

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Tartan Highlands Subdivision

ADDRESS OF SUBJECT PROPERTY: 1001 S. Washington St., Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-19-318-001

**I. PETITIONER:** Naperville Washington, LLC

PETITIONER'S ADDRESS: 350 West Hubbard Street, Suite 640

CITY: Chicago STATE: IL ZIP CODE: 60654

PHONE: (312) 377-8375 EMAIL ADDRESS: will@tartanrealtygroup.com

**II. OWNER(S):** Naperville Washington, LLC

OWNER'S ADDRESS: 350 West Hubbard Street, Suite 640

CITY: Chicago STATE: IL ZIP CODE: 60654

PHONE: (312) 377-8375 EMAIL ADDRESS: will@tartanrealtygroup.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Vince Rosanova - Rosanova & Whitaker Ltd.

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (630) 355-4600 EMAIL ADDRESS: vince@rw-attorneys.com

## IV. OTHER STAFF

NAME: Jim Caneff - Roake & Associates/CEC

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: (630) 355-4490 EMAIL ADDRESS: jcaneff@roake.com

NAME: Mike Fitzgerald - OKW Architects

RELATIONSHIP TO PETITIONER: Architect

PHONE: (312) 798-7706 EMAIL ADDRESS: mfitzgerald@okwarchitects.com

Please see page 4-A for additional staff

**V. PROPOSED DEVELOPMENT**

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

- Amending or Granting a Conditional Use (Exhibit 1)\*       Landscape Variance (Exhibit 5)
- Amending or Granting a Planned Unit Development (Exhibit 2)       Planned Unit Development Deviation (Exhibit 6)
- Annexation (Exhibit 3)       Sign Variance (Exhibit 7)
- Plat of Easement/Vacation/Dedication       Zoning Variance (Exhibit 7)
- Rezoning (Exhibit 4)       Platted Setback Deviation (Exhibit 8)
- Subdivision Plat       Subdivision Deviation/Waiver (Exhibit 8)
- Temporary Use       Other (Please Specify: \_\_\_\_\_)

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 3.4979 acres

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

see attached development proposal

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

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

**PETITIONER'S SIGNATURE**

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I, Will Kreuzer, manager pursuant to cotenancy agreement dated 9/21/2018 (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.

Will Kreuzer  
(Signature of Petitioner or authorized agent)

MARCH 11, 2019  
(Date)

SUBSCRIBED AND SWORN TO before me this 11<sup>th</sup> day of March, 2019

MS  
(Notary Public and Seal)



**OWNER'S AUTHORIZATION LETTER\***

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).

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

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

March 11, 2019  
(Date)

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

Wilhelm Kreuzer  
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 11<sup>th</sup> day of March, 2019

Michael Schertler  
(Notary Public and Seal)



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

**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: Naperville Washington, LLC  
Address: 350 West Hubbard Street, Suite 640  
Chicago, IL 60654
  
2. Nature of Benefit sought: Subdivision, variance(s) and other municipal entitlements
  
3. Nature of Petitioner (select one):
  - a. Natural Person
  - b. Corporation
  - c. Land Trust/Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
  
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner: Limited Liability Company
  
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% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, 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. CCK 1001 Washington, LLC, Will Kreuzer, 350 West Hubbard Street, Suite 640, Chicago, IL 60654
  - b. DJR Acquisitions 1001 Washington, LLC, Doug Reichl, 350 West Hubbard Street, Suite 640, Chicago, IL 60654
  - c. SOS 1001 Washington, LLC, Scott Stefanik, 1415 West 22nd Street, Suite Tower, Oakbrook, IL 60523
  - d. Washington Naperville, LLC, 127 Aurora Avenue, Naperville, IL 60540
  - e. Mike Schertler, 350 West Hubbard Street, Suite 640, Chicago, IL 60654
  
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner: Will Kreuzer, 350 West Hubbard Street, Suite 640, Chicago, IL 60654  
manager, pursuant to cotenancy agreement dated 9/21/2018

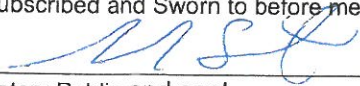
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

**VERIFICATION**

I, Will Kreuzer, manager pursuant to cotenancy agreement date 9/21/2018, 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 before me this 23 day of April, 2019.

  
Notary Public and seal

