  
017, 018, 041. PIN No. 07-12-206-009, 010, 011, 012, 013, 014, 015, 016, and 021

**I. PETITIONER:** Avenida Senior Living, LLC

PETITIONER'S ADDRESS: 19700 Fairchild Road, Ste. 170

CITY: Irvine STATE: CA ZIP CODE: 92612

PHONE: \_\_\_\_\_ EMAIL ADDRESS: may@avenidapartners.com

**II. OWNER(S):** BCT LLC c/o Corporetum Development Company (Manager) Kevin Woods, Executive Vice President

OWNER'S ADDRESS: 906 Lacey Avenue, Suite 203

CITY: Lisle STATE: IL ZIP CODE: 60532

PHONE: \_\_\_\_\_ EMAIL ADDRESS: kwoods@corporetum.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Russell G. Whitaker III

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 EMAIL ADDRESS: russ@rw-attorneys.com

## IV. OTHER STAFF

NAME: Bryan Rieger and Mathew Dougherty

RELATIONSHIP TO PETITIONER: Engineer /consultant

PHONE: 630-729-6119 EMAIL ADDRESS: brieger@v3co.com NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: Construction

PHONE: 847-292-4300 EMAIL ADDRESS: MDougherty@mcshane.com

**V. PROPOSED DEVELOPMENT**

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5)                 |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2)    | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input checked="" type="checkbox"/> Annexation (Exhibit 3)                              | <input type="checkbox"/> Sign Variance (Exhibit 7)                      |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication                           | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 8)         |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4)                                | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9)          |
| <input checked="" type="checkbox"/> Subdivision Plat                                    | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9)       |
| <input type="checkbox"/> Temporary Use  | <input type="checkbox"/> Other (Please Specify: _____)                  |

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: +/- 6.59 Acre or 287,337 sq. ft

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

Avenida seeks necessary approvals to develop the property in the City of Naperville with a 146 unit age-restricted multi-family rental community. Additional details regarding the proposal are provided in the petition submitted herewith.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VI. 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     Land Dedication

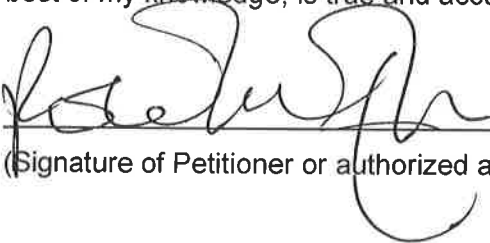
Required Park Donation will be met by:

- Cash Donation     Land Dedication

**PETITIONER'S SIGNATURE**


---

I, Russell G. Whitaker, III (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)

6-9-17  
(Date)

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of June, 2017

  
(Notary Public and Seal)



OWNER  
BCT LLC

By: The Corporetum Companies Inc.  
Its: Manager

By: [Signature]  
Name: Kevin Woods  
Its: Executive Vice President

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DuPage        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Kevin Woods, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the Executive Vice President of Corporetum Development Company, Manager of BCT LLC, he was duly authorized and signed and delivered the foregoing document as his free and voluntary act by and on behalf of Corporetum Development Company as the Manager of BCT LLC for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 7th day of September, 2016.

[Signature]  
Notary Public

My Commission expires: 5/7/2017



CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES

1. Applicant: BCT LLC  
Address: 906 Lacey Ave. Suite 203 Lisle, IL 60532
2. Name of Benefit Sought: Annexation, Rezoning, Subdivision, Vacation of Building Line, Vacation of Utility Easements, Conditional Use for Planned Unit Development and such other relief as may be necessary and appropriate.
3. Nature of Applicant (Please check one):
- a. Individual  d. Trust/Trustee  
 b. Corporation/  
Limited Liability Company  e. Partnership  
 c. Land Trust/Trustee  f. Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:  
N/A
5. If in your answer to Section 3 you checked box b, c, d, e, or f, identify by name and address each person or entity which is a 5% or more shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:  
a. \_\_\_\_\_  
b. \_\_\_\_\_  
c. \_\_\_\_\_
6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
Kevin Woods, EVP, The Corporetum Companies Inc., (manager of BCT LLC) 906 Lacey Ave, Suite 203 Lisle, IL 60532

**IMPORTANT NOTE:** In the event your answer to Section 5 identifies entities other than an individual, additional disclosures are required for each entity.

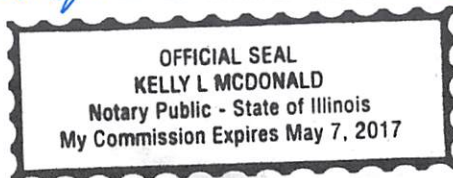
**VERIFICATION:**

I, Kevin Woods, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, 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 September, 2016.

  
Notary Public



STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DuPage        )

**PETITION FOR ANNEXATION**

TO: Mayor & City Council  
City of Naperville  
DuPage & Will County, Illinois

THE PETITIONER, BCT LLC, an Illinois limited liability company, by The Corporetum Companies Inc., its Manager, having offices located at of 906 Lacey Avenue, Suite 203, Lisle, Illinois 60532, as owner of the approximately 6.60 acres located at the southwest corner of Mill Street and Commons Road, in DuPage County, unincorporated Naperville, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the City of Naperville take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the City of Naperville subject to the terms of a mutually agreeable annexation agreement.

In support of this Petition for Annexation, the undersigned hereby swear to the following under oath and penalty of perjury:

1. BCT LLC is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the City of Naperville, lies within the planning jurisdiction of the City of Naperville and is identified in the City's Comprehensive Plan for development with the corporate limits of the City of Naperville; and
4. No electors reside on the Property.

WHEREFORE, BCT LLC, hereby respectfully requests that the City take such action as is necessary and appropriate to annex the Property to the City of Naperville subject to the terms of a annexation agreement, which annexation agreement shall: i) be drawn by and between the City of Naperville and Avenida Senior Living, LLC or its assignee ("Developer"); ii) become effective only upon Petitioner's conveyance of the Property to Developer; iii) set forth the terms upon which the Property shall be annexed to the City of Naperville; and iv) set forth such other rights and obligations with respect to the Property as the City and Developer may mutually agree.

[SIGNATURE PAGE FOLLOWS]