



**NAPERVILLE PLAN COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
01/06/2010 - 7:00 PM**

**CALL TO ORDER:**

**A. Roll Call**

**B. Approve Minutes**

1. December 2, 2009 Minutes

**C. Old Business**

**D. Public Hearings**

1. PC Case # 09-1-71 Naper Boulevard PAS 15I  
Petitioner: City of Naperville - Department of Public Utilities, 400 S. Eagle Street, Naperville, IL 60540  
Location: 6S564 Naper Boulevard  
Official Notice: Published in the Naperville Sun Wednesday December 16, 2009  
Request: The petitioner requests annexation, rezoning of the subject property upon annexation to R1 (Low Density Residence District), approval of a final plat of subdivision and approval of a conditional use for the purposes of constructing a public utility facilities on the subject property.
2. PC Case # 09-1-173 Springbrook Square Lot #1  
Petitioner: Bushnell Land Development  
Location: Southeast corner of IL Route 59 and 83rd Street  
Official Notice: Published in the Naperville Sun on Wednesday, December 16, 2009  
Request: The petitioner requests approval of a major change to the Springbrook Square PUD to change the permitted uses on Lot 1 to allow mixed use for future retail, professional office and/or medical office tenants.

**E. Reports and Recommendations**

**AGENDA**  
**NAPERVILLE PLAN COMMISSION**  
**01/06/2010 - 7:00 PM - COUNCIL CHAMBERS**  
**Page 2**

- F. Correspondence**
- G. New Business**
- H. Adjournment**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 1350 Aurora Avenue, Naperville, IL., via telephone at 630-420-6725 or 630-305-5205 (TDD) or via e-mail at [manningm@naperville.il.us](mailto:manningm@naperville.il.us). Every effort will be made to allow for meeting participation.**





**MINUTES**  
**NAPERVILLE PLAN COMMISSION**  
**December 2, 2009 - 7:00 P.M. – COUNCIL CHAMBERS**

<b>Call to Order</b>	<u>Time:</u> (7:01pm)		
<b>A. Roll Call</b> Commissioners:	<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge	<u>Yes</u> X X X X X X X X X	<u>No</u>  X X
Student Members:	Thomas Stancey Kelsey Stimple	X X	
Staff Present:	Community Planners – Amy Emery, Katie Forystek Project Engineer – Jana Bryant Project Assistant – Dina Hagen		
<b>B. Approve Minutes</b> 10/21/09	Motion to approve by: Meyers Seconded by: Gustin	Approved (7 to 0)	
<b>C. Old Business</b>	None		
<b>D. Public Hearings</b>			
<b>PC 09-1-170</b> <b>Korean Mission</b> <b>Good Shepherd</b>	<p><u>Petitioner:</u> Korean Mission Good Shepherd Church, 1310 Shepherd Drive, Naperville, IL 60565  <u>Location:</u> 1743 Quincy Avenue, Suites 139-147</p> <p><u>Request:</u> The petitioner requests a conditional use in the I District (Industrial) to operate a 7,380 square foot religious facility to accommodate worship and office space for Korean Mission Good Shepherd Church.</p> <p>(Published in the Naperville Sun on November 15, 2009)</p>		
	<b>Staff Presentation:</b> Community Planner Katie Forystek:		
	<ul style="list-style-type: none"> <li>• Staff recommends approval citing minimal impact to surrounding tenants due to off peak hours of operation.</li> </ul>		
	<b>Petitioners Presentation:</b> Len Monson of Kuhn, Heap & Monson (552 S. Washington Street Naperville, Illinois 60540) represented the petitioner Korean Mission Good Shepherd Church, (1310 Shepherd Drive, Naperville, IL		

	<p>60565) citing:</p> <ul style="list-style-type: none"> <li>• The surrounding tenants at the location have normal daytime business hours (8am – 5pm). The petitioner will be using the space primarily on weekends and evenings. Therefore, peak parking demand times are complimentary such that ample parking will be available to meet the needs of all users at various times of the day.</li> <li>• The use is consistent with current uses in the area.</li> <li>• There will be minimal impact to the surrounding tenants.</li> </ul>	
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Commissioner Gustin received clarification that the Korean Mission Good Shepherd use requires 65 parking spaces. 200 Parking spaces are required for all use in the building. 204 Parking spaces exist on the subject property.</li> </ul>	
	<p><b>Motion to Close the Public Hearing:</b>          Motion by: Gustin          Seconded by: Meyer</p>	<p>Approved (7 to 0)</p>
	<p><b>Motion:</b> Approve a conditional use in the I District (Industrial) to operate a 7,380 square foot religious facility to accommodate worship and office space for Korean Mission Good Shepherd Church.</p>	
	<p>Motion by: Trowbridge          Seconded by: Meyer</p>	<p>Approved (7 to 0)</p>
<p><b>PC 09-1-171          Club Homes of          White Eagle</b></p>	<p><u>Petitioner:</u> White Eagle Club Homes, Inc., c/o 552 S. Washington St. #100, Naperville, IL 60540  <u>Location:</u> The subject property is located in the White Eagle Subdivision west of Club Drive and adjacent to the White Eagle Country Club driving range.</p> <p><u>Request:</u> The petitioner seeks approval of a zoning map amendment to rezone the subject property from R1A PUD to R1B PUD (Medium Density Single-Family Residence District), a major change to a planned unit development and preliminary subdivision and planned unit development plat. In conjunction with this request, the petitioner also seeks approval of deviations from:</p> <ul style="list-style-type: none"> <li>• Section 6-6B-6 (R1B Lot Width) of the Naperville Municipal Code which requires lots in the R1B District (Low Density Single-Family Residence District) to maintain a minimum 50 foot lot width; and</li> </ul>	

	<ul style="list-style-type: none"> <li>• Section 6-6B-7 (R1B Yard Requirements) of the Naperville Municipal Code which requires lots to maintain a 30 foot front yard setback and a minimum 16 foot total for two side yards with each side yard a minimum of 6 feet; and</li> <li>• Section 7-4-4 (Land Use) of the Naperville Municipal Code which requires the minimum lot size of any residential lot that results from resubdividing one or more existing lots to be equal to or greater than ninety percent (90%) of the average of all of the single-family residential lots within 500 feet; and</li> <li>• Section 7-4-2 (Streets) of the Naperville Municipal Code which requires a minimum right-of-way width of 66 feet for a neighborhood street.</li> </ul> <p>(Published in the Naperville Sun on November 15, 2009)</p>	
	<p><b>Staff Presentation:</b> Community Planner Katie Forystek presented an overview of the request noting:</p> <ul style="list-style-type: none"> <li>• The development request is consistent with the existing White Eagle Club PUD.</li> <li>• The proposed roadway pavement width meets the current code standard, but the overall ROW width is reduced so a deviation is required.</li> </ul>	
	<p><b>Petitioners Presentation:</b> Len Monson of Kuhn, Heap &amp; Monson (552 S. Washington Street Naperville, Illinois 60540) represented the petitioner White Eagle Club Homes, Inc., (c/o 552 S. Washington St. #100, Naperville, IL 60540) citing:</p> <ul style="list-style-type: none"> <li>• The proposed development is 100% compliant with the existing annexation agreement and PUD.</li> <li>• The White Eagle Club as well as the White Eagle HOA is in support of the proposed development of the least dense option of 14 Manor Homes.</li> <li>• Manor Homes are currently an existing successful development within the White Eagle Subdivision</li> <li>• The landscape plan exceeds the minimum requirements of city code.</li> <li>• The minimum lot size for the development exceeds the R1B requirements with a density of 2.4 homes per acre.</li> <li>• All deviations requested are consistent within the development and will result in accommodating the property owners in providing an extra buffer</li> </ul>	

	between the development and the golf course.	
	<p><b>Public Testimony:</b></p> <ul style="list-style-type: none"> <li>• Mike Reilly (3536 Scottsdale Circle, Naperville, Illinois 60564) President of the White Eagle Club Homeowners Association conveyed support for the proposed development stating that that the concept of manor homes works well to ensure consistent exterior maintenance of the neighborhood. This is important since many residents spend the winter elsewhere.</li> </ul>	
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Commissioner Gustin received confirmation that the front yard setbacks proposed are identical to the existing manor homes on Scottsdale Circle and that the development is compliant with current stormwater management requirements.</li> <li>• Chairman Brown received confirmation from staff that the request for rezoning from R1A to R1B is appropriate and is consistent with the original intent of the PUD.</li> <li>• Commissioner Meschino confirmed that there is no public opposition to the proposed development.</li> </ul>	
	<p><b><u>Motion to Close the Public Hearing:</u></b>            Motion by: Meyer            Seconded by: Messer</p>	Approved (7 to 0)
	<p><b><u>Motion:</u></b> Approve a zoning map amendment to rezone the subject property from R1A PUD to R1B PUD (Medium Density Single-Family Residence District), a major change to a planned unit development and preliminary subdivision and planned unit development plat. In conjunction with this request, the petitioner also seeks approval of deviations from:</p> <ul style="list-style-type: none"> <li>• Section 6-6B-6 (R1B Lot Width) of the Naperville Municipal Code which requires lots in the R1B District (Low Density Single-Family Residence District) to maintain a minimum 50 foot lot width; and</li> <li>• Section 6-6B-7 (R1B Yard Requirements) of the Naperville Municipal Code which requires lots to maintain a 30 foot front yard setback and a minimum 16 foot total for 2 side yards with each side yard a minimum of 6 feet; and</li> </ul>	

	<ul style="list-style-type: none"> <li>• Section 7-4-4 (Land Use) of the Naperville Municipal Code which requires the minimum lot size of any residential lot that results from resubdividing one or more existing lots to be equal to or greater than ninety percent (90%) of the average of all of the single-family residential lots within 500 feet; and</li> <li>• Section 7-4-2 (Streets) of the Naperville Municipal Code which requires a minimum right-of-way width of 66 feet for a neighborhood street.</li> </ul>	
	<p>Motion by: Meyer          Seconded by: Gustin</p>	Approved ( 7 to 0)
<b>E. Reports</b>	None	
<b>F. Correspondence</b>	<p>Tree Preservation</p> <ul style="list-style-type: none"> <li>• Commission accepted correspondence.</li> </ul>	
<b>G. New Business</b>	<ul style="list-style-type: none"> <li>• Chairman Brown welcomed the student members Thomas Stancey and Kelsey Stimple to the Plan Commission.</li> <li>• Community Planner Amy Emery announced the cancellation of the December 16, 2009 Plan Commission Meeting due to lack of agenda items.</li> <li>• Community Planner Amy Emery announced the second Plank Road Study Open House for Wednesday December 9, 2009 and encouraged attendance.</li> <li>• Commissioner Gustin inquired about the status of the tree preservation text amendment with respect to the Plank Road Study. Ms. Emery stated that the tree preservation text amendment is in progress. The Plank Road Study will likely include supplemental recommendations to further address tree preservation within the study area.</li> <li>• Community Planner Katie Forystek added that staff is moving forward with the Tree Preservation Text Amendment with the data collection.</li> <li>• Commissioner Gustin indicated that after having received communication from a member of the public identifying a lack of handicap parking spaces available for the NCC Fine Arts Center she feels there is a need for discussion between city staff and North Central College.</li> <li>• Ms. Emery indicated that the Transportation</li> </ul>	

	Operations Manager would respond directly to the residents concern. Accessibility is an important consideration in any development. This topic will also be incorporated in the Downtown Plan update.	
<b>H. Adjournment</b>	<b><u>Motion to Adjourn:</u></b> Motion by: Gustin Seconded by: Meyer <b>Time: 7:43pm</b>	Approved (7 to 0)







# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 09-1-71 **AGENDA DATE:** 1/6/2010  
**SUBJECT:** Naper Boulevard PAS 15I  
 Petitioner: City of Naperville, Department of Public Utilities, 400 S. Eagle Street, Naperville, IL 60540

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**LOCATION:** 6S564 Naper Boulevard

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Correspondence      New Business      Old Business      Public Hearing

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### **SYNOPSIS:**

The petitioner requests a zoning classification of R1 (Low Density Residence District) upon annexation of the subject property, approval of a preliminary/final plat of subdivision and a conditional use for the purposes of constructing and operating a public utility facility .

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### **PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A	N/A	N/A

### **ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Katie Forystek, AICP, Planning Services

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### **EXISTING ZONING, LAND USE, AND LOCATION:**

The 2.99 acre subject property is generally located at the intersection of Naper Boulevard and Abbeywood Drive in unincorporated DuPage County. Under DuPage County's jurisdiction, the property is zoned R-3 (Single-Family Residence District). The site is currently vacant.

### **CONTROLLING AGREEMENTS AND ORDINANCES:**

N/A

### **RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:**

The 1998 East Sector Plan update to the Comprehensive Master Plan designates the future land use for this property as park/open space/golf course/cemetery. While the 1998 East Sector Update designates the property as open space, the Department of Public Utilities has since evaluated and determined the need for a pressure adjusting station on the subject property. Staff has worked with the petitioner to preserve maximum open space and landscape on the site while still accommodating the public utility facility.

**NATURAL FEATURES:**

The site is currently vacant and contains a variety of mature vegetation.

**PLANNING SERVICES TEAM REVIEW:**

Staff has reviewed the petition relative to the Naperville Municipal Code and offers the following comments.

*Annexation//Zoning Map Amendment/Subdivision Plat*

The petitioner requests annexation into the City of Naperville for the purposes of constructing a public utility facility. Upon annexation, the petitioner requests a zoning map amendment to retain the default zoning of R1 (Low Density Single-Family Residence District) under the City of Naperville Zoning Regulations.

A preliminary/final plat of subdivision has been submitted to establish the subject property as a legal lot of record. The property will remain one lot as a result of the subdivision. The proposed subdivision plat is in compliance with Title 7 (Subdivision Regulations) of the Naperville Municipal Code.

*Conditional Use*

Section 6-6L-3 (R1 District, Conditional Uses) permits public utility facilities with approval of a conditional use. A pressure adjusting station (PAS) is proposed for the site to receive water from the DuPage Water Commission (DWC). Planned improvements include a 2,050 square foot building (464 sf above grade, 1586 sf below grade basement), three on-site parking stalls and a detention basin. The PAS will house mechanical and electrical equipment accessed daily by DPU-W and/or the DWC staff for minimal equipment operation and maintenance. The proposed facility does not include any office space and will not accommodate permanent employees on-site.

Directly adjacent and south of the PAS, a 29' communication tower is proposed for the purposes of DWC Supervisory Control and Data Acquisition allowing operators to control and operate equipment from remote locations. Section 6-13-3:2 (Towers, Permitted Uses) of the Municipal Code allows towers by right in residential districts up to 60 feet in height; making the proposed tower permitted in the R1 District. The proposed PAS and tower meet all setbacks as required under the Naperville Municipal Code.

Staff finds that the proposed facility will not be detrimental to adjacent property owners due to its minimal size and function. Furthermore, the PAS and tower exceed required setbacks providing maximum open space between the facilities and adjacent residential properties. The petitioner has provided a response to Section 6-3-8:2 (Standards for Granting a Conditional Use), which is included as Attachment 1: Standards for Granting or Amending a Conditional Use. Staff generally concurs with the petitioner's findings.

*Design Elements:*

Staff has reviewed the tree preservation plan, landscape plan and building elevations which are in compliance with the Naperville Municipal Code.

*Naper Boulevard PAS 15I – PC 09-1-71*

*January 6, 2010*

*Page 3 of 3*

- **Tree Preservation:** The petitioner conducted a walk-through of the site and completed a site tree inventory (Attachment 11) in order to evaluate trees proposed for removal and to mitigate on-site tree removal. The northern portions of the site will remain undisturbed. Additionally, the petitioner will preserve trees along the western property line maintaining a significant natural buffer between the subject property and adjacent residential.
- **Landscape Plan:** The proposed landscape plan fulfills the minimum screening requirements for the public utility facility and proposed tower. The petitioner has provided additional landscape, in excess of code requirements, surrounding the PAS as well as along the western property line to replace trees required for removal as part of the project. Staff finds that the petitioner has provided adequate landscape screening through tree preservation and the addition of a variety of vegetation in the disturbed areas.
- **Building Elevations:** The proposed building consists of a brick façade and metal roof similar to other PAS facilities located in Naperville. Staff finds the quality materials and simple design are consistent with the Building Design Guidelines and appropriate for a small utility facility

**ATTACHMENTS:**

- 1) Naper PAS 15I – Attachment 1: Standards for Granting or Amending a Conditional Use – PC 09-1-71
- 2) Naper PAS 15I – Petition – PC 09-1-71
- 3) Naper PAS 15I – Legal Description – PC 09-1-71
- 4) Naper PAS 15I – Location Map – PC 09-1-71
- 5) Naper PAS 15I – Location Map Aerial – PC 09-1-71
- 6) Naper PAS 15I – Plat of Annexation – PC 09-1-71
- 7) Naper PAS 15I – Plat of Subdivision – PC 09-1-71
- 8) Naper PAS 15I – Landscape Plan – PC 09-1-71
- 9) Naper PAS 15I – Elevations – PC 09-1-71
- 10) Naper PAS 15I – Tree Preservation – PC 09-1-71
- 11) Naper PAS 15I – Site Tree Inventory – PC 09-1-71
- 12) Naper PAS 15I – Existing Trees – PC 09-1-71
- 13) Naper PAS 15I – Site Tree Removal – PC 09-1-71
- 14) Naper PAS 15I – Site Photos – PC 09-1-71

### EXHIBIT 3

#### Standards for Granting or Amending a Conditional Use Section 6-3-8:2

#### METERING/PRESSURE ADJUSTING STATION 15I

##### SITE DESCRIPTION

The existing 2.99 acre site is an undeveloped partially wooded area with residential homes on the north and west side of the property. Naper Boulevard is adjacent to the eastern property boundary and an open wooded area is adjacent to the property to the south. The site will be annexed as residential (R-1) with a conditional use (utility) and will match surrounding residential zoning. Metering/Pressure Adjusting Station 15I which will receive water from DuPage Water Commission (DWC) will consist of a small ground level building that will have a brick façade and contain primarily mechanical and electrical equipment that does not create significant noise. The portion of the building that is above ground has 464 square feet of interior space. The building will also have a basement that has 1586 SF of interior space. The building will have a 21' – 4" high metal roof and there will be a 29' – 0" high antenna with an 8" diameter support pole adjacent to the building. The building will have minimal outdoor lighting and exterior electrical and mechanical equipment. The station will be accessed daily by DPU-W staff and/or DWC staff for minimal equipment operation and maintenance. The station will meet all required safety requirements as required by local building codes and 10 State Standards for a potable water supply facility. The site will remain open with no fencing and will be unmanned. It will have 24 hour water system and building environment monitoring.

The wooded area at the northern portion of the site will remain undisturbed. The site will have minimal impervious areas due to the small size of the building along with the access driveway and 3 parking spots. The site will also have a detention pond at the southeastern corner of the property which will have native plants and will have a maximum depth of 1'. The remaining southern portion of the property will have prairie grass. The area immediately surrounding the station and north of the proposed access drive will have turf grass that will require mowing. Proposed landscaping that includes trees, evergreens, and shrubs will provide screening for the building and exterior equipment.

##### CONCLUSION

Metering/Pressure Adjusting Station 15I will not create negative impacts to surrounding properties. Due to the small footprint of the building, brick exterior, and minimal parking, the station will blend with surrounding residential homes. The area surrounding the station will have trees, shrubs, evergreens, native grass, and native plants that will screen the building from view and will improve the aesthetics of the existing site. DPU-W and DWC maintenance and operation activities will not disturb the surrounding residential areas. The environmental impacts will be minimized by preserving the trees at the northern section of the site in addition to planting replacement trees. The building size and pavement area was also minimized to reduce the amount of detention required. Thus, Metering/Pressure Adjusting Station 15I will meet the standards for conditional use as identified in Exhibit 3.

**CITY OF NAPERVILLE  
T.E.D. BUSINESS GROUP  
PETITION FOR DEVELOPMENT APPROVAL**

Development Name (should be consistent with plat): Naper Boulevard PAS 15I

Development Address: 6S564 Naper Boulevard, Naperville, IL 60540

Date of Submission: 11/24/2009

**I. APPLICANT:**

City of Naperville - Department of Public Utilities

Name	Corporation	
400 South Eagle Street		
Street		
Naperville	IL	60540
City	State	Zip Code
Joe Renn	CEE and CMD Manager	(630) 305-5938
<b>Primary Contact Person</b>	<b>Relationship to Applicant</b>	<b>Telephone Number</b>
(630) 305-5938		rennj@naperville.il.us
Fax Number	E-Mail Address	

**II. OWNER OF THE PROPERTY:**

City of Naperville

Name
400 S. Eagle Street, Naperville, IL 60540
Address

**III. APPLICANT'S/PETITIONER'S STAFF:**

**Attorney:** N/A Telephone Number: N/A

Email Address: N/A Fax Number: N/A

Address: N/A

**Engineer:** Theresa O'Grady, P.E. Telephone Number: (630) 820-1022  
Crawford, Murphy & Tilly, Inc.

**IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Annexation (see <b>Section V</b> below)                         | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line<br>(Complete <b>Exhibit 4</b> ) |
| <input type="checkbox"/> Rezoning from ____ To ____<br>(Complete <b>Exhibit 1</b> )                 | <input type="checkbox"/> Zoning Variance<br>(Complete <b>Exhibit 5</b> )  |
| <input type="checkbox"/> Preliminary PUD Plat<br>(Complete <b>Exhibit 2</b> )                       | <input type="checkbox"/> Final PUD Plat<br>(Complete <b>Exhibit 2</b> )   |
| <input type="checkbox"/> Major Change to a Planned Unit Development<br>(Complete <b>Exhibit 2</b> ) | <input type="checkbox"/> Minor Change to a Planned Unit Development<br>(Complete <b>Exhibit 2</b> )             |
| <input type="checkbox"/> Preliminary Plat of Subdivision  | <input checked="" type="checkbox"/> Final Plat of Subdivision   |
| <input checked="" type="checkbox"/> Conditional Use<br>(Complete <b>Exhibit 3</b> )                 | <input type="checkbox"/> Major Change to a Conditional Use<br>(Complete <b>Exhibit 3</b> )                      |
| <input type="checkbox"/> Minor Change to a Conditional Use<br>(Complete <b>Exhibit 3</b> )          | <input type="checkbox"/> Landscape Variance<br>(Complete <b>Exhibit 6</b> )                                     |
| <input checked="" type="checkbox"/> Site Plan Review  | <input type="checkbox"/> Plat of Easement / Vacation / Dedication<br>(circle all that apply)                    |
| <input type="checkbox"/> Sign Variance<br>(Complete <b>Exhibit 5</b> )                              |   |

**V. ANNEXATION**

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, **requesting annexation**
- Are there electors living on the property:  
 Yes       No
- If yes, did they sign the Petition for Annexation?     Yes     No

**VI. SITE DATA**

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

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The existing site is an open wooded area and does not contain any buildings

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or utilities.

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- 2. Existing Utility Services (water, sewer, electricity): There are no existing utilities on site.
- 3. Existing zoning on the site: N/A (unincorporated DuPage County)
- 4. Existing Land Use: Undeveloped
- 5. Acreage & Square Footage of the site: 2.99 acres; 130,244.4 Square Feet
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):  
Annexation, site plan, and final plat of subdivision.

**VII. PROPOSED DEVELOPMENT:**

- 1. Type of Development (check all that apply):  
 Residential       Commercial       Office  
 Industrial       Other: \_\_\_\_\_

- 2. Proposed Zoning: R1

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see **Page 2, Section IV** for Exhibit information)– attach additional pages if necessary):

The proposed site will contain a DPU-W metering/pressure adjusting station (15I) that receives water from DuPage Water Commission (DWC). The proposed station will have 24 hour access. The site will also contain an antenna and utility services (electric, telephone, water, and storm sewer) in addition to a detention pond, landscaping, and 3 parking spaces.

Refer to attached landscape plan.

- 3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

The proposed site will contain a single story building with a basement. The above ground building is 464 SF with 10' high interior walls with a roof height of 21'4". The exterior walls will have a brick facade. The basement is below ground level with 11'0" walls and will be 1586 SF.

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

N/A

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5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

N/A

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6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

N/A

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7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres									2.99	
% of Total									100	

\*Please explain:

Public Utility.

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8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Ave Lot
Single-Family	1	2.99	0.33	2.99	0.33	NA	–	2.99	2.99
Townhome						NA			
Duplex						NA			
Apartment						NA			

Comrc.	-	-	NA	NA	NA	-	-	-	-
Office	-	-	NA	NA	NA	-	-	-	-
Industrial	-	-	NA	NA	NA	-	-	-	-

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

**VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):**

1. Required School Donation of  N/A  acres will be met by a  N/A

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2. Required Park Donation of  N/A  acres will be met by a  N/A

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**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:

The site will include private open space and will not contain recreational facilities.

Which will be maintained by:  X  The City of Naperville  
  Homeowners Association  
  Other (   )

2. Outlots and/or detention/retention facilities include (size, number and location)

A single 0.13 AF detention pond will be located in the southeast corner of the property. Refer to attached landscape plan.

Which will be maintained by:  X  The City of Naperville  
  Homeowners Association  
  Other (   )

3. Detention, retention, open space/recreation and school uses within the development:

	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site	-	-	-	-
b. Common	-	-	-	-

Areas*				
c. Private Facility*	-	-	2.99	2.99
Sub-total	-	-	2.99	2.99
School Site	-	-	-	-
Total	-	-	2.99	2.99

\*Please Explain:

The entire lot is private.

*Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)*

Respectfully Submitted,

[Enter Name of Petitioner(s) or Authorized Agent]

By: \_\_\_\_\_

*[Type in Name of Signatory]*

*[Type in Title of Signatory (e.g. Owner, Atty., etc.)]*

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE )  
 CITY OF NAPERVILLE )

The foregoing petition was acknowledged before me by *[Type in Name of Notary]* on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ A.D.

By: \_\_\_\_\_

*[Type in Name of Notary]*

Notary Public

**LLC PETITIONERS**

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

**EFFECTIVE PERIOD OF APPLICATION**

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

### **EXHIBIT 3**

#### **Standards for Granting or Amending a Conditional Use Section 6-3-8:2**

(Please use a separate sheet of paper to respond to the criteria listed below)

Standards For Conditional Uses: The commission shall not recommend nor the city council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)

### **EXHIBIT 3**

NAPER BOULEVARD PAS 151  
City Project No.: 09-10000071

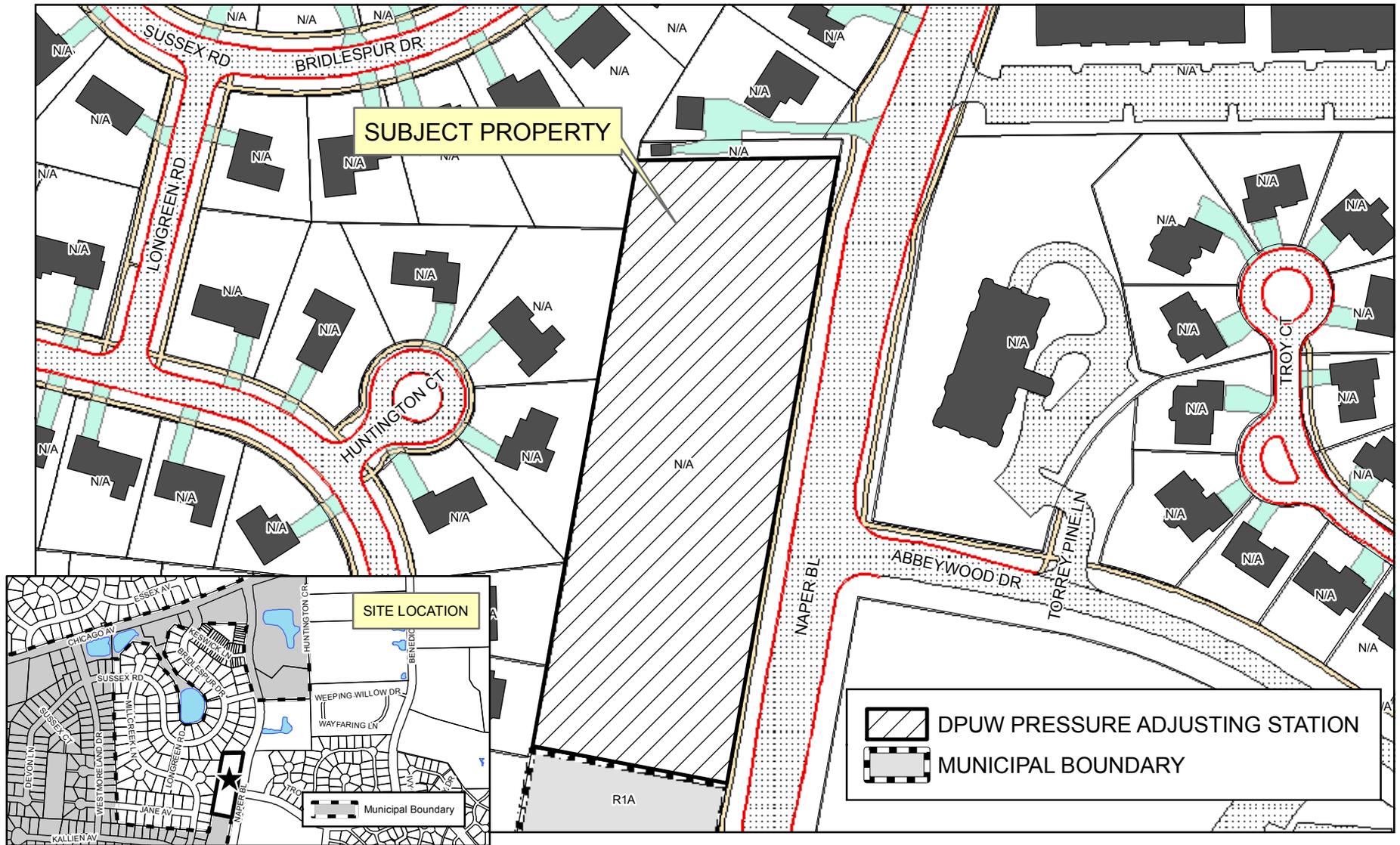
LEGAL DESCRIPTION OF LAND HEREBY ANNEXED

THAT PART OF SCHOOL DISTRICT 203 WOEHEAD FARM ASSESEMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R79-017658, IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 69, AS MONUMENTED AND OCCUPIED, OF HUNTINGTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1969, AS DOCUMENT NO. R69-25112; THENCE ON AN ASSUMED BEARING OF SOUTH 12°-02'-33" WEST ALONG THE EASTERLY LINE OF SAID HUNTINGTON SUBDIVISION, 640.19 FEET; THENCE SOUTH 77°-57'-27" EAST, 203.57 FEET TO THE WESTERLY RIGHT OF WAY OF NAPER BOULEVARD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1981 AS DOCUMENT NO. R81-12763; THENCE NORTH 12°-11'-35" EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID NAPER BOULEVARD, 679.31 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID LOT 69 IN HUNTINGTON SUBDIVISION; THENCE NORTH 88°-44'-42" WEST ALONG THE SOUTHERLY LINE AND EASTERLY EXTENSION THEREOF OF SAID LOT 69 IN HUNTINGTON SUBDIVISION, 208.99 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTHERLY 20 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF SAID SECTIONS 17 AND 20 TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT 19.90 CHAINS SOUTH 11 3/4 DEGREES WEST FROM THE QUARTER SECTION POST IN THE EAST LINE OF SECTION 17 AFORESAID; THENCE SOUTH 89 DEGREES EAST 3.95 CHAINS TO STAKE; THENCE SOUTH 11 1/4 DEGREES WEST 26.24 CHAINS TO POST; THENCE NORTH 89 DEGREES WEST 3.95 CHAINS; THENCE NORTH 11 3/4 DEGREES EAST 26.24 CHAINS TO THE POINT OF BEGINNING (EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT R81-12763), IN DUPAGE COUNTY, ILLINOIS.

City of Naperville  
**DPUW PRESSURE ADJUSTING STATION**



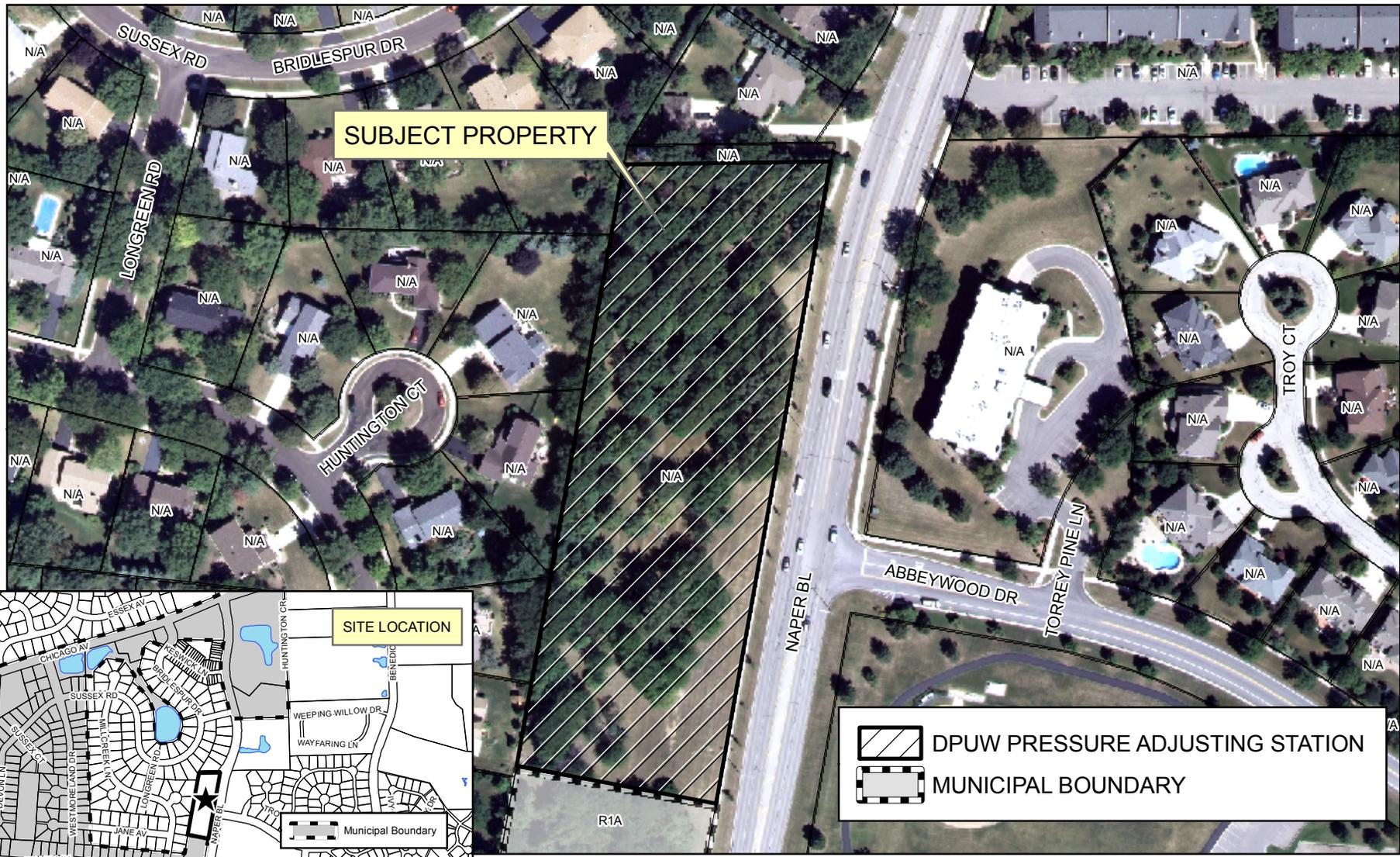
 DPUW PRESSURE ADJUSTING STATION  
 MUNICIPAL BOUNDARY



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 City of Naperville assumes no liability in the use  
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 Transportation, Engineering and  
 Development Business Group  
 Questions Contact (630) 420-6694  
 www.naperville.il.us  
 December 2009

# City of Naperville DPUW PRESSURE ADJUSTING STATION



FINAL - Plan Commission - 1/6/2011


 Transportation, Engineering and  
 Development Business Group  
 Questions Contact (630) 420-6694  
 www.naperville.il.us  
 December 2009



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DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE  
 OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN BOOK \_\_\_\_\_  
 OF PLANS ON PAGE \_\_\_\_\_  
 RECORDER OF DEEDS \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE  
 A PART OF THE CITY OF NAPERVILLE OF WILL AND DU PAGE COUNTIES BY ORDINANCE  
 NO. \_\_\_\_\_ ADOPTED BY THE CITY COUNCIL AT A MEETING HELD ON THE  
 DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 THIS IS TO STATE THAT I, COREY E. WORTHEN, ILLINOIS PROFESSIONAL LAND SURVEYOR  
 NO. 000000000, HAVE EXAMINED THE PLAT OF ANNEXATION OF THE CITY OF NAPERVILLE,  
 ILLINOIS, THAT BEARS THE TITLE OF "PLAT OF ANNEXATION OF THE CITY OF NAPERVILLE  
 TO THE CITY OF NAPERVILLE" AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID ANNEXATION.  
 DATED AT AURORA ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009

COREY E. WORTHEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO.3440  
 LICENSE EXPIRES NOVEMBER 30, 2010

LEGEND

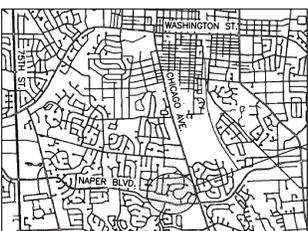
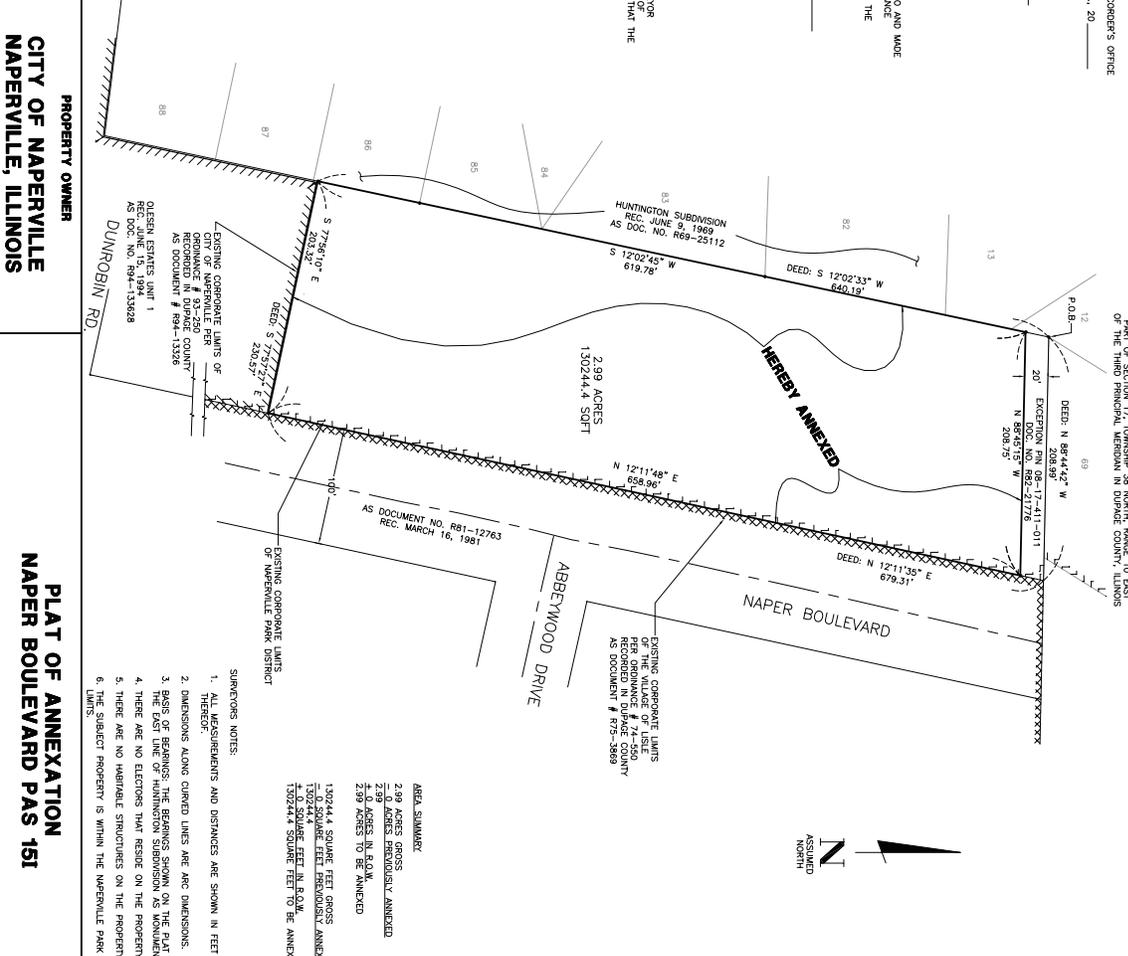
- PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROW LINE
- CENTER LINE
- ANNEXATION BOUNDARY LINE
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE
- EXISTING CORPORATE LIMITS OF THE VILLAGE OF ISLE
- EXISTING NAPERVILLE PARK DISTRICT LIMITS
- P.O.B. POINT OF BEGINNING

**GMT** Geomatics Inc. **MAPERVILLE**

CONVOLUTION ENGINEERING  
 1000 N. STATE ST. #100  
 NAPERVILLE, IL 60563  
 PHONE: 630.232.1000

SCALE IN FEET  
 THIS SCALE APPLIES TO ALL FULL SCALE (1:1) PLANS

PLAT OF ANNEXATION  
 TO THE CITY OF NAPERVILLE



PROJECT LOCATION

- AREAS SUMMARY**
- 2.99 ACRES GROSS, 2.99 ACRES NET, 2.99 ACRES TO BE ANNEXED
  - 130244.4 SQUARE FEET GROSS
  - 130244.4 SQUARE FEET NET
  - 130244.4 SQUARE FEET TO BE ANNEXED

- SURVEYOR'S NOTES:**
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  2. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
  3. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE EAST LINE OF HUNTINGTON SUBDIVISION AS MONUMENTED.
  4. THERE ARE NO ELECTIONS THAT RESIDE ON THE PROPERTY HEREBY ANNEXED.
  5. THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY HEREBY ANNEXED.
  6. THE SUBJECT PROPERTY IS WITHIN THE NAPERVILLE PARK DISTRICT CORPORATE LIMITS.

PROPERTY OWNER  
**CITY OF NAPERVILLE**  
**NAPER BOULEVARD PAS 151**

PARCEL INDEX NUMBER  
 09-17-411-014 WEST  
 VACANT P.O.B. NAPER BLVD  
 NAPERVILLE, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR  
 RECORDATION BY AND RETURN TO:  
 NAME: NAPERVILLE CITY CLERK  
 ADDRESS: 405 S. EIGHT STREET  
 NAPERVILLE, ILLINOIS  
 60566-2700

**LEGAL DESCRIPTION OF LAND HEREBY ANNEXED**

That part of section 203 hereinafter more fully described as follows: TO THE NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SECTION 17, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1989, AS DOCUMENT NO. R89-25112, THENCE ON AN ASSUMED BEARING OF SOUTH 17°02'30\"/>

CITY PROJECT NO.: 09-10000071

NUMBER	BY	DATE	CITY REVIEW	DRAWN BY	CHECKED BY
1	CEW	09/24/09	06/10/09	CEW	CEW
2	CEW	09/22/09	09/21/09	CEW	CEW

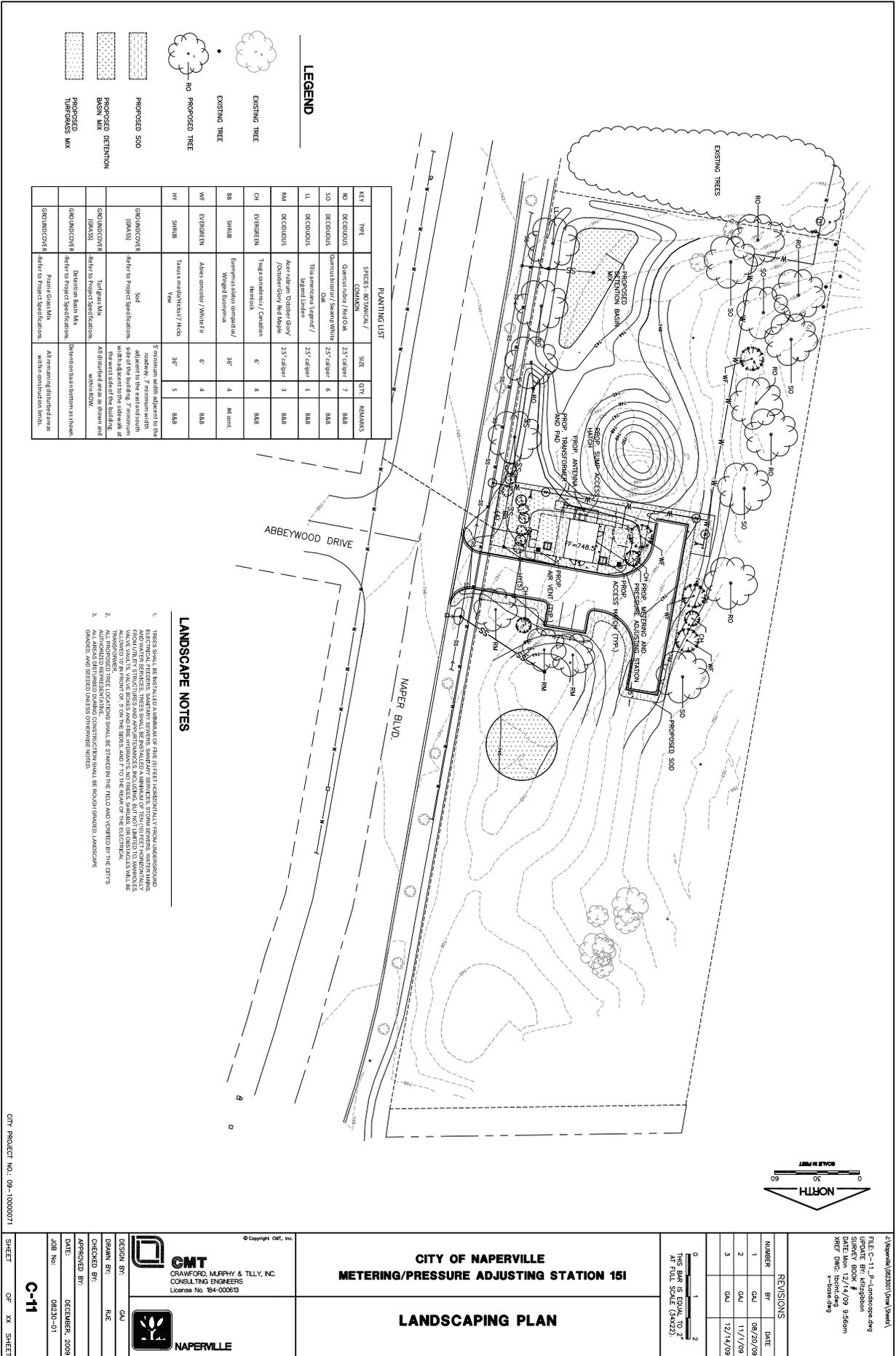
APPROVED BY: \_\_\_\_\_ DATE: MARCH 31, 2009

JOB NO.: 08230-01

SHEET 1 OF 1 SHEET







CITY PROJECT NO.: 09-1000071

**CITY OF NAPERVILLE**  
**METERING/PRESSURE ADJUSTING STATION 151**  
**LANDSCAPING PLAN**

0 1 2  
 THIS SCALE IS FOR THE FULL SCALE (24x36)

**REVISIONS**

NUMBER	BY	DATE
1	GAJ	09/29/09
2	GAJ	11/17/09
3	GAJ	12/14/09

FILE: C-11\_P-1\_Landscape.dwg  
 DRAWN BY: K. Fitzgibbon  
 DATE: Mon 12/14/09 9:56am  
 XREF: DMC: Tech.dwg  
 x-brows.dwg

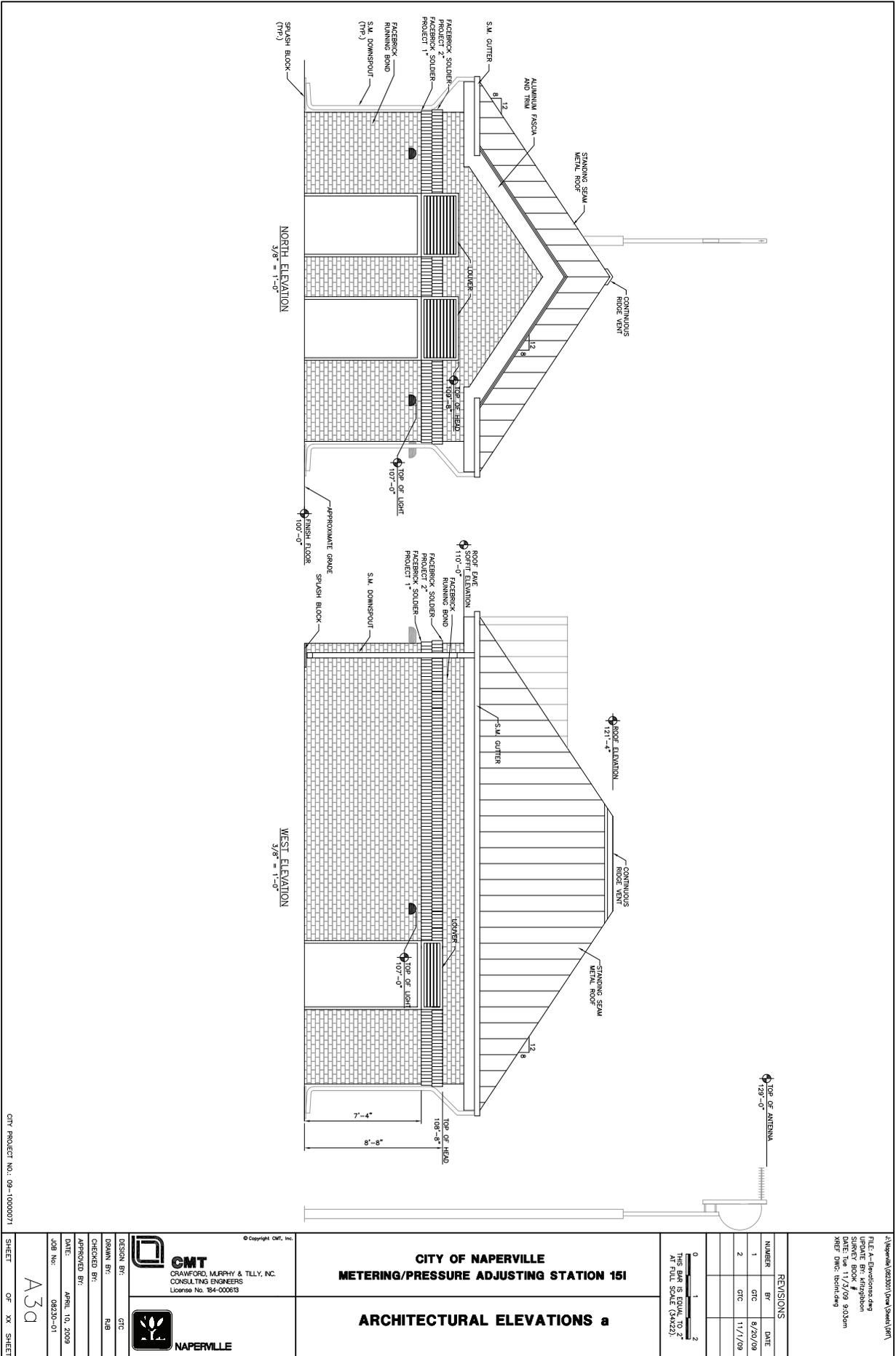
DESIGN BY: GAJ  
 DRAWN BY: RLE  
 CHECKED BY:  
 APPROVED BY: DECEMBER, 2009  
 JOB NO: 09230-01

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**NAPERVILLE**

**C-11**

SHEET OF XX SHEET



2:\naperville\082320\151\SheetA.dwg  
 FILE: A - Elevations.dwg  
 DRAWN BY: KHzgibson  
 DATE: Tue 11/2/09 9:03am  
 XREF: DWG: 151sheet.dwg

REVISIONS

NUMBER	BY	DATE
1	GTC	8/20/09
2	GTC	11/1/09

0 1 2  
 THIS SCALE IS FOR THE  
 AT FULL SCALE (1/4"=1'-0")

**CITY OF NAPERVILLE**  
**METERING/PRESSURE ADJUSTING STATION 151**  
**ARCHITECTURAL ELEVATIONS a**

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**NAPERVILLE**

DESIGN BY:	GTC
DRAWN BY:	RJB
CHECKED BY:	
APPROVED BY:	
DATE:	APRIL 10, 2009
JOB NO.:	082320-01
<b>A30</b>	
SHEET OF XX SHEET	

CITY PROJECT NO.: 08-10000071

**CITY OF NAPERVILLE**  
**METERING/PRESSURE ADJUSTING STATION 151**

**ARCHITECTURAL ELEVATIONS b**

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**NAPERVILLE**

FILE: A-Elevations.dwg  
 PLOTDATE: BR: Kitzabson  
 DATE: Tue 11/2/09 9:03am  
 XREF: DWG: brchid.dwg

REVISIONS		
NUMBER	BY	DATE
1	GTC	8/20/09
2	GTC	11/1/09

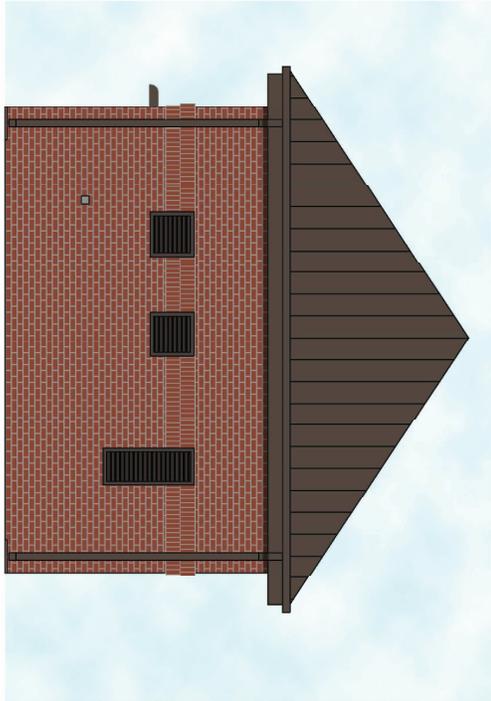
0 1 2  
 1/8" = 1'-0"  
 AT FULL SCALE (3/4x22)

DESIGN BY:	GTC
DRAWN BY:	RIB
CHECKED BY:	
APPROVED BY:	
DATE:	April 10, 2009
JOB NO.:	08230-01

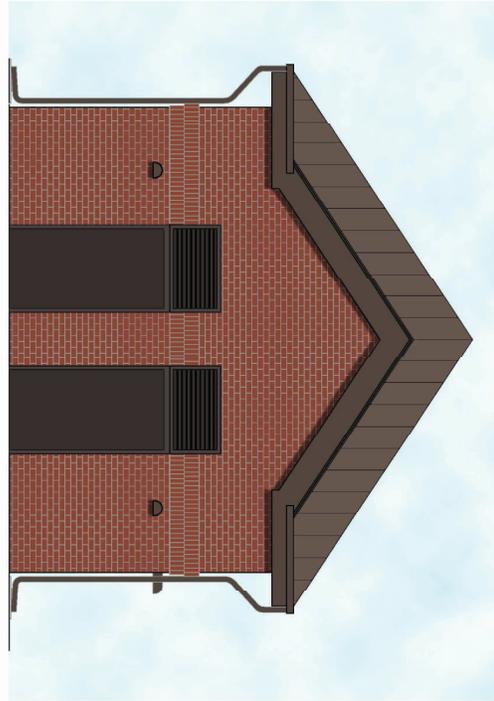
A3b

SHEET OF XX SHEET

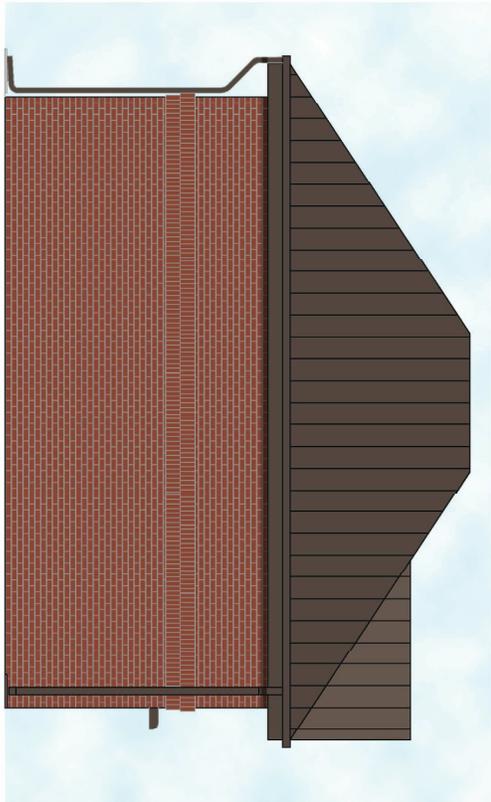
CITY PROJECT NO.: 08-1000071



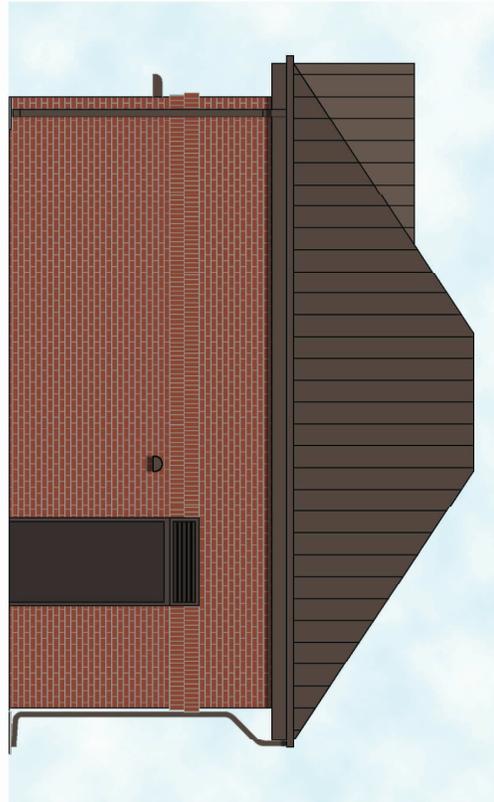
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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 <b>NAPERVILLE</b>		<b>CITY OF NAPERVILLE</b> <b>METERING/PRESSURE ADJUSTING STATION 151</b>  <b>ARCHITECTURAL ELEVATIONS II</b>	
DESIGN BY: AMF DRAWN BY: RLB CHECKED BY: APPROVED BY: DATE: DECEMBER, 2009 JOB NO: 08230-01		0 1 2 METERS THIS SCALE FORMS TO 1/8" AT FULL SCALE (1/4"X22)	
SHEET OF XX SHEET		REVISIONS NUMBER BY DATE	
FILE: A-Elevations\Color1.dwg PLOT: B: K:\Hatchson DATE: Mon 12/14/09 2:35pm XREF: DWG: Revit.dwg			



## CITY OF NAPERVILLE

DPUW Pressure Adjusting Station 15I  
#09-1000071

## Site Tree Inventory

TREE REMOVAL LIST AND KEY				
Item #	Cal. Size	COMMON NAME / BOTANICAL NAME	COMMENT	RETAIN - YES / NO
1	8"	SUMAC / Rhus, sp. ? (Typhina ? Or Copallina)	poor specimen; some dead branches	No
2	18"	Mulberry / Morus alba (or rubra)	poor quality tree; very invasive	No
3	26"	Eastern Cottonwood / Populus deltoides	good specimen; perfect environment for this tree (bottomlands)	No
4a	6"	Mulberry / Morus alba (or rubra)	see above	No
5	36"	Black Cherry / Prunus serotina	very invasive tree	No
6	6"	Black Cherry / Prunus serotina	dead tree	Remove
7	10"	Mulberry / Morus alba (or rubra)	poor quality tree; very invasive	No
8	15"	Honeylocust / Gleditsia triacanthos	thorny; could be a decent forest tree	No
9	36"	Willow / Salix alba	common in bottomlands, poor quality tree; very messy and easily demolished with ice storms	No
10	18"	Mulberry / Morus alba (or rubra)	see above	No
11	18"	Mulberry / Morus alba (or rubra)	see above	No
12	12"	Honeylocust / Gleditsia triacanthos	see above	No
13	18"	Black Cherry / Prunus serotina	see above; cloaked in poison ivy	No
14	10"	Silver Maple / Acer sacharinum	fast grower, prolific, not bad for quick growth; not a good specimen	No
15	12"	Species unknown	dead tree	Remove
16	28"	Boxelder Tree / Acer negundo	poor quality tree; very invasive; messy	No

Item #	Cal. Size	COMMON NAME / BOTANICAL NAME	COMMENT	RETAIN - YES / NO
17	28"	Mulberry / Morus alba (or rubra)	see above	No
18	12"	Honeylocust / Gleditsia triacanthos	thorns; see above	No
19	10"	Honeylocust / Gleditsia triacanthos	thorns; see above	No
20	12"	Honeylocust / Gleditsia triacanthos	thorns; see above	No
21	8"	Mulberry / Morus alba (or rubra)	poor quality tree; see above	No
22	22"	Mulberry / Morus alba (or rubra)	see above	No
23	2.5"	Elm / Ulmus, sp. ? (perhaps one of the Chicagoland Grows selections ?)	very poor specimen; most of the planted elms along the street were in poor shape	No
24	2.5"	Elm / Ulmus, sp. ? (perhaps one of the Chicagoland Grows selections ?)	see above	No
25	2.5"	Elm / Ulmus, sp. ? (perhaps one of the Chicagoland Grows selections ?)	see above	No
26	4"	Honeylocust / Gleditsia triacanthos	see above	No
27	10"	Black Cherry / Prunus serotina	see above	No
28	16"	Mulberry / Morus alba (or rubra)	see above	No
29	14"	Mulberry / Morus alba (or rubra)	see above	No
30	10"	Species unknown	dead tree	Remove
31	14"	Species unknown	mostly dead tree	Remove
32	6"	Mulberry / Morus alba (or rubra)	see above	No
33	10"	Honeylocust / Gleditsia triacanthos	thorns; see above	No
34	12"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
35	32"	Mulberry / Morus alba (or rubra)	see above	No
36	14"	Mulberry / Morus alba (or rubra)	see above	No
37	22"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
38	12"	Black Cherry / Prunus serotina	see above	No
39	12"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
40	12"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
41	10"	Mulberry / Morus alba (or rubra)	see above	No
42	6"	Silver Maple / Acer sacharinum	see above	No
43	10"	Downy Hawthorn/Crataegus mollis	thorns; rust fungus prone	No
44	4"	Black Cherry / Prunus serotina	see above	No
45	14"	Black Cherry / Prunus serotina	see above	No
46	8"	Mulberry / Morus alba (or rubra)	see above	No
47	8"	Black Cherry / Prunus serotina	see above	No
48	16"	Species unknown	dead tree	Remove
49	10"	Mulberry / Morus alba (or rubra)	see above	No
50	8"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
51	10"	Black Cherry / Prunus serotina	see above	No
51a	8"	Species unknown	dead tree	Remove
52	12"	Honeylocust / Gleditsia triacanthos	thornless; see above	No
53	16"	Boxelder Tree / Acer negundo	multi-trunk; see above	No
54	12"	Species unknown	dead tree	Remove
55	12"	Black Cherry / Prunus serotina	see above; no reason to preserve	No
56	10"	Black Cherry / Prunus serotina	dead tree	No
57	4"	Honeylocust / Gleditsia triacanthos	laden with poison ivy	No

Item #	Cal. Size	COMMON NAME / BOTANICAL NAME	COMMENT	RETAIN - YES / NO
58	12"	White Poplar / Populus alba	poison ivy all over	No
59	14"	Mulberry / Morus alba	bad specimen	No
60	12"	White Poplar / Populus alba	huge poison ivy vines	No
23	2.5"	Elm / Ulmus, sp. ? (perhaps one of the Chicagoland Grows selections ?)	very poor specimen; most of the planted elms along the street were in poor shape	No

<b>TREE PRESERVATION LIST AND KEY</b>
---------------------------------------

Item #	Cal. Size	COMMON NAME / BOTANICAL NAME	COMMENT	RETAIN - YES / NO
1	10"	Black Cherry / Prunus serotina	very invasive tree	Yes
3	10"	Honeylocust / Gleditsia triacanthos	thorns	Yes

## General comments to above:

1. At the base of almost all trees there are many volunteer species growing. The largest contingent is Common Buckthorn (*Rhamnus cathartica*). This is a prolific and invasive species of large shrub/small tree, which should be
2. Many of the trees above have double trunks, or trunks that split near the base. These have been considered as "one" tree of the same species.
3. Trees on this site are not "climax" species, but species that are early succession volunteer species, planted by wind,



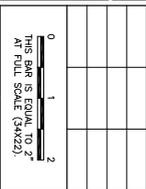
CITY PROJECT NO. 09-1000071

DESIGN BY:	GAJ
DRAWN BY:	RJE
CHECKED BY:	
APPROVED BY:	
DATE:	NOVEMBER, 2009
JOB NO.:	08230-01

**CMT**  
CRAWFORD, MURPHY & TILLY, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
License No. 184-000613

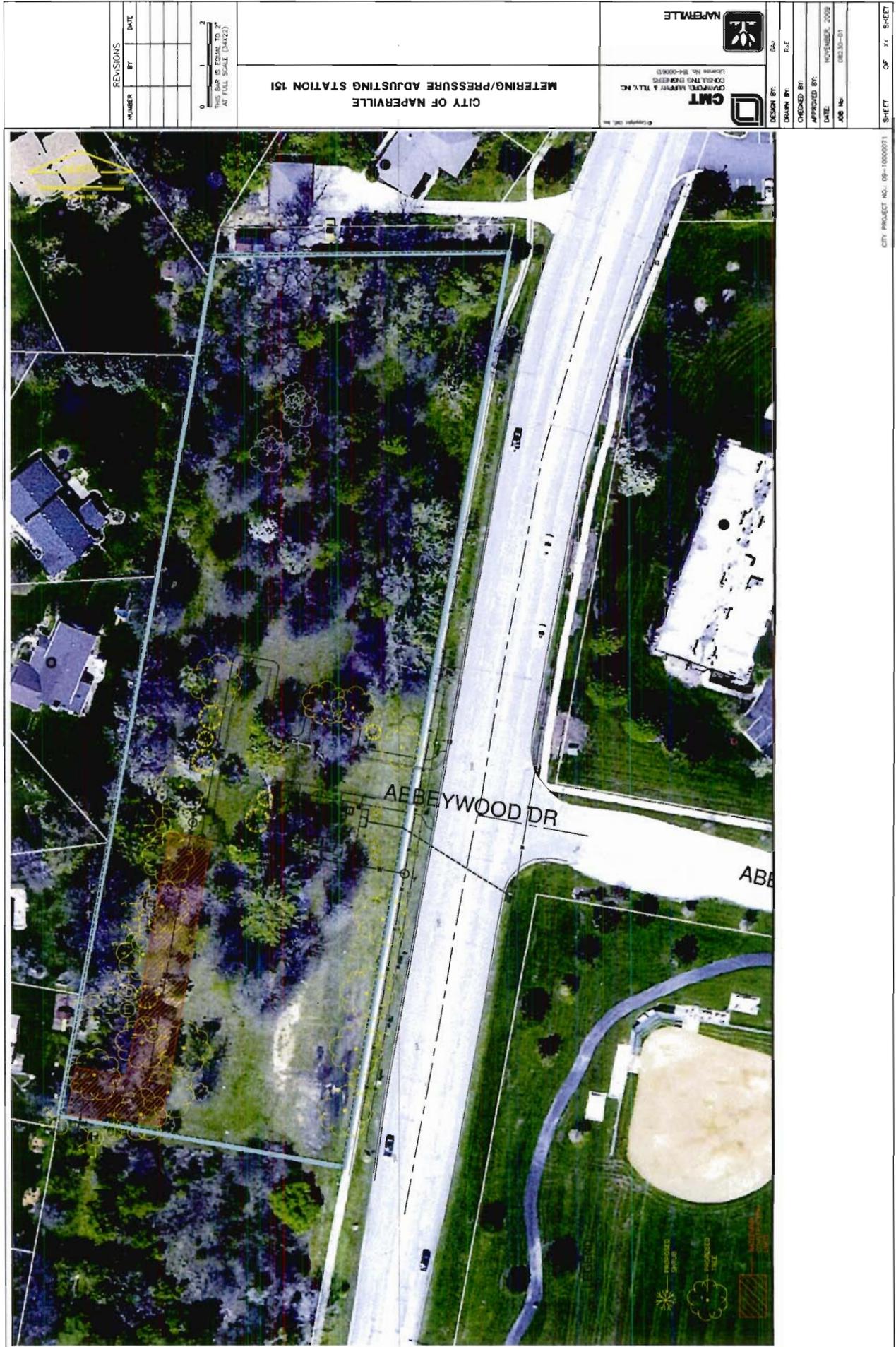
**NAPERVILLE**

**CITY OF NAPERVILLE**  
**METERING/PRESSURE ADJUSTING STATION 151**



REVISIONS		
NUMBER	BY	DATE

SHEET 07 OF XX SHEET



REVISIONS	
NUMBER	DATE

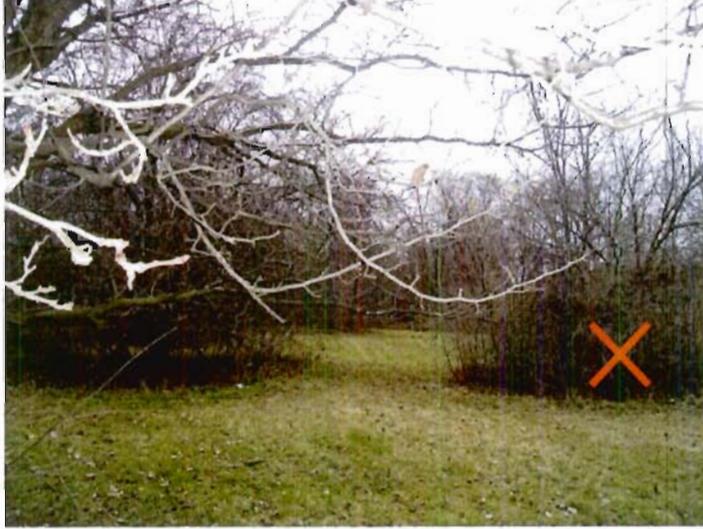
THIS PLAN IS EQUAL TO 1/4"  
AT FULL SCALE (AS SHOWN)

**CITY OF NAPERVILLE**  
**METERING/PRESSURE ADJUSTING STATION 151**

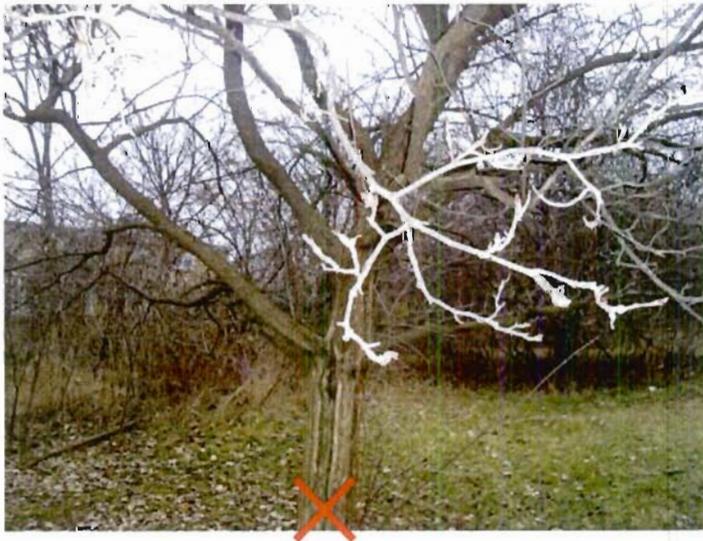
**CMT**  
 CONSULTING ENGINEERS  
 13000 N. STATE ST. SUITE 100  
 NAPERVILLE, IL 60563  
 PHONE: 630-261-1100  
 FAX: 630-261-1101  
 WWW.CMT-ENGINEERS.COM

DESIGN BY:	GAJ
CHECKED BY:	RJE
APPROVED BY:	
DATE:	NOVEMBER, 2009
JOB NO:	08030-01
SHEET	OF 75 SHEET

CITY PROJECT NO. 09-1000071



A-1

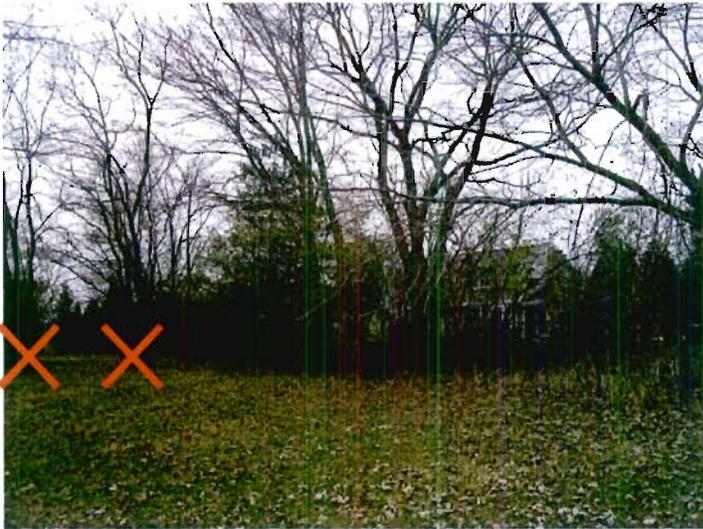


A-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



A-3



A-4

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS

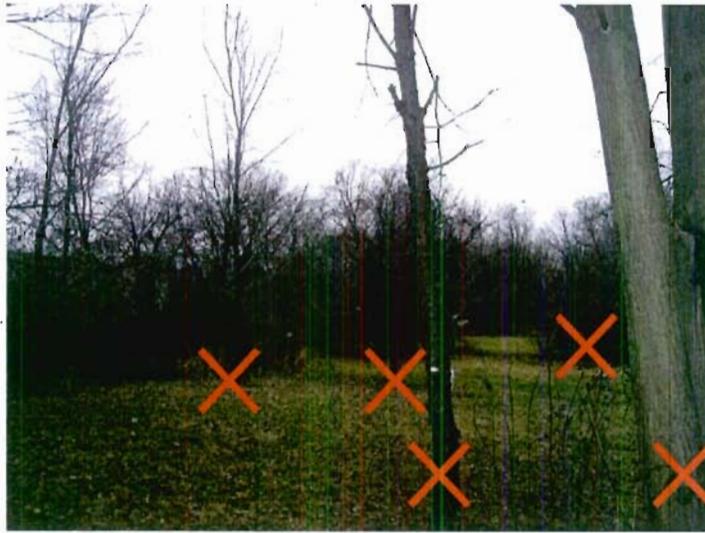


A-5



A-6

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



B-1



B-3

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 151  
PROJECT #09-1000071  
TREE REMOVALS

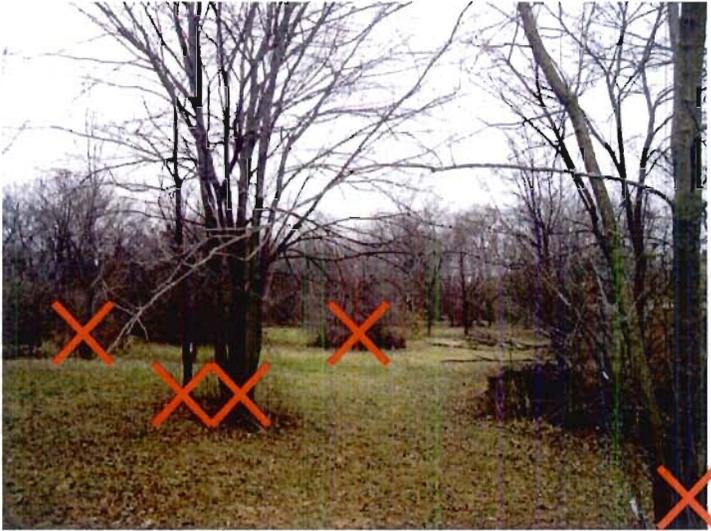


B-4

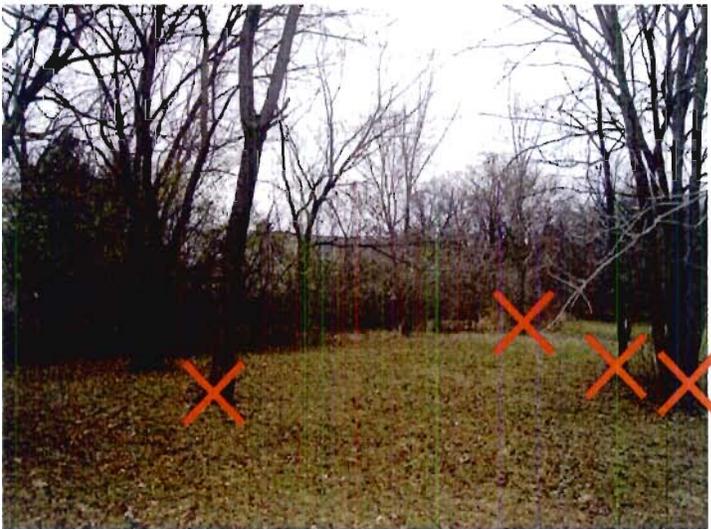


B-5

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-10000071  
TREE REMOVALS



C-1



C-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-10000071  
TREE REMOVALS

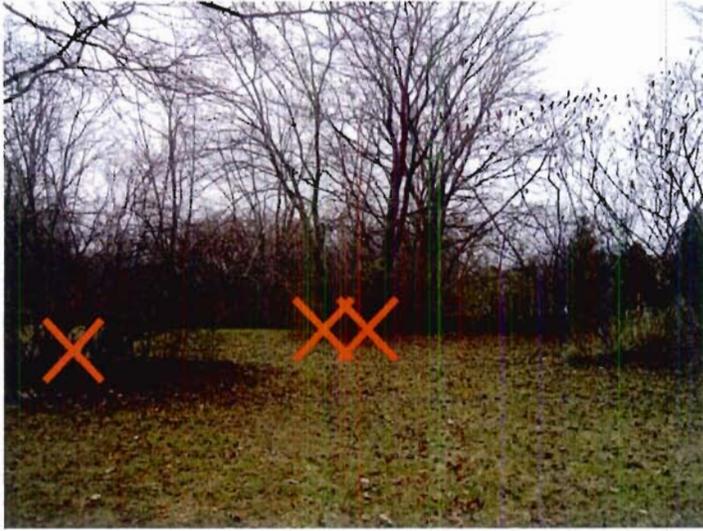


C-3

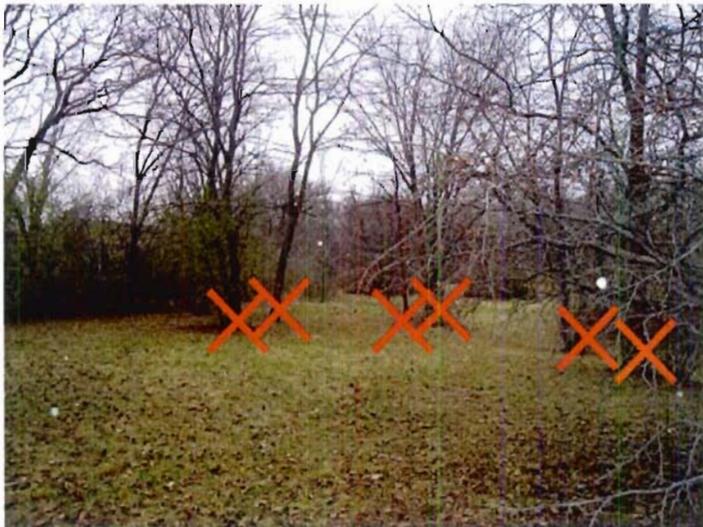


C-4

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-10000071  
TREE REMOVALS



C-5



D-1

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



D-2



D-3

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



E-1



E-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-10000071  
TREE REMOVALS



F-1



F-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 151  
PROJECT #09-1000071  
TREE REMOVALS



G-1



G-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



H-1



H-2

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



H-3



I-1

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS

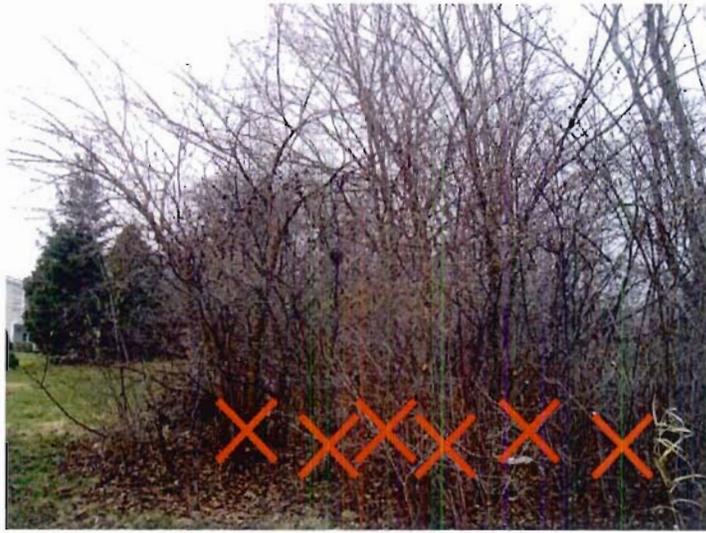


I-2



I-3

CITY OF NAPERVILLE  
METERING/PRESSURE ADJUSTING STATION 15I  
PROJECT #09-1000071  
TREE REMOVALS



J-1

**CITY OF NAPERVILLE**  
**DPUW Pressure Adjusting Station 15I**  
**#09-1000071**  
**Site Photos**



**Photo #1**



**Photo #2**



**Photo #3**



**Photo #4**



**Photo #5**



**Photo #6**



**Photo #7**



**Photo #8**



**Photo #9**



**Photo #10**



**Photo #11**



**Photo #12**



**Photo #13**



**Photo #14**



**Photo #15**



**Photo #16**



**Photo #17**



**Photo #18**



**Photo #19**



**Photo #20**



**Photo #21**



**Photo #22**



**Photo #23**



**Photo #24**



**Photo #25**



**Photo #26**



**Photo #27**



**Photo #28**



**Photo #29**



**Photo #30**



**Photo #31**



**Photo #32**



**Photo #33**



**Photo #34**



**Photo #35**



**Photo #36**



**Photo #37**



**Photo #38**



**Photo #39**



**Photo #40**



**Photo #41**



**Photo #42**



**Photo #43**



**Photo #44**



**Photo #45**



**Photo #46**



**Photo #47**



**Photo #48**



**Photo #49**



**Photo #50**



**Photo #51**



**Photo #52**



**Photo #53**



**Photo #54**



**Photo #55**



**Photo #56**



**Photo #57**



**Photo #58**



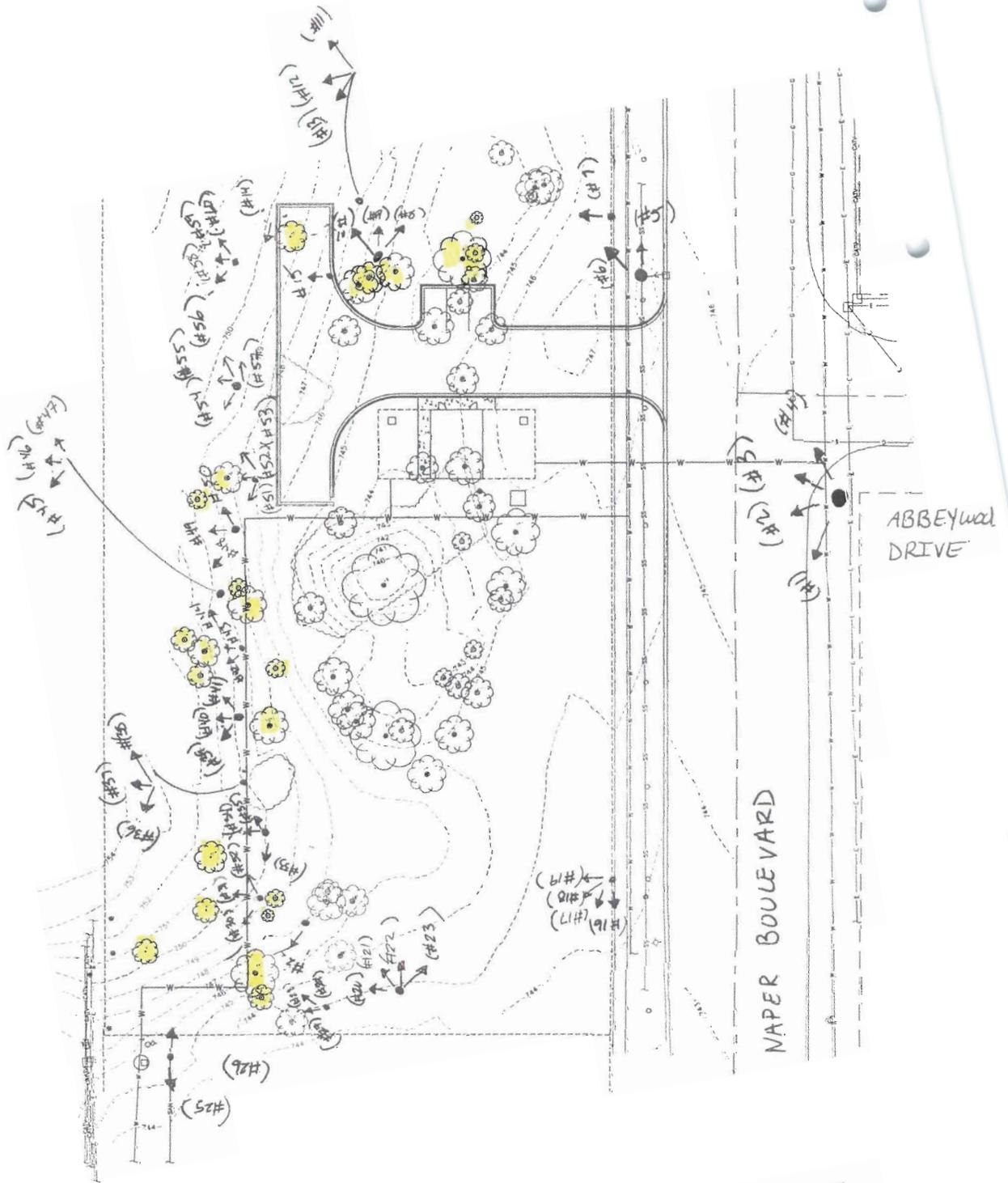
**Photo #59**



**Photo #60**



**Photo #61**



North Side : Photos 1-15  
 South Side : Photos 16-26  
 West Side : Photos 27-60

1" = 40'

TREE REMOVAL NEAR N, W, and S side









# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 09-1-173 **AGENDA DATE:** 1/6/2010  
**SUBJECT:** Lot 1 Springbrook Square  
 Petitioner: Bushnell Land Development, 1964 Springbrook Square Drive,  
 Naperville, IL 605640

**LOCATION:** Southeast corner of IL Route 59 and 83<sup>rd</sup> Street

Correspondence       New Business       Old Business       Public Hearing

### **SYNOPSIS:**

The petitioner requests approval of a major change to the Springbrook Square PUD to change the permitted uses on Lot 1. Currently, Lot 1 is approved for retail uses within a 2,058 square foot building. The petitioner proposes to allow mixed use of the site to accommodate future retail, professional office and/or medical office tenants. No change to the approved building elevations, site layout or landscaping has been requested.

### **PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A	N/A	N/A

### **ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Amy Emery, AICP, TED Business Group – Planning Services

### **EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property is located in the Springbrook Square PUD. The 0.56 acre property is currently vacant and zoned B2 PUD (Community Shopping Center Planned Unit Development).

### **CONTROLLING AGREEMENTS AND ORDINANCES:**

Ordinance No.	Action
98-190	Approval of a Preliminary/Final Plat of Subdivison, Conditional Use for a Planned Unit Development and Preliminary/Final PUD Plat
04-085	Approval of Preliminary PUD Plat for Lots 1-5 and 8; Preliminary/Final PUD Plat approval for Lots 6 and 7.
06-161	Preliminary/Final Subdivision Plat Approved for Lots 2-10 and Preliminary PUD for Lots 1, 11 and 12.

**RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:**

The 2002 Southwest Community Area Plan update to the Comprehensive Master Plan designates the future land use for this property as commercial. The proposed use is consistent with the preliminary planned unit development approval for Lot 1 and the overall statement of intent and concept for the Springbrook Square PUD.

**NATURAL FEATURES:**

The site is currently vacant, relatively flat and contains limited vegetation.

**PLANNING SERVICES TEAM REVIEW:**

Staff has reviewed the petition relative to the Naperville Municipal Code and offers the following comments.

*Major Change to the P.U.D.*

The petitioner requests a major change to the existing planned unit development for Springbrook Square in order to change the mix of permitted uses on Lot 1. The request complies with all code requirements. Ample parking is available on-site to accommodate a retail, professional or office building. The requested uses are consistent with other lots within the PUD. No modification to the building, landscaping, or site layout is requested with this application.

**ATTACHMENTS:**

- 1) Springbrook Square Lot 1 – Attachment 1: General Development Plan – PC 09-1-173
- 2) Springbrook Square Lot 1– Petition – PC 09-1-173
- 3) Springbrook Square Lot 1– Legal Description – PC 09-1-173
- 4) Springbrook Square Lot 1– Location Map – PC 09-1-173
- 5) Springbrook Square Lot 1– Location Map Aerial – PC 09-1-173
- 6) Springbrook Square Lot 1– Preliminary/Final Preliminary Planned Unit Development Plat – PC 09-1-173
- 7) Springbrook Square Lot 1– Landscape Plan – PC 09-1-173
- 8) Springbrook Square Lot 1– Elevations – PC 09-1-173

# SPRINGBROOK SQUARE

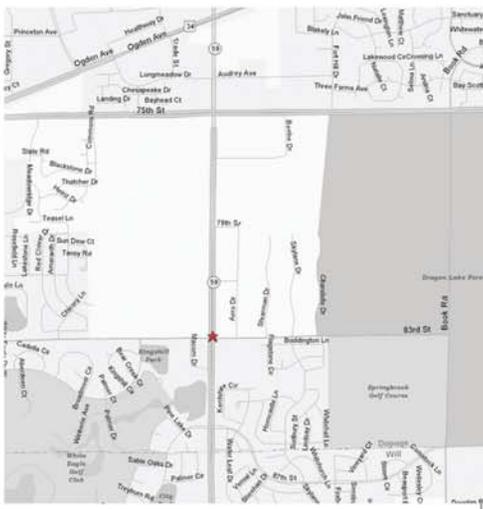
ATTACHMENT 1:  
GENERAL DEVELOPMENT PLAN

	2005	2010
POPULATION	8,908 (1mi)	10,448 (+17.3 %)
	83,701 (3mi)	96,305 (+15.1%)
HOUSEHOLDS	2,949 (1mi)	3,427 (+16.2 %)
	28,002 (3mi)	32,040 (+14.4 %)
AVG. HH INCOME	\$125,895 (1mi)	\$125,895
AVG. HH INCOME	\$119,496 (3mi)	\$119,496
TRAFFIC COUNTS		
83rd STREET	16,400 vpd (west)	6,700 vpd (east)
ROUTE 59	56,100 vpd (north)	51,900 vpd (south)

BUILDING NUMBER	BUILDING SIZE	LOT SIZE	PARKING PROVIDED
BUILDING #1	2,048 sq. ft.	24,708 sq. ft.	11
BUILDING #2	7,290 sq. ft.	46,156 sq. ft.	33
BUILDING #3	7,657 sq. ft.	41,712 sq. ft.	37
BUILDING #4	11,212 sq. ft.	100,625 sq. ft.	51
BUILDING #5	7,426 sq. ft.	58,789 sq. ft.	74
BUILDING #4 (NORTH)	6,840 sq. ft.	32,981 sq. ft.	50
BUILDING #7	12,843 sq. ft.	77,361 sq. ft.	71
BUILDING #8	12,843 sq. ft.	69,282 sq. ft.	71
BUILDING #9	12,843 sq. ft.	71,165 sq. ft.	65
BUILDING #10	12,843 sq. ft.	70,734 sq. ft.	72
BUILDING #11	16,005 sq. ft.	89,451 sq. ft.	103
BUILDING #12	10,276 sq. ft.	62,339 sq. ft.	61

## SPRINGBROOK SQUARE

LOCATED AT THE SOUTHEAST CORNER OF ROUTE 59  
AND 83RD STREET IN NAPERVILLE, ILLINOIS



Architectural Design & Land Planning By: **Charles Vincent George** Design Group, Inc. [www.cvgdesign.com](http://www.cvgdesign.com)

FINAL - Plan Commission - 1/6/2010 - 91

FOR MORE INFORMATION, CONTACT: ROD C. BUSHNELL AT (630) 375-6200

Page: 91 - Agenda Item: D.2.



**CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING, AND  
DEVELOPMENT (TED) BUSINESS GROUP**

**PETITION FOR  
DEVELOPMENT APPROVAL**

*Need  
Bushnell L.D. LLC's docs*

**May, 2007**

**TABLE OF CONTENTS**

**I. Overview of Process ..... Pages 2-3**

**II. Petition for Development Approval..... Pages 4-10**

**III. Exhibits:**

- 1. Map Amendment (Rezoning)..... Page 11**
- 2. Planned Unit Development (PUD) Standards.... Page 12**
- 3. Conditional Use – Granting or Amending ..... Page 13**
- 4. Subdivision Waiver/Platted Setback Deviation. Page 14**
- 5. Zoning Variance..... Page 15**
- 6. Landscape Variance ..... Page 16**

**IV. Attachments:**

- 1. Required Material Submittal Summary..... Page 17**
- 2. Sample Notification Sign Template..... Pages 18-19**
- 3. Sample Written Notice Template ..... Pages 20-21**
- 4. Public Notification Table ..... Pages 22-25**
- 5. Sample Affidavit ..... Page 26**
- 6. Disclosure of Beneficiaries ..... Page 27**
- 7. Frequently Asked Questions ..... Page 28**



CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING, & DEVELOPMENT SERVICES TEAM (TED)  
DESCRIPTION OF PROCESS

**Public Hearings Cases**

The following development requests will require a public hearing before the Plan Commission:

- Rezoning
- PUD/Major Change to the PUD
- Conditional Use/Major Change to the Conditional Use
- Zoning Variances processed in conjunction with a Development Case

In order to be scheduled for a Plan Commission public hearing date, please submit a completed development petition *including all materials* detailed in **Attachment 1**. Upon receipt of the submittal packet, the plans will be reviewed by city staff and comments will be returned within 3-4 weeks. Once staff determines that the development plans are presentable (typically 1-2 review cycles, but possibly more depending on the nature of the proposal), the petitioner's case will be scheduled for a public hearing in front of the Plan Commission.

Plan Commission meetings are held twice per month on Wednesday evenings at 7:00 pm in the City Council chambers. The number of public hearings per Plan Commission agenda is limited; therefore, cases will not be scheduled until all development plans are complete and presentable as determined by city staff.

Once a case is scheduled for public hearing, the petitioner will receive a notice from the Project Manager assigned to the case indicating the date of public hearing and the case number assigned to the project. At least 15 days, but not more than 30 days, prior to the scheduled public hearing date, the petitioner will be required to post a sign on the subject property and send notification (by certified mail) of the public hearing to property owners within 250 feet of your property (see **Attachments 2, 3 and 7**). For further detail regarding the notification requirements associated with specific development requests, please refer to the Public Notice Requirements Summary Table identified as **Attachment 4**.

Please note that **the language for all required public notice (signs and letters) must be reviewed by city staff prior to distribution**. Although newspaper notification is required for public hearings, this requirement is addressed by city staff and is not the responsibility of the petitioner.

Following the completion of the written notification requirements (but no later than 7 days prior to the public hearing date), the petitioner shall file an affidavit with the Project Manager swearing that the notification requirements have been completed, per the ordinance requirements. This affidavit should include a copy of all addresses that the notification was sent to, as well as a copy (sample) of the notice sent (see **Attachment 5**).

It should be noted that if the public hearing is continued, the petitioner is required to update the public hearing sign to reflect the new hearing date at least 10 days in advance of said meeting. The petitioner is also responsible for removing the hearing sign no later than 7 days after the conclusion of the public hearing and may be subject to fine if this action is not completed.

At the Plan Commission meeting, city staff will provide a brief overview of the proposal; the petitioner (or a designated representative) may then choose to provide additional detail regarding the proposal. Following the presentations made by staff and the petitioner, the Plan Commission will collect public input. After the public

testimony is received, the Plan Commission will close the public hearing (either at the same meeting or at the next scheduled meeting) and move to a workshop session in which a recommendation will be rendered.

After a Plan Commission recommendation is made, the case is subject to City Council final review and approval. Cases will not be scheduled for City Council until staff has determined that all of the required plan submittals (i.e., PUD plat, subdivision plat, landscaping plan, etc.) are in technical compliance with the required ordinances and Annexation Agreements/Owners Acknowledgement and Acceptance Letters (where applicable) have been drafted by staff and signed by the petitioner. All plans must be fully approved at least 3 weeks prior to the City Council meeting in which the case will be considered (City Council meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month), so as to allow staff time to prepare the necessary correspondence and approval ordinances.

### **Presentation Cases**

Two development actions that require a presentation (rather than a public hearing) before the Plan Commission are:

- Subdivisions which exceed 5 acres in size or result in the creation of 5 or more lots
- Subdivisions which include waivers to the Subdivision Ordinance

Presentations follow the same process as the public hearings noted above (e.g., scheduling of a meeting date, recommendations, etc.). However, presentations differ from public hearings in that the Plan Commission is not required to, but may, accept public testimony at the meeting. The public notification requirements for presentation cases vary depending on the nature of the proposal. To determine what notification requirements accompany a presentation case, please refer to the Public Notice Requirements Summary Table (**Attachment 4**).

If public notice is required, the petitioner shall be required to submit a signed affidavit to the project manager assigned to the case at least seven (7) days prior to the scheduled public hearing date attesting that all applicable public notification requirements have been satisfied.

### **Planning Services Team (PST) Cases**

Several development actions will require only review and approval by the City Council (e.g., Plan Commission review is not required), including:

- Minor Change to a Conditional Use
- Minor Change to a PUD
- Subdivisions less than 5 acres in size, being divided into fewer than 5 lots
- Final PUD/Subdivision Plats which are in substantial conformance to the approved Preliminary Plats

The cases listed above do not require consideration by the Plan Commission but some require public notification, depending on the scope of the proposal. To determine what notification requirements accompany a Planning Services Team (PST) case, please refer to the Public Notice Requirements Summary Table (**Attachment 4**).

If public notice is required, the petitioner shall be required to submit a signed affidavit to the Project Manager assigned to the case at least seven (7) days prior to the scheduled public hearing date attesting that all applicable public notification requirements have been satisfied.

**CITY OF NAPERVILLE  
T.E.D. BUSINESS GROUP  
PETITION FOR DEVELOPMENT APPROVAL**

Development Name (should be consistent with plat): Springbrook Square  
Development Address: 1903 Springbrook Square Drive  
Date of Submission: 12/14/09

**I. APPLICANT:**

SUSAN SCHWARK Bushnell Builders & Developers  
Name Corporation  
1964 Springbrook Square Dr., Ste 108  
Street  
Naperville IL 60564  
City State Zip Code  
Rodney Bushnell Owner/Boss (630) 375-6900 ext. 204  
Primary Contact Person Relationship to Applicant Telephone Number  
(630) 375-6600 rod@bushdev.com  
Fax Number E-Mail Address

**II. OWNER OF THE PROPERTY:**

Bushnell Land Development  
Name  
1964 Springbrook Sq. Dr., Ste 108  
Address

**III. APPLICANT'S/PETITIONER'S STAFF:**

Attorney: N/A Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer: Intech Consultants Telephone Number: (630) 964-5656

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation (see Section V below)  | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line<br>(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___<br>(Complete Exhibit 1)                              | <input type="checkbox"/> Zoning Variance<br>(Complete Exhibit 5)  |
| <input type="checkbox"/> Preliminary PUD Plat<br>(Complete Exhibit 2)                                  | <input type="checkbox"/> Final PUD Plat<br>(Complete Exhibit 2)   |
| <input checked="" type="checkbox"/> Major Change to a Planned Unit Development<br>(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development<br>(Complete Exhibit 2)             |
| <input type="checkbox"/> Preliminary Plat of Subdivision   | <input type="checkbox"/> Final Plat of Subdivision  |
| <input type="checkbox"/> Conditional Use<br>(Complete Exhibit 3)                                       | <input type="checkbox"/> Major Change to a Conditional Use<br>(Complete Exhibit 3)                      |
| <input type="checkbox"/> Minor Change to a Conditional Use<br>(Complete Exhibit 3)                     | <input type="checkbox"/> Landscape Variance<br>(Complete Exhibit 6)                                     |
| <input type="checkbox"/> Site Plan Review  | <input type="checkbox"/> Plat of Easement / Vacation / Dedication<br>(circle all that apply)            |
| <input type="checkbox"/> Sign Variance<br>(Complete Exhibit 5)   |   |

V. ANNEXATION

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, **requesting annexation**
- Are there electors living on the property:
- Yes  No
- If yes, did they sign the Petition for Annexation?  Yes  No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

1 of 12 lots - 3 yr old Development.

Sewer/water nearby roads complete.

- 2. Existing Utility Services (water, sewer, electricity): all utilities nearby.
- 3. Existing zoning on the site: B-2 PUD.
- 4. Existing Land Use: Detail
- 5. Acreage & Square Footage of the site: 24,708 S.F. (gross)
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

**VII. PROPOSED DEVELOPMENT:**

- 1. Type of Development (check all that apply):  
 Residential       Commercial       Office  
 Industrial       Other: \_\_\_\_\_
- 2. Proposed Zoning: Professional office (Medical office/Pharmacy)

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information)- attach additional pages if necessary):

use: office      Monday - Saturday 8-5pm  
11 parking spaces (1 handicap)

- 3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

1 story, brick veneer, 2048 sq ft

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

*From Retail use to office use / Medical*

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

*none*

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

*none*

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres			.4702							
% of Total										

\*Please explain:

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

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Ave Lot
Single-Family						NA			
Townhome						NA			
Duplex						NA			
Apartment						NA			

Comrc.	2		NA	NA	NA				
Office	<del>14702</del>	14702	NA	NA	NA	2048	20483		
Industrial			NA	NA	NA				

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

**VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):**

1. Required School Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_

N/A

2. Required Park Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_

**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:

green space per code, Retention

Which will be maintained by: \_\_\_\_\_ The City of Naperville  
 Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

2. Outlots and/or detention/retention facilities include (size, number and location)

Storm water Retention

Which will be maintained by: \_\_\_\_\_ The City of Naperville  
 Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

3. Detention, retention, open space/recreation and school uses within the development:

	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
N/A				
Open Space*				
a. Park Site				
b. Common				

Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

\*Please Explain:

*Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)*

Respectfully Submitted,

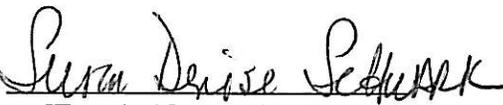
[Enter Name of Petitioner(s) or Authorized Agent]

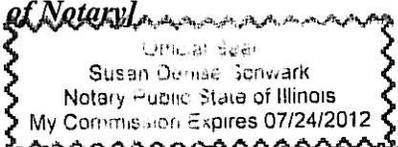
By:   
 [Type in Name of Signatory]

[Type in Title of Signatory (e.g. Owner, Atty., etc.)]

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE )  
 CITY OF NAPERVILLE )

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 15<sup>th</sup> day of December 2009 A.D.

By:   
 [Type in Name of Notary]  
 Notary Public



**LLC PETITIONERS**

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

**EFFECTIVE PERIOD OF APPLICATION**

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

## **EXHIBIT 1**

### **Standards for Granting a Map Amendment (Rezoning) Section 6-3-7:2**

(Please use a separate sheet of paper to respond to the criteria listed below)

The commission shall not recommend nor shall the city council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the city; and
2. The trend of development in the area of the subject property is consistent with the requested amendment; and
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and
4. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
5. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and
6. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

## **EXHIBIT 1**

## **EXHIBIT 2**

### **Standards for Approving a Planned Unit Development or a Major Change to a Planned Unit Development Section 6-4-2**

(Please use a separate sheet of paper to respond to the criteria listed below)

The purpose of the regulations, standards, and criteria contained in this chapter is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned unit development is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of the comprehensive plan and planning policies of the city while departing from the strict application of the use and bulk regulations of the zoning title and the design standards of the subdivision control regulations. The planned unit development is intended to permit and encourage such flexibility and to accomplish the following purposes:

1. To stimulate creative approaches to the residential, commercial and industrial development of land.
2. To provide more efficient use of land.
3. To preserve natural features and provide open space areas and recreation areas in excess of that required under existing zoning regulations.
4. To develop new approaches to the living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities.
5. To unify building and structures through design. (Ord. 01-110, 6-5-2001)

## **EXHIBIT 2**

### **EXHIBIT 3**

#### **Standards for Granting or Amending a Conditional Use Section 6-3-8:2**

(Please use a separate sheet of paper to respond to the criteria listed below)

Standards For Conditional Uses: The commission shall not recommend nor the city council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)

### **EXHIBIT 3**

## **EXHIBIT 4**

### **Standards for Granting a Subdivision Waiver Section 7-1-8:1**

(Please use a separate sheet of paper to respond to the criteria listed below)

Conditions: After application by the subdivider or developer and upon the recommendation of the plan commission, the city council may determine to waive or modify any requirement of this title to the extent the city council deems just and proper. Such a variance may be granted after a finding that:

1. The subdivider or developer has shown that strict adherence to the provisions of this title would cause unnecessary hardship; or
2. The small size of the tract of land, topographical or other conditions peculiar to the site or surrounding conditions would make it impossible to develop in strict adherence to the provisions of this title; or
3. The requested variance does not violate the intent and purpose of the planned unit development ordinance, and
4. The requested variance does not destroy the intent and purpose of the provisions of this title.

### **Standards for Granting a Deviation from Platted Setback Section 7-1-13**

(Please use a separate sheet of paper to respond to criteria listed below)

Standards for Deviations: The Plan Commission shall not recommend nor shall the City Council grant a deviation from the provisions of a recorded setback or building line unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The requested deviation is in harmony with the general purpose and intent of this Title; and
2. The applicant has demonstrated that strict enforcement of the platted building or setback line would result in practical difficulties or impose exceptional hardship; and
3. The deviation, if granted will not alter or destroy the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

## **EXHIBIT 4**

## **EXHIBIT 5**

### **Standards for Granting a Zoning Variance Section 6-3-5:2**

(Please use a separate sheet of paper to respond to the criteria listed below)

The board shall not recommend nor shall the city council grant a variance from the regulations of this title unless it shall make findings based upon the evidence presented to it in each specific case that: (Ord. 05-028, 2-15-2005)

1. The variance is in harmony with the general purpose and intent of this title; and
2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and
3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title; and
4. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. (Ord. 80-5, 1-21-1980)

The city council shall not vary the provisions of this title concerning permitted uses, conditional uses or the regulation of nonconforming uses. (Ord. 05-028, 2-15-2005)

### **Standards for Granting a Sign Variance**

1. The variance is in harmony with the general purpose and intent of the Fence/Sign Ordinance.
2. Describe how unique conditions of this property make the request for a sign/fence variance reasonable.
3. Describe how the variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property:

## **EXHIBIT 5**

**EXHIBIT 6**

**Standards for Granting a Landscape Variance  
Section 5-10-7**

(To be submitted if a landscape variance is requested in conjunction with a public hearing or presentation case.  
Please use a separate sheet of paper to respond to the criteria listed below)

A landscape variance may be issued early if the petitioner establishes that:

1. Strict enforcement of this chapter would result in practical difficulties or impose exceptional hardships; and
2. The principal reason for the variance is other than an increased income or revenue from the property; and
3. The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.

**EXHIBIT 6**

**ATTACHMENT 1**  
**CITY OF NAPERVILLE**  
**TRANSPORTATION, ENGINEERING, & DEVELOPMENT SERVICES TEAM (TED) BUSINESS GROUP**  
**SUBMITTAL REQUIREMENTS**



To determine the items that must be submitted in conjunction with the action you are requesting, please review the chart below. If an "X" is found under the applicable requested action area, this item must be submitted in the quantity shown under the "Number of Submittals" column.

Once all of the applicable documents are prepared, please contact the Development Review Team (DRT) at (630) 420-6069 to schedule an appointment to submit the completed packet of information. Incomplete packets will not be accepted.

Required Documents	Number of Submittals	Requested Action						
		Subdivision	Conditional Use/ Conditional Use	PUD/Changes to a PUD	Subdivision Waiver/ Platted Setback Line	Annexation	Rezoning	Engineering Approval <sup>1</sup>
Application	12 copies	X	X	X	X	X		
Trust Disclosure	1 original, 1 copy	X	X	X	X	X		
Legal Description	1 copy (8.5" x 11") ✓	X	X	X	X	X		
Completed Exhibit	12 copies 2		X <sup>3</sup>	X <sup>3</sup>	X	X		
Site Plan	12 copies, 1 reduced copy ✓	X	X					
Subdivision Plat	12 copies, 1 reduced copy ✓	X			X			
Easements/ condos	12 copies, 1 reduced							
PUD Plat	12 copies, 1 reduced ✓			X				
Engineering Plans (Prelim or Final)	8 copies 2	X	X	X				X
Landscaping Plan	12 copies, 1 reduced ✓	X	X	X				X
Building Elevations <sup>2</sup>	6 copies, 1 reduced ✓	X	X	X		X		X
Photometric Plans	4 copies							X

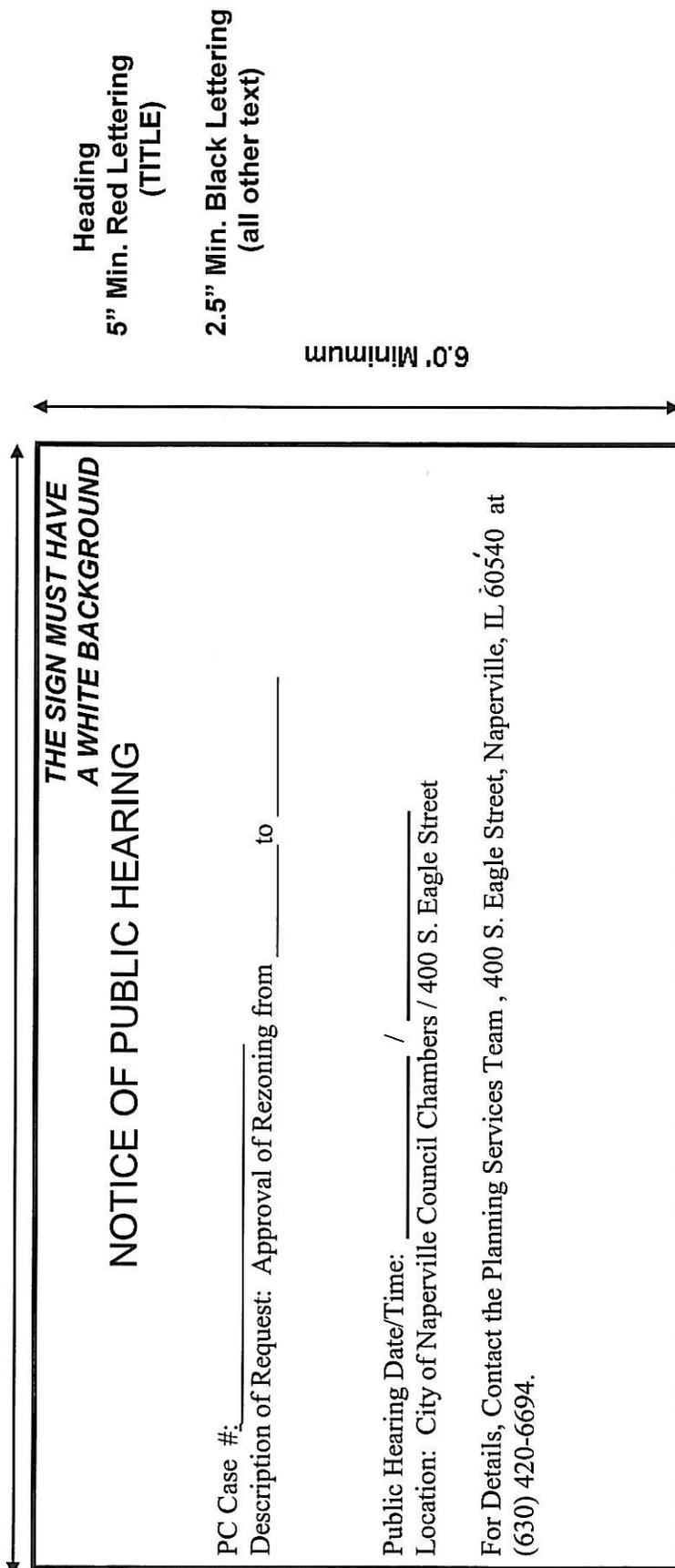
<sup>1</sup>For projects requiring engineering approval only, 8 copies of the landscaping plans and building elevations will be required (rather than what is as noted above)

<sup>2</sup>Applies to all developments other than single-family residential developments

<sup>3</sup>Exhibits are required for new conditional use/PUD applications and major changes to a conditional use/PUD only.

## Sample Sign (for properties in excess of 10 acres)

8.0' Minimum



The sign must be posted on the property not more than thirty (30) days and not less than fifteen (15) days in advance of the public hearing.

### NOTES:

This sheet is merely an example of the signage requirements. Refer to the details listed in this handout or Section 6-3-9:6 of the Municipal Code for additional details. Please coordinate with Planner or Project Manager assigned to the case for details on sign placement and number of signs to be posted on the property by calling (630) 420-6081 or (630) 420-6694.

**ATTACHMENT 3  
PAGE 2 OF 2**

**NOTICE OF PUBLIC MEETING**

PUBLIC NOTICE is hereby given to all persons interested that the applicant, Cynthia Swanson has filed with the Office of the City Clerk, 400 S. Eagle Street, Naperville, Illinois, a petition for a deviation to the 40' platted front setback line, under the provisions of Title 7 (Subdivision Regulations), Section 7-1-13 of the Naperville Municipal Code (as amended), for the property located at [insert address here] and legally described as:

**LEGAL DESCRIPTION**

[Insert Legal description, PIN#]

The Owners of the Property is [insert owner's name]. The petition and Legal Description are on file as City Council Case PST #[insert case number] and may be viewed in the Office of the City Clerk located at 400 S. Eagle Street, Naperville, Illinois (Naperville City Hall).

A public meeting will be held on said petition before the Naperville City Council in the Council Chambers, 400 S. Eagle Street, Naperville, Illinois, on [insert meeting date], at 7:00 p.m. at which time the City Council will hear the evidence presented on this matter and such other matters as may properly come before the City Council.

**Objections to, or support in favor of said application, may be offered verbally at the hearing or may be submitted in writing to and filed with the Office of the City Clerk, P.O. Box 3020, Naperville, Illinois, 60566-7020.**

Dated in Naperville this \_\_\_ day of \_\_\_\_\_, 20\_\_

Petitioner

By: \_\_\_\_\_

Information on this matter can be obtained from:

Ms. Pam LaFeber, Acting City Clerk  
City of Naperville  
400 S. Eagle Street  
Naperville, Illinois

ATTACHMENT 4

Public Notice Requirements Summary Table					
Application	Newspaper Notice (Drafted & Published by City Staff)	When	Mall Notice (drafted & published by petitioner after staff review)	When	Sign on Property (drafted and published by petitioner after staff review)
1 Sign Variance Sec. 5-4-20	Yes, in newspaper of general circulation	At least 15 days prior to hearing before Zoning Board of Appeals	No	NA	No
2 Landscape Variance Sec. 5-10-7	No	NA	Yes, notice of public meeting to abutting property owners, including those across the public ROW	At least 72 hours in advance of the meeting before the Plan Commission, the ZBA or the Landscape Variance Committee	No
3 Variance, Zoning Ordinance Sec. 6-3-9	City Clerk publishes notice in newspaper	At least once before the public hearing. Public hearing must be held within 60 days of filing of the completed application (ZBA or PC)	Yes, by the applicant, either by personal delivery or certified / registered mail sent to owners of record for all lots within 250 feet; Applicant files sworn affidavit with City Clerk	Written notices are mailed not more than 30 days nor less than 15 days in advance of the public hearing	Yes, by applicant for a continuous period of not more than 30 days and not less than 15 days in advance of the public hearing
4 Conditional Use (Including PUD) Sec. 6-3-9	City Clerk publishes notice in newspaper	At least once before the public hearing. Public hearing must be held within 60 days of filing of completed application (ZBA or PC)	Yes, by the applicant, either by personal delivery or certified / registered mail sent to owners of record for all lots lying within 250 feet; Applicant files sworn affidavit with City Clerk	Written notices are mailed not more than 30 days nor less than 15 days in advance of the public hearing	Yes, by applicant for a continuous period of not more than 30 days and not less than 15 days in advance of the public hearing
5 Major Change to Conditional Use Sec. 6-3-8 & 6-3-9	City Clerk publishes notice in newspaper	At least once before the public hearing	Yes, by the applicant sent to owners of record for all lots lying within 250 feet; applicant files sworn affidavit with City Clerk	Written notices are personally served or postmarked not more than 30 days nor less than 15 days in advance of the public hearing	Yes, by applicant for a continuous period of not more than 30 days and not less than 15 days in advance of the public hearing
6 Minor Change to Conditional Use Sec. 6-3-7 & 6-3-8	No	NA	Yes, notice of public meeting by the applicant sent to owners of record for all lots lying within 250 feet; applicant files sworn affidavit with City Clerk	Written notices are personally served or postmarked not more than 30 days nor less than 15 days in advance of the City Council Meeting	No

ATTACHMENT 4

7	<b>Zoning Title Text Amendment which adds a permitted use or a conditional use to a zoning district</b> Sec. 6-3-9:12.4	City Clerk publishes notice in newspaper	At least 3 times before the public hearing, with at least one publication not more than 30 days nor less than 15 days prior to the public hearing	No	NA	NA
8	<b>Zoning Title Text Amendment which eliminates a permitted use or a conditional use from a zoning district or imposes more stringent regulations in any zoning district</b> Sec. 6-3-9:12.5	City Clerk publishes notice in newspaper	At least 3x before the public hearing, with at least one publication not more than 30 days nor less than 15 days prior to the public hearing	City Clerk mails written notice to the owners of record for all lots or parcels within the zoning district affected by the proposed text amendment per records of the tax collector	Written notices are mailed not less than 10 days prior to the date of the public hearing before Plan Commission	NA
9	<b>City Initiated Map Amendments</b> Sec. 6-3-9:12	City Clerk publishes notice in newspaper	At least 3x before the public hearing, with at least one publication not more than 30 days nor less than 15 days prior to the public hearing	City Clerk mails written notice to the owners of record for all lots or parcels within the zoning district affected by the proposed map amendment	Written notices are mailed not less than 10 days prior to the date of the public hearing before Plan Commission	No, but City has voluntarily posted in the past. This should be considered.
10	<b>Small Subdivision - Preliminary Plat (5 Acres or Less or No More Than 5 Lots)</b> Sec. 7-2-3:8.2	No	NA	Yes, notice of public meeting by the property owner, sent to owners of record for all lots or parcels lying within 250 feet; applicant files sworn affidavit with City Clerk. City staff prepares letters to contiguous property owners and mail via regular and certified mail if resubdivision will result in their lot becoming nonconforming.	Written notices are personally served or mailed first class not more than 30 days nor less than 15 days in advance of the public hearing	Applicant posts notice of public hearing on a sign on the property not more than 30 days nor less than 15 days in advance of the public hearing
11	<b>Small Subdivision - Final Plat (5 Acres or Less)</b> Sec. 7-2-4: 1.2 <b>NOT APPLICABLE TO ADMIN RESUB</b>	No	NA	Yes, by the property owner, sent to owners of record for all lots or parcels lying within 250 feet; applicant files sworn affidavit with City Clerk	Written notices are personally delivered or mailed first class not more than 30 days nor less than 15 days in advance of the City Council Meeting	Applicant posts notice of public hearing on a sign on the property not more than 30 days nor less than 15 days in advance of the public hearing

12	<b>Subdivision - Greater than 5 Acres, but no more than 10 Acres</b> Sec. 7-2-4:1.5	No	NA	No. Notice is via the posted agendas for the Plan Commission and City Council.	Notice is provided via agenda item listing for Plan Commission and City Council.	Applicant posts notice of public meeting on a sign on the property not more than 30 days nor less than 15 days in advance of the public hearing.
13	<b>Subdivision - More than 10 acres</b>	No	NA	No. Notice is via the posted agendas for the Plan Commission and City Council.	Notice is provided via agenda item listing for Plan Commission and City Council.	No
14	<b>Major Change to PUD or minor change referred to the Plan Commission</b> Sec. 6-4-6:5 & 6-4-4:2.3	No	NA	Yes, either personally delivered or mailed via registered or certified mail by the applicant to owners of record for all lots lying within 250 feet; applicant files sworn affidavit with City Clerk	Not less than 15 days prior to the Plan Commission Meeting	No
15	<b>Minor Change to PUD (considered through administrative adjustment)</b> Sec. 6-4-6:6	No	NA	Yes, notice of administrative adjustment by the applicant sent to owners of record for all lots lying within 250 feet; applicant files sworn affidavit with City Clerk. Notice should inform owners of pending administrative adjustment and provide an opportunity to comment.	The period for submitting comments on the proposed administrative change to PUD shall be no less than 15 days from mailing of the notice	No
16	<b>Preliminary PUD Plat</b> Sec. 6-4-4	City Clerk publishes notice in newspaper	At least once before the public hearing not less than 15 days prior to the City Council Meeting	Yes, by the applicant via personal delivery or certified / registered mail sent to owners of record for all lots lying within 250 feet; applicant files sworn affidavit with City Clerk	Not less than 15 days prior to the Plan Commission Meeting	No
17	<b>Annexation Case to Plan Commission with Rezoning, Conditional Use OR Variance Request</b> Sec. 6-3-7, 6-3-9	Yes, in newspaper of general circulation	Regarding the rezoning/conditional use and/or variance - one time not more than 30 days nor less than 15 days before the Plan Commission public hearing. As a matter of practice notification should reflect that it is associated with proposed annexation.	Applicant must give notice to owners of record within 250 feet. Said notice may be delivered personally or via certified or registered mail; applicant files sworn affidavit with City Clerk	Written notices mailed by applicant should be sent not more than 30 days nor less than 15 days in advance of the public hearing with the Plan Commission	Applicant posts notice of public hearing on a sign on the property not more than 30 days nor less than 15 days prior to Plan Commission public hearing.

18	<p><b>Annexation Agreement, Annexation zoning and/or conditional use or variance request to <u>City Council</u></b></p>	<p>Yes, in newspaper of general circulation</p>	<p>Once regarding the annexation agreement not more than 30 days nor less than 15 days prior to the City Council Meeting (65 ILCS 5/11-15.1-3)</p>	<p>City Clerk must give notice of proposed annexation to Trustees of Fire Protection District, affected Public Library District, affected Township, and Commission of Highways.</p>	<p>Notice to districts mailed by certified / registered mail by the City Clerk not less than 10 days prior to the City Council Meeting. (65 ILCS 5/7 1-1)</p>	<p>No</p>
19	<p><b>Vacation of Streets and Alleys</b> 65 ILCS 5/11-51-1</p>	<p>Yes, in newspaper of general circulation</p>	<p>At least one time 15 days prior to hearing before City Council</p>	<p>No</p>	<p>NA</p>	<p>No</p>

ATTACHMENT 5

SAMPLE AFFIDAVIT

AFFIDAVIT

Re: (NAME OF CASE)  
Plan Commission Case No.: \_\_\_\_\_

The undersigned, being first duly sworn on oath, deposes and says that the attached notice, marked Exhibit A and made a part hereof, has been, in accordance with the procedures of the City of Naperville, served by certified mail, return receipt requested, or hand-delivered to all persons listed in Exhibit B attached hereto and made a part hereof. Said mailings being post marked *[enter date of posting]*, which is between fifteen and thirty days prior to the meeting date of *[enter meeting date]*, are to the best of the Affiant's knowledge, a true and complete list containing the names of all the persons to whom the current real estate tax bills are sent of those premises lying within 250 feet in all directions of the property lines of the premises for which the application has been made.

Further, Affiant says that a sign setting forth notice of the application and the meeting date was posted on said premises by *[enter date of posting]*, which is between fifteen and thirty days prior to the meeting date of *[enter meeting date]*, all in accordance with the procedures of the City of Naperville. *(If no sign is required, delete this paragraph.)*

Further, this Affiant sayeth not.

*[Type Name of Applicant or Attorney Filing the Affidavit]*

By: \_\_\_\_\_

**SUBSCRIBED and SWORN to before me**

This *[enter date]* day of *[enter month]*, *[enter year]*

\_\_\_\_\_

Notary Public

*[Affix Seal]*

ATTACHMENT 5

**ATTACHMENT 6**  
**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. Applicant: SUSAN Schwark  
Address: 1964 Springbrook Square Dr., Ste 108  
NAPERVILLE, IL 60564

2. Nature of Benefit sought: \_\_\_\_\_

3. Nature of Applicant (Please check one):

- a. Natural Person
- b. Corporation
- c. Land Trust/ Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

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

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, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. Bob Bushnell
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

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

Bob Bushnell  
1964 Springbrook Sq Dr #108

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

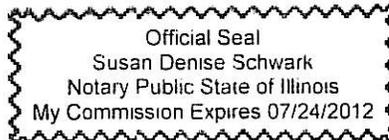
**VERIFICATION**

I, Bob Bushnell, 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 17 day of December, 2002.

Susan Denise Schwark  
Notary Public



ATTACHMENT 7

**FREQUENTLY ASKED QUESTIONS**

**Where can I obtain a deed history of my property?**

The county register of deeds will have deed history information available.

DuPage County Recorder's Office  
421 N. County Farm Road  
Wheaton, IL 60187  
630-682-7200

Will County Recorder's Office  
302 North Chicago Street  
Joliet, IL 60432  
815-740-4637

**How can I obtain a new plat of survey?**

Hire a surveyor. The city does not provide this service, nor does the city recommend particular surveyors. To find a surveyor consult your area telephone / internet directory.

**How do I determine the zoning of my property and adjacent properties?**

To confirm this information visit the Planning and Zoning View Available on-line at [www.naperville.il.us](http://www.naperville.il.us) and select PLANNING AND ZONING from menu at left. Then select PLANNING AND ZONING VIEWER from the menu at right.

**Where can I find address information for properties within 250 feet?**

This information is available from the township offices. To determine what township your property is located within, please contact the Planner of the Day at 630-420-6694. Contact information for the township offices is provided below:

DuPage Township  
241 Canterbury Lane, Bolingbrook  
(630) 759-1317

Lisle Township  
4711 Indiana Avenue, Lisle  
630-968-2087

Naperville Township  
139 Water Street, Naperville  
(630) 355-2786

ATTACHMENT 7

JUL 11 2009

**BUSHNELL BUILDERS & DEVELOPERS**  
1964 SPRINGBROOK SQUARE DRIVE, SUITE 108  
NAPERVILLE, IL 60564  
(630) 375-6200

OXFORD BANK & TRUST  
70-1127-719

12/14/09

PAY TO THE ORDER OF  
*City of Naperville*  
*- Eighty dollars 00/100*

\$ *80.00*

DOLLARS

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO *Lot 1 SB / Publication Fee*

⑈0⑆0⑆4⑆5⑈ ⑆07⑆9⑆1⑆270⑆ ⑈020384880⑆⑈

10146

**BUSHNELL BUILDERS & DEVELOPERS**  
1964 SPRINGBROOK SQUARE DRIVE, SUITE 108  
NAPERVILLE, IL 60564  
(630) 375-6200

OXFORD BANK & TRUST  
70-1127-719

12/14/09

PAY TO THE ORDER OF  
*City of Naperville*  
*- Two hundred and thirty 00/100*

\$ *230.00*

DOLLARS

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO *Lot 1 SB / Pub Fee*

⑈0⑆0⑆4⑆6⑈ ⑆07⑆9⑆1⑆270⑆ ⑈020384880⑆⑈

**CYBERDRIVEILLINOIS**
**JESSE WHITE**  
 SECRETARY OF STATE
[SERVICES](#)[PROGRAMS](#)[PRESS](#)[PUBLICATIONS](#)[DEPARTMENTS](#)[CONTACT](#)

## LLC FILE DETAIL REPORT

Entity Name	BUSHNELL LAND DEVELOPMENT, LLC	File Number	01549448
Status	ACTIVE	On	05/28/2009
Entity Type	LLC	Type of LLC	Domestic
File Date	06/21/2005	Jurisdiction	IL
Agent Name	KEVIN M. GENSLER	Agent Change Date	06/21/2005
Agent Street Address	123 WATER ST.	Principal Office	1984 SPRINGBROOK SQ DR UNIT 108 NAPERVILLE, IL 60564
Agent City	NAPERVILLE	Management Type	MBR <a href="#">View</a>
Agent Zip	60540	Duration	PERPETUAL
Annual Report Filing Date	05/28/2009	For Year	2009
Series Name	NOT AUTHORIZED TO ESTABLISH SERIES		

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### LLC MEMBERS

<b>Entity Name</b>	BUSHNELL LAND DEVELOPMENT, LLC	<b>File Number</b>	01549448
--------------------	--------------------------------	--------------------	----------

<b>Name</b>	<b>Address</b>
BUSHNELL, RODNEY	1964 SPRINGBROOK SQ DR UNIT108, NAPERVILLE, IL - 60564

**Close**

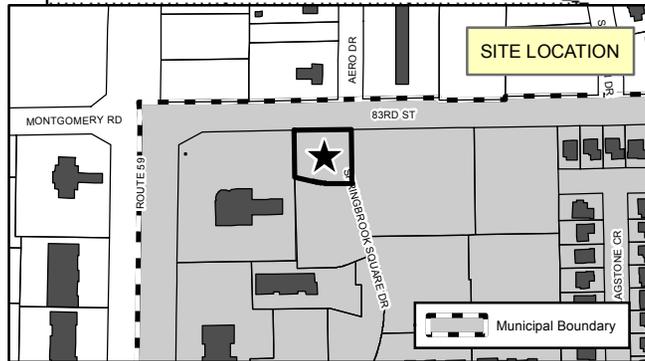
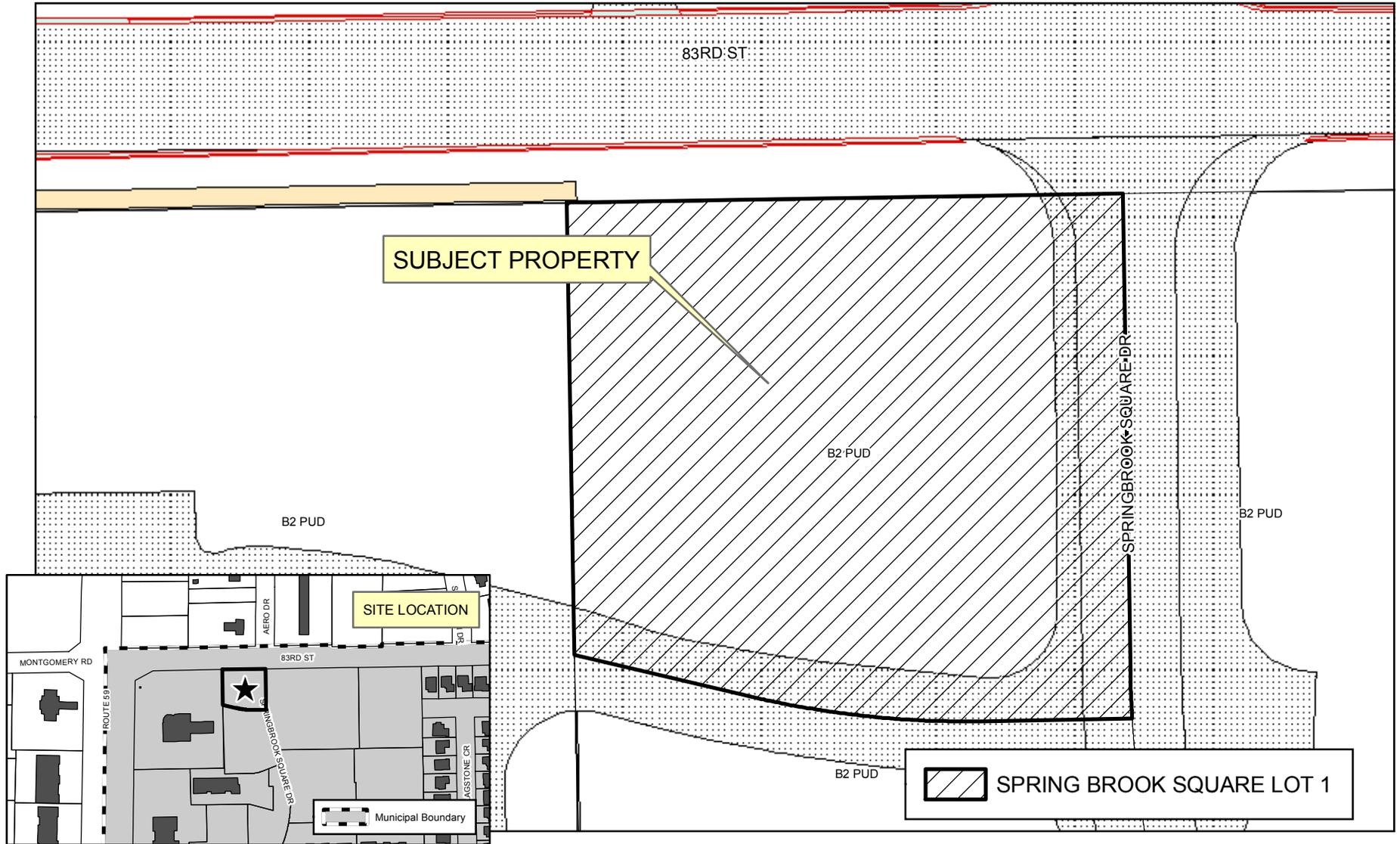
[BACK TO CYBERDRIVEILLINOIS.COM HOME PAGE](#)

LOT 1 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-8  
(ALL INCLUSIVE) IN GIASE CENTER – PHASE II, OF PART OF THE  
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN  
DUPAGE COUNTY, ILLINOIS.

37-039-002-007

1903 Springbrook Sq. OR

# City of Naperville SPRINGBROOK SQUARE LOT 1

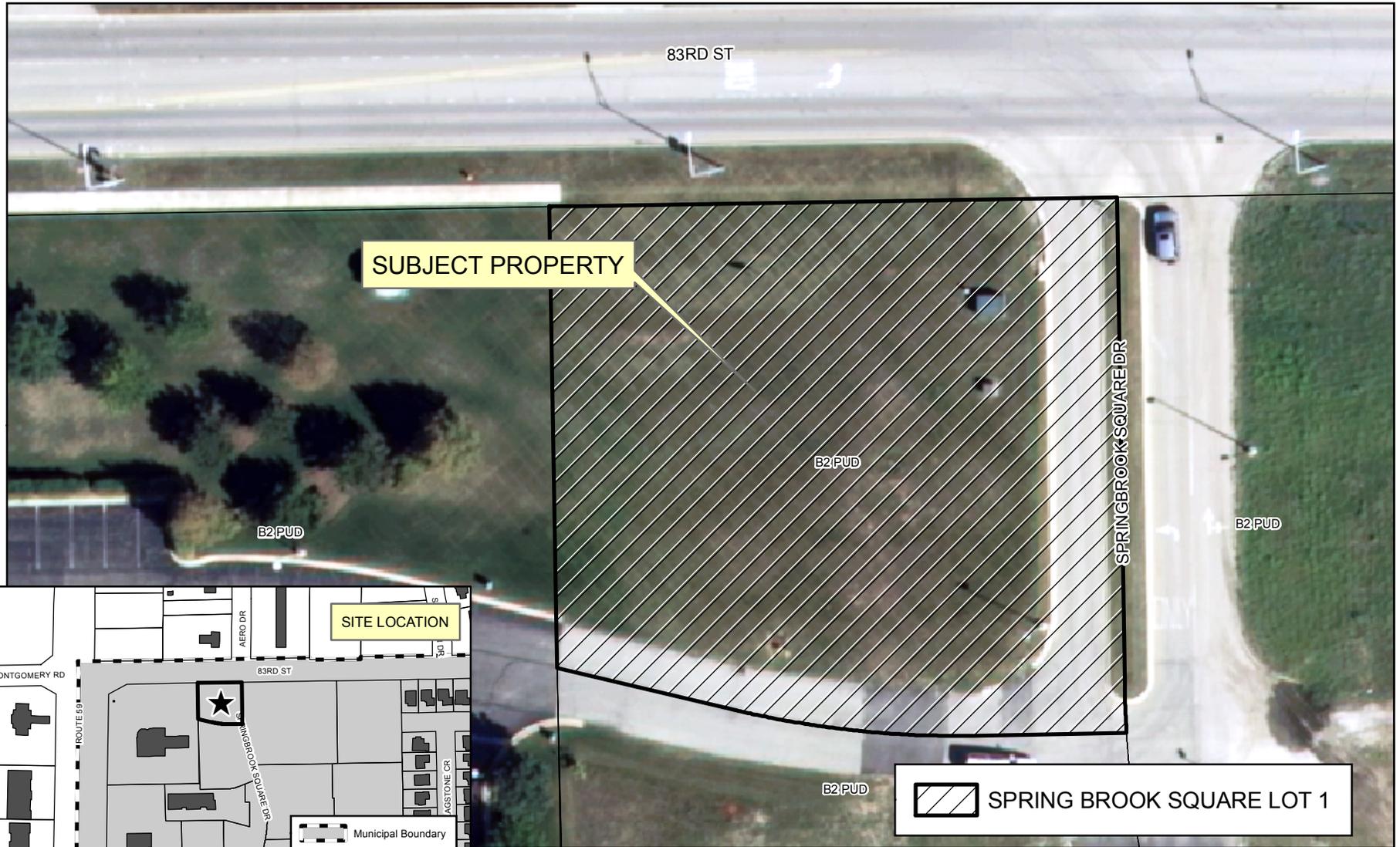


Transportation, Engineering and  
Development Business Group  
Questions Contact (630) 420-6694  
www.naperville.il.us  
December 2009



This map should be used for reference only.  
The data is subject to change without notice.  
City of Naperville assumes no liability in the use  
or application of the data. Reproduction or redistribution is  
forbidden without expressed written consent from the City of Naperville.

City of Naperville  
**SPRINGBROOK SQUARE LOT 1**



Transportation, Engineering and  
 Development Business Group  
 Questions Contact (630) 420-6694  
 www.naperville.il.us  
 December 2009



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**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**

ELEVATION	SYMBOL	DESCRIPTION
CS-1	[Symbol]	SMOOTH SAWHAY STONE #3 - SMOOTH
FB-1	[Symbol]	CORPSENTONE UNFINISHED
MT-1	[Symbol]	ALUMINUM - COLOR MEDIUM BRONZE
ERS-1	[Symbol]	EXTERIOR STONE - #113 MARBLE WHITE
PR-1	[Symbol]	EXTERIOR PAINT - PEBBLE FINISH
PR-2	[Symbol]	EXTERIOR PAINT - COLOR TO MATCH MT-2 BY ARCH.
PR-3	[Symbol]	EXTERIOR PAINT - COLOR TO BE SELECTED BY ARCH.
MT-2	[Symbol]	WOOD PANELING - COLOR TO MATCH MT-2 BY ARCH.
MT-3	[Symbol]	WOOD PANELING - COLOR TO BE SELECTED BY ARCH.

**SYMBOLS LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE/PAVING
[Symbol]	STONE
[Symbol]	BRICK
[Symbol]	GLAZING
[Symbol]	GLASS
[Symbol]	GLASS BLOCK
[Symbol]	GLASS CURTAIN WALL
[Symbol]	GLASS PARTITION
[Symbol]	GLASS DOOR
[Symbol]	GLASS WINDOW
[Symbol]	GLASS SKYLIGHT
[Symbol]	GLASS ROOF
[Symbol]	GLASS BALCONY
[Symbol]	GLASS PORCH
[Symbol]	GLASS TERRACE
[Symbol]	GLASS STAIR
[Symbol]	GLASS ELEVATOR
[Symbol]	GLASS RAMP
[Symbol]	GLASS SIGN
[Symbol]	GLASS LETTER
[Symbol]	GLASS PANEL
[Symbol]	GLASS CURTAIN WALL
[Symbol]	GLASS PARTITION
[Symbol]	GLASS DOOR
[Symbol]	GLASS WINDOW
[Symbol]	GLASS SKYLIGHT
[Symbol]	GLASS ROOF
[Symbol]	GLASS BALCONY
[Symbol]	GLASS PORCH
[Symbol]	GLASS TERRACE
[Symbol]	GLASS STAIR
[Symbol]	GLASS ELEVATOR
[Symbol]	GLASS RAMP
[Symbol]	GLASS SIGN
[Symbol]	GLASS LETTER
[Symbol]	GLASS PANEL

**FRONT ELEVATION CALLOUTS:**

- PROVIDE 1/2" AIR AND WATER SHIELD TO 3'-0" BEYOND INTERIOR FACE OF EXISTING CENTER ROOFING
- NEW SPINDLING SCAM EXISTING CENTER ROOFING
- 1X12 WOOD CORNICE BOARD
- TOP OF FLOOR SLAB ELEV. = 100'-0"
- POURED CONCRETE FOUNDATION WALL AND FOOTING
- ELEV. = +136'-1"

**REAR ELEVATION CALLOUTS:**

- FRANCE EXHAUST GATE REMOVED FROM ON WALL UNDER PRESS AIR INTAKE FOR PUMPAGE MOUNTED HIGH ON WALL UNDER FRAM BOARD
- METAL SPINDLING SCAM EXISTING CENTER ROOFING
- PROVIDE 1/2" AIR AND WATER SHIELD TO 3'-0" BEYOND INTERIOR FACE OF EXISTING CENTER ROOFING
- TOP OF WINDOW HEAD ELEV. = +112'-7"
- NEW SPINDLER EXISTING CENTER ROOFING
- UTILITY BRICK VENEER CAST STONE OPENING
- CAST STONE
- TOP OF FLOOR SLAB ELEV. = 100'-0"
- POURED CONCRETE FOUNDATION WALL AND FOOTING
- ELEV. = 136'-1"

**REAR ELEVATION CALLOUTS (continued):**

- FRANCE EXHAUST GATE REMOVED FROM ON WALL UNDER PRESS AIR INTAKE FOR PUMPAGE MOUNTED HIGH ON WALL UNDER FRAM BOARD
- METAL SPINDLING SCAM EXISTING CENTER ROOFING
- PROVIDE 1/2" AIR AND WATER SHIELD TO 3'-0" BEYOND INTERIOR FACE OF EXISTING CENTER ROOFING
- TOP OF WINDOW HEAD ELEV. = +112'-7"
- NEW SPINDLER EXISTING CENTER ROOFING
- UTILITY BRICK VENEER CAST STONE OPENING
- CAST STONE
- TOP OF FLOOR SLAB ELEV. = 100'-0"
- POURED CONCRETE FOUNDATION WALL AND FOOTING
- ELEV. = 136'-1"

