



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
02/04/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. January 20, 2010 Final 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

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.

Official Notice: Published Naperville Sun Sunday January 17, 2010

2. PC Case # 09-1-191 Park's Edge Subdivision
Petitioner: EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654
Location: Unincorporated DuPage County, the subject property consists of five lots located on the north side of Plank Road, between Milton Drive and Spring Hill Circle (west of Naper Boulevard), totaling approximately 3.14 acres.
Official Notice: Published in the Naperville Sun on Sunday January 17, 2010

AGENDA
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- E. Reports and Recommendations**
- 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. Every effort will be made to allow for meeting participation.

MINUTES
NAPERVILLE PLAN COMMISSION
January 20, 2010 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order		<u>Time:</u> (7:00pm)	
A. Roll Call 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
Student Members:		Thomas Stancey Kelsey Stimple	X X
	*Chairman Brown Abstained Due to Conflict of Interest in PC Case 09-1-186		
Staff Present:	Community Planner – Amy Emery Project Engineer – Andy Hynes Project Assistant – Dina Hagen		
B. Approve Minutes 1/6/2009	Motion to approve by: Trowbridge Seconded by: Herzog		Approved (8 to 0)
C. Old Business	None		
D. Public Hearings			
PC 09-1-186 204-226 W. Van Buren	Petitioner: Simper Fi Properties, LLC, 204 W. Van Buren Avenue, Naperville, Illinois 60540 Location: Southwest corner of Van Buren and Webster Request: The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned Transitional Use (TU) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building. (Published in the Naperville Wednesday, December 30, 2009)		
	Staff Presentation: Community Planner Amy Emery presented an overview of the case noting: <ul style="list-style-type: none"> • Staff continues to work with the petitioner to finalize the landscape plan. It is hoped that tree species can be selected that will eliminate the need for the required variance to reduce the number of parkway trees. • The variance requested for the required rear setback is for the accommodation of screening wall around the electric transformer. This wall compliments the building façade in its design and material. The building itself is fully 		

	<p>compliant with the city's rear setback requirements.</p> <ul style="list-style-type: none"> • The variance requested for the reduction in lot area is to allow for 24-units to be built on the property. 12-units are allowed by the TU zoning. • Several letters of support for the project have been received since the agenda was distributed. Copies of all correspondence were provided on the dias for Plan Commission consideration. 	
	<p>Petitioners Presentation: Attorney Russ Whitaker of Rosanova & Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) representing the petitioner gave an overview of the proposed project. During his presentation he noted:</p> <ul style="list-style-type: none"> • The project is one building but has three (3) segments that can be developed in three (3) separate phases. • Special attention has been focused on outdoor living spaces with a central courtyard and a roof plan which includes private rooftop decks as well as common roof top areas. • A traffic study for the project resulted in five (5) additional vehicles during peak hours, which is a three percent (3%) increase of traffic. • Proposed Webster and Van Buren streetscape improvements are consistent with the Downtown Comprehensive Plan. • Although the Downtown Comprehensive Plan recommends only residential use in the project area; the TU zoning district allows for multi-family mixed use between downtown commercial areas adjoining residential neighborhoods. As such, the site could be developed with first floor office uses and upper story retail. • The developer is seeking a lot area variance in order to maintain a completely residential project that would offer 2,500 square foot units, consistent with their market study completed for the project, instead of larger residential units with commercial space in the lower level of the building. • Prior to the Plan Commission Public Hearing, the developer has reached out to neighboring property owners as well as other interested citizens. Meetings were also held with School District 203 and Naperville Park District representatives. Feedback received has been positive. • Developer is also participating in upcoming meetings with the Downtown Advisory Commission as discussions are held relative to the update of the Downtown Comprehensive Plan. <p>Chuck Bokar (204 W. Van Buren), owner and developer of the subject property, conveyed his vision for the site as a means of sharing the unique lifestyle and amenities available to those who live in downtown Naperville. Mr. Bokar currently lives on the property and will live in the proposed development. It is his experience as a Downtown Naperville resident that motivated him to pursue this project.</p>	

	<p>Public Testimony: The following individuals provided testimony:</p> <ul style="list-style-type: none"> • Paul Junkroski, 180 W. Benton Ave., Unit 304, Naperville • Sid Scott, 117 S. Eagle Street, Naperville • Michael Boomgarden, 308 Big Rail Drive, Naperville • Rick Hitchcock, 1130 Omaha Court, Naperville (Owner of 221 & 225 W. Jefferson Ave) • Kathy Benson, 51 Forest Avenue, Naperville • Michelle Zajac, 221 W. Benton Avenue, Naperville <p>Notable comments included:</p> <ul style="list-style-type: none"> • Compliments about the architectural design and the opinion that the project will fit well within Downtown Naperville and add to the draw of the downtown • Positive effect of the proposal on the tax rolls • Opinion that the proposal meets the intent of the TU zoning and offers a transition between the downtown core and outlying residential area • Support for the access being restricted to Webster to limit traffic impact on negative Van Buren Avenue and Eagle Street • Questions about how the project will impact existing infrastructure • Questions about the plans for phasing of the construction and how that will translate on the landscape • Concern about the height of the building being intrusive to the surrounding residential homes • Concern about the extent of the density variance required • Concerns about how notification was completed for the meetings facilitated by the developer 	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Commissioners Meschino and Gustin asked for a definition of TU and questioned the intent of the TU zoning as it pertained to the Downtown Comprehensive Plan. • Commissioner Edmonds inquired as to staff’s position on the requested lot area variance. Ms. Emery stated that residential use is appropriate for the site and that although the size of the building complies with all TU setback requirements, staff believes the building footprint and scale is more similar to development in the Downtown Core. Staff has suggested the applicant petition for B5 zoning which would eliminate the need for the requested variance. • Commissioner Meschino asked if any economic review was done by city staff. Ms. Emery stated that staff’s purview would be the use of the land as guided by the Downtown Plan. Attorney Whitaker stated that a market study had been. 	

	<ul style="list-style-type: none">• Commissioner Meyer sought information about the building height. Attorney Whitaker responded that the height to the roof deck is at 40-feet and the cornice is three-foot two-inches (3'2") for a total of 43-feet 2-inches. The height of the elevator shaft is 50 feet. The code allows cornice and elevator shafts to extend above the roof deck height.• Commissioner Edmonds and Meyer sought clarification about the parkway tree landscape variance. Ms. Emery indicated the petitioner is requesting to reduce the spacing of the parkway trees from the code standard of every 40-feet to every 20-feet. The City Forester has suggested that the spacing remain at 40-feet and up to half of the proposed parkway trees be omitted. The petitioner is working with the City Forrester to select species that will accommodate the desired spacing without reducing the number of trees. Geoff Roehll of Hitchcock Design (221 W. Jefferson Avenue, Naperville, Illinois 60540) also commented that due to the setback requirements for site distances from the intersection of Van Buren and Webster, reducing the spacing between trees is necessary and the landscaping is designed to avoid encroachment while keeping the maximum amount of trees.• Commissioner Meschino received confirmation from Attorney Whitaker that that the underground stormwater management will meet city code and county requirements as well as approval through a review process by city engineers.• Commissioner Gustin received confirmation from staff that the available parking exceeds the required spaces of two (2) per unit. She noted that she would like to see some "green incentives" with regard to the rooftop decks as well as lighting guidelines.• Commissioner Edmonds requested additional information regarding the aforementioned market study. Rob Getz of V3 Companies (7325 Jane Avenue, Woodridge, Illinois 60517) indicated that a study of demographics, market comparables, economics and social issues was completed. A focus group study was also done with area realtors to help determine what the Naperville market group is looking for.• Commissioner Herzog inquired of the study results with respect to the marketability of ground floor units. Mr. Getz responded that the first floor units have been designed to be	
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	<p>a half story above the sidewalk level to maintain privacy.</p> <ul style="list-style-type: none"> • Commissioner Herzog questioned the access of the building if it were to be built in three (3) segments as well how rooftop access was to be obtained. He expressed concern about the height, visibility and style of roof access structures. <p>Architect Brian Kidd of Pappageorgehaymes Partners (814 N. Franklin Street Chicago, Illinois 60654) stated that while the unit designs have not been completed, the intent for the optional rooftop decks would be to push the access to the interior of the project to provide less visibility from the street.</p> <p>Attorney Whitaker added that any structure providing rooftop access would comply with height requirements as well as any screening requirements for rooftop structures.</p> <ul style="list-style-type: none"> • Commissioner Meyer inquired as to any requirements for lighting on the rooftop decks. Ms. Emery indicated that the city code standards for photometrics would be applicable. Attorney Whitaker added that the development would meet all photometric requirements. • Commissioner Meyer also indicated a desire to see any marketing renderings of the rooftop decks to get a better idea of what to expect of the usage. • Commissioner Sterlin inquired whether or not the developer would consider adding elevators for roof access in lieu walkup structures. Mr. Kidd responded that the concept was to provide private access from the individual units for the residents. • Commissioner Herzog requested that the petitioner submit revised renderings of the rooftop structures showing an effort to cluster them together and making them architecturally similar looking to an elevator bank. • Commissioner Edmonds inquired as to the monitoring of the project with respect to the building stages. Ms. Emery indicated that the standard is based on the City’s Design Guidelines to assure a four (4) sided building with completed landscaping; adding that requirements would need to met with regards to the city’s infrastructure as well. • Commissioner Trowbridge received assurance that a phased building approach would require compliance with the City’s teardown requirements and regulations. • Commissioner Messer questioned the attendance of the 	
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	<p>public at the other meetings facilitated by the developer before the Public Hearing. Attorney Whitaker responded that one (1) person attended the resident meeting.</p> <ul style="list-style-type: none"> • Commissioner Messer also stated that he would like to see a comparison of nearby heights from the rooftop deck and parapets as well as FAR calculations. Ms. Emery clarified that the requested comparison for height would include the height of the roof deck, the parapet and the distinction between both. She informed the commission that there are no FAR requirements in the TU and residential districts. 	
	<p>Vice Chair Edmonds upon commission consensus continued the meeting to February 17, 2010 with a request for the following deliverables:</p> <ul style="list-style-type: none"> • Market Study • Traffic Study • Revised rooftop renderings showing roof access • FAR calculations • Comparison of nearby building heights (to roof deck and parapet) • Clarifications of the photometric standards 	
E. Reports	None	
F. Correspondence	None	
G. New Business	None	
H. Adjournment	<p><u>Motion to Adjourn:</u> Motion by: Trowbridge Seconded by: Herzog</p> <p style="text-align: right;">Time: 9:03pm</p>	<p>Approved (8 to 0)</p>



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-71 **AGENDA DATE:** 2/4/2010
SUBJECT: Naper Boulevard PAS 15I
 Petitioner: City of Naperville, Department of Public Utilities, 400 S.
 Eagle Street, Naperville, IL 60540

LOCATION: 6S564 Naper Boulevard

Correspondence New Business Old Business Public Hearing

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 .

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

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

February 4, 2010

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

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

- 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

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

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

N/A

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.

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

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

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 15I
City Project No.: 09-10000071

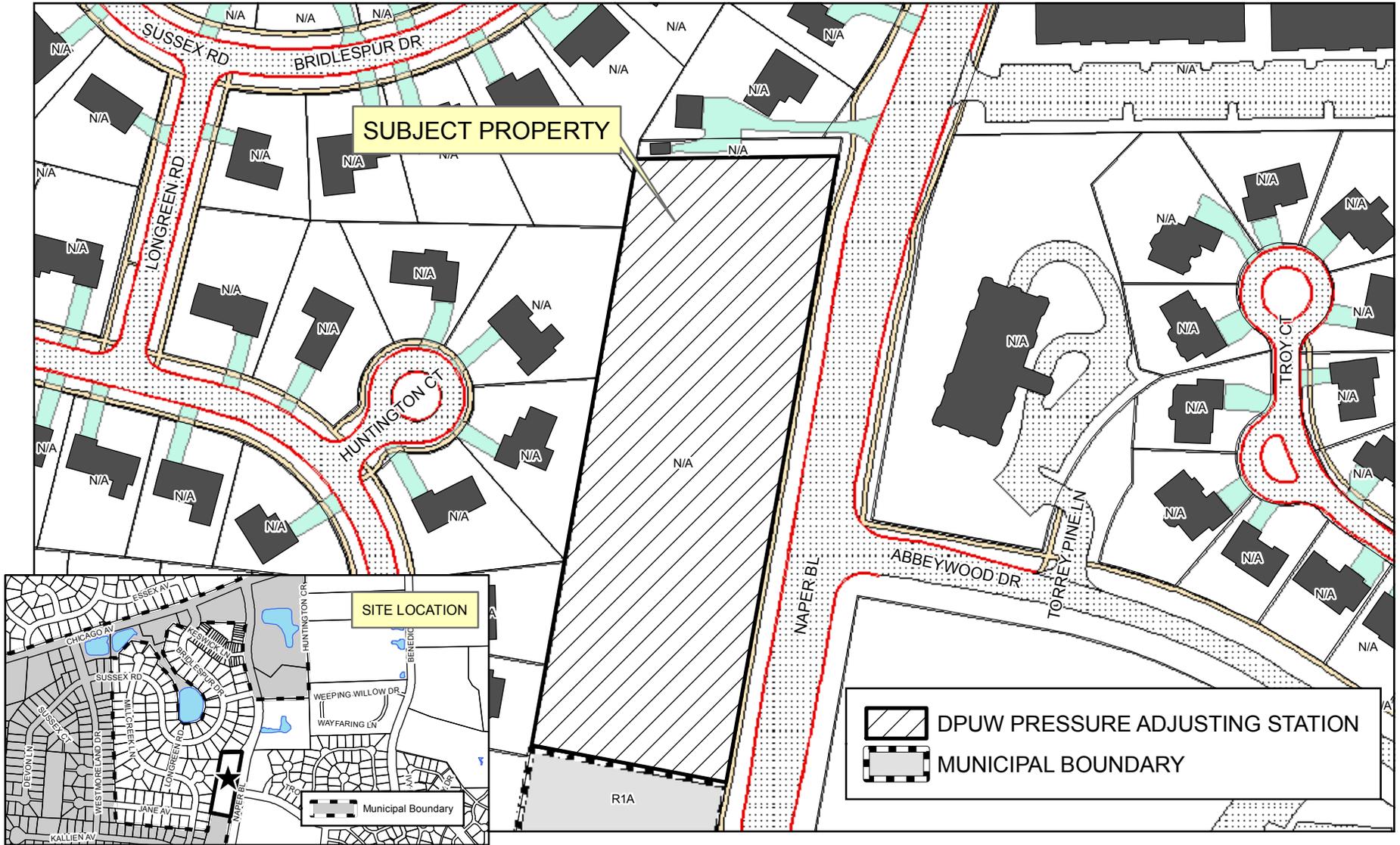
LEGAL DESCRIPTION OF LAND HEREBY ANNEXED

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:

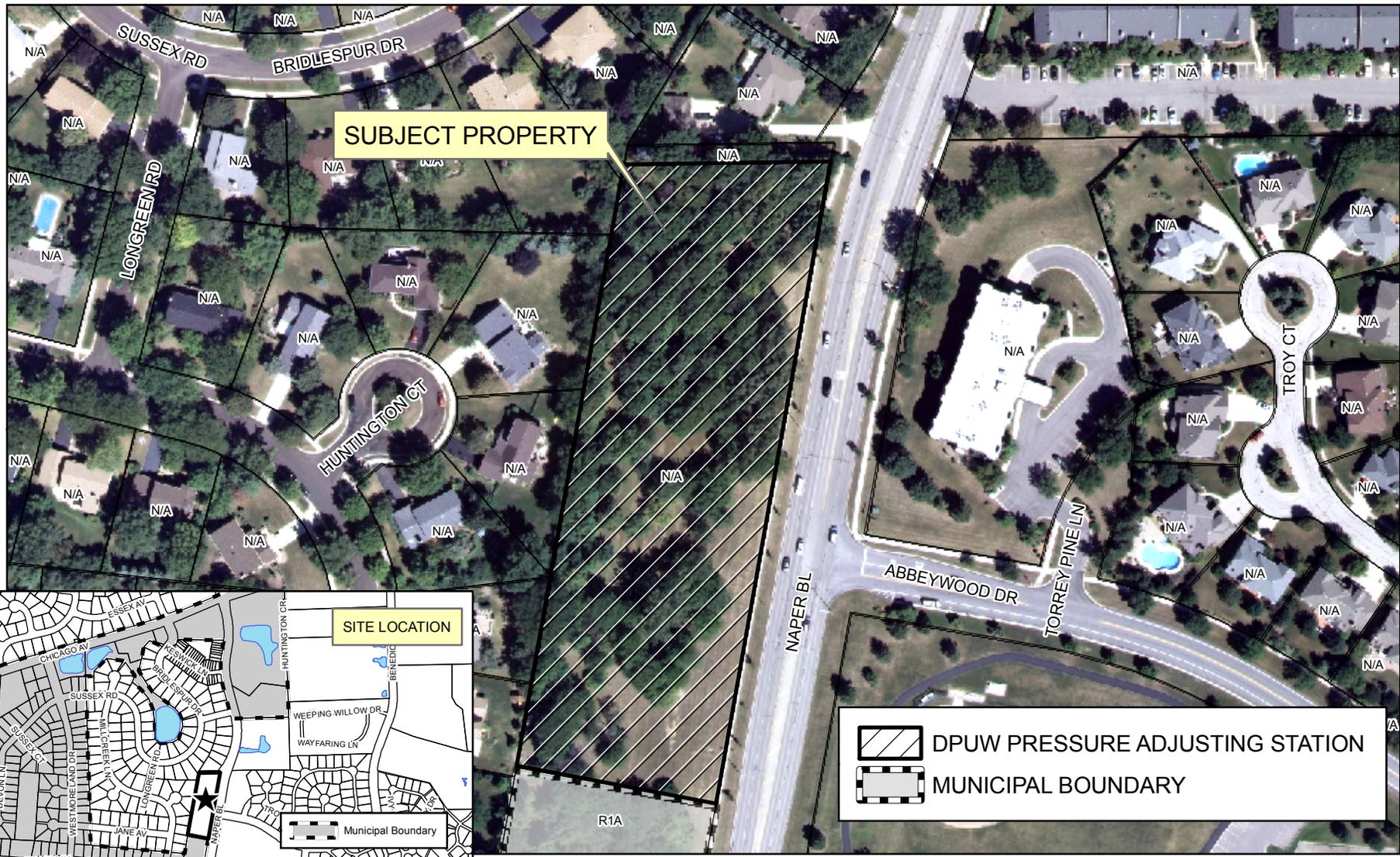
BEGINNING AT THE SOUTHWEST CORNER OF LOT 69, AS MONUMENTED AND OCCUPIED, OF HUNTINGTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1969, AS DOCUMENT NO. R69-25112; THENCE ON AN ASSUMED BEARING OF SOUTH 12°-02'-33" WEST ALONG THE EASTERLY LINE OF SAID HUNTINGTON SUBDIVISION, 640.19 FEET; 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



City of Naperville DPUW PRESSURE ADJUSTING STATION



FINAL - Plan Commission - 2/4/2011



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.

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

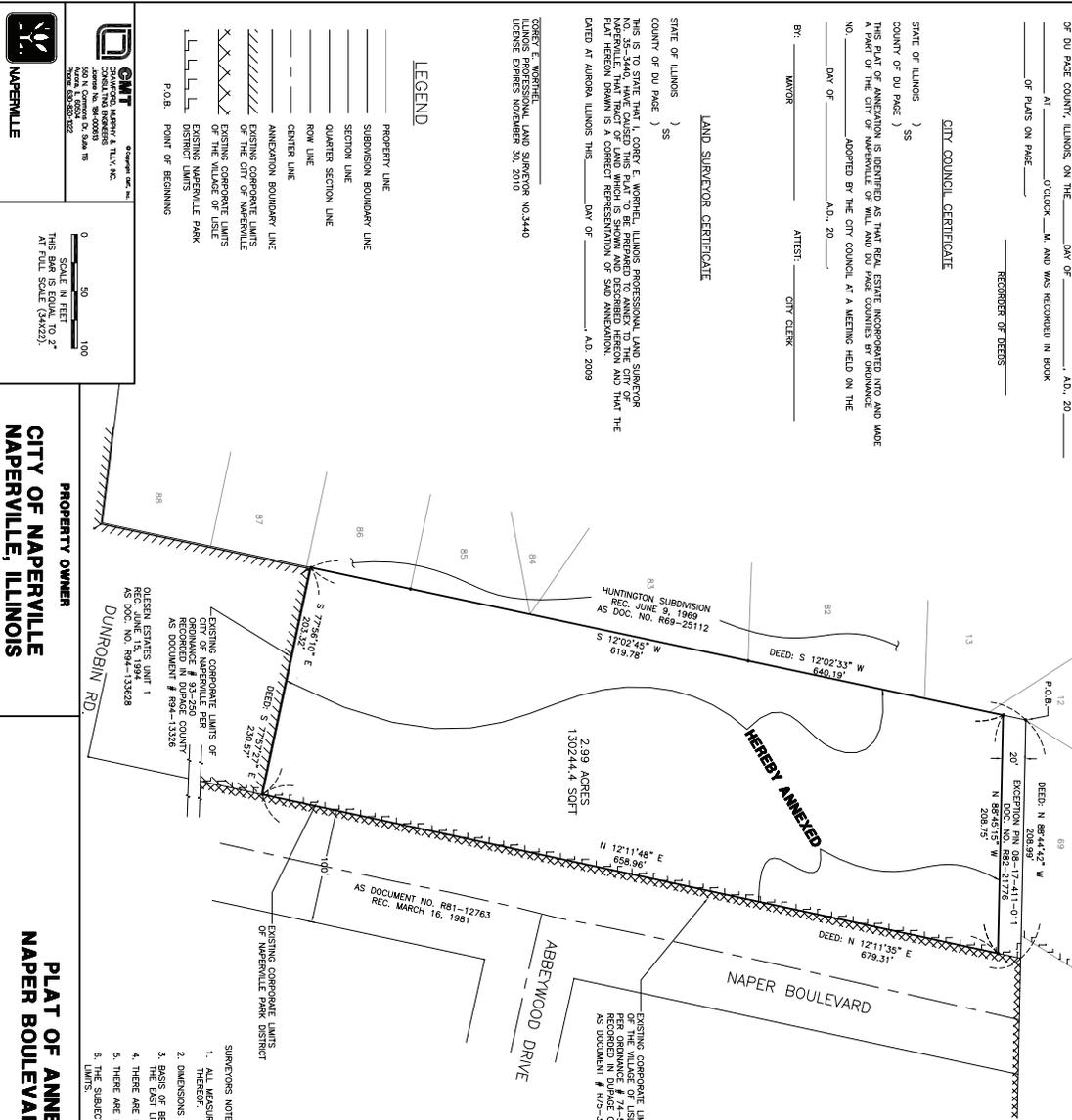
STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE
 A PART OF THE CITY OF NAPERVILLE OF WILL AND DU PAGE COUNTIES BY ORDINANCE
 NO. _____ ADOPTED BY THE CITY COUNCIL AT A MEETING HELD ON THE
 DAY OF _____ A.D. 20____
 BY: _____ 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. 000000000
 LICENSE EXPIRES NOVEMBER 30, 2010

PLAT OF ANNEXATION
 TO THE CITY OF NAPERVILLE

PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10 EAST
 OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS



LEGAL DESCRIPTION OF LAND HEREBY ANNEXED

That part of section 203 hereinafter more fully described as follows: According to the plat thereof recorded as document no. R13-017655, in section 17, township 38 north, range 10 east of the third principal meridian, described as follows: The north 1/4 of 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. R88-25112, then on an assumed bearing of south 17°02'33\"/>

PARCEL INDEX NUMBER
 09-17-2411-014 WEST
 VACANT P.O.W. NAPER BLVD
 NAPERVILLE, ILLINOIS

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

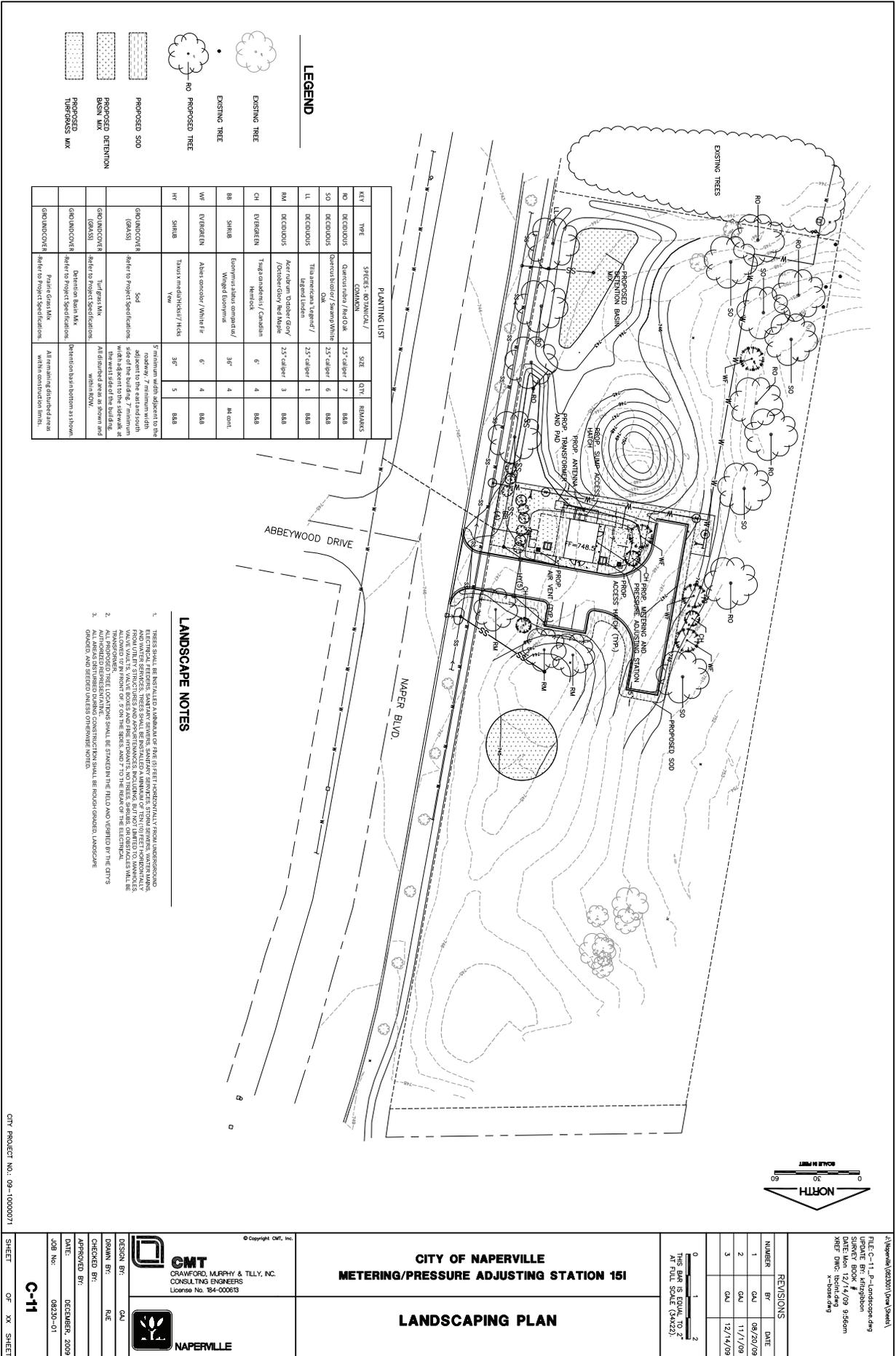
ABEA SUMMARY
 2.99 ACRES GROSS
 2.99 ACRES NET
 2.99 ACRES TO BE ANNEXED

AREA SUMMARY
 130244.4 SQUARE FEET GROSS
 130244.4 SQUARE FEET NET
 130244.4 SQUARE FEET TO BE ANNEXED

REVISIONS

NUMBER	BY	DATE	CITY REVIEW	DRAWN BY	CHECKED BY
1	CEW	09/24/09	09/10/09	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



KEY	TYPE	STREETS, ROADSIDE / SIDEWALK	SIZE	QTY	REMARKS
NO	DECIDUOUS	Quercus rubra / Red Oak	25" Caliper	7	BBB
SO	DECIDUOUS	Quercus bicolor / Swamp White Oak	25" Caliper	6	BBB
UL	DECIDUOUS	Tilia americana / Linden	25" Caliper	1	BBB
RM	DECIDUOUS	Acer rubrum / Red Maple	25" Caliper	3	BBB
CH	EVERGREEN	Thuja occidentalis / Canadian Hemlock	6"	4	BBB
SH	SHRUB	Euroygnus alatus empetral / Winged Euonymia	3/8"	4	Mt. cont.
WF	EVERGREEN	Abies concolor / White Fir	6"	4	BBB
HY	SHRUB	Thuja occidentalis / Hemlock	3/8"	5	BBB

KEY	TYPE	REMARKS
(PRO) UNCOVER (GRASS)	Grass	Refer to Project Specifications
(PRO) UNCOVER (GRAVEL)	Gravel	Refer to Project Specifications
(PRO) UNCOVER (PAVING)	Paving	Refer to Project Specifications
(PRO) UNCOVER (CONCRETE)	Concrete	Refer to Project Specifications

LANDSCAPE NOTES

1. TREES SHALL BE BEVELLED A MINIMUM OF FIVE FEET HORIZONTALLY FROM UNDERGROUND UTILITY SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET HORIZONTALLY FROM UTILITY SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET HORIZONTALLY FROM WALKWAYS, DRIVEWAYS, AND SIDEWALKS. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET HORIZONTALLY FROM FENCES, WALLS, AND OTHER STRUCTURES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET HORIZONTALLY FROM THE FRONT OF THE SITES AND 7 TO THE REAR OF THE ELECTRICAL
2. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN THE FIELD AND VERIFIED BY THE CITY'S GRADER. AND BEING DISTRIBUTED DURING CONSTRUCTION SHALL BE ROUGH GRADED, LANDSCAPE

CITY PROJECT NO.: 09-1000071

SHEET OF XX SHEET

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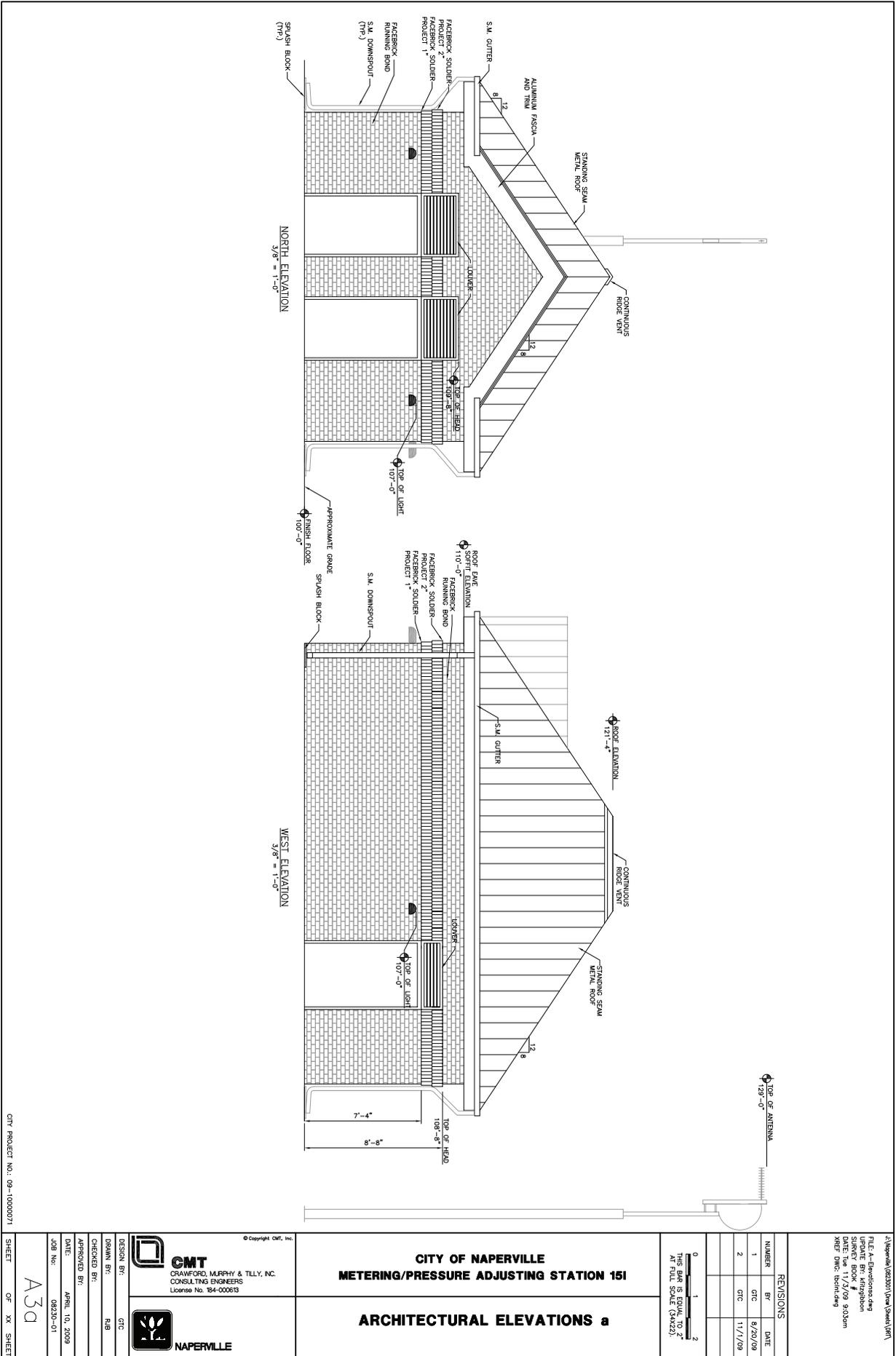
DESIGN BY: GJM
DRAWN BY: RLE
CHECKED BY:
APPROVED BY:
DATE: DECEMBER, 2009
JOB NO.: 09230-01

CITY OF NAPERVILLE
METERING/PRESSURE ADJUSTING STATION 151
LANDSCAPING PLAN

0 1 2
INCHES EQUAL TO
AT FULL SCALE (1:1)

REVISIONS		
NUMBER	BY	DATE
1	GJM	09/29/09
2	GJM	11/17/09
3	GJM	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-bor.dwg



2:\naperville\082320\Plan\SheetA.dwg
 FILE: A-Elevation.dwg
 DRAWN BY: KHzhabson
 DATE: Tue 11/2/09 9:03am
 XREF: DWG: SheetA.dwg

REVISIONS

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

0 1 2
 FEET
 THIS SCALE IS EQUIVALENT TO
 AT FULL SCALE (1/8"=1'-0")

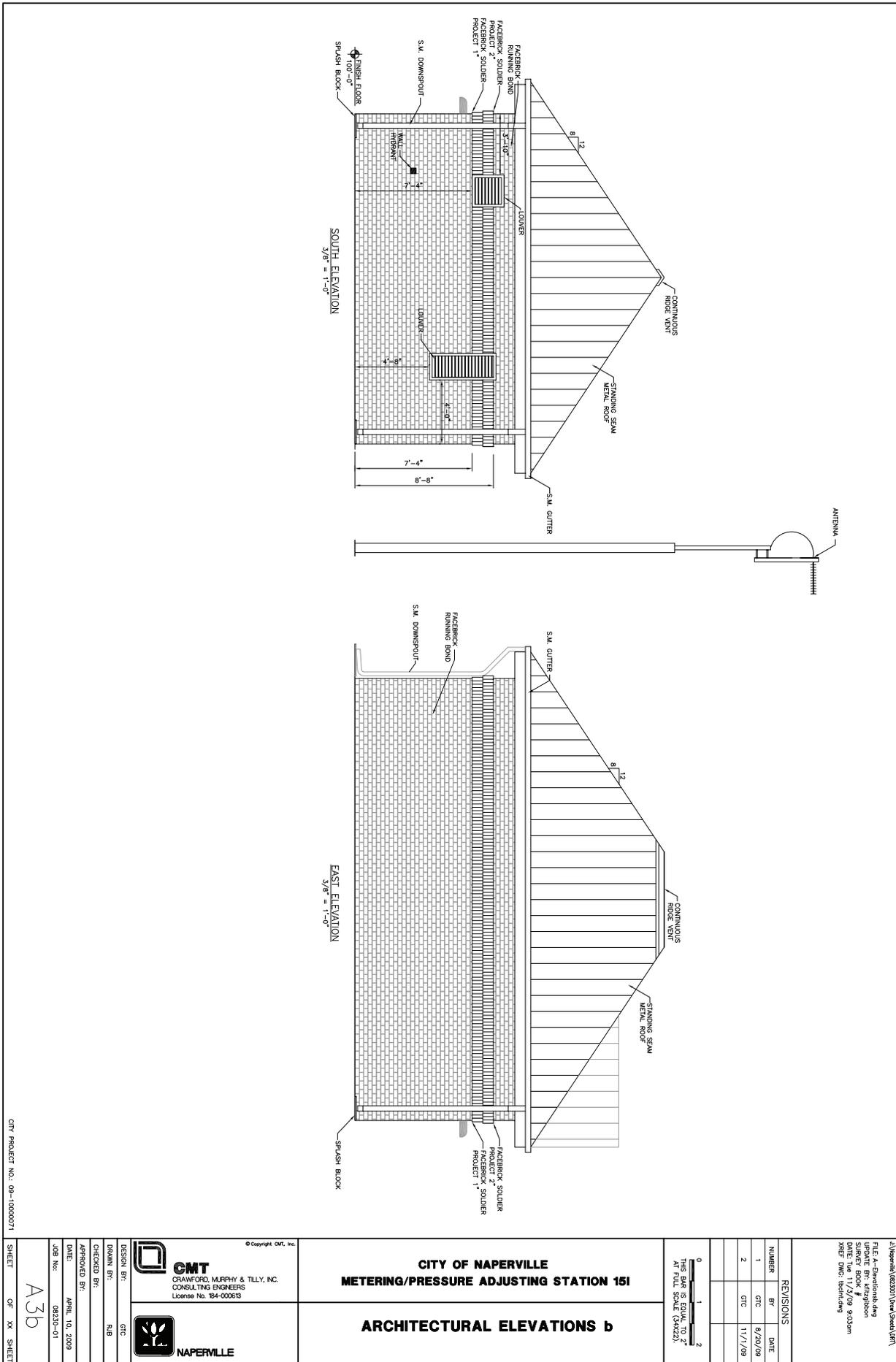
CITY OF NAPERVILLE
METERING/PRESSURE ADJUSTING STATION 151
ARCHITECTURAL ELEVATIONS a

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NAPERVILLE

DESIGN BY:	GTC
DRAWN BY:	RJB
CHECKED BY:	
APPROVED BY:	
DATE:	APRIL 10, 2009
JOB NO.:	082320-01
A3a	
SHEET OF XX SHEET	

CITY PROJECT NO.: 08-10000071



2:\naperville\082320\151\SheetA.dwg
 FILE: A-Elevations.dwg
 PLOT DATE: 11/17/09 9:03am
 PLOT BY: KHzhabson
 DATE: 11/17/09 9:03am
 XREF: DWG: tschind.dwg

REVISIONS		
NUMBER	BY	DATE
1	GTC	8/20/09
2	GTC	11/17/09

0 1 2
 THIS SCALE IS EQUAL TO 1/4" = 1'-0"
 AT FULL SCALE (1/4"X22)

CITY OF NAPERVILLE
METERING/PRESSURE ADJUSTING STATION 151
ARCHITECTURAL ELEVATIONS b

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NAPERVILLE

DESIGN BY:	GTC
DRAWN BY:	RIB
CHECKED BY:	
APPROVED BY:	
DATE:	April 10, 2009
DWG NO.:	082320-01
A3b	
SHEET	OF XX SHEET

CITY PROJECT NO.: 08-10000071

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

<p>DESIGN BY: AMF DRAWN BY: RLB CHECKED BY: APPROVED BY: DATE: DECEMBER, 2009 JOB NO: 08230-01</p>	<p>CMT CRAWFORD, MURPHY & TILLY, INC. CONSULTING ENGINEERS License No. 184-000613</p>	<p>NAPERVILLE</p>	<p>© Copyright CMT, Inc.</p>	<p>CITY OF NAPERVILLE METERING/PRESSURE ADJUSTING STATION 151</p> <p>ARCHITECTURAL ELEVATIONS II</p>	<p>0 1 2 INCHES AS SHOWN AT FULL SCALE (1/8"=1'-0")</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NUMBER</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NUMBER	BY	DATE										<p>Z:\naperville\082301\plan\SheetA.rvt FILE A-Drawings\Color7.dwg PLOT BY: KHzhabson DATE PLOTTED: 12/14/09 2:35pm XREF DWG: Revit.dwg</p>
NUMBER	BY	DATE																	

SHEET OF XX SHEET



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

TREE PRESERVATION LIST AND KEY

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

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

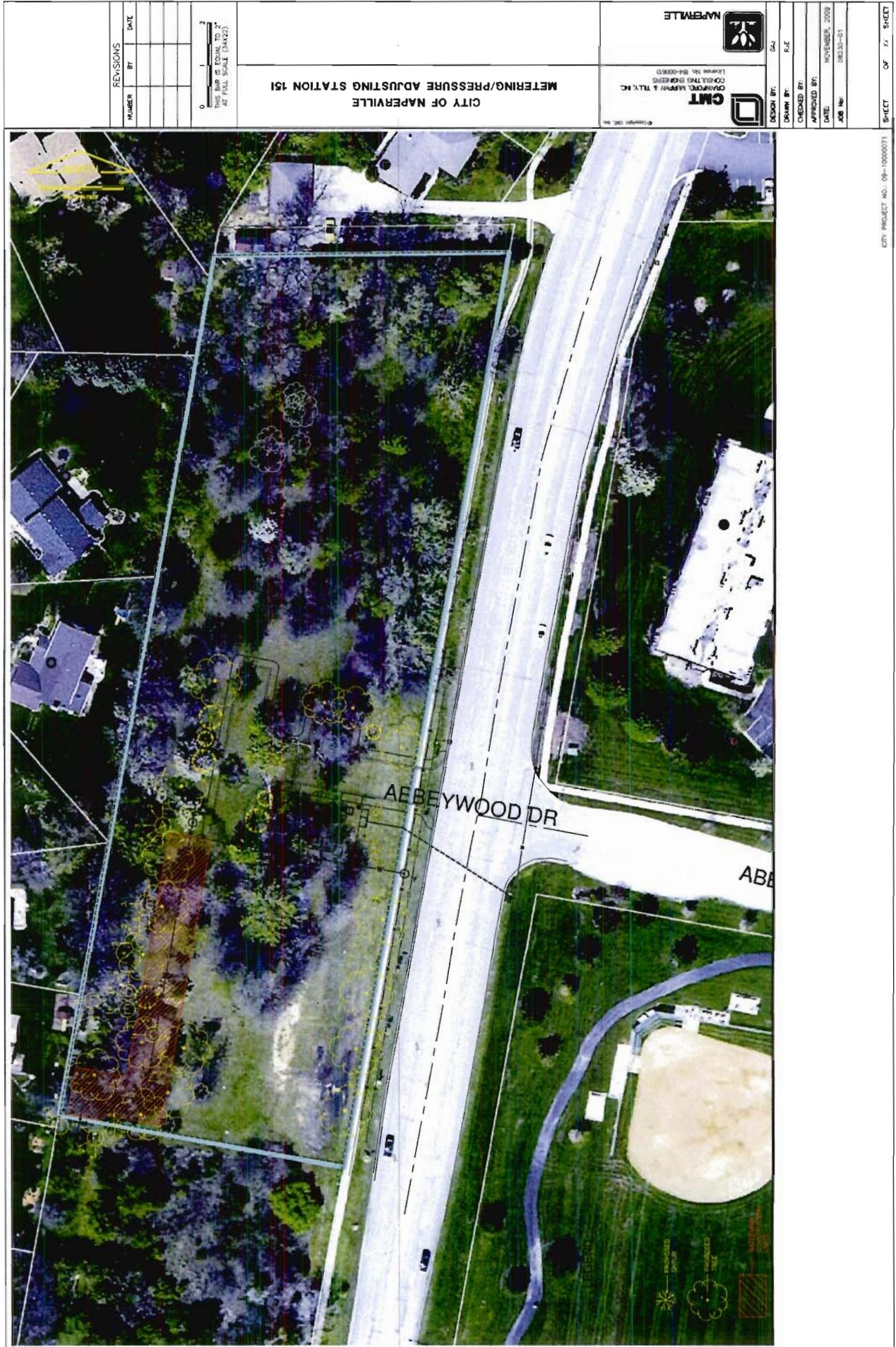
NAPERVILLE

CITY OF NAPERVILLE
METERING/PRESSURE ADJUSTING STATION 151

0 1 2
 THIS BAR IS EQUAL TO 2'
 AT FULL SCALE (1"=20')

REVISIONS		
NUMBER	BY	DATE

SHEET 07 OF 22 SHEET



REVISIONS	
NUMBER	DATE

THIS DRAWING IS TO BE USED AT FULL SCALE (1:1) UNLESS OTHERWISE NOTED.

CITY OF NAPERVILLE
METERING/PRESSURE ADJUSTING STATION 151

CMT CONSULTING ENGINEERS
 LICENSE NO. 04-000063
 13000 N. STATE ST. SUITE 200
 NAPERVILLE, IL 60563

NAPERVILLE

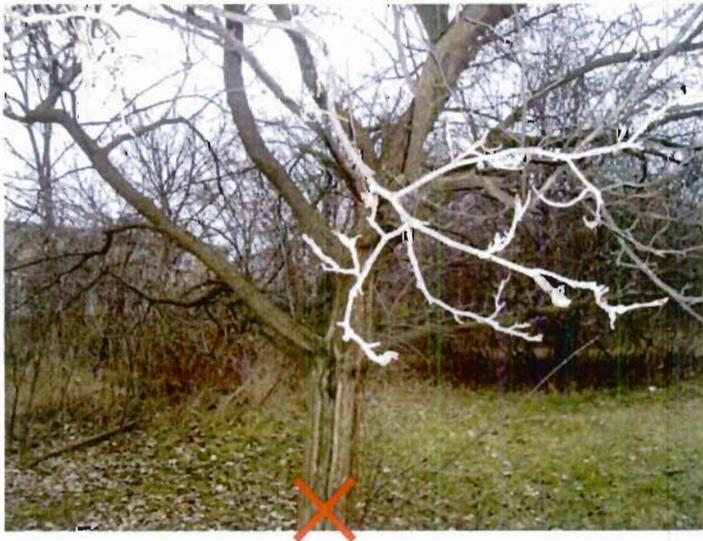
DESIGN BY: []
 CHECKED BY: []
 APPROVED BY: []
 DATE: NOVEMBER, 2009
 JOB NO: 08030-01

CITY PROJECT NO.: 09-1000071

SHEET OF 75 SHEET



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

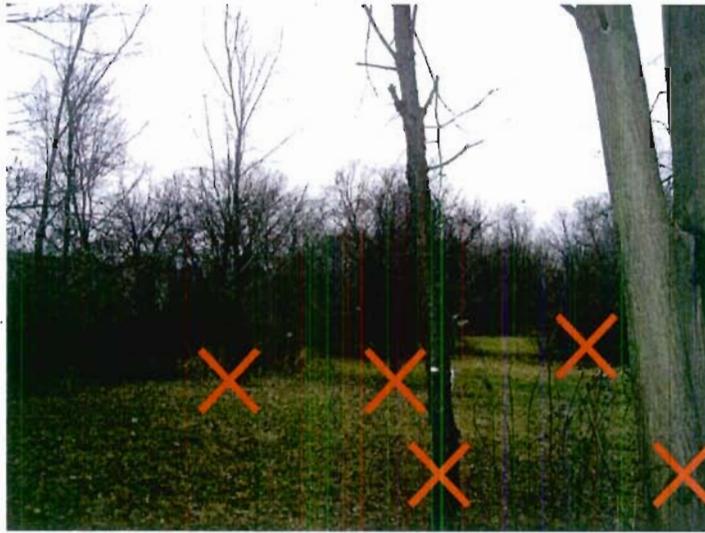


A-5



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

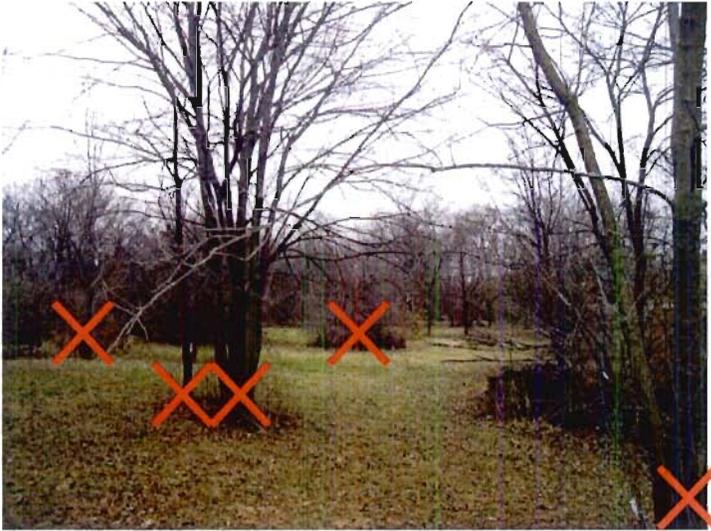


B-4

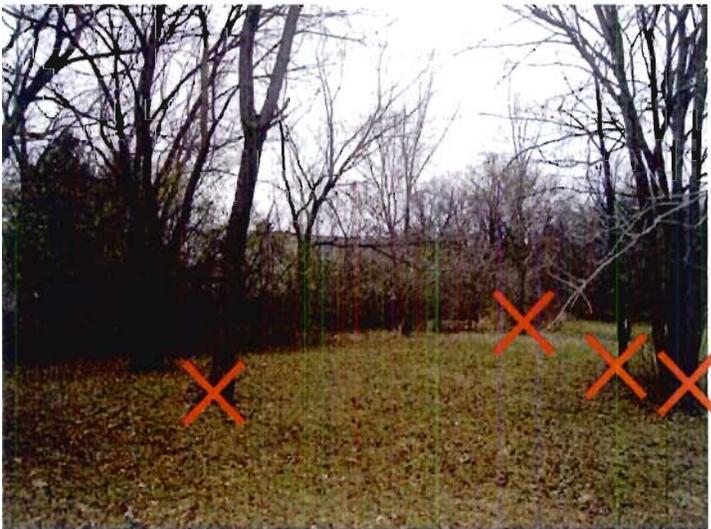


B-5

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 #09-1000071
TREE REMOVALS

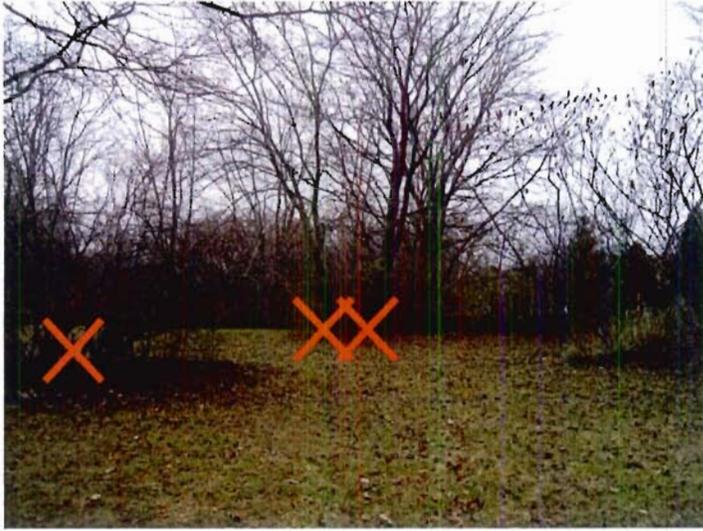


C-3

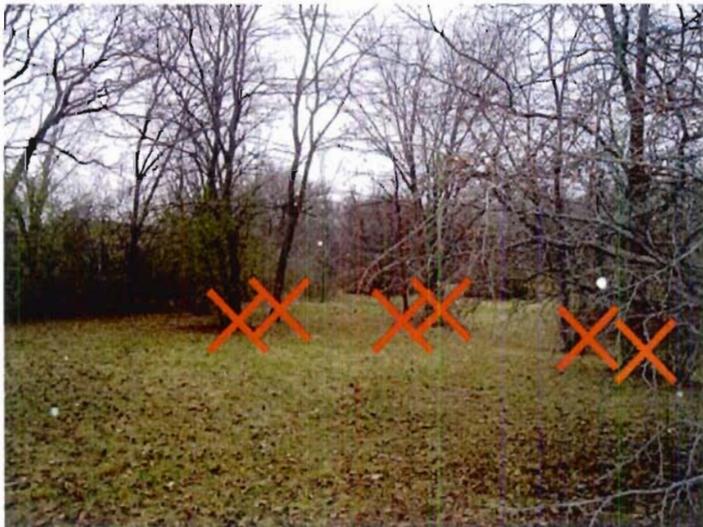


C-4

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

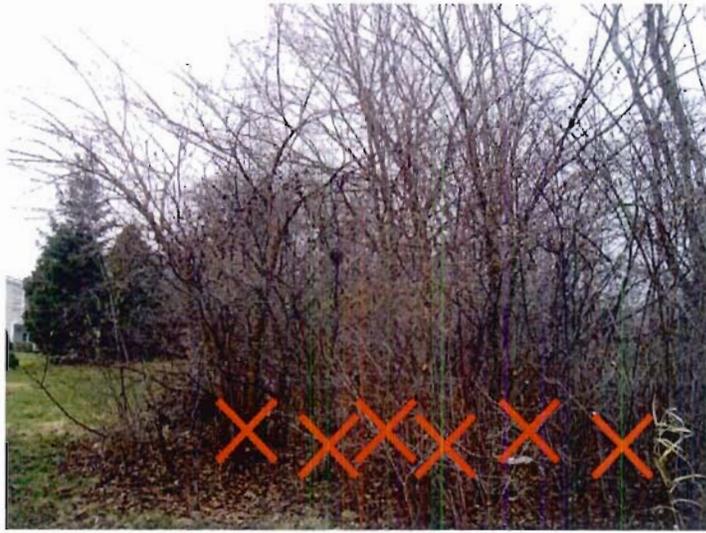


I-2



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

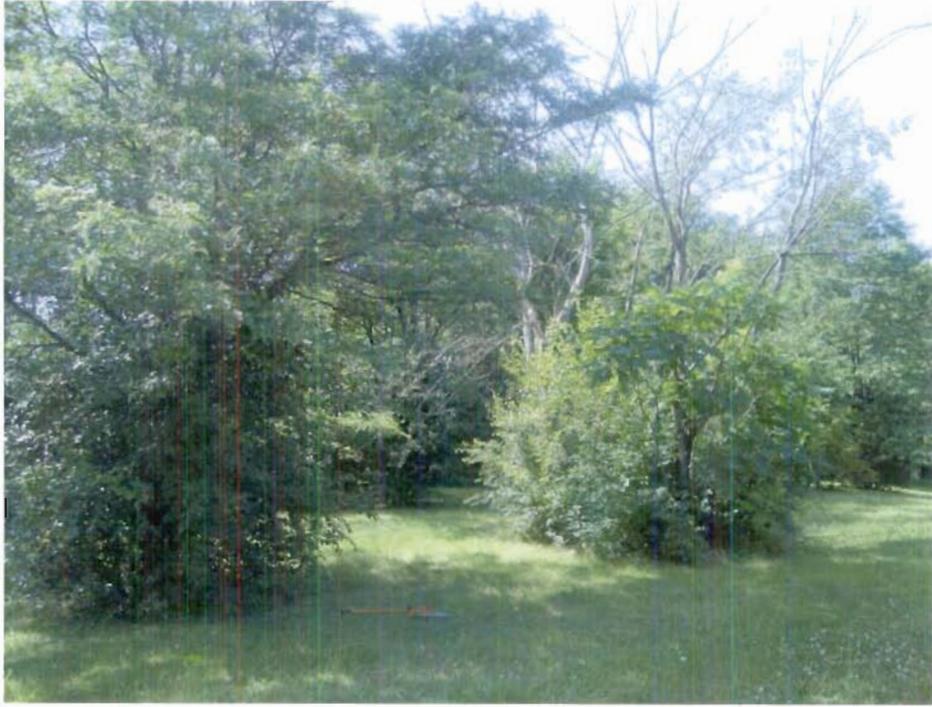


Photo #21



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



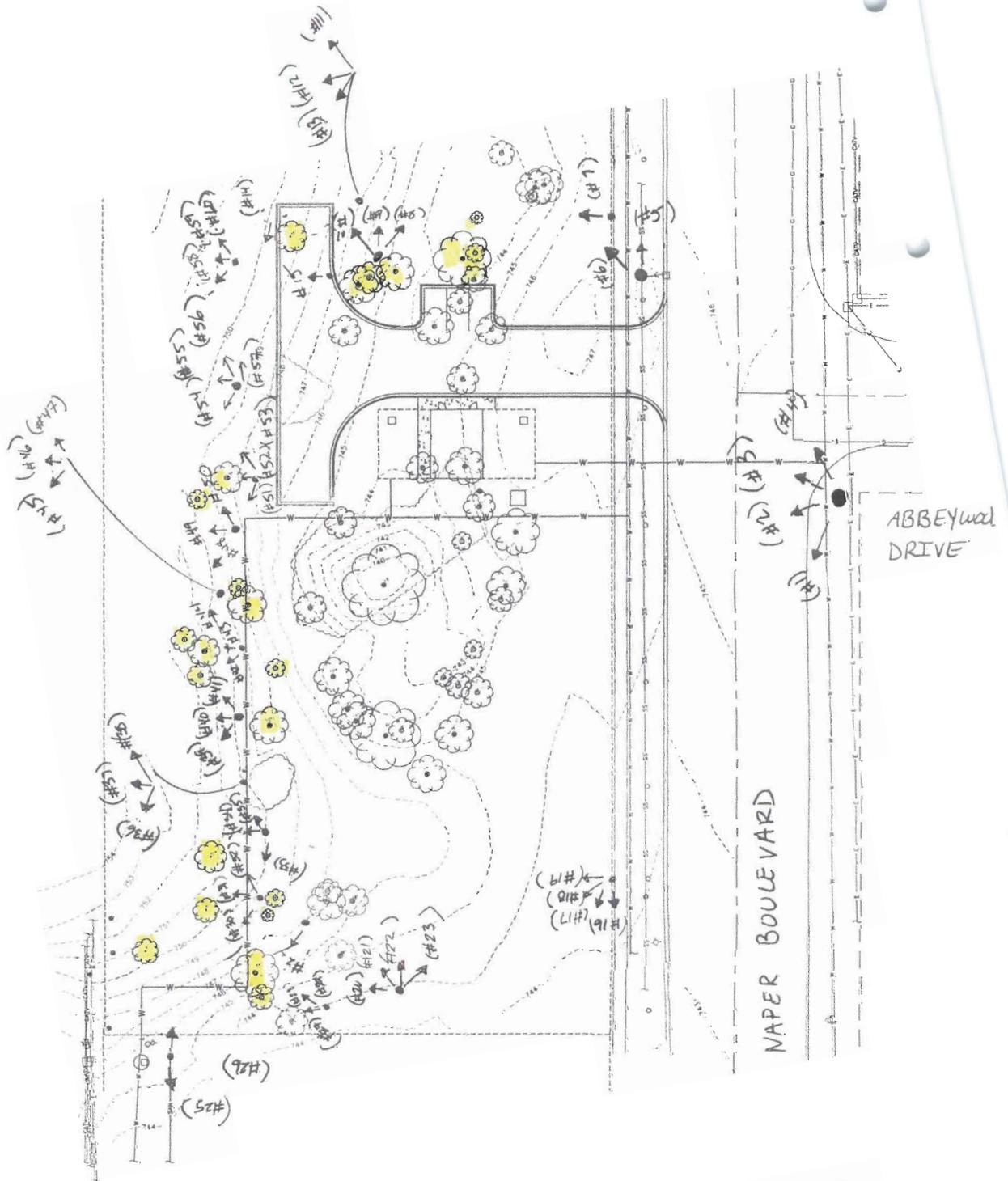
Photo #59



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: 09-1-191 **AGENDA DATE:** 2/4/2010
SUBJECT: Park's Edge Subdivision
 Petitioner: EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL
 60654

LOCATION: Located on the north side of Plank Road, between Milton Drive and
 Spring Hill Circle

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petition includes a request for annexation and rezoning to R2 (Single-Family and Low Density Multiple-Family Residence District) in order to construct five two-family structures (total of ten residential dwelling units). In conjunction with the request, the petitioner is seeking a conditional use for a planned unit development; approval of a preliminary PUD plat and a preliminary subdivision plat; a deviation from Section 7-4-2 (Streets) to reduce the minimum required right-of-way width from 66' to approximately 47' for a portion of the proposed right-of-way; and a deviation from Section 7-3-3 (Right Of Way Improvements) to allow a discontinuous sidewalk on the west side of the street.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
8/6/2008	D2	Public hearing for The Woods Along Old Plank Road (PC #1740); the public hearing was subsequently continued to 12/3/2008. (Attachment 1)
12/3/2008	D1	Considered a motion to approve the petition, subject to the petitioner's successful acquisition of additional property to eliminate the need for right-of-way and pavement width deviations (Failed 2-6). (Attachment 2)

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Rory Fancler, AICP, TED Business Group

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of five lots located on the north side of Plank Road, between Milton Drive and Spring Hill Circle (west of Naper Boulevard), totaling approximately 3.14

acres. Two of the lots are improved with single-family residences; the remaining lots are vacant. Seager Park is located to the north and east of the subject property. The petition for Park's Edge Subdivision encompasses the same property as that included with the previous petition for The Woods Along Old Plank Road Subdivision.

CONTROLLING AGREEMENTS AND ORDINANCES:

N/A

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for this site, as adopted in the 1998 East Sector Update to the Comprehensive Master Plan, is "Low Density Residential", which allows for single-family units and duplexes up to a density of 2.5 dwelling units per acre. The proposed density of the two-family residential development is 3.2 units per acre.

Plank Road Study

The subject property is located within the boundary of the Plank Road Study. During a public meeting on December 9, 2009 city staff presented initial draft land use alternatives for the Plank Road Study. The draft future land use presented for the subject property is "Low Density Residential", which would allow single-family units up to a density of 2.5 units per acre. The draft future land use includes two design alternatives to guide future development of the subject property (Attachment 3).

- Alternative A: Traditional Residential Design – Differs from the existing 1998 East Sector Plan in that the potential for duplex units is eliminated, and increases the minimum lot size to 13,000 square feet with corresponding increases in side yard setback and minimum lot width requirements. The increased setbacks and lot width requirements provide for increased open space between homes.
- Alternative B: Conservation Subdivision Design – Concentrates home sites to protect sensitive and valuable open space, habitat and other environmental resources while maintaining the overall density consistent with the "Low Density Residential" future land use designation (2.5 units per acre). Conservation subdivision design would necessitate cooperation among multiple property owners. While this design alternative would not be mandated, it would be the recommended design alternative in the event that multiple property owners petition for consolidated development.

It should be noted that the Plank Road Study is ongoing. Following a presentation of the land use recommendations to the public on February 24, 2010, city staff will present the Plank Road Study to the Plan Commission during a public hearing in March 2010. City Council review is anticipated in May 2010. The proposed two-family structure development (3.2 units per acre) would be inconsistent with the future land use designation "Low Density Residential" (2.5 units per acre) likely to be recommended as part of the Plank Road Study.

NATURAL FEATURES:

The subject property has a relatively significant grade change, sloping from northwest to southeast and includes mature trees.

Park's Edge Subdivision – PC 09-1-191

February 4, 2010

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PLANNING SERVICES TEAM REVIEW:

Previous Petition for The Woods Along Old Plank Road Subdivision

The petition for Park's Edge Subdivision is largely consistent with the previous petition for The Woods Along Old Plank Road Subdivision (Attachment 4). The Plan Commission initially considered The Woods Along Old Plank Road Subdivision on August 6, 2008 (Attachment 1); the public hearing was subsequently continued to December 3, 2008 (Attachment 2). Thirteen people spoke on August 6 in opposition to the petition, and nineteen people provided testimony opposing the petition on December 3, 2008; no members of the public spoke in support of the development petition. Public comment focused on the proposed land use, tree preservation, stormwater management, the potential impact to Seager Park, and the potential traffic impacts associated with the development.

At the conclusion of the public hearing, the Plan Commission discussed the following concerns and considered a motion to approve the petition, subject to the petitioner's successful acquisition of additional property to eliminate the need for right-of-way and pavement width deviations (Failed 2-6):

- Additional opportunities for tree preservation, specifically inquiring as to whether the petitioner had considered placement of the proposed roadway along the east property line, abutting Seager Park;
- Alternatives for stormwater management; and
- Need for acquisition of a small piece of the property to the west in effort to avoid right-of-way and pavement width deviations.

Those commissioners voting in support of the petition indicated that the proposed development is compatible with the surrounding area. Commissioners voting "nay" cited concerns about the level of design and amenity provided in the proposed PUD. Some commissioners noted that the conditions for the rezoning have not been met, specifically citing the loss of mature trees as a change to the character of the neighborhood, and expressed concern for the potential impacts associated with future development of the property to the west.

During consideration of the petition for The Woods Along Old Plank Road on January 20, 2009, members of the City Council raised the following concerns and voted to deny the petition (5-4) (Attachment 5):

- Density of subdivision and resulting variances;
- Proximity of roadway to adjacent property and lack of compliance with right-of-way width and roadway pavement standards;
- Height of buildings/number of stories as viewed from the east property line;
- Proposed stormwater management design; and
- Preservation of trees.

A summary of the differences between Park's Edge Subdivision and the former The Woods Along Old Plank Road Subdivision is provided as Attachment 5. Staff has reviewed the petition for Park's Edge Subdivision relative to the Naperville Municipal Code and the concerns raised during the public hearing for The Woods Along Old Plank Road, and offers the following comments.

Rezoning

The requested R2 (Single-Family and Low Density Multiple-Family Residence District) zoning does not comply with the existing 1998 East Sector Update which recommends a maximum residential density of 2.5 units per acre (3.2 units per acre are proposed). The character of the surrounding area is predominated by single-family residential neighborhoods as well as the adjacent Seager Park. The planning process for the Plank Road Study has yielded information and public input which support the continued designation of the subject property as “Low Density Residential”. Staff finds that the proposed R2 zoning does not facilitate development that is consistent with the city’s land use plan and the existing character of the Plank Road corridor.

Site Plan

With Park’s Edge Subdivision the two-family structures and right-of-way have been shifted to the northwest, subsequently reducing the number of requested variances and deviations. The five two-family structures proposed comply with all zoning setback requirements, and the proposed pavement width complies with the minimum required 28’. However, the resulting site plan for Park’s Edge Subdivision is largely consistent with the configuration previously proposed for The Woods Along Old Plank Road (including number of units).

The petitioner requests a deviation to reduce the required right-of-way width from 66’ to approximately 47’ for the portion of the right-of-way abutting the neighboring property (i.e., Anderson property); and a deviation to allow discontinuous sidewalk on the west side of the street. Staff finds the following:

- Right-of-Way Deviation – While the proposed right-of-way provides for access to the ten proposed residential units and accommodates necessary utilities, the requested deviation and location of the cul-de-sac on the adjacent property is necessary to achieve the density requested within the proposed development. Based on Institute of Transportation Engineers (ITE) guidelines, staff finds standard roadway and cul-de-sac design could be achieved on the subject property if a minimum of two units were removed.
- Sidewalk Deviation – As shown on the site plan, sidewalk is provided on both sides of the street, with the exception of a small discontinuous segment on the west side of the street where pedestrians would be directed to cross the street to continue southbound travel. Additional right-of-way would be required to provide a continuous sidewalk on the west side of the street. With the proposed configuration, the petitioner would be required to develop a plan to direct pedestrians accordingly and preclude trespassing on the neighboring property (i.e., Anderson property); signage may be an option to accomplish this.

With the shift of the site plan to the northwest, an easement agreement would be required with the abutting property owner in order to install the cul-de-sac bulb and sidewalk on the adjacent property. The petitioner has indicated that the abutting property owner is agreeable to the proposed easement; however, the petitioner has not submitted any documentation in regards to this agreement. Further details would be required prior to City Council consideration of the annexation and development petition.

Park's Edge Subdivision – PC 09-1-191

February 4, 2010

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Building Elevations

The building prototypes submitted with the petition for Park's Edge Subdivision are largely consistent with the building elevations previously considered with the petition for The Woods Along Old Plank Road Subdivision. The petitioner has indicated that the proposed building height complies with the maximum permitted height of 35' for duplexes in the R2 District. The height of the buildings as viewed from the east property line was raised as a concern during the City Council meeting in January 2009. While the height of the buildings remains unchanged since the City Council meeting, the petitioner has clarified that walkout basements are proposed in the rear of Buildings 3, 4 and 5 only.

Landscaping and Tree Preservation Plan

The proposed landscape plan complies with the requirements of the Municipal Code and provides for parkway trees and a variety of plantings adjacent to the buildings. A blooming native prairie garden is provided on Lots 2 and 3. Furthermore, a walking path connection with a gateway feature (e.g., archway or arbor) to Seager Park has been provided on Lot 2.

The petitioner has submitted a tree preservation plan which plans for preservation of approximately 14 percent of the trees on-site (29 trees). No additional tree preservation measures have been included with the tree preservation plan since the City Council's consideration of The Woods Along Old Plank Road Subdivision.

Park District Comments

The Naperville Park District has reviewed the proposed development plan for the subject property and has no objection to the proposed land use (Attachment 7). The Park District has noted that they will continue to work with the petitioner to identify a suitable location for the planned pedestrian connection to Seager Park; however, a formal connecting path from Park's Edge Subdivision into Seager Park will not occur. Furthermore, the Park District has requested installation of a split-rail fence along the east and north property lines, where Park's Edge Subdivision abuts Seager Park; the petitioner has agreed to installation of the split rail fence.

Summary

A reduction to the number of requested variances and deviations brings Park's Edge Subdivision into greater technical compliance with the Code requirements when compared to the previous petition for The Woods Along Old Plank Road Subdivision. Park's Edge Subdivision also provides additional site amenities with additional parkway trees and a walking path connection and gateway feature (e.g., archway or arbor) to Seager Park. However, the site plan for Park's Edge Subdivision is largely consistent with the configuration previously proposed for The Woods Along Old Plank Road, and not all of the concerns raised by the Plan Commission and City Council have been addressed.

ATTACHMENTS:

- 1) Park's Edge Subdivision – Attachment 1 August 6, 2008 Plan Commission Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191
- 2) Park's Edge Subdivision – Attachment 2 December 3, 2008 Plan Commission Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191

- 3) Park's Edge Subdivision – Attachment 3 Plank Road Study Draft Future Land Use Alternative – PC 09-1-191
- 4) Park's Edge Subdivision – Attachment 4 The Woods Along Old Plank Road Preliminary Subdivision Plat (PC #1740) – PC 09-1-191
- 5) Park's Edge Subdivision – Attachment 5 January 20, 2009 City Council Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191
- 6) Park's Edge Subdivision – Attachment 6 – Summary of Park's Edge Subdivision and The Woods Along Old Plank Road Subdivision – PC 09-1-191
- 7) Park's Edge Subdivision – Attachment 7 – Letter from Ancel Glink, Attorney for Naperville Park District (dated December 22 and December 21, 2009) – PC 09-1-191
- 8) Park's Edge Subdivision – Development Petition – PC 09-1-191
- 9) Park's Edge Subdivision – Legal Description – PC 09-1-191
- 10) Park's Edge Subdivision – Location Map – PC 09-1-191
- 11) Park's Edge Subdivision – Location Map Aerial – PC 09-1-191
- 12) Park's Edge Subdivision – Public Correspondence – PC 09-1-191
- 13) Park's Edge Subdivision – Plat of Annexation – PC 09-1-191
- 14) Park's Edge Subdivision – Preliminary Plat of Subdivision – PC 09-1-191
- 15) Park's Edge Subdivision – Preliminary PUD Plat – PC 09-1-191
- 16) Park's Edge Subdivision – Landscape Plan and Tree Preservation Plan – PC 09-1-191
- 17) Park's Edge Subdivision – Common Open Space Exhibit – PC 09-1-191
- 18) Park's Edge Subdivision – Elevations – PC 09-1-191

MINUTES
NAPERVILLE PLAN COMMISSION
August 6, 2008 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order (7:00 p.m.)

A. Roll Call

Commissioners Present: Chairman Derke Price, Commissioners Patty Gustin, Paul Hinterlong, Bill Jepson, Joe McElroy, Ann Edmonds, Reynold Sterlin, John Hezog

Commissioners Absent: Mike Brown

Staff Present: Community Planner –Rory Fancler
Planning Team Leader – Allison Laff
Planning Team Operations Manager – Suzanne Thorsen
Project Engineer – Erskine Klyce
Project Assistant – Dina Hagen

B. Approve Minutes from July 23, 2008.

Jepson requested additional language on page 6 to address Commissioner Jepson's request for information about the potential traffic impact on 75th Street with regards to the planned Book Road extension south to Plainfield.

Motion by: Gustin Seconded by: Jepson

Action: Approved (8 to 0)

C. Old Business

D. Public Hearings

PC Case# 1734 – Devon Bank

PC Case# 1740 – The Woods Along Old Plank Rd

Petitioner: EPEIUS, Inc., 676 N. LaSalle Street, Fifth Floor, Chicago, Illinois 60610

Location: The north side of Plank Road, between Milton Drive and Spring Hill Circle (west of Naper Boulevard).

Request: Annexation with Rezoning Upon Annexation to R2 District; Approval of a Conditional Use for a Preliminary PUD Plat; Preliminary Plat of Subdivision; and Related Deviations and Variances

(The Official Notice for PC Case# 1740 was published in the Naperville Sun on July 17, 2008).

An overview of request was presented by Rory Fancler of staff.

Ms. Fancler indicated that a revised attachment with additional and revised information pertaining to the density of the surrounding subdivisions was provided to the Commission.

Russ Whitaker attorney with Dommermuth Brestal Cobine & West, LTD 123 Water St Naperville, Illinois 60540 spoke on behalf of the petitioner, EPEIUS, Inc., 676 N. LaSalle Street, Fifth Floor, Chicago, Illinois 60610 addressing considerations for the development as proposed, including the site constraints, future land use plan, and the surrounding neighborhoods including proximity to the downtown Naperville train station.

Commissioner Edmonds made inquiry as to the highest permitted density in R2 District. Ms. Fancler indicated the Code requires a minimum lot size of 6,000 square feet for two-family dwelling units in the R2 District, which equates to approximately 7 units per acre.

Chairman Price requested consideration for the prospect of a covenant or other agreement to provide for a potential future bus stop on Plank Road in the event of a future PACE route.

Commissioner Gustin inquired as to the proposed architectural style and building footprint as well as the Fire Department requirements for the proposed cul-de-sac and whether or not a traffic study had been done.

Ms. Fancler responded that the roadway meets the City of Naperville right-of-way requirements; the fire department has reviewed the plans and has expressed no concerns related to emergency access. Ms. Fancler indicated that the city has not required a traffic study because the proposed density is generally consistent with the future land use plan; as the proposed ten unit development is not anticipated to be a high traffic generator, a traffic study was not required.

Commissioners Herzog and Hinterlong inquired about the future development of the adjacent property to the west as it pertains to providing sidewalks.

Mr. Whitaker affirmed that there is sufficient room for a future sidewalk to the west, and noted that recapture fees for may be discussed at a future date, in the event the land to the west is developed.

Mr. Jepson confirmed the request for the variance was due to the placement of Building #3 and questioned whether an alternative site plan is possible.

Mr. Whitaker responded that elimination of Building #3 would create a gap in the development, and further noted that due to the site constraints and associated development costs, elimination of Building #3 would create a financial hardship. He

added the alternative would be to shift the building placement, which would result in an encroachment into the open space area, and may impact the stormwater retention area. He also added that shifting Building #3 would also reduce the setback from Plank Road.

During the public hearing the following thirteen (13) people spoke.

- Georgia Peceniak 1121 Needham Rd Naperville, Illinois 60563
- Christos Zafiropoulos 1304 Brookline Naperville, Illinois 60563
- LeeAnn Jones 1113 Needham Rd Naperville, Illinois 60563
- Marilyn Winnie 1113 Greensfield Dr Naperville, Illinois 60563
- Bryan Barger 680 Milton Dr Naperville, Illinois 60563
- John Hall 1118 Needham Rd Naperville, Illinois 60563
- Jim Howe 715 Springhill Cr Naperville, Illinois 60563
- Bob Selepa 1137 Greensfield Dr Naperville, Illinois 60563
- Erik Gil 1111 Greensfield Dr Naperville, Illinois 60563
- Amira Padalik 685 Milton Dr Naperville, Illinois 60563
- Julia Anwar 1117 Greensfield Dr Naperville, Illinois 60563
- Martha Behna 1119 Greensfield Dr Naperville, Illinois 60563
- Bruce Dixon 1237 Marls Ct Naperville, Illinois 60563

One of the key issues brought forth by the speakers was stormwater management and its potential impact to the Spring Hill Subdivision. Most speakers believed the proposed development would add water flow through the Spring Hill Subdivision and that the stormwater runoff is worse than it was 5 years ago.

Project Engineer Erskine Klyce responded to Commissioners' questions and public testimony about stormwater by addressing the nature of the watershed relative to the Springhill Subdivision, and the city's efforts to modify the subdivision's detention

Speakers also voiced concern about the potential impact to traffic volume and vehicular and pedestrian safety along Plank Road. Additional concerns were related to construction equipment staging and the potential intrusion into adjacent neighborhoods, open space, the preservation of trees and wildlife. Mr. Erik Gil requested consideration of screening for vehicle headlights exiting the proposed cul-de-sac due to the proximity of his home, located immediately south of the proposed development, opposite the proposed roadway.

Chairman Price and Commissioners McElroy, Jepson, Edmonds, Herzog, Hinterlong, Gustin and Sterlin inquired about the Steeple Run watershed project and its potential to address the drainage concerns expressed by residents of the Spring Hill Subdivision and the city's measures to address resident concerns that water flow through Spring Hill Subdivision is worse than it was 5 years ago.

Commissioners confirmed that Plank Road is designated a "collector" street. Commissioners also asked for further information about the size of the proposed residential units.

Plan Commission members requested further information about the planned Seager Park improvements. The Plan Commission also requested the petitioner submit the following information: a traffic analysis, specifically trip generation, site distance and gap analysis; a tree preservation survey; and information about the potential for an agreement with Dupage County for installation of sidewalks on south side of Plank Road.

At the conclusion of the public testimony, PC Case # 1740 was continued to September 17, 2008

PC Case# 1747 **Automobile Dealership Design**

Break 9:10 to 9:25

Mr. Sterlin excused himself from the remainder of the meeting.

PC Case# 1745 **HSC Composition & Mission**

- E. Reports and Recommendations - None**
- F. Correspondence - None**
- G. New Business**
- H. Adjournment (12:14 a.m.)**

(The official notice for PC Case# 1740 was published in the Naperville Sun on July 17, 2008).

Staff Presentation:

Ms. Fancler of staff informed the Commission members that the map provided with the agenda packet for Pc case # 1740 was incorrect and a corrected map and legal description was provided on the dias for their review. Ms Fancler gave an overview of the request noting that the case was originally considered on August 6, 2008 where the primary public concerns voiced were stormwater management, the potential traffic impact associated with the proposed residential development and the potential impact to Seager Park as well as tree preservation.

Ms. Fancler indicated that staff has provided additional information pertaining to stormwater management adding that a traffic study was conducted by the petitioner pursuant to the request of the plan commission. Information regarding the planned improvements to Seager Park was provided as well. Ms. Fancler also stated that the Naperville park district has submitted two letters pertaining to the proposed development, noting that the park district board of commissioners has indicated that they are not interested in purchasing the subject property as it does not meet the standards needed for park district purposes. In addition, the petitioner has also identified several trees for preservation that could otherwise be lost if the property is not annexed prior to development adding that the petitioner continues to work with city staff to identify additional trees for preservation.

Plan Commission Questions/ Discussion:

Commissioner Edmonds asked about a future review of the comprehensive plan updates for the area and Ms. Fancler stated that the area was identified out of eight areas as one of the small areas known as South Plank Rd which includes the subject property for the 1998 East Sector (the governing master plan document for this area) update directed by City Council in August of 2007. The area has been slated for reevaluation of the master plan in 2011.

Petitioners Presentation:

Russ Whitaker Attorney for Dommermuth, Brestal, Cobine & West, 123 Water Street Naperville, Illinois 60540, spoke on behalf of the petitioner EPEIUS, Inc., 676 N. LaSalle Street, 5th Floor, Chicago, Illinois 60610.

Mr. Whitaker's overview included information relating to future land use as it relates to East Sector Update, surrounding land uses, zoning and density, site constraints and park district plans for Seager Park improvements. Mr. Whitaker also indicated a traffic study and site distance study done by the petitioner as well as a tree preservation plan and stormwater management plans. Mr. Whitaker acknowledged the opposing petitions circulated by neighboring property owners', noting the subject property owner's right to develop the property consistent with the current comprehensive plan.

Public Testimony:

19 Members of the public spoke in opposition of the development.

Bob Swinioga 1241 Marls Ct Naperville, Illinois 60563
 KC Swinioga 1241 Marls Ct Naperville, Illinois 60563
 Bruce Anderson 1107 Plank Road Naperville, Illinois 60563
 Pete Adamovich 1021 N. Charles St Naperville, Illinois 60563
 Edie Postiglione 833 Biltmore Ct Naperville, Illinois 60563
 Gary Postiglione 833 Biltmore Ct Naperville, Illinois 60563
 Lynn Anderson 1101 Brighton Rd Naperville, Illinois 60563
 Tom Broz 1020 N. Charles St Naperville , Illinois 60563
 LeeAnn Jones 1113 Needham Road Naperville, Illinois 60563
 Chris Aquino 553 Plank Road Naperville, Illinois 60563
 Mary Russell 1108 E. Brighton Naperville, Illinois 60563
 Tim Messer 6 N. Huffman Street Naperville, Illinois 60563
 John Calluci 949 Monticello Drive Naperville, Illinois 60563
 Carrie Fawer 598 Wakefield Court Naperville, Illinois 60563
 Jane Pickens 832 Biltmore Ct Naperville, Illinois 60563
 H. R. Hofmann 1210 Lawn Meadow Naperville, Illinois 60563
 Nancy McCasik 1140 E. Boughton Road Naperville, Illinois 60563
 Charles Schneider 809 Hyde Park Lane Naperville, Illinois 60563
 James Barna 5S 615 Vest Avenue, Naperville, Illinois 60563

Main concerns voiced by members of the public included:

- The character of the proposed development not being in kind with the surrounding area.
- Concerns about appropriateness of R2 zoning request and the public desire for reduced density of development.
- The size of the proposed homes and the proposed setback distance from the Seager Park property line.
- The possible devaluation of surrounding properties.
- Tree preservation and its impact to the environment
- The impact of development on the Seager Park ecosystem resulting in the loss of habitat of a pair of Great Horned Owls.
- Concerns that the proposed development will further aggravate the current storm water management issues in the area.
- Traffic concerns with regard to congestion and safety.

Plan Commission Questions/ Discussion:

At the conclusion of the public testimony the petitioners' representative Russ Whitaker of Dommermuth, Brestal, Cobine & West, 123 Water Street Naperville, Illinois 60540 addressed the consensus of the publics' statements concerning the preservation of the trees and reiterated that the property is not desired for purchase by the City park district, is privately owned and should be allowed to be annexed and developed consistent with the surrounding use. Mr. Whitaker also verified with staff that the current rear yard zoning setbacks for R1, the default zoning for annexation are 25% lot depth, not to exceed 35' contrary to public testimony that the rear yard setback is currently 50 feet.

Mr. Whitaker also addressed the public's response to Plan Commissioner's questions as to what they would like to see built on the property as being single family homes and proposed that the plan brought forth by the developer had been carefully designed within the city code requirements.

Commissioner Edmonds, noting that the proposal of a Planned Unit Development enables the City of Naperville to exercise more control over development, asked what further could be done to preserve trees and Mr. Whitaker responded that the forester identified 21 trees on the property and the developer is saving approximately 30 % of them.

Commissioner Gustin questioned whether or not the developer had considered the placement of the developments street on the East side of the property along the Seager Park property line instead of the West property line and Mr. Whitaker responded that citing concern for the trees within the park, the developer felt that that plan was less desirable. Commissioner Gustin also inquired as to a sign designating the development and Mr. Whitaker stated that a sign was probable, adding that city sign code would be complied with.

Commissioner Herzog conveyed his hesitation with regards to the readiness of a vote due to the notched area of land as depicted on the proposed subdivision PUD that would prevent the completion of a sidewalk along the west side of the property. Mr. Whitaker stated that the developer would like to see the proposal voted on perhaps stipulating that an agreement could be reached between the property owner along the west side and the developer. Commissioner Herzog confirmed with Mr. Whitaker that the proposed development would be planting new trees and intends on utilizing transplantation of existing trees.

Commissioner Brown confirmed that the proposed site could be developed with six buildable lots that would not require a variance under the R1 zoning, yet that would not allow for buildable plans and the likelihood of a need for a variance would still remain. Commissioner Brown also questioned the City engineer if there was a design for the storm water management system that would save more trees along the east side of the site and City Engineer Erskine Klyce responded that the developer has looked at the design exhaustively and would like to discuss the challenging site with the developer noting that the proposed design would not adversely affect drainage to the surrounding properties. Mr. Klyce also stated that while the preliminary engineering has not been approved the developer will continue to work with the city and will need to adhere to the approved August 1, 2008 county wide agreement "Best Management Practice" ordinance. Commissioner Hinterlong noted concern for the proposed width of the street and parking and Mr. Whitaker proposed potential parking restrictions on the street.

Close Public Hearing: Motion by: Edmonds Seconded by: Gustin
Approved (9 to 0)

Commission Discussion:

Commissioner Jepson stated opposition to the request stating that the conditions for rezoning of the property have not been met and that the proposal does not fit with the area as developed. He cited homeowners concerns with precedence being set for multi-family homes being put in a single family home area and this would be an intrusion into the nature of the neighborhood as put forth and should not be approved as currently proposed.

Commissioner Herzog stated support for the request noting that it is a workable development being harmonious with the area subject to a resolution with issues concerning an agreement reached between the property owner along the west side and the developer.

Commissioner Hinterlong stated opposition to the proposal concurring with commissioner Jepson's opinion that conditions for the rezoning have not been met, adding that there needed to be more tree preservation noting that the loss of trees would result in a loss of character. Commissioner Hinterlong stated that he saw no need for a PUD, citing no evident amenities with the requested variance and addressed concern for the West property line as it pertained to a resolution with the adjacent property owner further stating that he did not see any major constraints to the site necessitating the need for the requested variances.

Commissioner Meyer stated support for the annexation and the rezoning to R2, but stated opposition to a conditional use for the preliminary plat of PUD noting that it did not conform with Title 6-4-2 which includes preserving natural features, environmental resources, providing outdoor common area, open space and recreation areas in excess of that required under existing zoning regulations. Also noted was the lack of an innovative, creative higher level of design amenities or site and landscaping design. Commissioner Meyer stated the lack of a barrier free component to the design as well as a non contribution to attainable housing, adding that there is not enough information on the building design therefore it is not ready to voted on as a PUD. Cited also was concern for the surrounding properties, particularly to the West of the subject property and the impact on future development including the placement of the Right of Way and frontage of the surrounding properties.

Commissioner Sterlin stated support for the proposal concurring with Commissioner Herzog's assessment of the plan, adding that he would like to see more preservation of trees on the property and that he also had concerns with the property to the North West of the subject property and its future development.

Commissioner Edmonds stated opposition to the request stating that it does support a map amendment or zoning change from the default and that the standards for a PUD have not been met, further stating that it does not meet with the trend of development in the area and it is inconsistent with the master plan. Commissioner Edmonds maintained that there was no evidence that there is not a reasonable return under the default zoning and that the development could be a substantial detriment to the adjacent property,

particularly to the North West when and if it becomes annexed into the city. With respects to the PUD standards Commissioner Edmonds stated that the plan was not innovative, noting that it is incumbent to the petitioner to be held to a higher standard making their development work within the setting to prevent the complete demolition of the existing wooded area and finally, that the proposed development is not compatible with the adjacent property under the current plan.

Commissioner Gustin stated her opposition to the request preferring single homes on the site stating that in her experience, she does not see that there is a hardship with regards to site constraints and that the type of project proposed is not necessary as you would typically see a multifamily, duplex or townhome development used as a buffer between a heavy industrial area or highway and a residential area. Commissioner Gustin also stated that the stormwater management issues with regards to the Springhill Subdivision still needed to be considered in this development.

Commissioner McElroy stated his opposition to the annexation agreement with regards to the PUD stating that the city has the opportunity to request a better plan.

Chairman Brown stated his opposition to the request although he is in favor of the annexation and request for a PUD for the property, he felt that the development was not innovative or creative enough and that the city was entitled to look for something more out of the proposed PUD, namely the preservation of the natural features the largest being trees in particular the east property line. Chairman Brown suggested perhaps a shared recreational area or walking paths. Chairman Brown also noted the storm water management typically is improved with developed properties and he would be willing to support the project providing the West property line finds resolution to the easement issue with the adjacent property to the west and a technical review of the storm water collection methodology along the Eastern side of the site that would enable maximum tree preservation. Chairman Brown favored an amendment to the motion pertaining to the easement along the West side of the property.

Commission Discussion:

Commissioner Edmonds stated that with respects to any amendment regarding the East property line, she thinks there are so many problems in terms of not reaching an innovative standard under a PUD that she would still vote against the project.

Motion : Amend the motion subject to the petitioner's successful acquisition of additional property to eliminate the need for a Right of Way variance from 66 feet to 44 feet.

Motion by: Herzog

Seconded by: Sterlin

Action : **Approved (8 to 1)**

Naperville Plan Commission Meeting

Date 12/03/2008

Page 7 of 7

Commissioner	Aye	Nay	Rationale
Mike Brown	X		
Ann Edmonds	X		
Patty Gustin	X		
John Herzog	X		
Paul Hinterlong	X		
Bill Jepson		X	None given
Joe McElroy	X		
Patricia Meyer	X		
Reynold Sterlin	X		

Motion : Approve annexation with rezoning upon annexation to R2; approval of a conditional use for a preliminary PUD plat; preliminary plat of subdivision; and related deviations and variances in accordance to staff memo dated November 20,2008 subject to the petitioners successful acquisition of additional property to eliminate the need for a Right of Way variance from 66 feet to 44 feet.

Motion By: Hinterlong Seconded by: Jepson

Commissioner	Aye	Nay	Rationale
Mike Brown		X	Core issue is the petitioners' successful acquisition of additional property to eliminate the need for a Right of Way variance from 66 feet to 44 feet.
Ann Edmonds		X	Standards for PUD not met.
Patty Gustin		X	Prefers R1 zoning
John Herzog	X		
Paul Hinterlong		X	No need for PUD
Bill Jepson			Conditions for rezoning not met
Joe McElroy		X	Wants enhanced PUD plan
Patricia Meyer		X	Does not conform with Title 6-4-2
Reynold Sterlin	X		

E. Reports and Recommendations - None

F. Correspondence - None

G. New Business – Ms. Emery of staff announce that the December 17, 2008 Plan Commission meeting was cancelled due to lack of agenda items.

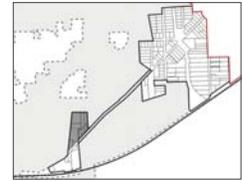
H. Motion to Adjourn by: Gustin **Seconded by:** Hinterlong

Adjournment (12:12 a.m.)

SUB-AREA 1

PLANK ROAD

Land Use Study



1998 EAST SECTOR PLAN

The 1998 future land use map recommended Low Density Residential for Sub-Area 1, which would allow single-family detached homes at a density of 2.5 units per acre.

OVERALL GOALS

- Maintain the low density residential character of the area.
- Apply appropriate setbacks and tree preservation efforts to new residential neighborhoods.
- Maintain natural, wooded views along Plank Road and from areas within Seager Park.
- Protect quality tree specimens as determined by the City Forester.

DRAFT RECOMMENDATIONS

ALTERNATIVE A:

TRADITIONAL RESIDENTIAL DESIGN

Low density single-family residential detached housing not to exceed 2.5 units per acre is recommended.

This alternative:

- Differs from the 1998 East Sector Plan recommendation in that the potential for duplex developments is eliminated.

LOCATION MAP



Sub-area 1 (in yellow) is bordered by Plank Road and single family residential on the south, single family residential on the west and Seager Park on the north and east.

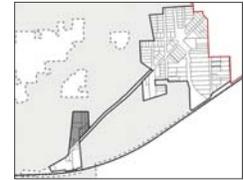
- Increases the minimum lot size to 13,000 square feet with corresponding increases in side yard setback and minimum lot width requirements. As a result, open space between homes is increased.
- Requires a tree preservation and protection plan for each lot.
- Offers larger lots to serve as a transition from adjacent neighborhoods (i.e., Columbia Estates) to Seager Park, as well as the existing single-family homes along Plank Road.



PLANK ROAD

Land Use Study

SUB-AREA 1



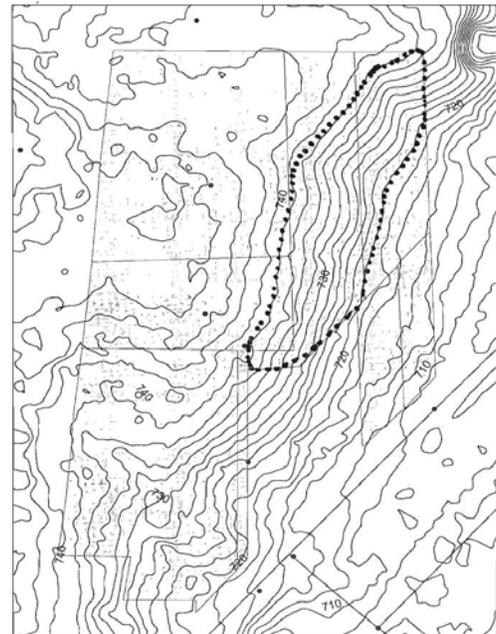
ALTERNATIVE B: CONSERVATION DESIGN

Conservation Subdivision Design (CSD) can help preserve open space and natural areas in residential housing developments by reformulating the approach to conventional subdivision design.

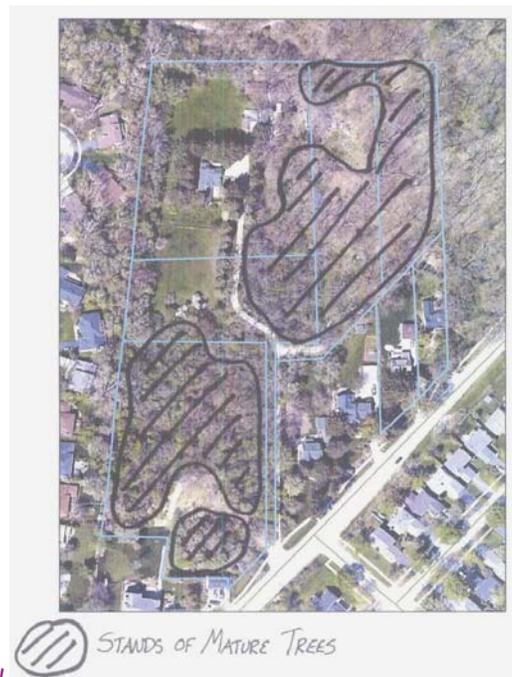
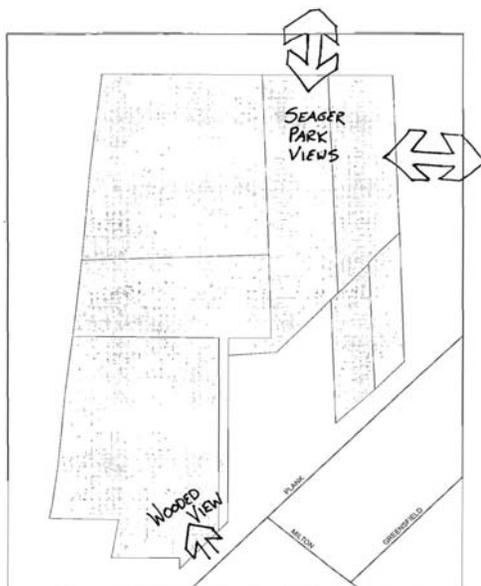
CSD strategically concentrates home sites to protect sensitive and valuable open space, habitat, and other environmental resources while maintaining overall density consistent with the land use designation.

STEP 1: The entire area is assessed to identify *primary* and *secondary* conservation areas.

- *Primary* conservation areas would be classified as areas of steep slope, wetland, floodplain and the like.
- *Secondary* conservation areas include stands of mature trees and scenic views.

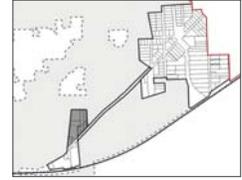


.....AREA OF SEVERE SLOPE



STANDS OF MATURE TREES

Please note that this schematic represents a conceptual design alternative which achieves the goals of Conservation Subdivision Design. The final design of the site will be determined by the property owner and will require review and approval by the City of Naperville.



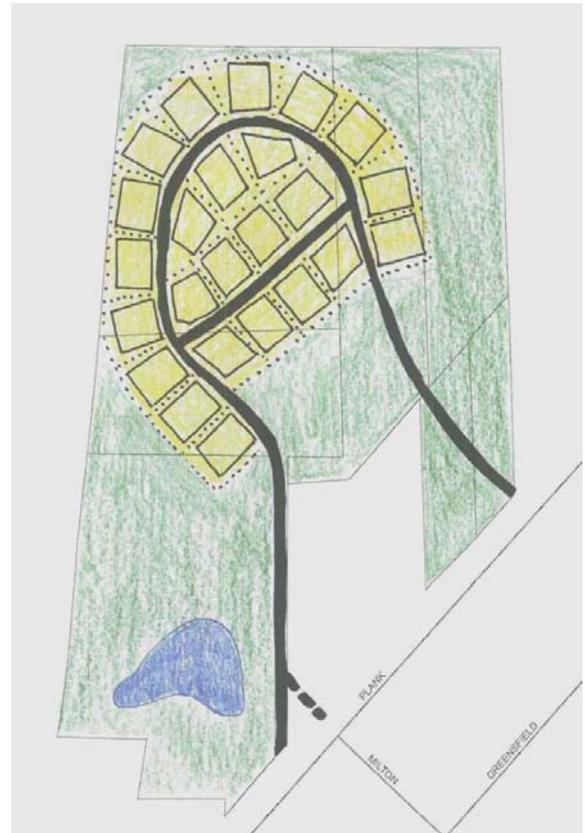
ALTERNATIVE B: CONSERVATION DESIGN, continued

STEP 2: Setting aside the primary and secondary conservation areas, potential residential development areas are identified in the remaining area.

STEP 3: Finally, home sites, roadways and stormwater areas are sited within the residential development areas.

In this example:

- The single-family home sites are clustered within the site to maximize common open space.
- The eastern access point to Plank Road has a reduced right-of-way (ROW) to allow for a second point of emergency access.
- Utilities may be provided under the roadway to concentrate utility infrastructure within the ROW subject to review by the Department of Public Utilities.
- Sanitary service can be provided more efficiently as it is concentrated on a portion of the site.
- Stormwater may be provided underground with provisions to also allow stormwater improvements parallel to the ROW and within the ROW..

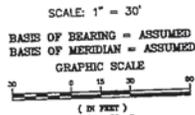
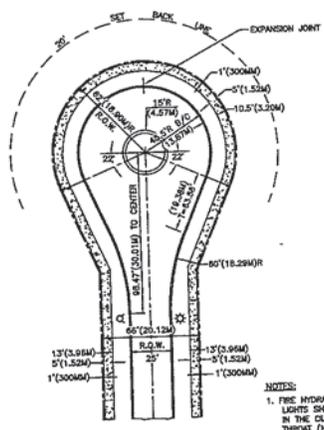


Please note that this schematic represents a conceptual design alternative which achieves the goals of Conservation Subdivision Design. The final design of the site will be determined by the property owner and will require review and approval by the City of Naperville.

PRELIMINARY PLAT OF SUBDIVISION THE WOODS ALONG OLD PLANK ROAD SUBDIVISION

PART OF SECTIONS 7, 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.
CONCENTRIC CUL-DE-SAC

08-18-206-011
08-17-104-002
08-18-206-010
08-07-414-015



NOTE:
CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED FIRST BY THE DEVELOPER AND SUBSEQUENTLY BY THE HOMEOWNERS ASSOCIATION.

- NOTES:
1. FIRE HYDRANTS AND STREET LIGHTS SHALL BE PLACED IN THE CUL-DE-SAC THROAT (NOT BOLD).
 2. MINIMUM REQUIRED LOT FRONTAGE:
50' (15,240) AT PROPERTY LINE
36' (11,184) AT GUTTER FLOWLINE
 3. MINIMUM PARKWAY WIDTH SHALL BE 10.5' (3,200)

PROJECT SITE



LOCATION MAP
N.T.S.

NOTE:
SEE SHEET #2 OF 2 FOR DETAILED LOT DIMENSIONS.

OWNER/DEVELOPER:
EPEIUS DEVELOPMENT ARCHITECTURE
501 N. CLINTON #3103
CHICAGO, IL. 60610
PHONE NO.: (312) 388-3030
FAX.: (312) 831-1626

- ABBREVIATIONS**
- N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - L - LENGTH
 - R - RADIUS
 - R - RECORD
 - M - MEASURED
 - CONC - CONCRETE
 - DOC - DOCUMENT
 - EX - EXISTING
 - NO - NUMBER
 - SQ. FT. - SQUARE FEET
 - P.U. & D.E. - PUBLIC UTILITIES & DRAINAGE EASEMENT

LEGEND

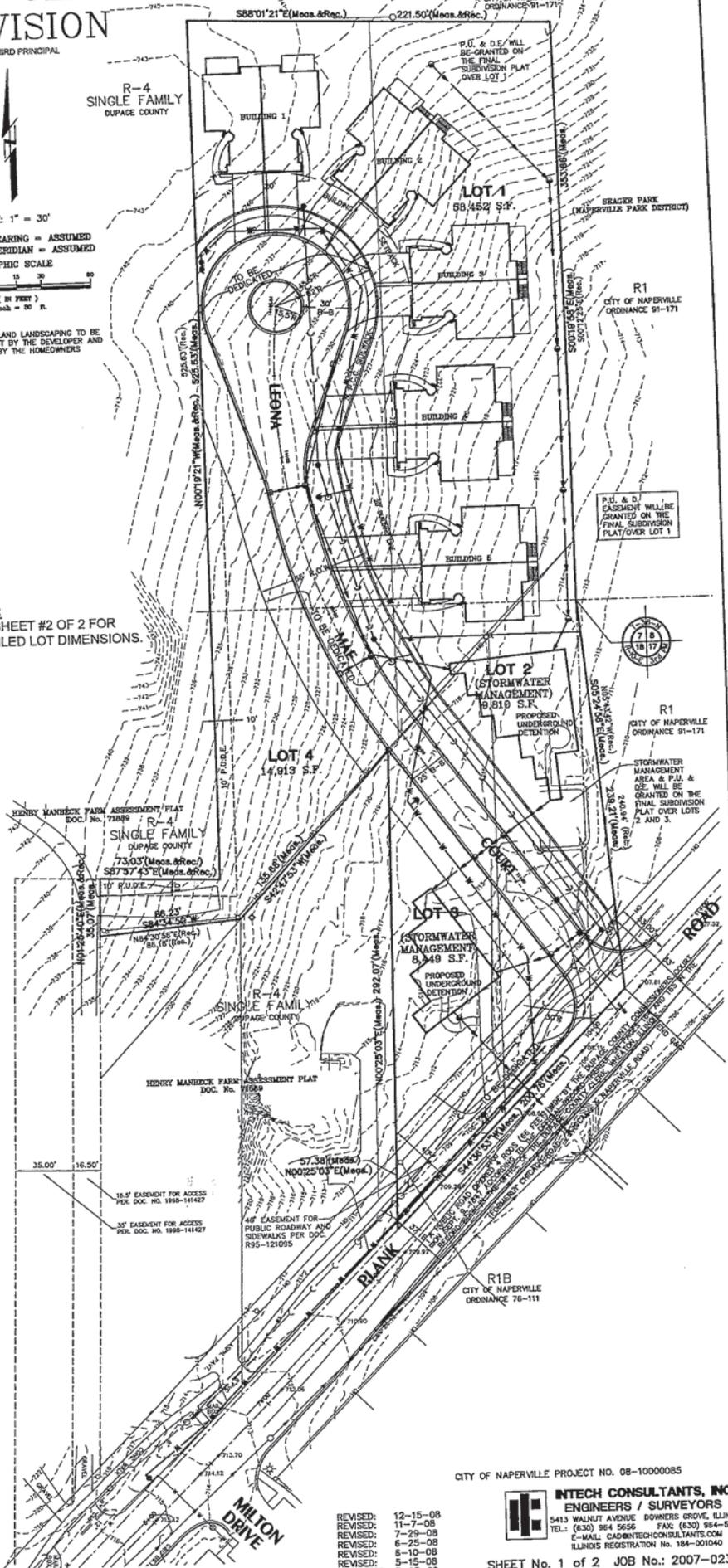
- MONUMENT
- EASEMENT LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY LINE

AREA	56,452 SQ.FT. = 1.3419 ACRES
LOT 1	9,810 SQ.FT. = 0.2252 ACRES
LOT 2 (STORMWATER MANAGEMENT)	8,449 SQ.FT. = 0.1939 ACRES
LOT 3 (STORMWATER MANAGEMENT)	8,449 SQ.FT. = 0.1939 ACRES
LOT 4	14,913 SQ.FT. = 0.3424 ACRES
TOTAL AREA LOTS 1-4	2,1034 ACRES
R.O.W. DEDICATION LEONA MAE COURT	37,446 SQ.FT. = 0.8596 ACRES
R.O.W. DEDICATION PLANK RD.	7,878 SQ.FT. = 0.1808 ACRES
TOTAL AREA IN SUBDIVISION	136,949 SQ.FT. = 3.1439 ACRES

BENCHMARKS

1. CITY OF NAPERVILLE SURVEY MONUMENT STATION 705
BERNSTEIN 20 TOP SECURITY MONUMENT
ELEVATION = 223.8182(M) = 734.6303(F)(CONVERTED) NAVD 1988 ADJUSTMENT
2. CITY OF NAPERVILLE SURVEY MONUMENT STATION 703
BERNSTEIN 20 TOP SECURITY MONUMENT
ELEVATION = 227.8587(M) = 749.3091(F)(CONVERTED) NAVD 1988 ADJUSTMENT
3. SITE BENCHMARK
"X" CUT IN CURB OPPOSITE WATER VALVE VAULT LOCATED AT THE SOUTHWEST CORNER OF PLANK RD. & MILTON DR.
ELEVATION = 713.85 NAVD 1988

NOTES:
1. THE LAND INCLUDED IN THIS SUBDIVISION IS CLASSIFIED AS "OTHER AREAS ZONE X" BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS COMMUNITY PANEL NUMBER 170213 0008 C. MAP REVISED MAY 18, 1992. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.



CITY OF NAPERVILLE PROJECT NO. 08-1000085
INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS
TEL: (630) 964 5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 184-001040
SHEET No. 1 of 2 JOB No.: 2007-023

- REVISED: 12-15-08
REVISED: 11-7-08
REVISED: 7-29-08
REVISED: 7-29-08
REVISED: 6-25-08
REVISED: 8-10-08
REVISED: 5-15-08
PREPARED: 3-25-08

Page: 110 - Agenda Item: D.2 PRELIMINARY PLAT OF SUBDIVISION
**THE WOODS ALONG OLD
 PLANK ROAD SUBDIVISION**

PART OF SECTIONS 7, 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

PARCEL ONE:
 THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (67.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED ALONG SAID SECTION LINE) THE SOUTHEAST CORNER OF BRUNNELL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 373797, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUNNELL'S SUBDIVISION AS MONUMENTED, 221.59 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARRIN THOMPSON BY WARRANTY DEED DOCUMENT 373489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 373489, A DISTANCE OF 525.83 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH BY DEGREES 37 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371645; THENCE NORTH 42 DEGREES 44 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID PLAT OF SURVEY AS MONUMENTED, 278.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORCZKE BY WARRANTY DEED RECORDED AS DOCUMENT 373046, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY, 67.1 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING) ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.73 FEET; THENCE NORTH 04 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D" TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

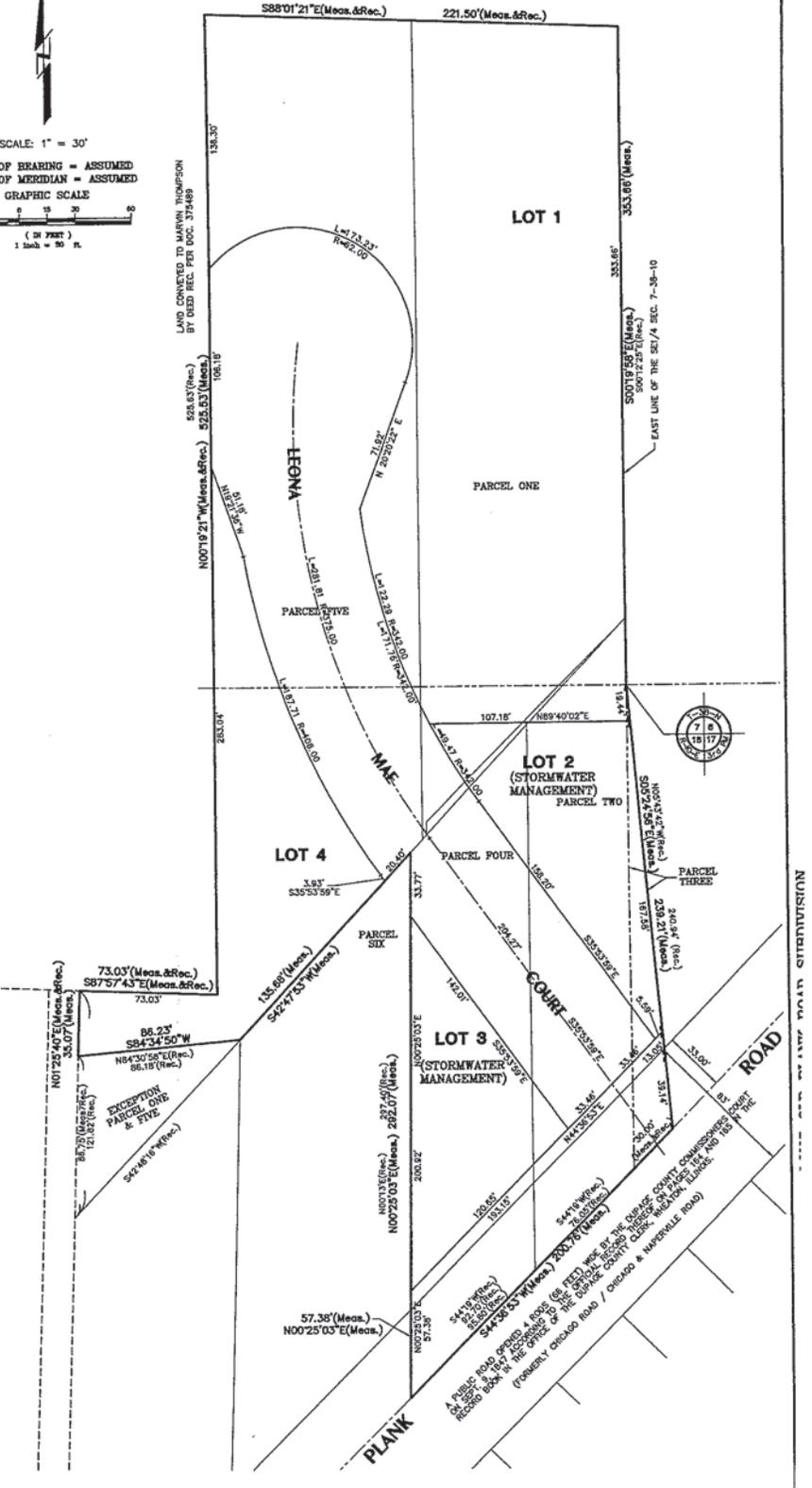
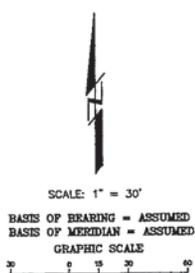
TOGETHER WITH
 THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY WARRANTY DEED RECORDED APRIL 8, 1931 AS DOCUMENT 370648, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID PROPERTY, 78.05 FEET TO A SET IRON PIPE; THENCE SOUTH 21 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.58 FEET TO AN OLD ROUND AXLE THAT IS NORTH 00 DEGREES 34 MINUTES WEST, 28.84 FEET FROM THE CENTER LINE OF PLANK ROAD (FORMERLY CHICAGO AND NAPERVILLE ROADS), SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF PARCEL "B" OF PLAT OF SURVEY RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 79 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE PROPERTY CONVEYED BY SAID WARRANTY DEED DOCUMENT 370648; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, 67.1 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:
 THE EASTERLY 1/2 (MEASURED PARALLEL WITH THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED REAL ESTATE, PARTS OF SECTIONS 7 AND 18 IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CHICAGO ROAD AND ON THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 44 DEGREES 19 MINUTES WEST IN CENTER OF SAID ROAD, 152.1 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTIONS, 300 FEET; THENCE NORTH 44 DEGREES 19 MINUTES EAST, 152.1 FEET TO EAST LINE OF SAID SECTION 7; THENCE SOUTH ON EAST LINE OF SAID SECTIONS, 300 FEET TO THE PLACE OF BEGINNING, CONTAINING 3/4 OF AN ACRE, MORE OR LESS, IN DU PAGE COUNTY, ILLINOIS.

PARCEL THREE:
 THAT PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, AND RUNNING THENCE SOUTH 0 DEGREES 34 MINUTES EAST ON THE SECTION LINE, 260.7 FEET TO THE CENTER OF CHICAGO ROAD; THENCE NORTH 44 DEGREES 19 MINUTES EAST ALONG THE CENTER OF SAID ROAD, 30.0 FEET; THENCE NORTH 5 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 246.34 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FOUR:
 THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; AND RUNNING SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 76.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 4 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 55.80 FEET; THENCE NORTH 00 DEGREES 13 MINUTES EAST, 207.4 FEET; THENCE NORTH 42 DEGREES 44 MINUTES EAST, 92.70 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES EAST PARALLEL WITH THE EAST LINE OF SECTION 18, 206.24 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FIVE:
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (67.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED ALONG SAID SECTION LINE) THE SOUTHEAST CORNER OF BRUNNELL'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 373797, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUNNELL'S SUBDIVISION AS MONUMENTED, 221.59 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARRIN THOMPSON BY WARRANTY DEED DOCUMENT NO. 373489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT NUMBER 373489, A DISTANCE OF 525.83 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH BY DEGREES 37 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT NUMBER 371645; THENCE NORTH 42 DEGREES 44 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 278.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORCZKE BY WARRANTY DEED RECORDED AS DOCUMENT 373046, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY, 67.1 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING) ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.73 FEET; THENCE NORTH 04 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D", TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



LOT DIMENSION PLAN

CITY OF NAPERVILLE PROJECT NO. 08-1000085

ITECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 5413 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS
 TEL: (630) 964-5656 FAX: (630) 964-5052
 E-MAIL: CAD@ITECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 184-001040

REVISED:	12-15-08
REVISED:	11-7-08
REVISED:	7-25-08
REVISED:	6-25-08
REVISED:	6-15-08
REVISED:	6-15-08

SHEET No. 2 of 2 JOB No.: 2007-023

Project: 20070023-0238-0001-023-PLAT-1-110-ENG - PRELIM PLAT 2 - 12/17/2008 10:41:49 AM, GDS



**CITY COUNCIL MEETING OF JANUARY 20, 2009
UNOFFICIAL PRIOR TO CITY COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL ON
February 3, 2009 AS WRITTEN.**

CALL TO ORDER

6 00 P M

- A** Mayor A George Pradel
Councilman James Boyajian
Councilman Joe Dunn
Councilman Robert Fieseler
Councilman Richard R Furstenau
Councilman Douglas Krause
Councilman Kenn Miller
Councilman John Rosanova – Arrived at 6 09 p m
Councilman Grant Wehrli

Absent

Also Present

- City Manager, Doug Krieger
Assistant City Manager, Robert Marshall
Records Management Team Leader, Pam LaFeber
City Attorney, Margo Ely
Fire Chief, Mark Puknaitis
Police Chief, David Dial
Acting Finance Director, Chris Smith
Director of Public Utilities, Allan Poole
Director of Public Works, David Van Vooren
Director Mgmt Svcs Business Group, Don Carlsen
Director of T E D Business Group, Marcie Schatz
T E D Operations Manager, Suzanne Thorsen
T E D Engineering Team Leader, Bill Novack
T E D Transportation Team Leader, Karyn Robles
T E D Development Team Leader, Dick Dublinski

Press

- Chicago Sun Times, Daily Herald, Naperville Sun

A handwritten signature or set of initials, possibly 'JP', written in dark ink.

FINAL AGENDA
CITY COUNCIL MEETING
JANUARY 20, 2009
PAGE 7

M PUBLIC HEARINGS:

M1 The Woods along Old Plank Road, PC 1740

THE WOODS ALONG OLD
PLANK RD PC 1740

M1a Conduct the public hearing

The public hearing opened at 8 01 p m

Rosanova moved to close the public hearing at 9 13 p m Second,
Krause

VOICE VOTE: Motion declared carried

Russ Whittaker, attorney for the petitioner, gave a presentation of the
development

Bryan Barger, 680 Milton Drive, Bob Swininoga, 1241 Marls Court,
KC Swininoga, 1241 Marls Court, Paul Styka, 1000 Springhill
Drive, Pete Adamovich, 1021 N Charles St , Janet Tannenbaum,
1149 Brighton Rd , Tom Broz, 1020 N Charles St , Sue Hartmann,
1025 Buckingham, Chris Aquino, 553 Plank Road, Jane Pickens, 832
Biltmore Ct , John Pinner, 677 Milton Dr , Bruce Dixon, 1237 Marls
Ct , Lee Ann Jones, 1113 Needham Rd , Bruce Anderson, 1107
Plank Road, Georgia Peceniak, 1121 Needham Rd , David Ritchie,
523 Springhill Circle, and Maria Polski, 24W640 Partridge
Court spoke against the development because Plan Commission
opposed it, the proposed density, it does not fit with the existing area,
there are better design opportunities, the plan is too big for the
property, a tree preservation plan has not been thoughtfully
considered, existing land owners are burdened with easements, the
uncertainty of the underground detention system, the number of
variances requested, and the lack of outdoor space for children

Clerk's Note: The 30-minute time limit for public speakers was
extended at 8 45 p m

M1b Option 1 Concur with the Plan Commission and deny the petition
for The Woods Along Old Plank Road, PC 1740

THE WOODS ALONG OLD
PLANK RD PC 1740

Option 2. Concur with staff and direct staff to prepare ordinances
for The Woods along Old Plank Road, including an enhanced tree
preservation plan

Council discussed having the petitioner come back to Council after
having addressed the road placement and potential road redesign,
solutions to mitigate the number of variances requested, the concern
about flooding and include a staff report, provide a detailed
description of the landscape/tree plan including a discussion of how
the plan would change as the development is altered

Council asked about the proposed easements, how the underground
vaults will distribute water, and the potential to change the location
of the road intersection

FINAL AGENDA
CITY COUNCIL MEETING
JANUARY 20, 2009
PAGE 8

M1b Option 1 Concur with the Plan Commission and deny the petition for The Woods Along Old Plank Road, PC 1740

THE WOODS ALONG OLD
PLANK RD PC 1740

Option 2. Concur with staff and direct staff to prepare ordinances for The Woods along Old Plank Road, including an enhanced tree preservation plan **Continued.**

Novack stated that the petitioner is proposing a gap in the right-of-way, that no easement is proposed and that this has been done with other developments, there will be no redirection of the water, it will go under Plank Road through the culvert to the Plank Road detention basin, it is possible to change the road intersection but it would result in the loss of housing units

Council stated that engaging the neighbors is critical and that the developer needs to come back with neighbor buy-in

Boyajian moved to table this item to the first meeting in March Second, Miller

Furstenau made a motion of substitution to deny the petition for The Woods Along Old Plank Road, PC 1740 Second, Krause

ROLL CALL on Motion of Substitution:

Ayes: Rosanova, Wehrli, Fieseler, Furstenau, Krause

Nays: Pradel, Boyajian, Dunn, Miller

Motion declared carried

N ORDINANCES AND RESOLUTIONS:

N1 Ordinance No 09-010, approving a moratorium of the road impact fee through December 31, 2009 and direct staff and the Naperville Development Partnership to work together to identify sustainable funding sources for roadway projects

ORDINANCE NO 09-010,
MORATORIUM OF ROAD
IMPACT FEE

Kevin Gallaher, 1111 S Washington, spoke on behalf of Toyota of Naperville and would like Council to design an equitable impact fee program, requests two weeks to discuss a plan with staff

Council discussed the importance of moving forward with the moratorium on new construction

Boyajian moved to pass Ordinance No 09-010, approving a moratorium of the road impact fee through December 31, 2009 and direct staff and the Naperville Development Partnership to work together to identify sustainable funding sources for roadway projects and directed staff to develop a plan for existing vacant spaces in any building where a lease or sales agreement has not been signed, and to conduct a full review of all development fees including those of surrounding areas during the moratorium year Second, Miller

ROLL CALL:

Ayes: Wehrli, Pradel, Boyajian, Dunn, Fieseler, Furstenau, Krause, Miller, Rosanova

Nays: None

Motion declared carried

Summary of The Woods Along Old Plank Road Subdivision and Park's Edge Subdivision

	The Woods Along Old Plank Road	Park's Edge
Lot Sizes <i>Minimum lot size = 6,000 sf (R2 District); "90% Rule" is not applicable to this site.</i>	Lot 1 = 58,452 sf Lot 2 = 9,810 sf Lot 3 = 8,449 sf Lot 4 = 14,913 sf	Lot 1 = 59,593 sf Lot 2 = 9,420 sf Lot 3 = 8,736 sf Lot 4 = 14,983 sf
Residential Units	5 two-family structures (total of 10 residential dwelling units)	5 two-family structures (total of 10 residential dwelling units)
Density <i>FLU Map designates subject property Low Density Residential, 2.5 du / acre</i>	3.18 du / acre	3.18 du / acre
Variances and Deviations		
<i>Front Yard</i>	Section 6-6C-7 to reduce the front yard setback from the minimum required 25' to 20'.	N/A – Front yard setback complies with minimum required 25' setback.
<i>Sidewalk</i>	Section 7-3-3-6 to allow for the installation of a public sidewalk on only one side of the cul-de-sac.	Section 7-3-3 to allow a discontinuous sidewalk on the west side of the street.
<i>Right-of-Way</i>	Section 7-4-2 to reduce the minimum required 66' right-of-way width for a portion of the proposed right-of-way.	Section 7-4-2 to reduce the minimum required 66' right-of-way width to 47' for a portion of the proposed right-of-way.
<i>Pavement width</i>	Section 7-4-2 to reduce the required pavement width of a local street from 28' to 25' for the full length of the proposed street.	N/A – Pavement width complies with required 28'.
Fence	Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.	Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.
Landscaping	Code requirements met; 35 shade trees planned for installation. Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection to Seager Park (Lot 2).	Code requirements met; 44 shade trees planned for installation (additional parkway trees and landscaped cul-de-sac island). Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection and gateway entrance to Seager Park (Lot 2).
Tree Preservation	35 trees planned for preservation	29 trees planned for preservation
Open Space <i>30% open space required</i>	33% outdoor common area	36.8% outdoor common area
Stormwater Detention	Underground detention proposed for Lots 2 and 3.	Underground detention proposed for Lots 2 and 3.

Summary of The Woods Along Old Plank Road Subdivision and Park's Edge Subdivision

	The Woods Along Old Plank Road	Park's Edge
<p>Lot Sizes <i>Minimum lot size = 6,000 sf (R2 District); "90% Rule" is not applicable to this site.</i></p>	<p>Lot 1 = 58,452 sf Lot 2 = 9,810 sf Lot 3 = 8,449 sf Lot 4 = 14,913 sf</p>	<p>Lot 1 = 59,593 sf Lot 2 = 9,420 sf Lot 3 = 8,736 sf Lot 4 = 14,983 sf</p>
<p>Residential Units</p>	<p>5 two-family structures (total of 10 residential dwelling units)</p>	<p>5 two-family structures (total of 10 residential dwelling units)</p>
<p>Density <i>FLU Map designates subject property Low Density Residential, 2.5 du / acre</i></p>	<p>3.18 du / acre</p>	<p>3.18 du / acre</p>
<p>Variances and Deviations <i>Front Yard</i></p>	<p>Section 6-6C-7 to reduce the front yard setback from the minimum required 25' to 20'.</p>	<p>N/A – Front yard setback complies with minimum required 25' setback.</p>
<p><i>Sidewalk</i></p>	<p>Section 7-3-3-6 to allow for the installation of a public sidewalk on only one side of the cul-de-sac.</p>	<p>Section 7-3-3 to allow a discontinuous sidewalk on the west side of the street.</p>
<p><i>Right-of-Way</i></p>	<p>Section 7-4-2 to reduce the minimum required 66' right-of-way width for a portion of the proposed right-of-way.</p>	<p>Section 7-4-2 to reduce the minimum required 66' right-of-way width to 47' for a portion of the proposed right-of-way.</p>
<p><i>Pavement width</i></p>	<p>Section 7-4-2 to reduce the required pavement width of a local street from 28' to 25' for the full length of the proposed street.</p>	<p>N/A – Pavement width complies with required 28'.</p>
<p>Fence</p>	<p>Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.</p>	<p>Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.</p>
<p>Landscaping</p>	<p>Code requirements met; 35 shade trees planned for installation. Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection to Seager Park (Lot 2).</p>	<p>Code requirements met; 44 shade trees planned for installation (additional parkway trees and landscaped cul-de-sac island). Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection and gateway entrance to Seager Park (Lot 2).</p>
<p>Tree Preservation</p>	<p>35 trees planned for preservation</p>	<p>29 trees planned for preservation</p>
<p>Open Space <i>30% open space required</i></p>	<p>33% outdoor common area</p>	<p>36.8% outdoor common area</p>
<p>Stormwater Detention</p>	<p>Underground detention proposed for Lots 2 and 3.</p>	<p>Underground detention proposed for Lots 2 and 3.</p>

Ancel
Glink

DIAMOND BUSH
DIGIANNI
& KRAFTHEFER

A Professional Corporation
1111 East Warrenville Road
Naperville, IL 60563
www.ancelglink.com

Derke J. Price
dprice@ancelglink.com
(P) 630.577.1420
(F) 630.245.8390

December 22, 2009

Mr. Russell G. Whitaker
Dommermuth, Brestal, Cobine and West, Ltd.
123 Water Street
Naperville, Illinois 60540

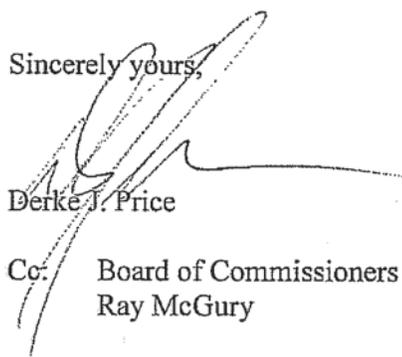
Re: Park's Edge Development

Dear Mr. Whitaker:

I wish to make one clarification to the letter I sent to you yesterday: Concerning your client's offer to sell the real estate to the Park District, I indicated that the Park District has not identified any need for property in this area in any of the District's long range plans. More precisely, the Park District has not identified any need for property that is not suitable for programming for multi-purpose athletic fields and play space (the District's long range plans do call for adding programmable field space in this general area). As I indicated, the Park District does not find the Park's Edge Property to fit these requirements due to its topography and therefore is not interested in acquiring the Property.

Thank you again for the opportunity to comment upon the proposal and should you have any questions concerning any of the above, please do not hesitate to contact me.

Sincerely yours,



Derke J. Price

Cc: Board of Commissioners
Ray McGury



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(P) 630.596.4612
(F) 630.596.4611

December 21, 2009

Mr. Russell G. Whitaker
Dommermuth, Brestal, Cobine and West, Ltd.
123 Water Street
Naperville, Illinois 60540

Re: Park's Edge Development

Dear Mr. Whitaker:

Thank you, and thanks also to your client, for taking time to meet with me and the Park District Staff to discuss the Park's Edge Development. We have had an opportunity to talk with the Board of Commissioners about the issues we identified at our meeting and we offer the following information for your consideration:

1) Concerning your client's offer to sell the real estate to the Park District, the Park District is not interested in acquiring the property at this time nor is it likely that the Park District would be interested in doing so in foreseeable future. The Park District has not identified any need for property in this area in any of the District's long range plans and, moreover, the geographic features present in the land make it of relatively low value to Park District programming.

2) Regarding the border of your client's property and Seager Park, the Park District requests that your client install a split-rail fence along any of the property line that is contiguous with Seager Park to delineate ownership between the development and the Park District. The Park District recommends a product called Copperwood; however, the Commissioners were interested in your idea to recycle trees on your client's property into the fencing (we would need more information about that process and end product). A sample of Copperwood can be viewed at the ball field hub at Frontier Park by the entrances. The fence is to be placed on the development property and owned and maintained in perpetuity by the developer/townhome owner's association (subject to a mutual agreement on any changes, removal, or replacement). We request that the Developer incorporate language that identifies these responsibilities in the annexation agreement and in the recorded covenants and bylaws (and I would like the opportunity to review and comment upon the language).

3) Regarding a walking path from the development property into Seager Park, the Park District will work with the Developer to select a suitable place for the gap in the fence. To be clear, although we will work with you to approve the location of the access point, the Park District has no intention and will not agree to develop any formal connecting path that would continue from the development's access point into the park to connect to existing paths. The distance and topography impedes any such formal

ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.

December 21, 2009

Page 2

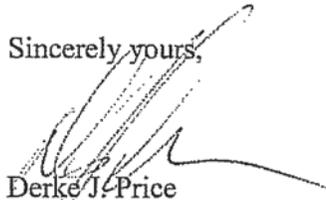
development; however, it is likely an informal or casual "path of desire" may be created over time by those who do enter the park and can manage the terrain.

4) Regarding storm water detention and facilities. Please allow this letter to confirm that the Developer and Park District have discussed whether there were any opportunities for shared detention and the Park District has concluded there are not such opportunities.

5) Regarding the proposed use of the Park's Edge property for townhome development, please allow this letter to confirm that the Park District does not object to that proposed use.

Thank you again for the opportunity to comment upon the proposal at this early stage and should you have any questions concerning any of the above, please do not hesitate to contact me.

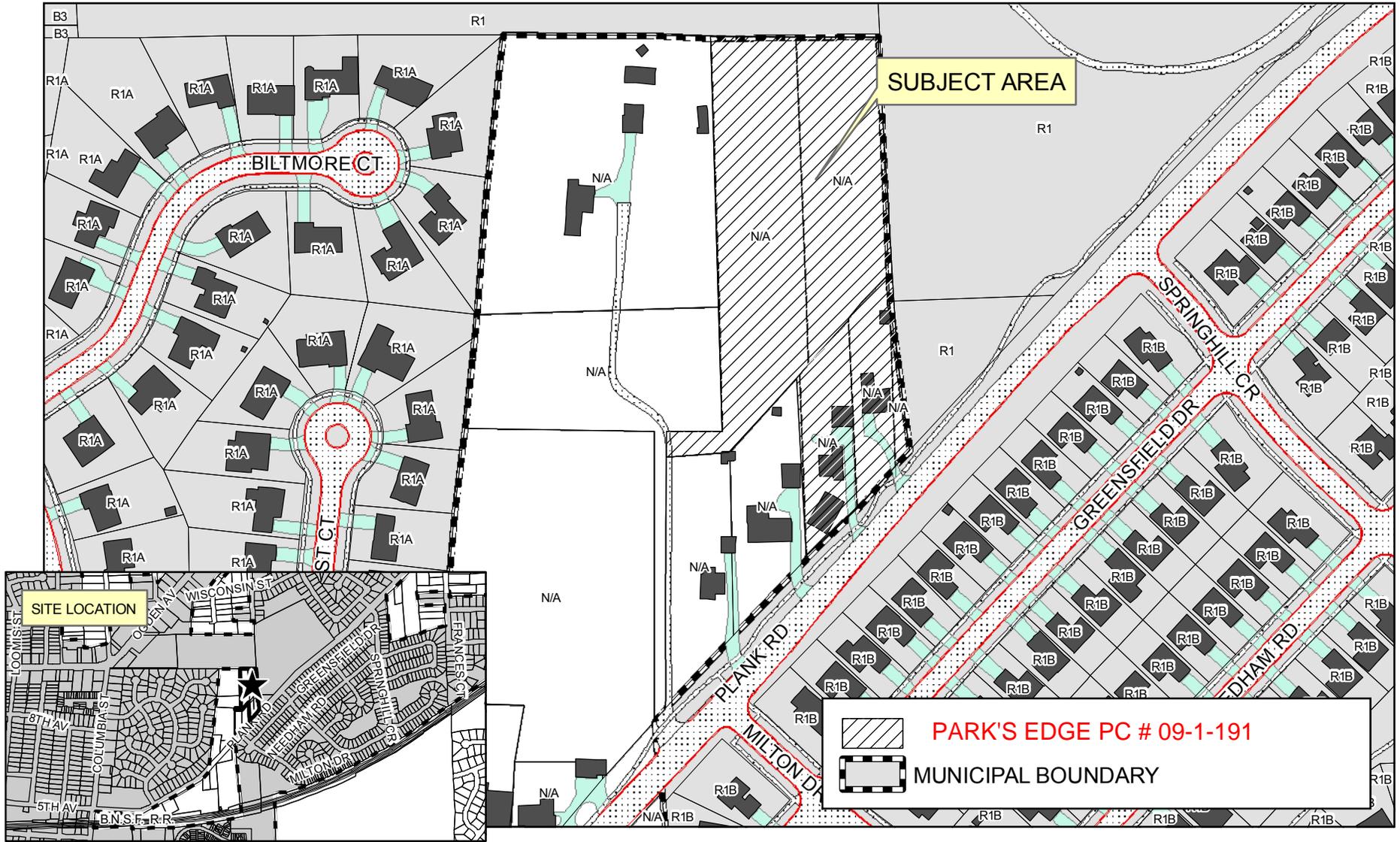
Sincerely yours,



Derke J. Price

Cc: Board of Commissioners
Ray McGury
Rick Trujillo, City of Naperville

City of Naperville Park's Edge Subdivision



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
December 2008



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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND
PLAN COMMISSION FOR ENTITLEMENTS REGARDING
PARK’S EDGE SUBDIVISION**

THE UNDERSIGNED Petitioner, i.e., EPEIUS, Inc., an Illinois corporation, (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to annex, subdivide, zone, grant a conditional use for a planned unit development and to grant a variance for the property legally described on **Exhibit A** and depicted on **Exhibit B**, which exhibits are attached hereto and incorporated herein by reference (hereinafter the “Subject Property”), pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

In support of this Petition, the Petitioner represents to the City of Naperville as follows:

1. The Petitioner, EPEIUS, Inc., whose offices are located at 676 North LaSalle St., Suite 526, Chicago, Illinois 60654 is the owner of the Subject Property (hereinafter the “Owner”).
2. The Subject Property consists of approximately 3.14 acres generally located north of Plank Road and west of Naper Boulevard.
3. The existing land uses surrounding the Subject Property are as follows:
 - a. North: Park District (Seager Park);
 - b. East: Park District (Seager Park);
 - c. South: Residential (City of Naperville); and
 - d. West: Residential (DuPage County).

4. The Petitioner requests that the Subject Property be annexed to the City of Naperville upon the execution of a mutually acceptable Annexation Agreement.

5. The Subject Property is not located within the corporate limits of any municipality and is contiguous to the City of Naperville.

6. The Subject Property is located in DuPage County, Illinois, and is improved with two (2) single family residential structures. The Subject Property is zoned R-4 in DuPage County.

7. That no electors reside on the Subject Property.

8. Upon Annexation, the Petitioner requests that the Subject Property be zoned R-2 (Single Family and Low Density Multi-Family Residence District) pursuant to the terms of the Annexation Agreement.

9. That the requested zoning meets the requirements for rezoning under the Naperville Municipal Code, Section 6-3-7, and is appropriate based on the following factors:

- a. *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.*

The Petitioner proposes that the Subject Property be zoned R-2 (Single Family and Low Density Multi-Family Residence District). This map amendment is consistent with the Official Land Use Plan of the City and promotes the general welfare of the City of Naperville.

The proposed map amendment is consistent with the City's master plan. The Subject Property is part of the 1998 East Sector Update to Naperville's Comprehensive Master Plan (hereinafter the "Plan"). The Plan's future land use designation for the Subject Property is Low Density Residential. The Plan defines Low Density Residential as "single family and two family

structures...” *See Page 13 of the Plan which is attached hereto as Exhibit C.* Petitioner proposes to develop the Subject Property with two family structures. Petitioner’s proposed map amendment would zone the Subject Property R-2 (Single Family and Low Density Multi-Family Residence District). The R-2 zoning district is the City’s most restrictive zoning district in which a two family structure is permitted. The R-2 zoning designation requested by Petitioner is consistent with the City’s future land use designation for the Subject Property.

The City’s Plan also provides that low density residential uses are “generally found at a density between one and five dwelling units per acre.” *See Page 13 of the Plan which is attached hereto as Exhibit C.* The Subject Property consists of approximately 3.14 acres. The Petitioner proposes to develop the Subject Property with five (5) two family structures consisting of ten (10) total dwelling units. Ten dwelling units on 3.14 acres results in a density of 3.18 dwelling units per acre (3.18 du/ac). The 3.18 du/ac proposed by Petitioner is well within the 1-5 du/ac contemplated in the Plan. Petitioner’s proposed density is consistent with the City’s future land use Plan.

Petitioner’s proposed development will also support the general welfare of the City of Naperville. In 2000, approximately 25% of the total population of DuPage County was over the age of 50. With a rising life expectancy and the aging of the baby-boomers, the percentage of this population over 50 years old is rapidly growing. This aging population has unique wants, desires and needs. Many are empty nesters but remain a part of the workforce. They have accumulated wealth and possessions. They want a home that is spacious enough to accommodate accumulated possessions and family holidays. They do not want the laborious type work associated with a single family home – work that is hardest on this demographic. The maintenance-free two family product proposed by the Petitioner will meet this specific need – a

need that is largely underserved in the existing Naperville housing market. There are currently two comparable duplex units listed for sale on the MLS in the Naperville market. In contrast, there are one hundred and seventy (170) single family homes for with a price-point over one million dollars. The proposed maintenance-free two-family development proposed by Petitioner will meet an existing demand in the residential housing market and therefore support the general welfare of the City of Naperville.

- b. The trend of development in the area of the Subject Property is consistent with the requested amendment.*

The Subject Property is located in a developed area of the City which has remained fairly stagnant for a significant period of time. Existing development consists of an amalgamation of various uses. In a relatively confined area along Plank Road there are single family residences, two family residences, retail uses, industrial type uses and community facilities. Within both the Columbia Estates and Springhill subdivisions there is existing R-2 zoning and duplex uses which are consistent with Petitioner's proposal.

New development or redevelopment in the general vicinity of the Subject Property has been fairly limited. A few individual lots have been redeveloped with large tear-down type single family homes. However, there has been no consolidation of properties for a larger scale redevelopment as is proposed by the Petitioner. Accordingly, there is no prevailing trend of new development in the general vicinity of the Subject Property.

- c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

The Subject Property is currently located in unincorporated DuPage County and is zoned R-4 in DuPage County. Upon annexation to the City of Naperville all properties are zoned R-1 (Low Density Single Family Residential) pursuant to state law. Accordingly, it is common for

properties to be subject of a rezoning request upon annexation to a municipality. Here, the Petitioner seeks R-2 (Single Family and Low Density Multi Family Residence District) zoning upon annexation as is consistent with the Comprehensive Plan designation. The proposed R-2 zoning is the most restrictive zoning designation in which the proposed two-family use is permitted.

The existing subdivision located west of the Subject Property is commonly known as Columbia Estates. Columbia Estates contains properties zoned R-1, R-1A and R-2. This development consists of both single-family homes and two-family homes. The overall subdivision density for Columbia Estates is approximately 2.86 du/ac. The development located to the south and east of the Subject Property is commonly known as Springhill. Springhill contains properties zoned R-1B and R-2. This development also consists of both single-family homes and two-family homes. The overall subdivision density for Springhill is approximately 3.73 du/ac. Similar to Petitioner's present request, both Columbia Estates and Springhill were rezoned upon annexation to the City of Naperville. The rezoning of Springhill and Columbia Estates to respective R-1A, R-1B and R-2 zoning districts permitted land uses less restrictive than the City's default R-1 zoning. The less restrictive zoning for these subdivisions permitted smaller lots, increases in permitted height, increases in density and two-family structures. Petitioner seeks a rezoning of the Subject Property to the R-2 zoning district to permit two-family structures.

- d. That the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classifications.*

The Subject Property can not yield a reasonable rate of return under either the City's R-1 zoning classification or the County's R-4 zoning classification, both of which require single-

family homes. The severe slope and configuration of the Subject Property significantly impact the manner in which the property can be developed and the cost associated with infrastructure improvements. To earn a reasonable rate of return the Subject Property must be developed with a two-family use at an appropriate density.

Any development of the Subject Property will require new roadway access. Assuming a new roadway must meet Naperville geometric standards, the location and design of the new access road for any new development of the Subject Property is dictated by the fixed position of Plank Road. Accordingly, the Subject Property can be developed with either five single family structures or five two-family structures. Under either scenario, the infrastructure improvements and costs associated therewith remain static.

Any development of the Subject Property will require stormwater detention. The Subject Property has a thirty six foot grade differential from the northwest quadrant of the property sloping down to the southeast quadrant. This grade differential makes it impossible to engineer stormwater detention ponds according to the either City of Naperville requirements or any other reasonable design. Development of the Subject Property will require underground detention at a cost approximately four times that of a traditional detention pond.

Development of the Subject Property can not yield a reasonable rate of return if restricted to single family use. The infrastructure costs associated with development of the Subject Property makes single family development at approximately 1.5 units per acre economically unviable. Consider also the oversupply of high-end single family product in Naperville's residential real estate market and the economic outlook for development only becomes worse. Development of the Subject Property is viable only where infrastructure costs can be spread over

a greater number of units in a development with a unique and needed product in the real estate market.

- e. The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.*

The Subject Property consists of five separate lots. Two lots are located immediately north of Plank Road and are improved with single family structures. These structures are small by modern standards and are served with well and septic. The structures have deteriorated under tenant occupancy and require significant reinvestment. Two large lots are located north of the single family structures. These large lots are vacant and unimproved and have no means of direct access to a public road. The fifth lot is a small unbuildable parcel adjacent to Seager Park. A majority of the Subject Property has never been utilized under the existing zoning classification- yet this property holds significant value. The existing residential structures have been utilized as rental units under the existing zoning classification. However, the land value of these properties exceeds the value of the residential structures. Continued use of these properties under the existing zoning classification is unlikely due to the significant investment required in both the structures and infrastructure improvements (well & septic).

- f. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The map amendment proposed by the Petitioner will not alter the essential character of the neighborhood nor will it be a substantial detriment to adjacent property. The map amendment proposed by Petitioner will permit a two-family uses consistent with existing low-density residential redevelopment and the low density land use contemplated under the Plan.

The area surrounding the Subject Property is relatively unique. The area consists of an amalgamation of uses. In a relatively confined area along Plank Road there are single family residences, two family residences, retail uses, industrial type uses and community facilities. Much of the nearby residential development (Columbia Estates and Springhill) was developed subsequent to the more intensive commercial type uses. There is no evidence that this amalgamation of uses has been detrimental to property values. Further,

Both Columbia Estates and Springhill subdivisions contain properties zoned R-2 which are utilized for two-family uses. Such uses were approved pursuant to original development plans. There is no evidence that these uses have resulted in any substantial detriment to nearby properties. In fact, all residents of Springhill and Columbia Estates purchased their homes with either actual or constructive knowledge of existing or approved R-2 zoning and two-family structures within their subdivision.

8. The Petitioner desires that the Subject Property be subdivided as depicted on the Plat of Subdivision attached hereto as **Exhibit B**.

9. The proposed subdivision is consistent with City Codes and will allow development of the Subject Property to its highest and best use.

10. The Petitioner requests that the Subject Property be granted a conditional use for a planned unit development as designated in Naperville Ordinance 80-5 in the R-2 Zoning District, Sections 6-4 and 6-6C-3, of the Municipal Code as amended.

11. The proposed conditional use for a planned unit development will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use.

12. That granting the requested conditional use for a planned unit development is appropriate, under Section 6-4-7 of the Zoning Ordinance, based on the following factors:

- a. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The proposed site design incorporates sustainable and innovative features. Petitioner proposes to dedicate approximately one-half acre of the Subject Property located along Plank Road to be maintained in perpetuity as a naturalized area. This area will be planted with native grasses and flower species to create a natural transition to Seager Park. The naturalized planting within this designated area is a sustainable development practice which incorporates best management practices and will provide stormwater management benefits to the City and adjacent residents.

The dedicated naturalized area along Plank Road will also serve to reduce any perceived impact the proposed development may have on either Seager Park or Plank Road. Existing residential structures currently maintain setbacks to Plank Road of sixty to ninety feet. The proposed setback to the southernmost structure in the proposed development is in excess of two hundred feet (200') from Plank Road. This setback will limit any perceived impact of the development from Plank Road while creating a natural transition to/from Seager Park. The dedicated naturalized area is an innovative and sustainable feature that will also create a grand entry to the proposed residential development.

- b. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

(i) Ownership and Control: The proposed development meets the ownership and control requirements. EPEIUS, Inc. is the owner of all of the individual parcels that make up the Subject Property.

(ii) Area, Lot Width, Yard, and Height/Bulk Requirements: 1) Area- The proposed development meets and exceeds the lot area requirement for a single family attached dwelling. The Code requires 4,000 square feet per attached residential dwelling unit. Here, the proposed development provides in excess of 13,000 square feet per dwelling unit or greater than three (3) times the required area. The proposed development also exceeds the lot area requirement for single family detached structures (8,000 and 6,000 sq. ft.) in the R-1 and R-2 zoning districts respectively. 2) Lot width- All five buildings will sit on a single lot with a condo plat providing for the division and sale of individual dwelling units. As such, the proposal meets the lot width requirement. 3) Yard- The proposed development meets all applicable yard setback requirements. 4) Height/Bulk Requirement- The proposed buildings will comply with the height and bulk regulations.

(iii) Common Open Space: The planned unit development meets the open space requirement established in Ordinance 01-216.

(iv) Park and School Sites: Park and School impact fees will be met with a cash donation.

(v) Landscaping, Screening, and Tree Preservation: The planned unit development will exceed the requirements of the Landscaping, Screening and Tree Preservation Regulations. The Petitioner is committed to working with the City's arborist to identify and take reasonable measures to save mature trees on the Subject Property.

(vi) Lighting: The proposed planned unit development will comply with the City's exterior lighting regulations.

(vii) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation established in Ordinance 01-216 will be met.

(viii) Public Improvements: The Petitioner seeks a variance from the Street Right of Way requirement. The variance would except out a total of approximately 200 square feet from the larger right of way dedication of approximately 44,217 square feet. Petitioner has designed the right of way improvements, including sidewalk extensions, to eliminate any conflict with the excepted right of way

(ix) Principal Structures: Multiple buildings will be located on a single lot as is permitted under the PUD regulations.

(x) Relationship to Adjoining Land: The proposed low-density residential use is consistent with the East Sector Update to the Comprehensive Plan and is complementary to the adjacent park use.

(xi) Density Bonuses: No Density bonuses are requested.

- c. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

Despite the physical site constraints, the proposed site design is efficient. The location of the proposed roadway along the western boundary of the property will facilitate future development of the vacant property to the immediate west. Petitioner has worked with the adjacent property owner to obtain permission to install full right-of-way improvements which encroach upon the adjacent property. The proposed site design is an efficient use of the Subject Property and will facilitate future development and appropriate roadway connections.

This site design also utilizes natural features of the site. The dominant feature of the site is the natural grade of the Subject Property. Petitioner proposes to substantially maintain the existing grade to accommodate walk-out basements as key features for the three southernmost buildings. The other natural feature of the Subject Property is the wooded nature of the site. Petitioner has completed a tree survey and hired a certified arborist to develop a tree preservation plan for the Subject Property. Working with its arborist, Petitioner has developed a tree preservation plan which focuses on priority trees. The majority of existing trees will be removed with the proposed development. However, it should be noted that the tree removal is not a product of Petitioner's proposed plan, but a product of development generally. The infrastructure improvements (roadway, stormwater & utilities) associated with development, single family or otherwise, are the root cause of the proposed tree removal and simply can not be avoided.

Existing topography combined with irregular shape of Subject Property dictates the layout of the development. Absent either additional property or the proposed variance, development of the Subject Property is impossible.

d. Open space, common open space, and recreational facilities are provided.

The PUD ordinance dictates that a single family attached residential development provide thirty percent (30%) open space. The proposed PUD open space in the instant development includes undedicated green spaces located around the residential living units along with the larger ½ acre naturalized area located along Plank Road and adjacent to Seager Park. Combined, these areas satisfy the open space requirement under the PUD Ordinance. The naturalized area also includes a dedicated path for connection to walking trails in Seager Park. The internal development sidewalks and connection to the Park District's dedicated walking trails will serve the recreational needs of residents of the proposed development.

e. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

The planned unit development meets the design standards and bulk regulations.

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The proposed development is compatible with adjacent properties. The proposed development is immediately adjacent to Seager Park. Seager Park is largely surrounded by residential development, much of which occurred after development of the park. Over time, the residential uses have proven to be compatible with the park use. There is nothing to suggest that residential development of the Subject Property would be incompatible the continued use and enjoyment of the park.

The proposed residential development is compatible with other residential development in the general vicinity of the Subject Property. The proposed R-2 zoning and duplex use of the Subject Property is consistent with existing R-2 zoning and duplex uses occurring within or adjacent to the nearby residential subdivisions of Columbia Estates and Springhill. The R-2 zoning and duplex uses associated with these subdivisions were approved and platted as part of the larger subdivision improvements. Accordingly, all residents in Columbia Estates and Springhill have purchased their homes with either real or constructive notice of the R-2 zoning and duplex use occurring therein. The proposed duplex use is compatible with nearby residential uses.

- g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.*

The proposed development is consistent with the City's comprehensive plan. The East Sector Update to the Comprehensive Plan designates the Subject Property for low density residential use. The Plan defines low density residential uses to include two-family structures. Accordingly, Petitioner's plan for two-family structures is consistent with the low density residential use contemplated under the Plan. Petitioner's proposal also fulfills one of the Plan's specified goals of promoting a diversity in housing types. The East Sector is dominated by single family uses. Petitioner's proposal for two-family structures would help create diversity in the City housing stock. The proposed use would also meet the specific needs of a growing senior population in the City.

13. The Petitioner seeks a variance from Section 7-4-2 of the Code to reduce the required right-of-way (ROW) dedication.

14. The Code requires a minimum sixty-six foot (66') dedication of right-of-way for a

local street.

15. The Petitioner seeks to reduce the required ROW dedication where the proposed ROW abuts or crosses adjacent property.

16. The proposed variance meets the standards for a variance pursuant to Section 7-1-8, Paragraph 1, based on the following factors:

- a. *The subdivider or developer has shown that strict adherence to the provisions of this title would cause unnecessary hardship; or*

Strict adherence to the dedication provision will cause unnecessary hardship for the Petitioner. As outlined herein, the site design is significantly constrained by topography, the shape of the property and the City's geometric standards for roadway design. The Subject Property can not be developed in its current configuration absent the proposed variance. The proposed variance would reduce the right-of-way dedication by approximately 188 square feet or approximately 0.004% of the total right-of-way being dedicated by the Petitioner.

Strict adherence to the letter of the law is unnecessary because the Petitioner's proposed plan meets the intent of the law. The right of way requirements are intended to provide adequate space for utility installations and subdivision improvements (sidewalk, roadway and landscaping) within the public right of way. Here, all utilities and associated subdivision improvements are located within dedicated right of way or easements which run to the benefit of the both the Petitioner and the City of Naperville. Thus, the practical effect is that the intent of the dedication requirement has been fulfilled. Further, should the City so desire, additional right of way can be obtained from adjacent property owner upon annexation of their property to the City.

- b. *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

The Petitioner can not meet the letter-of-the-law because of the size and shape of the Subject Property. The Subject Property is composed of five separate parcels. Combined, these individual parcels create a unique lot configuration of approximately 3.14 acres which is inefficient for development purposes. Acute angles along the southern property lines create vast areas of unusable space and present practical difficulties in designing a roadway that strictly complies with the City's geometric requirements. Absent either additional property or the proposed variance, development of the Subject Property is impossible. Petitioner has successfully worked with one adjacent property owner to facilitate an agreement to meet the right-of-way dedication requirement. However, Petitioner has been unable to reach agreement concerning the final 188 square feet which necessitate the proposed variance.

c. The requested variance does not destroy the intent and purpose of the provisions of this title.

The purpose and intent of the ROW dedication requirement is to ensure adequate area for the installation of public improvements within the ROW. Here, the request for a reduced ROW has no impact on the required public improvements. The Petitioner proposes to install all public improvements according to the Subdivision Code within the dedicated right of way or dedicated easements. Further, the City may acquire the full Code required ROW upon the annexation of adjacent property to the City of Naperville.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) annex the Subject Property to the City of Naperville pursuant to a mutually agreeable annexation agreement; 2) Subdivide the

Subject Property as depicted on the Subdivision Plat attached hereto as Exhibit B; 3) grant a conditional use for a planned unit development as depicted on the Preliminary Planned Unit Development Plat attached hereto as **Exhibit C**; and 4) grant a variance from Section 7-4-2 of the Municipal Code to reduce the required right of way dedication, all pursuant to the Naperville Municipal Code, as amended.

RESPECTFULLY SUBMITTED this 25th day of November, 2009.

OWNER/PETITIONER:

Fred Conforti
EPEIUS, Inc.
By: Fred Conforti

State of Illinois)
)ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fred Conforti, personally known to me to be the President of EPEIUS, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of November, 2009.

R. G. Whitaker III
Notary Public

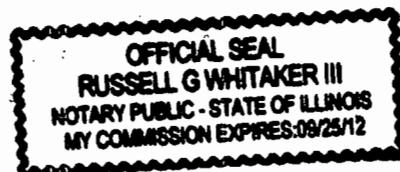


EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:

THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED ALONG SAID SECTION LINE) THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 537937, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 375489, A DISTANCE OF 525.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID PLAT OF SURVEY AS MONUMENTED, 278.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MROZEK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL D OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL D; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT D TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY WARRANTY DEED RECORDED APRIL 8, 1931

AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID PROPERTY, 76.05 FEET TO A SET IRON PIPE; THENCE SOUTH 21 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.56 FEET TO AN OLD FOUND AXLE THAT IS NORTH 00 DEGREES 34 MINUTES WEST, 296.94 FEET FROM THE CENTER LINE OF PLANK ROAD (FORMERLY CHICAGO AND NAPERVILLE ROAD), SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF PARCEL B OF PLAT OF SURVEY RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 79.78 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE PROPERTY CONVEYED BY SAID WARRANTY DEED DOCUMENT 310846; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, 6.71 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

THE EASTERLY 1/2 (MEASURED PARALLEL WITH THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SECTIONS 7 AND 18 IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CHICAGO ROAD AND ON THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 44 DEGREES 19 MINUTES WEST IN CENTER OF SAID ROAD, 152.1 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTIONS, 300 FEET; THENCE NORTH 44 DEGREES 19 MINUTES EAST, 152.1 FEET TO EAST LINE OF SAID SECTION 7; THENCE SOUTH ON EAST LINE OF SAID SECTIONS, 300 FEET TO THE PLACE OF BEGINNING, CONTAINING 3/4 OF AN ACRE, MORE OR LESS, IN DU PAGE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, AND RUNNING THENCE SOUTH 0 DEGREES 34 MINUTES EAST ON THE SECTION LINE, 260.7 FEET TO THE CENTER OF CHICAGO ROAD; THENCE NORTH 45 DEGREES 42 MINUTES EAST ALONG THE CENTER OF SAID ROAD, 30.0 FEET; THENCE NORTH 5 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 240.94 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF AND RUNNING SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 76.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 95.80 FEET; THENCE NORTH 00 DEGREES 13 MINUTES EAST, 297.40 FEET; THENCE NORTH 42 DEGREES 44 MINUTES EAST, 92.70 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES EAST PARALLEL WITH THE EAST LINE OF SECTION 18, 296.34 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 260.70 FEET RECORD, 259.50 FEET MEASURED, SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18 AND RUNNING SOUTH 44 DEGREES 19 MINUTES WEST RECORD, SOUTH 44 DEGREES 36 MINUTES 53 SECONDS WEST MEASURED, ALONG THE CENTER OF SAID ROAD, 171.85 FEET RECORD, 170.76 FEET

MEASURED; THENCE NORTH 0 DEGREES 13 MINUTES EAST RECORD, NORTH 0 DEGREES 25 MINUTES 03 SECONDS EAST MEASURED, 57.38 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 25 MINUTES 03 SECONDS EAST MEASURED, 138.08 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE WHOSE CENTER LIES SOUTHWESTERLY AND HAS A RADIUS OF 267.00 FEET, 14.91 FEET, ARC, (CHORD BEARING SOUTH 20 DEGREES 23 MINUTES 12 SECONDS EAST, 14.91 FEET, CHORD), TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE WHOSE CENTER LIES NORTHEASTERLY, AND HAS A RADIUS OF 333.00 FEET, 87.79 FEET, ARC, (CHORD BEARING SOUTH 26 DEGREES 20 MINUTES 22 SECONDS EAST, 87.54 FEET, CHORD), TO A POINT 40.00 FEET NORTHWESTERLY OF, AS MEASURED PERPENDICULAR TO THE AFORESAID CENTERLINE OF CHICAGO ROAD (PLANK ROAD), THENCE SOUTH 44 DEGREES 36 MINUTES 53 SECONDS WEST, PARRELLEL WITH SAID CENTERLINE, 64.13 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED ALONG SAID SECTION LINE) THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 537937, DU PAGE COUNTY ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT NO. 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT NUMBER 375489, A DISTANCE OF 525.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT NUMBER 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 278.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MOROZEK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINIOS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS:

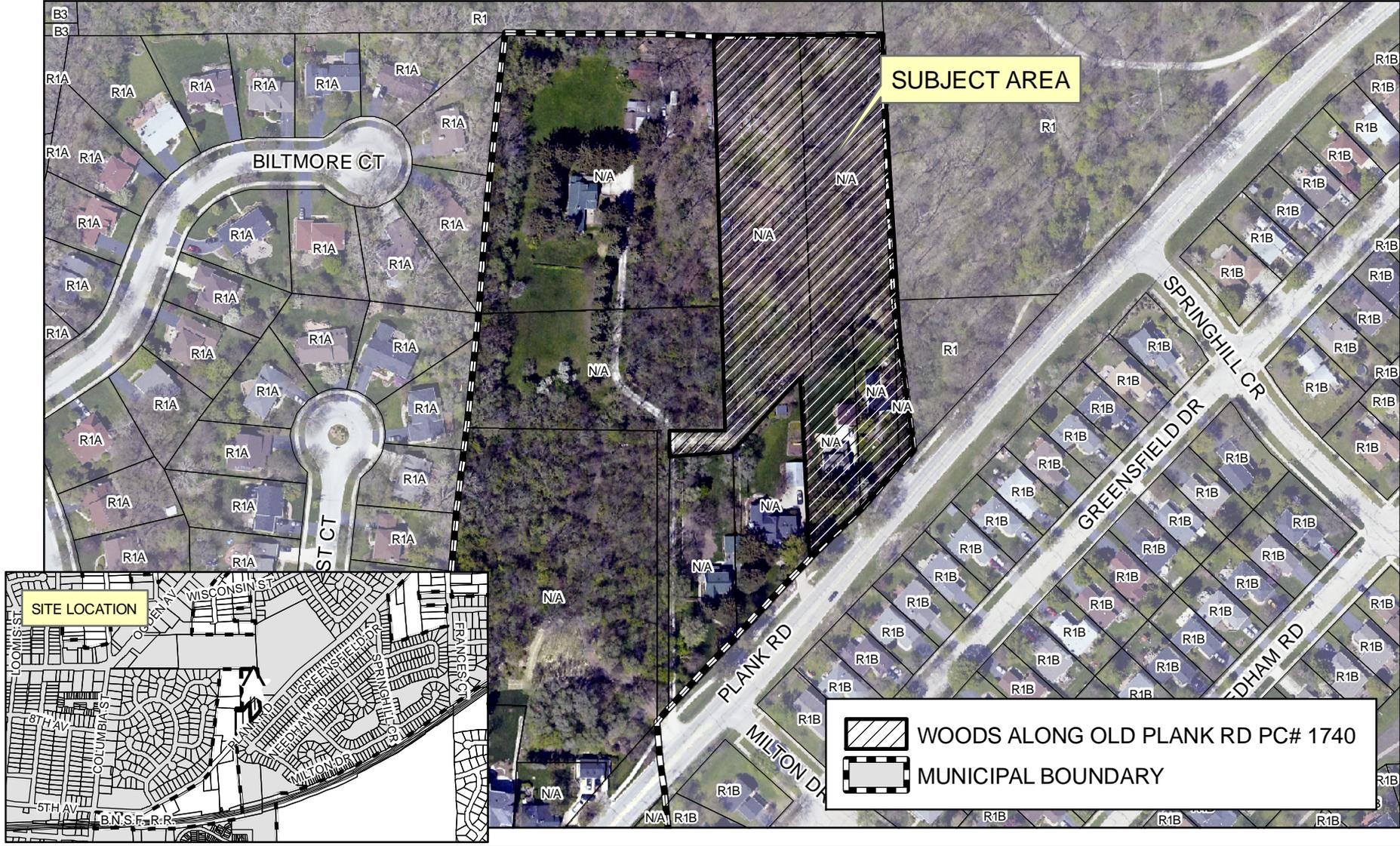
BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646 DU PAGE COUNTY, ILLINOIS, A

DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERN LINE OF SAID TRACT "D", TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL SIX:

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 260.70 FEET RECORD, 259.50 FEET MEASURED, SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18 AND RUNNING SOUTH 44 DEGREES 19 MINUTES WEST RECORD, SOUTH 44 DEGREES 36 MINUTES 53 SECONDS WEST MEASURED, ALONG THE CENTER OF SAID ROAD, 171.85 FEET RECORD, 170.76 FEET MEASURED; THENCE NORTH 0 DEGREES 13 MINUTES EAST RECORD, NORTH 0 DEGREES 25 MINUTES 03 SECONDS EAST MEASURED, 195.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 25 MINUTES 03 SECONDS EAST MEASURED, 96.61 FEET; THENCE SOUTH 42 DEGREES 44 MINUTES WEST RECORD, SOUTH 42 DEGREES 47 MINUTES 53 SECONDS WEST MEASURED, 50.39 FEET, TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE WHOSE CENTER LIES SOUTHWESTERLY AND HAS A RADIUS OF 267.00 FEET, 68.60 FEET, ARC, (CHORD BEARING SOUTH 29 DEGREES 20 MINUTES 51 SECONDS EAST, 68.41 FEET, CHORD), MORE OR LESS TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

City of Naperville WOODS ALONG OLD PLANK ROAD



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
December 2008



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.

To: Naperville Plan Commission

This note is a challenge to statements made in “Petition to the Naperville City Council and Plan Commission for Entitlements Regarding Park’s Edge Subdivision” to be considered at the 2/4/2010 Plan Commission Meeting.

Item 12.b(v) (page 10) states, “The planned unit development will exceed the requirements of the Landscaping, Screening, and Tree Preservation Regulations.” I strongly disagree as follows:

1. The proposed “preservation plan” is significantly overstated as it includes dead and dying trees for “preservation”.

The IRG tree survey lists 207 mature trees and evaluates them for species, size, and viability. Of these, 29 have been selected for preservation (down from 35 in earlier submission). But 11 of the 29 have already been evaluated by IRG as dead or dying. 6 more are clearly in the path of future development. At best, a mature, fully wooded property will be reduced to a handful of high value trees.

2. No accommodation has been made in design to preserve high value trees.

There is no evidence that any measure has been taken by the developer to preserve more of these high value trees. From the beginning, a boilerplate plan, identical to his development on Warrenville Road, has been presented. No accommodation has been made to modify the design to preserve this unique property—in fact the latest submission removes more trees.

3. The landscape plan does not introduce sufficient replacement trees to meet Naperville Landscaping, Screening, and Tree Preservation Code requirements.

Using a scheme that considers species, size, and viability that I have discussed in detail with city staff, more than 40 Class A and Class B highest value trees are identified (staff has assured me that this approach is similar to that which is followed by Naperville’s arborist). 33 of these are identified for removal. Based on size, Naperville Code 5-10-5, 5.1 requires that about 300 replacement trees be planted or the city must be compensated accordingly (attachment A).

At the 12/3/2008 Plan Commission Meeting, the petition was denied with nearly every commissioner stating concerns regarding the preservation of natural resources. This new petition includes MINIMAL substantive change overall, and certainly does not reflect a good faith effort to meet those concerns.

KC Swininoga
1241 Marls Ct., Naperville
(630) 961-1641

Park's Edge Subdivision--High Value Trees

TAG	SPECIES	SIZE	IRG to be Preserved	Class A/B	# Replacement Trees (Naperville Code 5-10-5,5.1)
17	Hackberry	14		B	5
26	Oak	40	*	A	0
35	Linden	15		B	5
45	Walnut	24	*	A	0
48	Walnut	24	*	A	0
50	Maple	10	*	B	0
51	Oak	36	*	A	0
55	Oak	30		A	11
56	Maple	20		A	7
57	Walnut	24		A	9
63	Walnut	24		A	9
69	Maple	30		A	11
72	Maple	10		B	5
75	Walnut	30		A	11
83	Maple	22		A	9
84	Oak	24		A	9
85	Oak	24		A	9
87	Oak	24		A	9
90	Oak	28		A	11
93	Oak	28	*	A	0
94	Maple	10	*	B	0
100	Maple	10		B	5
104	Oak	36		A	13
107	Oak	36		A	13
110	Oak	40		A	13
115	Ash	12		B	5
118	Walnut	20		A	7
121	Oak	32		A	11
123	Oak	36		A	13
141	Linden	12		B	5
143	Linden	20		A	7
144	Maple	24		A	9
176	Oak	30		A	11
182	Maple	32		A	11
185	Oak	32		A	11
195	Maple	24		A	9
196	Maple	22		A	9
201	Maple	21		A	7
203	Maple	24		A	9
204	Maple	28		A	11
205	Maple	20	*	A	0
207	Linden	20.5	*	A	0
209	Maple	20	*	A	0
TOTALS				43	299

Class A =

Fair to Excellent Condition
Diameter of 20" or larger
Species rating of 80% or greater
(Species Ratings and Appraisal Factors for Illinois)

Class B =

Good to Excellent Condition
Diameter of 10" or larger
Species rating of 60% or greater

Fancler, Rory

From: swininoga [swininoga@sbcglobal.net]
Sent: Friday, December 04, 2009 12:47 PM
To: Fancler, Rory
Subject: Fw: My response to Mr. Conforti's letter to request a meeting

Rory,

Could you please forward the letters, below, to the Plan Commission members for their next meeting?

Thank you.

----- Bob S.

Bob Swininoga
1241 Marls Ct
961-1649

All Plan Commission members,

I was one of the member's of P.R.I.D.E. who presented to the Plan Commission during last year's petition by Mr. Conforti to the City to develop some infill property along Plank Road. At that time his project was called "The Woods Along Old Plank Road".

As you are probably already aware, Mr. Conforti and his company, EPEIUS Inc., has submitted his plans to the City under a new name ----- "Park's Edge". As part of that effort, Mr. Conforti has very recently contacted me individually (and others, I am told) to meet and discuss his project.

Given some of the miscommunications during the last petition, and the meetings that occurred between Mr. Conforti, his attorney, and the Homeowners' Association of Springhill, I wanted to keep you all aware of any new communications between Mr. Conforti and the residents.

Below you will find both Mr. Conforti's mailing to me and my response.

If anyone has any questions, please don't hesitate to let me know.

Sincerely,

Bob Swininoga

1241 Marls Ct.

961-1649

My Response to Mr. Conforti:

"Mr. Conforti,

Over Thanksgiving weekend I received your letter concerning your Plank Rd property.

I am afraid you have oversimplified my concerns as being limited to the character of the neighborhood, as I tried to be clear that your development did not meet the six conditions for zoning change mandated by ordinance (a point which the Plan Commission overwhelmingly agreed with). It should be noted that we all had several concerns with your Woods Along Old Plank Rd. plans, not just those of traffic, water, or character of the neighborhood.

Your letter is very vague as it pertains to any new, specific plans you may have for the property. If by "revised" plans, you mean you have addressed the issues of over-density, easements, and being severely out of synch with the spirit of the existing neighborhoods, then I suspect we will have some common ground to discuss. If not, it would signal to me, anyway, that you and your counsel will continue to choose to not listen to the concerns of the local residents and continue to engage in what I interpreted as attacks on those same existing property owners. That, indeed, would be an indicator of the "adversarial" nature you referred to in your letter. Up until now, I have seen this effort as a simple matter of citizens assuring that their existing property rights were just as important and as protected as yours, and that the rules and regulations that exist in Naperville were followed by you just as they were followed by the property owners before you.

Having said that, I would be more than willing to meet with you, along with other members of the P.R.I.D.E. group and/or the Homeowners' Association representatives. A single meeting where we can actually accomplish something would be the only agenda that makes sense to me at this time.

As you can guess, the holidays and end-of-year work schedules for many will make this improbable prior to the first of the year, especially under such short notice. I have heard from the city that you have already presented new plans to them, so I would hope that you would have no issue with providing a summary of your changes for us to review prior to any meeting we may have. This would allow us to be better informed and to eliminate any misconceptions or carry-over of past shortcomings of your project."

Thank you in advance for your cooperation.

Bob Swininoga

Letter from Mr. Conforti:

"As you are aware, I am the owner of approximately .314 acres along Plank Rd. This property was previously the subject of the Woods Along Old Plank Rd development application before the City of Naperville.

Over the last year I have spent considerable time reviewing the concerns of nearby property owners along with the concerns expressed by both the Plan Commission and the City Council. I have worked diligently to revise development plans to address these concerns. Specific to your concerns, we have removed several of the variances to which you testified are not in keeping with the character of the neighborhood.

In advance of beginning a formal public hearing process with the City of Naperville I would like the opportunity to informally meet with you to discuss the project. It is my desire to avoid the adversarial nature of the former development application.

We can meet at your earliest convenience. Please contact me with a date and time. Thank you in advance for your cooperation."

Fred Conforti, President
EPEIUS
312-388-3030

LEGAL DESCRIPTION

PLAT OF ANNEXATION

P.I.N. 08-07-414-016
08-17-104-002
08-18-206-011
08-18-206-010
08-07-414-015

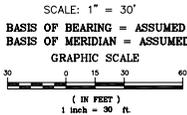
PARCEL ONE:

THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89 DEGREES 52 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (487.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE TO THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7; RECORDED JANUARY 19, 1948 AS DOCUMENT 537937, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 80 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 375489, A DISTANCE OF 163.82 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 49 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371646, ALONG THE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILE MROZOWY BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 04 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 192.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL D OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 49 SECONDS WEST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTH CORNER OF SAID PARCEL D; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT D TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PART OF SECTIONS 7, 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS.

SEAGER PARK (NAPERVILLE PARK DISTRICT) HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: P.O. BOX 3020 400 S. EAGLE STREET NAPERVILLE, ILLINOIS 60566-7020



LEGEND & ABBREVIATIONS

- CITY OF NAPERVILLE LIMITS
NAPERVILLE PARK DISTRICT LIMITS
SECTION CORNER IDENTIFICATION
N - NORTH
S - SOUTH
E - EAST
W - WEST
DOC - DOCUMENT
No - NUMBER



LOCATION MAP N.T.S.

OWNER/DEVELOPER:

EPEIUS
P.O. BOX 553
WHEATON, ILLINOIS 60187
PHONE NO.: (312) 388-3030
FAX: (312) 831-1626

ABCA
SITE: 129,071 SQ.FT. = 2.9631 ACRES
PLANK ROAD: 7,678 SQ. FT. = 0.1809 ACRES
TOTAL: 136,749 SQ.FT. = 3.1439 ACRES

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

SINGLE FAMILY DUPAGE COUNTY 73.03'(Meas.&Rec.) S87°57'43"E(Meas.&Rec.)

EXCEPTION PARCELS ONE & FIVE

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

SINGLE FAMILY DUPAGE COUNTY 86.23' S84°34'50"W 86.18'(Rec.) N84°30'58"E(Rec.)

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE

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EXCEPTION PARCELS ONE & FIVE

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE

LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED PER DOC. 375489

PROJECT SITE

HEREBY ANNEXED

OWNER/DEVELOPER:

ABCA

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

SINGLE FAMILY DUPAGE COUNTY

EXCEPTION PARCELS ONE & FIVE

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

SINGLE FAMILY DUPAGE COUNTY

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE

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HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

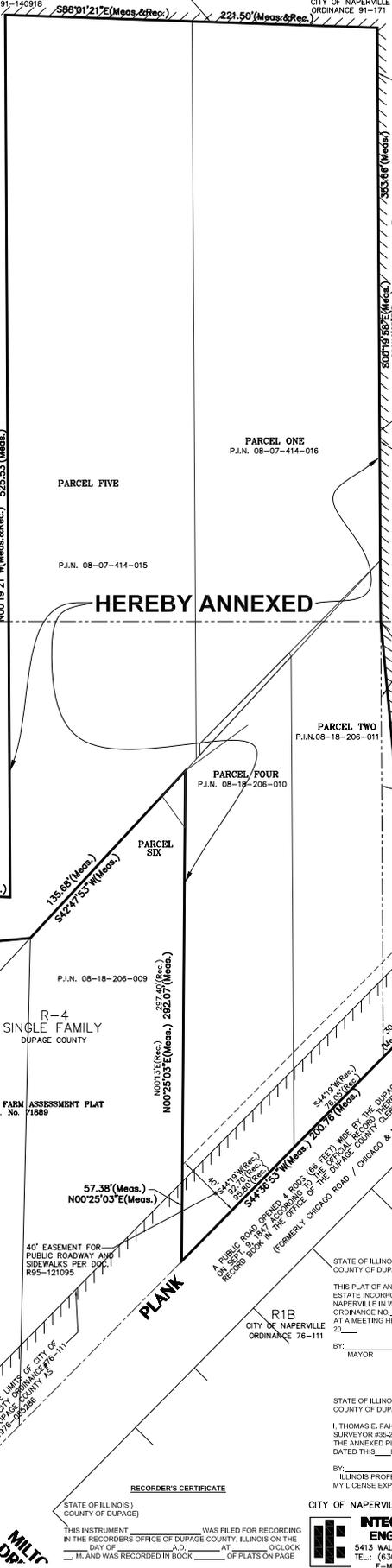
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HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

EXCEPTION PARCELS ONE & FIVE



EXISTING CORPORATE LIMITS OF CITY OF NAPERVILLE PER CITY ORDINANCE 91-171 RECORDED IN DU PAGE COUNTY AS DOCUMENT #R1991-140918

EXISTING CORPORATE LIMITS OF CITY OF NAPERVILLE PER CITY ORDINANCE 91-171 RECORDED IN DU PAGE COUNTY AS DOCUMENT #R1991-140918

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EXISTING CORPORATE LIMITS OF CITY OF NAPERVILLE PER CITY ORDINANCE 91-171 RECORDED IN DU PAGE COUNTY AS DOCUMENT #R1991-140918

City of Naperville, Illinois, DuPage County, Illinois, Plat of Annexation, 10/23/2009 10:56:47 AM, SJP

PLAT OF ANNEXATION - PARK'S EDGE SUBDIVISION

ITECH CONSULTANTS, INC. ENGINEERS / SURVEYORS
5413 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS
TEL: (630) 964 5656 FAX: (630) 964-5052
E-MAIL: CAD@ITECHCONSULTANTS.COM

CITY OF NAPERVILLE PROJECT NO. 08-10000085
I, THOMAS E. FAHRENBERG, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126, HEREBY STATE THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE OF ANNEXATION. DATED THIS DAY OF A.D., 2008.

STATE OF ILLINOIS COUNTY OF DU PAGE
THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE PART OF THE CITY OF NAPERVILLE IN WILL AND DU PAGE COUNTIES, ILLINOIS BY ORDINANCE NO. 08-10000085, ADOPTED BY THE CITY COUNCIL AT A MEETING HELD ON THE DAY OF A.D., 2008.

STATE OF ILLINOIS COUNTY OF DU PAGE
I, THOMAS E. FAHRENBERG, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126, HEREBY STATE THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE OF ANNEXATION. DATED THIS DAY OF A.D., 2008.

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STATE OF ILLINOIS COUNTY OF DU PAGE
I, THOMAS E. FAHRENBERG, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126, HEREBY STATE THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE OF ANNEXATION. DATED THIS DAY OF A.D., 2008.

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P.I.N. 08-07-414-016
 08-18-206-011
 08-17-104-002
 08-18-206-010
 08-07-414-015

PRELIMINARY PLANNED UNIT DEVELOPMENT PARK'S EDGE SUBDIVISION

PART OF SECTIONS 7, 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



AREA	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL AREA LOTS 1-4
59,593 SQ.FT. = 1.3681 ACRES	59,593 SQ.FT. = 1.3681 ACRES	9,420 SQ.FT. = 0.2162 ACRES	8,736 SQ.FT. = 0.2005 ACRES	14,983 SQ.FT. = 0.3440 ACRES	2,1288 ACRES
36,339 SQ.FT. = 0.8342 ACRES	7,878 SQ.FT. = 0.1809 ACRES	136,949 SQ.FT. = 3.1439 ACRES			

NOTES:
 1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED FIRST BY THE DEVELOPER AND SUBSEQUENTLY BY THE HOMEOWNERS ASSOCIATION;
 2. SECTION 6-2-3.3 (YARD REQUIREMENTS) OF THE NAPERVILLE MUNICIPAL CODE PERMITS UNROOFED DECKS, PATIOS, AND PORCHES WILL EXTEND NO MORE THAN 10 FEET INTO THE REQUIRED REAR YARD.

NOTE:
 SEE SHEET #2 OF 2 FOR DETAILED LOT DIMENSIONS.

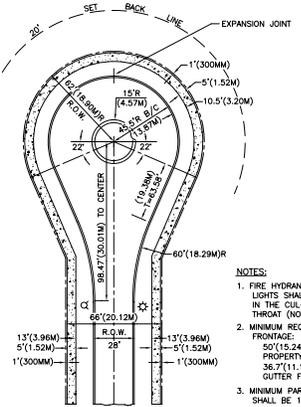
DESIGN SCHEDULE

LOT NUMBER	LAND USE	BUILDING HEIGHT (STORIES) FEET	MINIMUM SETBACK FROM REAR SIDE	BUILDING COVERAGE (PERCENT)	PARCEL AREA (ACRES)	PARCEL AREA (SQ. FEET)	COMMON OPEN SPACE (SQ. FEET)
1	RESIDENTIAL	2.5 35 MAX	25' 25' 8'	30.0	1.3681	59,593	12,320
2	STORMWATER MANAGEMENT	-	-	0	0.2162	9,420	7,907
3	STORMWATER MANAGEMENT	-	-	0	0.2005	8,736	6,730
4	-	-	-	0	0.3440	14,983	0
TOTAL	-	-	-	-	2.1288	92,732	26,857
R.O.W.	-	-	-	-	1.0151	44,217	-
TOTAL GROSS AREA=					3.1439	136,949	-

LEGEND

	EXISTING SANITARY SEWER WITH MANHOLE		EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED SANITARY SEWER WITH MANHOLE		EXISTING OVERHEAD WIRES
	EXISTING WATER MAIN & HYDRANT		EXISTING FENCE
	PROPOSED WATER MAIN & HYDRANT		EXISTING POWER POLE
	EXISTING VALVE VAULT/BOX		EXISTING GULLY WIRE
	PROPOSED VALVE VAULT/BOX		EXISTING PEDISTAL SIGN
	EXISTING STORM SEWER		EXISTING SPOT ELEVATION
	PROPOSED STORM SEWER		EXISTING CONTOUR
	EXISTING FLARED END SECTION		EXISTING BARRIER CURB (8'-6.12')
	PROPOSED FLARED END SECTION		EXISTING CONCRETE SIDEWALK
	EXISTING INLET, TYPE A		EXISTING EASEMENT LINE
	PROPOSED INLET, TYPE A		EXISTING PROPERTY LINE
	EXISTING CATCH BASIN, TYPE A		EXISTING SUBDIVISION BOUNDARY LINE
	PROPOSED CATCH BASIN, TYPE A		
	EXISTING CATCH BASIN, TYPE C		
	PROPOSED CATCH BASIN, TYPE C		
	EXISTING MANHOLE, TYPE A WITH CLOSED LID		
	PROPOSED MANHOLE, TYPE A WITH CLOSED LID		
	EXISTING MANHOLE, TYPE A WITH OPEN LID		
	PROPOSED MANHOLE, TYPE A WITH OPEN LID		
	EXISTING STREET LIGHT		
	PROPOSED STREET LIGHT		

CONCENTRIC CUL-DE-SAC



NOTES:
 1. FIRE HYDRANTS AND STREET LIGHTS SHALL BE PLACED IN THE CUL-DE-SAC THROAT (NOT BULB).
 2. MINIMUM REQUIRED LOT FRONTAGE: 50'(15.24M) AT PROPERTY LINE, 36.7'(11.19M) AT GUTTER FLOWLINE.
 3. MINIMUM PARKWAY WIDTH SHALL BE 10.5'(3.20M).

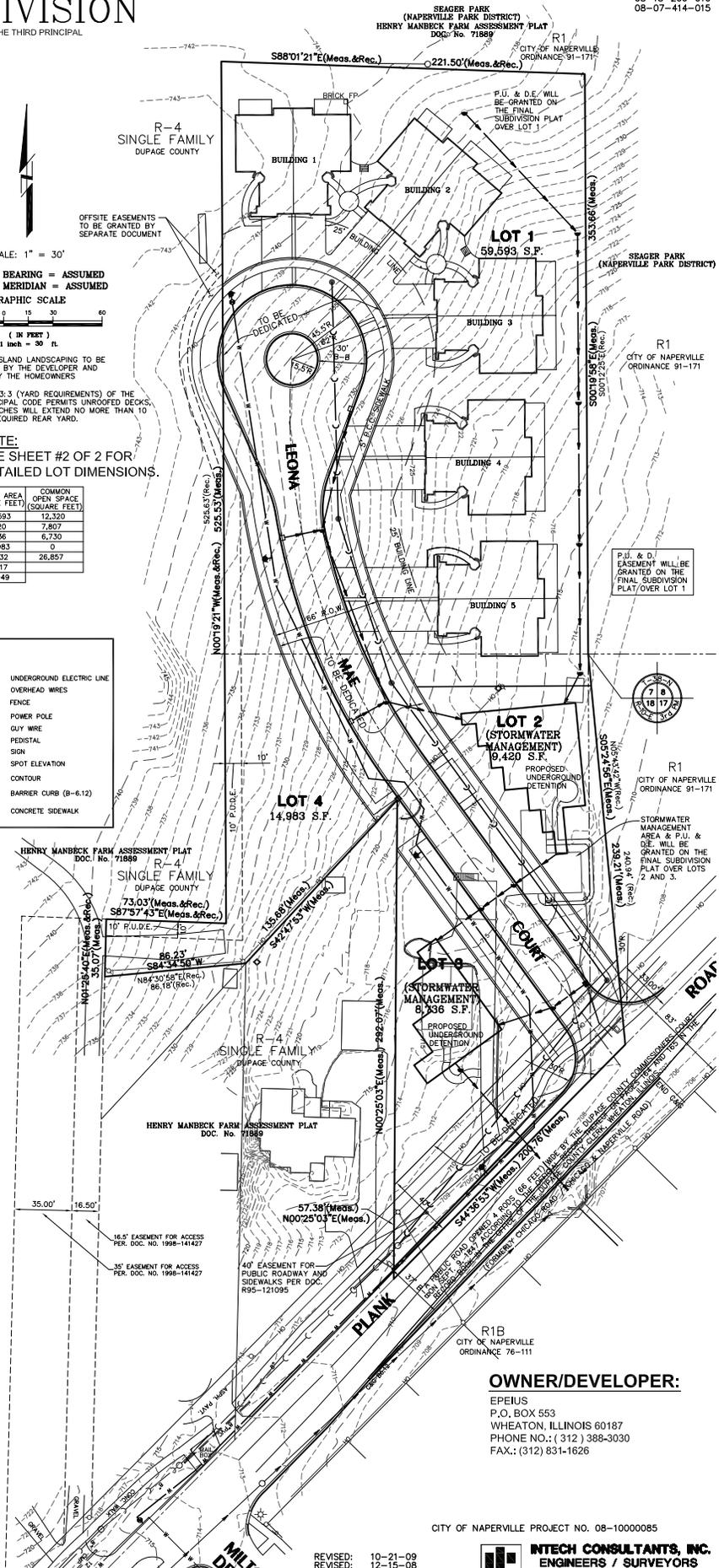
ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- L - LENGTH
- R - RADIUS
- REC - RECORD
- M - MEASURED
- CONC - CONCRETE
- DOC - DOCUMENT
- EX - EXISTING
- NO - NUMBER
- SO. FT. - SQUARE FEET
- P.U.&D.E. - PUBLIC UTILITIES & DRAINAGE EASEMENT

BENCHMARKS

- CITY OF NAPERVILLE SURVEY MONUMENT STATION 705
 BENCHMARK ID TOP SECURITY MONUMENT
 ELEVATION = 223.9162(M) = 734.6383(FT)(CONVERTED) NAVD 1988 ADJUSTMENT
- CITY OF NAPERVILLE SURVEY MONUMENT STATION 703
 BENCHMARK ID TOP SECURITY MONUMENT
 ELEVATION = 237.8387(M) = 780.3091(FT)(CONVERTED) NAVD 1988 ADJUSTMENT
- SITE BENCHMARK:
 * CUT IN CURB OPPOSITE WATER VALVE VAULT LOCATED AT THE SOUTHWEST CORNER OF PLANK RD. & MILTON DR.
 ELEVATION = 713.85 NAVD 1988

NOTES:
 1. THE LAND INCLUDED IN THIS SUBDIVISION IS CLASSIFIED AS "OTHER AREAS ZONE X" BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS COMMUNITY PANEL NUMBER 170213 0008 C MAP REVISED MAY 18, 1992. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.



OWNER/DEVELOPER:

EPEIUS
 P.O. BOX 553
 WHEATON, ILLINOIS 60187
 PHONE NO.: (312) 388-3030
 FAX: (312) 831-1626

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 TEL: (630) 964-5656 FAX: (630) 964-5052
 E-MAIL: CAD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 184-001040

CITY OF NAPERVILLE PROJECT NO. 08-10000085

REVISED: 10-21-09
 REVISED: 12-15-08
 REVISED: 11-7-08
 REVISED: 7-29-08

PRELIMINARY PLANNED UNIT DEVELOPMENT - PARK'S EDGE SUBDIVISION

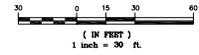
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PRELIMINARY PLANNED UNIT DEVELOPMENT PARK'S EDGE SUBDIVISION

PART OF SECTIONS 7, 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

SCALE: 1" = 30'

BASIS OF BEARING = ASSUMED
BASIS OF MERIDIAN = ASSUMED
GRAPHIC SCALE



LEGAL DESCRIPTION

PARCEL ONE:

THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 316.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.06 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE; THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 537937, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 375489, A DISTANCE OF 325.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED), 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORZOK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 151.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D" TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY WARRANTY DEED RECORDED APRIL 3, 1931 AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID PROPERTY, 76.5 FEET TO A SET IRON PIPE; THENCE SOUTH 21 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.58 FEET TO AN OLD FOUND AXLE THAT IS NORTH 00 DEGREES 34 MINUTES WEST, 296.94 FEET FROM THE CENTER LINE OF PLANK ROAD (FORMERLY CHICAGO AND NAPERVILLE ROAD), SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF PARCEL "B" OF PLAT OF SURVEY RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 73.75 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE PROPERTY CONVEYED BY SAID WARRANTY DEED DOCUMENT 310846; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, 6.71 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

THE EASTERN 1/2 (MEASURED) PARALLEL WITH THE EASTERLY LINE OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SECTIONS 7 AND 18 IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CHICAGO ROAD AND ON THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 44 DEGREES 19 MINUTES WEST IN CENTER OF SAID ROAD, 152.1 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTIONS, 300 FEET; THENCE NORTH 44 DEGREES 19 MINUTES EAST, 163.1 FEET TO EAST LINE OF SAID SECTION 7; THENCE SOUTH ON EAST LINE OF SAID SECTIONS, 300 FEET TO THE PLACE OF BEGINNING, CONTAINING 3/4 OF AN ACRE, MORE OR LESS, IN DU PAGE COUNTY, ILLINOIS.

PARCEL THREE:

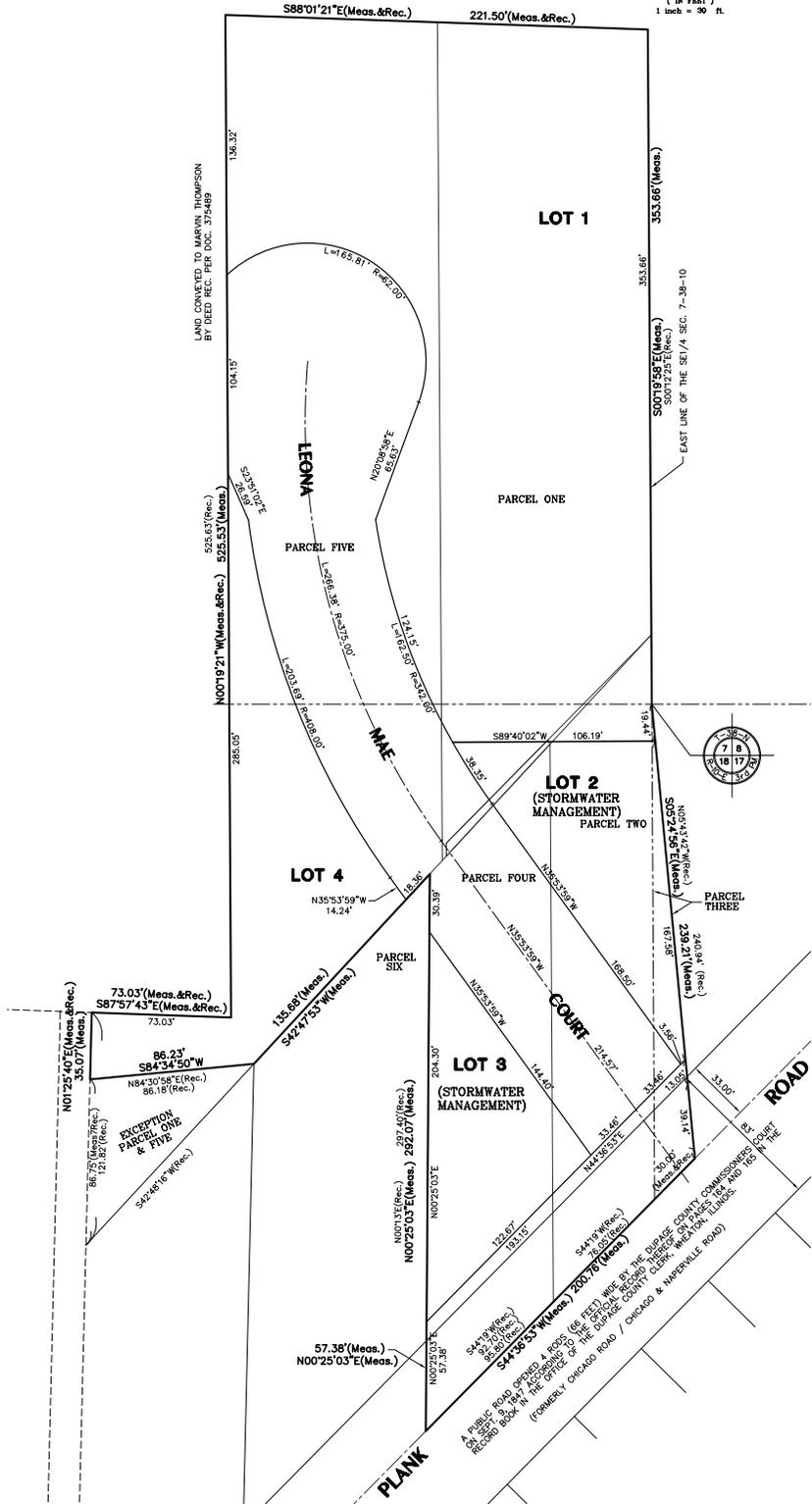
THAT PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, AND RUNNING THENCE SOUTH 0 DEGREES 34 MINUTES EAST ON THE SECTION LINE, 260.7 FEET TO THE CENTER OF CHICAGO ROAD; THENCE NORTH 45 DEGREES 42 MINUTES EAST ALONG THE CENTER OF SAID ROAD, 30.0 FEET; THENCE NORTH 5 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 240.94 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, 280.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; AND RUNNING SOUTH 14 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 76.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 86.0 FEET; THENCE NORTH 00 DEGREES 13 MINUTES EAST, 92.70 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SECTION 18, 298.34 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 90 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 316.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.06 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE; THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1948 AS DOCUMENT 537937, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT NO. 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT NUMBER 375489, A DISTANCE OF 325.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT NUMBER 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORZOK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 151.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D" TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



LOT DIMENSION PLAN

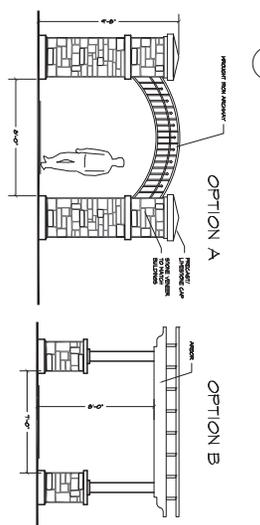
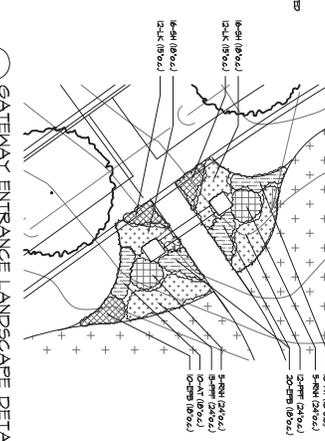
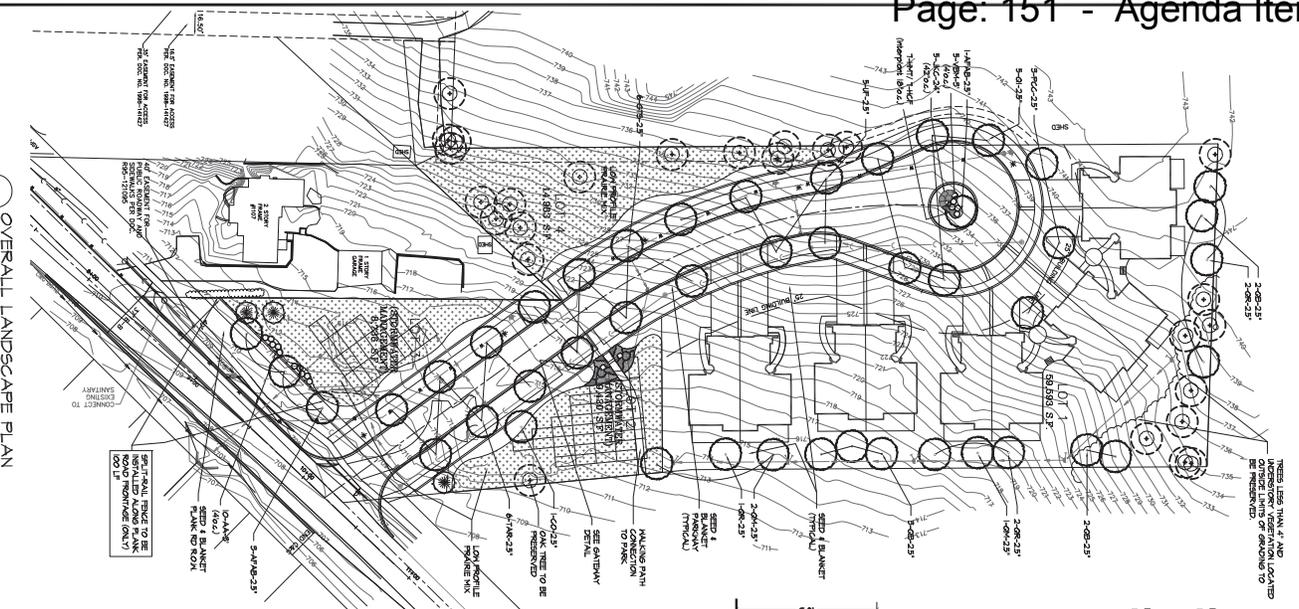
CITY OF NAPERVILLE PROJECT NO. 08-10000085

REVISED: 10-21-09
REVISED: 12-15-08
REVISED: 7-29-08

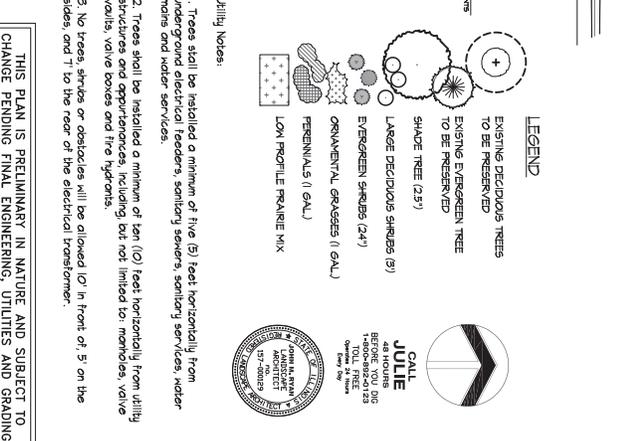
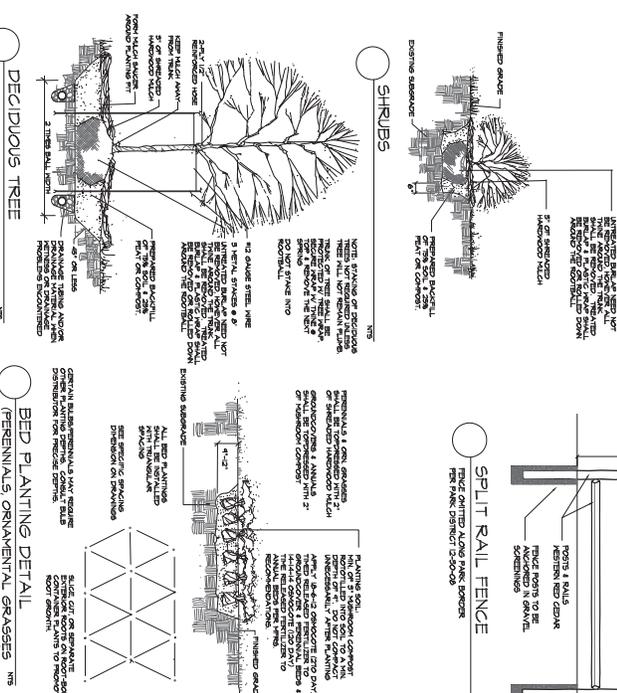
ITECH CONSULTANTS, INC.
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ILLINOIS REGISTRATION NO. 184-001040

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PRELIMINARY PLANNED UNIT DEVELOPMENT - PARK'S EDGE SUBDIVISION



PLANT LIST	QUANTITY	ITEM	DESCRIPTION
1-4	1	Deciduous Tree	...
1-5	1	Shrub	...
1-6	1	Shrub	...
1-7	1	Shrub	...
1-8	1	Shrub	...
1-9	1	Shrub	...
1-10	1	Shrub	...
1-11	1	Shrub	...
1-12	1	Shrub	...
1-13	1	Shrub	...
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1-99	1	Shrub	...
1-100	1	Shrub	...



REVISIONS

1	PER CITY REVIEW	7-2-08
2	PER SITE REVIEW	11-11-08
3	PER CITY REVIEW	12-17-08
4	PER PARK DISTRICT	12-29-08
5	PER SITE PLAN	11-25-09

IRG Ives
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LANDSCAPE ARCHITECT
Site & Community Planning

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FINAL - Plan Commission - 2/4/2010 - 151

FINAL LANDSCAPE PLAN

PROJECT NO: **7766**

JOB NO: **L4307**

DATE: 5-13-08

SCALE: 1/8" = 1'-0"

SHEET **L-1**

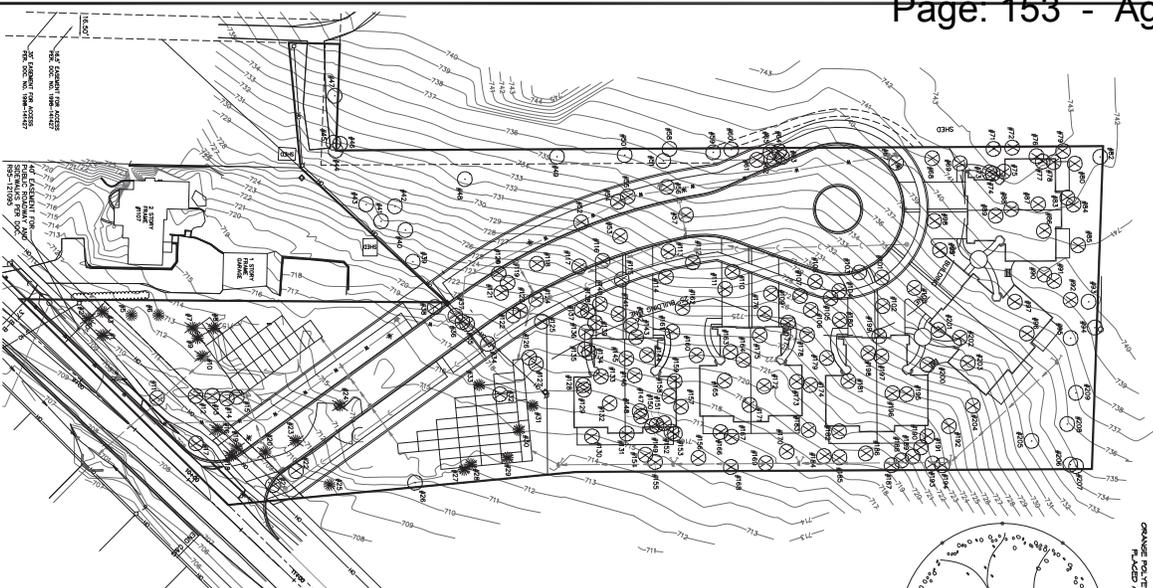
PLANNER: MT

DRAWN BY: MT

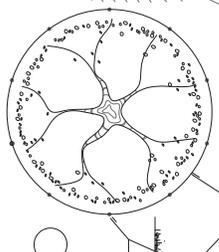
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THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING, UTILITIES AND GRADING.



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION SHALL BE REMOVED AND REPLACED TO MEET THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE PROJECT. THE PRESERVATION OF THE EXISTING LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE PRESERVATION OF THE EXISTING LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE PRESERVATION OF THE EXISTING LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



Rating	Description	General Criteria
1	Excellent	The tree is typical of the species and has less than 10% crown dieback. The tree is in good health and shows no other observed problems, and requires no special maintenance.
2	Good to Fair	The tree is typical of the species and has less than 20% crown dieback. The tree is in good health and shows no other observed problems, and requires no special maintenance.
3	Fair	The tree is typical of the species and has less than 30% crown dieback. The tree is in good health and shows no other observed problems, and requires no special maintenance.
4	Fair to Poor	The tree is not typical of the species and/or has 30% or more crown dieback. The tree is in good health and shows no other observed problems, and requires no special maintenance.
5	Poor	The tree is not typical of the species and/or has 50% or more crown dieback. The tree is in good health and shows no other observed problems, and requires no special maintenance.
6	Dead	Less than 10% of the tree shows signs of life.

Tag	Size	Species	Rating/Comment
1	18"	Spurce	4
2	18"	Spurce	4
3	15"	Spurce	4
4	15"	Spurce	4
5	15"	Spurce	4
6	15"	Spurce	4
7	15"	Spurce	4
8	15"	Spurce	4
9	15"	Spurce	4
10	15"	Spurce	4
11	15"	Spurce	4
12	15"	Spurce	4
13	15"	Spurce	4
14	15"	Spurce	4
15	15"	Spurce	4
16	15"	Spurce	4
17	15"	Spurce	4
18	15"	Spurce	4
19	15"	Spurce	4
20	15"	Spurce	4
21	15"	Spurce	4
22	15"	Spurce	4
23	15"	Spurce	4
24	15"	Spurce	4
25	15"	Spurce	4
26	15"	Spurce	4
27	15"	Spurce	4
28	15"	Spurce	4
29	15"	Spurce	4
30	15"	Spurce	4
31	15"	Spurce	4
32	15"	Spurce	4
33	15"	Spurce	4
34	15"	Spurce	4
35	15"	Spurce	4
36	15"	Spurce	4
37	15"	Spurce	4
38	15"	Spurce	4
39	15"	Spurce	4
40	15"	Spurce	4
41	15"	Spurce	4
42	15"	Spurce	4
43	15"	Spurce	4
44	15"	Spurce	4
45	15"	Spurce	4
46	15"	Spurce	4
47	15"	Spurce	4
48	15"	Spurce	4
49	15"	Spurce	4
50	15"	Spurce	4
51	15"	Spurce	4
52	15"	Spurce	4
53	15"	Spurce	4
54	15"	Spurce	4
55	15"	Spurce	4
56	15"	Spurce	4
57	15"	Spurce	4
58	15"	Spurce	4
59	15"	Spurce	4
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61	15"	Spurce	4
62	15"	Spurce	4
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65	15"	Spurce	4
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71	15"	Spurce	4
72	15"	Spurce	4
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74	15"	Spurce	4
75	15"	Spurce	4
76	15"	Spurce	4
77	15"	Spurce	4
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79	15"	Spurce	4
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81	15"	Spurce	4
82	15"	Spurce	4
83	15"	Spurce	4
84	15"	Spurce	4
85	15"	Spurce	4
86	15"	Spurce	4
87	15"	Spurce	4
88	15"	Spurce	4
89	15"	Spurce	4
90	15"	Spurce	4
91	15"	Spurce	4
92	15"	Spurce	4
93	15"	Spurce	4
94	15"	Spurce	4
95	15"	Spurce	4
96	15"	Spurce	4
97	15"	Spurce	4
98	15"	Spurce	4
99	15"	Spurce	4
100	15"	Spurce	4

Tag	Size	Species	Rating/Comment
101	6"	Nyssa	3
102	6"	Nyssa	3
103	6"	Nyssa	3
104	6"	Nyssa	3
105	6"	Nyssa	3
106	6"	Nyssa	3
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109	6"	Nyssa	3
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111	6"	Nyssa	3
112	6"	Nyssa	3
113	6"	Nyssa	3
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115	6"	Nyssa	3
116	6"	Nyssa	3
117	6"	Nyssa	3
118	6"	Nyssa	3
119	6"	Nyssa	3
120	6"	Nyssa	3
121	6"	Nyssa	3
122	6"	Nyssa	3
123	6"	Nyssa	3
124	6"	Nyssa	3
125	6"	Nyssa	3
126	6"	Nyssa	3
127	6"	Nyssa	3
128	6"	Nyssa	3
129	6"	Nyssa	3
130	6"	Nyssa	3
131	6"	Nyssa	3
132	6"	Nyssa	3
133	6"	Nyssa	3
134	6"	Nyssa	3
135	6"	Nyssa	3
136	6"	Nyssa	3
137	6"	Nyssa	3
138	6"	Nyssa	3
139	6"	Nyssa	3
140	6"	Nyssa	3
141	6"	Nyssa	3
142	6"	Nyssa	3
143	6"	Nyssa	3
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147	6"	Nyssa	3
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149	6"	Nyssa	3
150	6"	Nyssa	3
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152	6"	Nyssa	3
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157	6"	Nyssa	3
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161	6"	Nyssa	3
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163	6"	Nyssa	3
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166	6"	Nyssa	3
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171	6"	Nyssa	3
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180	6"	Nyssa	3
181	6"	Nyssa	3
182	6"	Nyssa	3
183	6"	Nyssa	3
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185	6"	Nyssa	3
186	6"	Nyssa	3
187	6"	Nyssa	3
188	6"	Nyssa	3
189	6"	Nyssa	3
190	6"	Nyssa	3
191	6"	Nyssa	3
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194	6"	Nyssa	3
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197	6"	Nyssa	3
198	6"	Nyssa	3
199	6"	Nyssa	3
200	6"	Nyssa	3
201	6"	Nyssa	3
202	6"	Nyssa	3
203	6"	Nyssa	3
204	6"	Nyssa	3
205	6"	Nyssa	3
206	6"	Nyssa	3
207	6"	Nyssa	3
208	6"	Nyssa	3
209	6"	Nyssa	3
210	6"	Nyssa	3

REVISIONS
 1 PER CITY REVIEW 12-17-08
 2 PER PARK DISTRICT 12-23-08
 3 PER SITE PLAN 11-25-08

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 PHONE: (312) 388-3030

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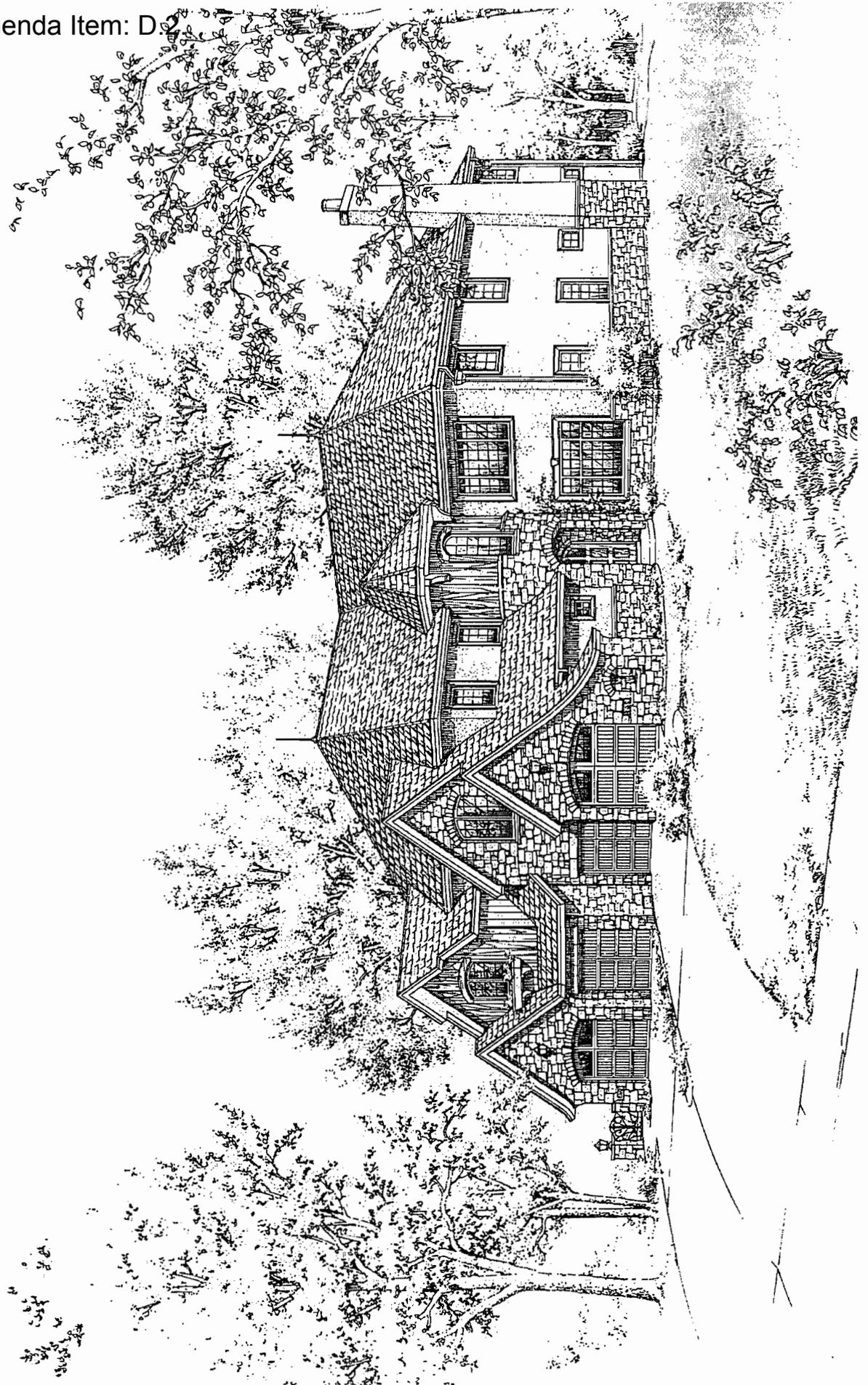
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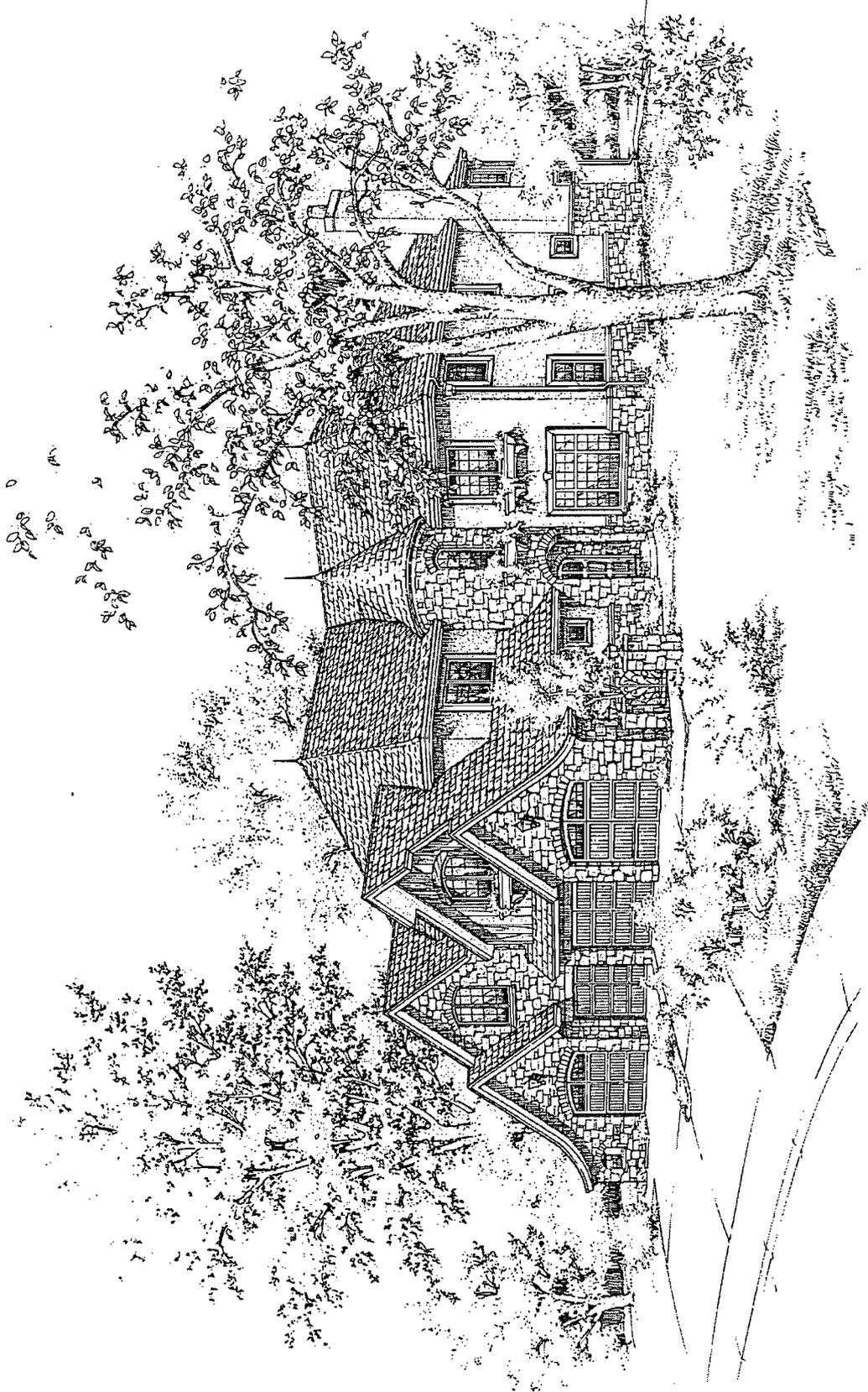
PARKS EDGE SUBDIVISIC
 NAPERVILLE, ILLINOIS

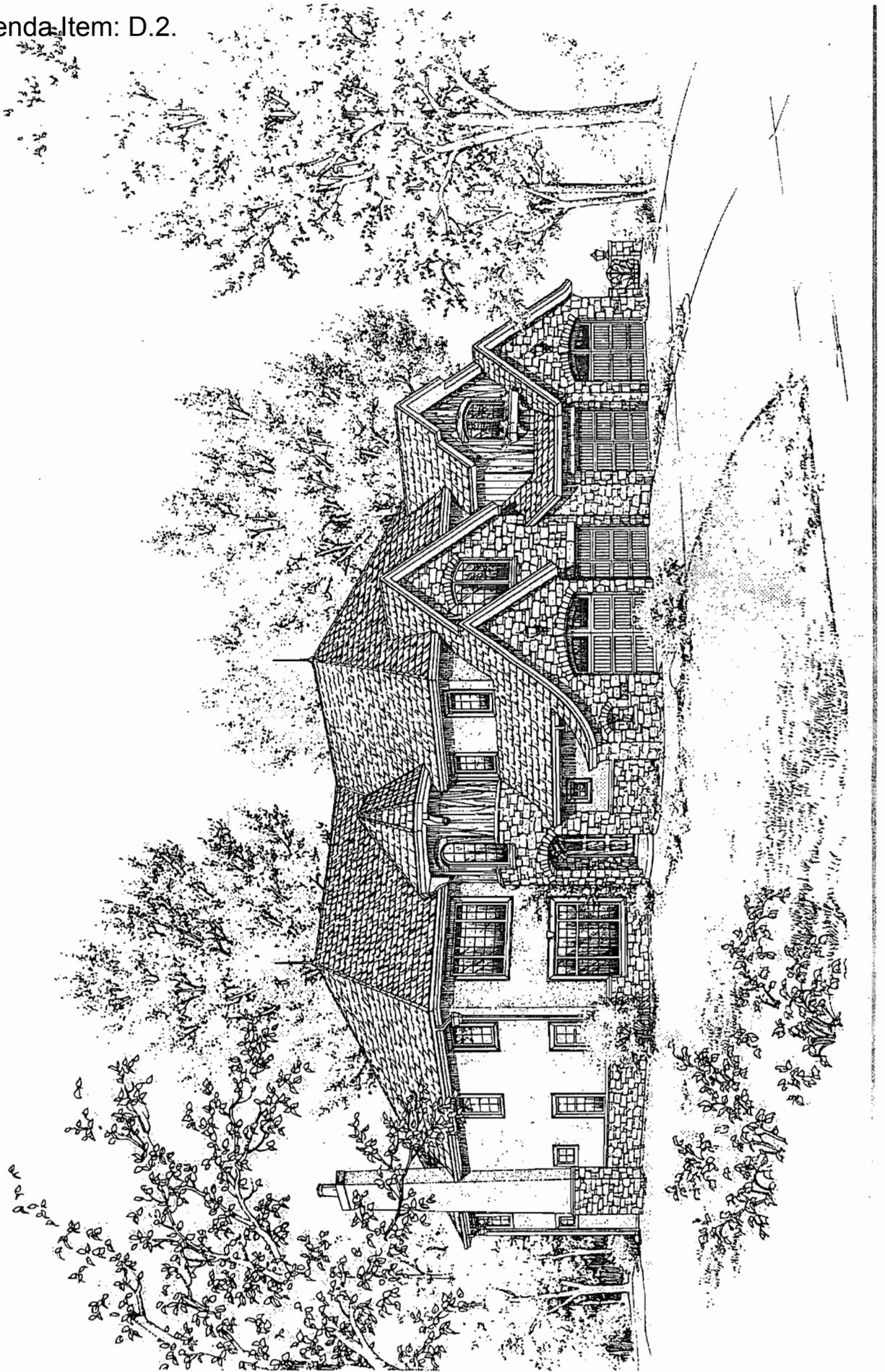
PROJECT NO.: L4307
JOB NO.: 7766
DATE: 11-11-08
SCALE: 1"=40'
PLANNER: TMMT
DRAWN BY: TMMT
CHECKED:

TREE PRESERVATION PLAN
PROJECT NO.: L4307
JOB NO.: 7766
DATE: 11-11-08
SCALE: 1"=40'
PLANNER: TMMT
DRAWN BY: TMMT
CHECKED:

SHEET L-3



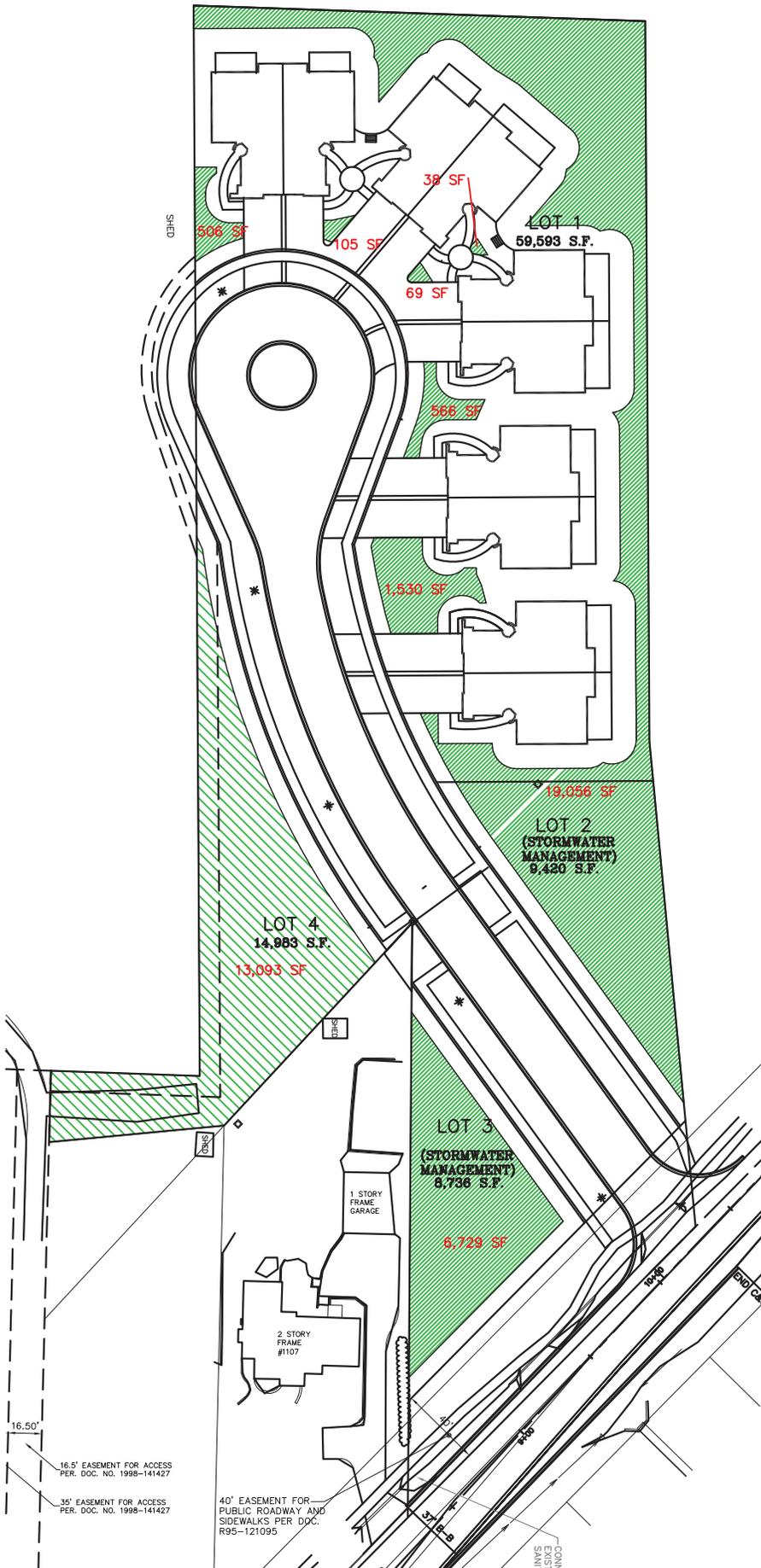




PARK'S EDGE SUBDIVISION

NAPERVILLE, ILLINOIS

Naperville #08-10000085



COMMON OPEN SPACE EXHIBIT (LOT #4 EXCLUDED)

TOTAL AREA (LOTS #1-3) (NET OF PUBLIC ROW)	77,749 SF
REQUIRED OPEN SPACE (30%)	23,325 SF
PROVIDED OPEN SPACE (36.8%)	28,599 SF

NOTES:

1. SHADED AREAS REPRESENT COMMON OPEN SPACE.
2. AREAS WITHIN 12' OF BUILDINGS NOT INCLUDED.
3. AREAS WITHIN 8' OF PUBLIC ROW NOT INCLUDED
4. LOT #4 OPEN SPACE = 13,093 SF (THIS IS NOT INCLUDED IN OPEN SPACE CALC.)

Owner/Developer
EPEIUS , INC.

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Prepared by: Ives/Ryan Group, Inc.
11-25-09 SCALE: 1"=80'

IRG Ives/Ryan
Group, Inc.

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**Landscape Architecture
Park & Recreation Design
Site & Community Planning**

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Summary of The Woods Along Old Plank Road Subdivision and Park's Edge Subdivision

	The Woods Along Old Plank Road	Park's Edge
Lot Sizes <i>Minimum lot size = 6,000 sf (R2 District); "90% Rule" is not applicable to this site.</i>	Lot 1 = 58,452 sf Lot 2 = 9,810 sf Lot 3 = 8,449 sf Lot 4 = 14,913 sf	Lot 1 = 59,593 sf Lot 2 = 9,420 sf Lot 3 = 8,736 sf Lot 4 = 14,983 sf
Residential Units	5 two-family structures (total of 10 residential dwelling units)	5 two-family structures (total of 10 residential dwelling units)
Density <i>FLU Map designates subject property Low Density Residential, 2.5 du / acre</i>	3.18 du / acre	3.18 du / acre
Variances and Deviations		
<i>Front Yard</i>	Section 6-6C-7 to reduce the front yard setback from the minimum required 25' to 20'.	N/A – Front yard setback complies with minimum required 25' setback.
<i>Sidewalk</i>	Section 7-3-3-6 to allow for the installation of a public sidewalk on only one side of the cul-de-sac.	Section 7-3-3 to allow a discontinuous sidewalk on the west side of the street.
<i>Right-of-Way</i>	Section 7-4-2 to reduce the minimum required 66' right-of-way width for a portion of the proposed right-of-way.	Section 7-4-2 to reduce the minimum required 66' right-of-way width to 47' for a portion of the proposed right-of-way.
<i>Pavement width</i>	Section 7-4-2 to reduce the required pavement width of a local street from 28' to 25' for the full length of the proposed street.	N/A – Pavement width complies with required 28'.
Fence	Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.	Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.
Landscaping	Code requirements met; 35 shade trees planned for installation. Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection to Seager Park (Lot 2).	Code requirements met; 44 shade trees planned for installation (additional parkway trees and landscaped cul-de-sac island). Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection and gateway entrance to Seager Park (Lot 2).
Tree Preservation	35 trees planned for preservation	29 trees planned for preservation
Open Space <i>30% open space required</i>	33% outdoor common area	36.8% outdoor common area
Stormwater Detention	Underground detention proposed for Lots 2 and 3.	Underground detention proposed for Lots 2 and 3.