



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
02/17/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. N/A

C. Old Business

D. Public Hearings

1. PC Case # 09-1-71 Naper Boulevard PAS 151
Petitioner: City of Naperville Department of Public Utilities 400 S. Eagle Street Naperville, Illinois 60540
Location: Generally located on Naper Boulevard and Abbeywood Drive
Request: 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.
Official Notice: Published in the Naperville Sun January 17, 2010
2. PC Case # 09-1-186 204-226 W. Van Buren
Petitioner: Semper Fi Properties, LLC
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 TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.
Official Notice: Published in the Naperville Sun on Wednesday, December 30, 2009
3. PC Case # 09 -1-197 Nike Park
Petitioner: Naperville Park District, 320 W. Jackson Avenue,

AGENDA
NAPERVILLE PLAN COMMISSION
02/17/2010 - 7:00 PM - COUNCIL CHAMBERS
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Naperville, IL 60540,

Location: The subject property consists of approximately 20 acres and is located on the south side of the existing Nike Park and east side of Mill Street, just north of Bauer Road.

Request: The petitioner requests a zoning classification of R1 (Low Density Single-Family Residence District) upon annexation and approval of a preliminary/final plat of subdivision for the purpose of expanding the existing Nike Park and consolidating the entire park into a single lot.

Official Notice: Published in the Naperville Sun Wednesday January 27, 2010

4. PC Case # 10 -1-010 The Paint Boss
Petitioner: The Paint Boss, Inc.
Location: 1661 Quincy Avenue, Unit 103
Request: The petitioner requests a conditional use for a garage in the I (Industrial) District.
Official Notice: Published in the Naperville Sun on January 31, 2010

E. Reports and Recommendations

F. Correspondence

G. New Business

1. PC Case # 10-1-014 North Central College Master Land Use Plan 2010-2020
Petitioner: North Central College
Location: 30 N. Brainard Street, Naperville, IL 60540
Request: The petitioner requests that the Plan Commission initiate a text amendment to Section 6-7G (College/University District) of the Naperville Municipal Code to reflect the proposed updates in the North Central College Master Land Use Plan 2010-2020.

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.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-71 **AGENDA DATE:** 2/17/2010
SUBJECT: Naper Boulevard PAS 15I
 Petitioner: City of Naperville, Department of Public Utilities, 400 S. Eagle Street, Naperville, IL 60540

LOCATION: Generally located on Naper Boulevard and Abbeywood Drive

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
2/17/2010	D1	Continued to February 17, 2010 meeting to allow staff to provide the Plan Commission with additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

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

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.

PREVIOUS PLAN COMMISSION ACTION:

The Plan Commission opened the public hearing for this case on February 4, 2010. Staff and the petitioner gave an overview of the project. During the public hearing, 5 members of the public provided testimony expressing concerns and/or opposition to the proposed public utility facility (see the February 4, 2010 draft minutes provided as Attachment 1: Draft Minutes).

At the conclusion of the public testimony, the Plan Commission requested additional information related to the designated future land use in the 1998 East Sector Land Use Plan and the year the City of Naperville purchased the subject property. The Plan Commission continued this case to their February 17, 2010 meeting in order to allow time for staff to gather additional information.

DISCUSSION:

City Purchase of Property

The City of Naperville purchased the subject property in 1990 from School District 203 for the purposes of constructing a public utility facility. Records dating back to the time of purchase indicate that the subject property was intended for public utility use. At this time, the petitioner is proposing to construct a pressure adjusting station and communications tower on the subject property.

Relationship to Official Plan of the City of Naperville

The 1998 East Sector Future Land Use Map designates this property as park/open space/golf course/cemetery. When the East Sector Plan was updated in 1998, it was common for the future land use designation to reflect the manner in which the property was improved. While the subject property was under the ownership of the City of Naperville in 1990 (and intended for improvement as a public utility facility), it was vacant at the time of the plan update. Therefore, it would not be uncommon for the adopted future land use map to designate the property as open space. However, it should be noted that the plan did indicate the need for two 3 million gallon water reservoirs for the East Sector in the supplemental text. A reservoir was planned to be located east of Naper Boulevard and south of Jane Avenue. Today, the public utility facility is proposed to be located in the same vicinity on Naper Boulevard north of Jane Avenue (Attachment 2: Petitioner's Correspondence).

Since the time of the plan update, the Department of Utilities has evaluated the need for a reservoir and determined that at this time only the proposed pressure adjusting station is needed. Any future changes or additions to the subject property would require the petitioner to process a change to the conditional use.

Staff Summary

Staff finds that the proposed facility will not be detrimental to adjacent property owners due to its minimal size and function. Furthermore, the subject property was purchased and intended to be used as a public utility facility by the city as described above. The petitioner has provided a response to Section 6-3-8:2 (Standards for Granting a Conditional Use), which is included as Attachment 3: Standards for Granting or Amending a Conditional Use. Staff concurs with the petitioner's findings.

RECOMMENDATION

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

ATTACHMENTS:

Naper Boulevard PAS 15I – PC 09-1-71

February 17, 2010

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- 1) Naper PAS 15I – Attachment 1: Draft Minutes – PC 09-1-71
- 2) Naper PAS 15I – Attachment 2: Petitioner’s Correspondence – PC 9-1-71
- 3) Naper PAS 15I – Attachment 3: Standards for Granting or Amending a Conditional Use – PC 09-1-71
- 4) Naper PAS 15I – Public Correspondence – PC 09-1-71

**DRAFT MINUTES
NAPERVILLE PLAN COMMISSION
February 4, 2010 - 7:00 P.M. – COUNCIL CHAMBERS**

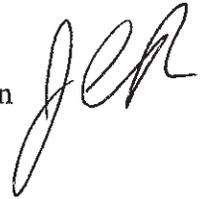
Call to Order		<u>Time:</u> (7:03pm)
A. Roll Call Commissioners:	<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge	<u>Yes</u> X X X X X X X X X X
Student Members:	Thomas Stancey Kelsey Stimple	X X
Staff Present:	Community Planner – Suzanne Thorsen, Katie Forystek and Rory Fancler Project Engineer – Jennifer Louden Project Assistant – Dina Hagen	
B. Approve Minutes 1/20/2009	Motion to approve by: Meyer Seconded by: Sterlin <i>*Change on page 4 of 6 from “would like to see green incentives” to “Don’t know whether or not there is a green incentive for the rooftops or if there will be some evaluation done with respect to having it be green on the rooftop verses having asphalt up on top.”</i>	Approved * (9 to 0)
C. Old Business	None	
D. Public Hearings		
PC 09-1-71 DPW PAS 15I	Petitioner: City of Naperville – Department of Public Utilities 400 S. Eagle Street Naperville, Illinois 60540 Location: 6S564 Naper Boulevard Naperville, Illinois 60540 Request: 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. (Published in the Naperville Sun January 17, 2010)	
	Staff Presentation: Katie Forystek gave an overview of the petitioners request noting: <ul style="list-style-type: none"> • The proposed project will be a pressure adjusting station which will house a mechanical and operational facility for the purpose of receiving water from the DuPage Water Commission and will be accessible only by the Department of Public Utilities and the DuPage Water Commission. • A communication tower, a permitted use in the requested 	

	<p>R1 zoning district, is proposed for the communications and remote operation of the facility.</p> <ul style="list-style-type: none"> • Staff finds the proposed facility will not be detrimental to the adjacent properties due to the minimal size and function as well as meeting the conditions for a conditional use. 	
	<p>Petitioners Presentation: Joe Renn, Civil Environmental Engineer for the City of Naperville Department of Public Utilities Water 400 S. Eagle Street Naperville, Illinois 60540 presented the proposal citing:</p> <ul style="list-style-type: none"> • The city purchased the property approximately 20 years ago and it has been part of a long range plan as the East Water Works site. • The original intent was to construct a reservoir and a pump station but the current design proposes the pressure adjusting station only. Project complies with all requirements of the Municipal Code, including the driveway location across from Abbeywood Drive and the request by the Fire Dept. for a turnaround. • The plans minimize disturbed area and maintain a wooded area to the north of the building as well as along the west property line. Landscape screening will be provided for existing homes to the west. • The proposed project is a joint facility, owned by the City of Naperville and the DuPage Water Commission. • The facility will occupy approximately 1500 square foot of space underground with approximately 400 square feet of building above ground that will serve as an entrance to the facility with steps leading down to the equipment. 	
	<p>Public Testimony: Five (5) members of the public spoke in opposition to the proposed development.</p> <ul style="list-style-type: none"> • Carol Fleming (6S 661 Millcreek Lane, Naperville, Illinois 60540) • Cheng Tong (6S631 Huntington Court, Naperville, Illinois 60540) • Lucie Berek (6S570 Naper Boulevard, Naperville, Illinois 60540) • Joanne Rancich (6S651 Millcreek Lane, Naperville, Illinois 60540) • Karen Johnston (6S 671 Millcreek Lane, Naperville, Illinois 60540) <p>Notable comments or concerns included:</p> <ul style="list-style-type: none"> • Lack of property maintenance on the site currently • Tree preservation and screening of facility • Driveway location relative to Abbeywood Drive • Stormwater management • Communication tower, location and purpose • Noise generated from facility 	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Commissioner Edmonds received clarification from Mr. 	

	<p>Renn that the northern portion of the property will remain undisturbed, as the site tree inventory indicates removal only in the area of construction.</p> <ul style="list-style-type: none"> • Commissioner Gustin received confirmation from Mr. Renn that a water retention area in the southeast corner of the property will be included for water runoff. • Commissioner Herzog questioned whether or not there are still long term plans to construct a reservoir on the site. Mr. Renn indicated that at this time the reservoir is not in the city's plans, but that the Department of Public Utilities would like to keep the option open pending any future needs. In the event a need for a reservoir was determined it would likely be constructed immediately north of the driveway, maintaining screening the residential area. • Chairman Brown received confirmation from Mr. Renn that the communications tower to be used by the DuPage Water Commission will be approximately twenty feet (29') in height and will be constructed adjacent to the building. • Commissioner Edmonds commented that the proposed development is a deviation from "open space" as indicated in the Master Plan. Mr. Renn explained that the city had always intended the property to be used for a public utility site and did not know why the master plan did not designate it so. • Commissioner Meschino questioned whether or not there was any consideration for the facility to be all underground and Mr. Renn stated that only a small portion of the building is above ground serving as the entrance to the facility. Mr. Renn also indicated that the height of the facility is designed to accommodate a hoist for equipment. • Commissioner Messer received confirmation that the exterior lighting at the facility would be compliant with city code. • Commissioner Gustin suggested that the Department of Public Utilities should work with the adjacent property owners with regards to providing adequate screening along the west property line. Also noted was the need for maintenance of the property by the city with regards to the proposed prairie grass. 	
	<p>The Plan Commission continued the meeting to the February 17, 2010 Plan Commission meeting with the following deliverables:</p> <ul style="list-style-type: none"> • Date of acquisition of property by the City of Naperville • Why the future land use designation of open space was applied to the property by the 1998 East Sector Plan if the city's future plans indicated public utility use. 	

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: February 11th, 2010
TO: Katie Forystek
FROM: Joe Renn, Manager- Civil Environmental Engineering and Construction
Management Division, Department of Public Utilities
SUBJECT: Pressure Adjusting Station 15i



At the February 4th Plan Commission meeting, a question was posed regarding the details of the original land acquisition. Upon further research, it is evident that the purpose of the land purchase was clearly identified as being for the building of public utility facilities from the beginning.

The land was approved by the City of Naperville from School District 203 in 1989 for \$132,000 with the deed conveyed in 1990. Ordinance 89-118 identifies the purpose of the land purchase as being for 'public purposes' while documentation with DuPage County for tax exempt status clearly describes the purpose of the parcel as the site for a 'water storage tank and booster station' (see attachments).

Furthermore, it was misrepresented at the Plan Commission meeting that the 1998 East Sector Update Final Draft describes the parcels current and future use as park/open space. On page 50, the report states that a 3 million gallon reservoir is to be constructed at Jane Avenue and Naper Boulevard, the location of the site (see attachment).

These documents illustrate the purpose of the land purchase has always been for public utility facilities and not to be used as a park/open space.

An additional issue that was raised was the degree of screening that is being provided by landscaping for the properties to the west of the site. Currently, there are numerous existing trees along the property line that provide screening from these properties. Additionally, we are proposing to plant 14 trees to the west of the pressure adjusting station to fill in any gaps that would exist in this screening to fulfill landscaping ordinance requirements. Furthermore, we have no objection to the proposal that a percentage or all of these proposed trees are evergreens to maximize the year round screening impact. We feel this will address any concerns about maintaining an adequate landscaping buffer between this site and adjacent properties.

ORDINANCE NO. 89 - 118

AN ORDINANCE REQUESTING TRANSFER OF REAL
PROPERTY FROM NAPERVILLE COMMUNITY SCHOOL
DISTRICT 203 PURSUANT TO THE MUNICIPAL TRANS-
FER ACT

WHEREAS, THE Regional Board of School Trustees of DuPage County holds title to the subject property for the use and benefit of Naperville Community School District 203, such property legally described in the Real Estate Contract between Naperville Community School District 203 and the City of Naperville, attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Corporate Authorities of the City of Naperville have determined that it is necessary and convenient for it to use, occupy and improve the aforesaid real estate for public purposes; and

WHEREAS, the Municipal Transfer Act, sections 156-158(a), Ill.Rev.Stat., ch. 30, §§156-158(a), authorizes the transfer of title from said Regional Board to the City of Naperville pursuant to the public purpose of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, DuPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the Real Estate Sale Contract between Naperville Community School District 203 and the City of Naperville, attached hereto as Exhibit A is hereby approved and the proper officers of the City are hereby empowered to execute said Contract on behalf of the City of Naperville.

SECTION 2: That pursuant to the authority of the Municipal Transfer Act, it is found and declared that the transfer of title of the subject property from the Regional Board of School Trustees of DuPage County to the City of Naperville is necessary and convenient for the City to use, occupy and improve the aforesaid real estate for public purposes.

SECTION 3: That the City of Naperville does hereby request that the Regional Board of School Trustees of DuPage County transfer title to the real estate described in Exhibit A, attached hereto and made a part hereof, to the City of Naperville.

SECTION 4: That the conveyance of the aforesaid property to the City of Naperville shall be subject to the provisions contained within the Real Estate Contract, attached hereto as Exhibit A.

SECTION 5: That the City Clerk shall cause a certified copy of this Ordinance to be served upon the Regional Board of School Trustees so that this request may be considered and acted upon by said Regional Board at its meeting of July 10, 1989.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

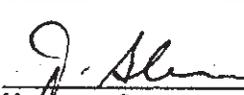
PASSED this 19th day of June, 1989.

AYES: Piper, Schneider, Siddall, Tenison, Krause, LeSage

NAYS: None

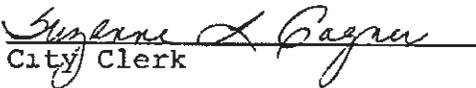
ABSENT: Mayor Price

APPROVED this 20th day of June, 1989.



Mayor Pro Tem

ATTEST:



City Clerk

REAL ESTATE SALE CONTRACT

COPY

THIS MEMORANDUM WITNESSETH, THAT seller, Naperville Community School District 203, hereby agrees to SELL, and purchaser, City of Naperville agrees to PURCHASE, at the price of \$132,000.00 (One Hundred and Thirty-Two Thousand Dollars and no cents) the following described real estate, situated in DuPage County, Illinois:

That part of School District 203 Woehead Farm Assessment 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, 619.75 feet; thence South 77°-57'-27" East, 203.57 feet to the Westerly right of way of Naper Boulevard, according to 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, 658.87 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, all in DuPage County, Illinois

Subject to: (1) public private and utility easements, roads and highways, if any, and (2) general taxes, if any, for the years 1989 and subsequent years.

Purchaser shall pay no earnest money. Closing shall take place within 10 days after title has been examined and found good at a place to be agreed upon, provided a good and sufficient Quit Claim Deed, conveying to purchaser a good title to said premises with waiver and conveyance of any and all estates of homestead therein and all rights of dower, inchoate or otherwise, (subject as aforesaid), shall then be ready for delivery.

Seller shall furnish within a reasonable time a merchantable title insurance policy (or commitment) brought down to date. In case the title upon examination, is found materially defective, within ten days after said title insurance policy (or commitment) is furnished, then, unless the material defects be cured within sixty days after written notice thereof, this contract is to become inoperative.

In testimony whereof, said parties hereto set their hands, - this 20 day of June, 1989.

R90-057554

90 MAY 14 AM 11:00

RECORDER
DU PAGE COUNTY

Praney

QUIT CLAIM DEED
Statutory (Illinois)
(Corporation to Corporation)

THE GRANTOR Regional Board of School Trustees for the Educational Service Region of DuPage County, a body corporate and public, created and existing under and by virtue of the laws of the State of Illinois for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Trustees, CONVEYS AND QUIT CLAIMS to the City of Naperville, an Illinois municipal corporation organized and existing under and by virtue of the laws of the State of Illinois all interest in the following described Real Estate situated in the County of DuPage and State of Illinois, to wit:



See Attachment for Legal Description

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 2 day of April, 1990.

REGIONAL BOARD OF SCHOOL TRUSTEES FOR
THE EDUCATIONAL SERVICE REGION OF
DUPAGE COUNTY

By: *Donald R. Maasbe*
Its President

Attest: *Bernard J. DeSenoie*
Its Secretary

Prepared by
and Return to:
Gerald J. Brooks
Fawell, James and Brooks
101 N. Washington St.
Naperville, IL 60540

Grantee's Address
Address of Property: 3.0 Acres of Vacant land on Naper Blvd.,
c/o City of Naperville, 175 W. Jackson Avenue Naperville
Naperville, IL 60565

Exempt under provisions of Paragraph B Section 4,
Real Estate Transfer Tax Act.

5/3/90
Date

Antoinette J. Baker
Buyer, Seller, or Representative

FIRST AMERICAN TITLE INSURANCE # D893292

2/15
2/10

ATTACHMENT TO DEED

THAT PART OF SCHOOL DISTRICT 203 WOEHEAD FARM ASSESSMENT 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.

R90-057554

~~P.I.N. 08-35-200-017~~ P.I.# 08-17-411-012

BOARD OF REVIEW
DUPAGE CENTER
421 NORTH COUNTY FARM ROAD
WHEATON, ILLINOIS 60187
682-7140

08-17-411-012
PERMANENT PARCEL NUMBER

EXEMPTION NUMBER
(Office use only)

19 90 PETITION FOR TAX EXEMPTION

Name of Property Owner City of Naperville

Mailing Address 175 W. Jackson Ave., Naperville, IL 60566

Telephone Number 708-420-6048 . If this property is held in trust, identify all holders of beneficial interest of the trust by name and address.

Common Address of said Property described on this Petition:

No common address, 3 acres near the intersection of Abbeywood Dr. and Naper Blvd.

Property Type: Residential Commerical Office Vacant
 OTHER (describe) _____

Date of Acquisition 4/2/90 Full Purchase Price \$131,035.00

Present Use of Property Vacant land

Intended Use of Property Water Storage Tank and booster station

Name of Property Users City of Naperville,

Address (if different from property described) 175 W. Jackson Ave., Naperville, IL 60566

OATH: I DO SOLEMNLY CONFIRM THAT THE STATEMENTS MADE AND THE FACTS SET FORTH IN THIS DOCUMENT ARE TRUE AND CORRECT.

Applicants Signature *Suzanne A. Pagan*

Address 175 W. Jackson Ave., Naperville, IL 60566

Telephone Number 708-420-6048 Title City Clerk

(office use only)

PRESENT ASSESSMENT

BOARD OF REVIEW ACTION

Land _____
Imps. _____
Total _____

1. (____) RECOMMEND EXEMPTION
2. (____) DENIAL
Land _____
Imps. _____
Total _____

Signed, _____
Chairman

Member Member



Illinois Department of Revenue

LOCAL GOVERNMENT SERVICES BUREAU

Application for Property Tax Exemption To Board of Review — Statement of Facts

County Reference No.: _____ County Use Only

DOR Docket No.: _____ Revenue Use Only

PLEASE TYPE OR PRINT

PART I - Identification Of Property

- 1. County in which property is located: DuPage County
Owner of property: City of Naperville, 175 W. Jackson Ave., Naperville, IL 60566
Applicant: City of Naperville
2. Street address of property: No common address, on Naper Blvd., near Abbeywood Dr.
3. Permanent Parcel Identification Number: 08-17-411-012
4. Legal description: See attached.
5. Dimensions or acreage of this land parcel: 3 acres
6. Date on which the deed or contract for deed was executed: 4 / 2 / 90

PART II - Previous Applications

This information will expedite handling of this application.

- 7. Does the organization or entity applying for this property tax exemption have an Illinois sales tax exemption number? Yes [X] No []
8. Is there a previous property tax exemption application that involves this parcel or organization? Yes [] No [X]

PART III - Property Description And Use

- 9. Citation of Illinois Revised Statutes pursuant to which application is made for exemption: Chapter 120, Paragraph 500.6 OR Chapter , Paragraph
10. Describe specific activities which take place on this property and the frequency of these activities. BE SPECIFIC. Water Storage Tank and Booster Station
11. Exact dates on which the described activities began on this property. 4/2/90
12. Enter the use, square feet of ground area, and number of stories in each building on this property:
13. Is any income derived from this property? Yes [] No [X]

PTAB-300 front (R-10/89) This form is authorized as outlined by the Illinois Revised Statutes, Chapter 120, Paragraph 500(6). Disclosure of this information is REQUIRED before to provide information to a Class A member...



Naperville

June 28, 1990

Michael V. Deane
DuPage County Board of Review
421 N. County Farm Rd.
Wheaton, IL 60187

Re: Petition for Tax Exemption
PN#08-17-411-012

Dear Mr. Deane:

Enclosed is Petition for Tax Exemption for PN#08-17-411-012. The property consists of 3 acres, near the intersection of Abbeywood and Naper Blvd., and will be used by the City of Naperville for a water storage tank and booster station.

If you have any questions, please call me at 420-6048.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Jo Kuffner".

Jo Kuffner
Deputy City Clerk

cc: Deed File #289

99-12



CITY OF NAPERVILLE

**1998 EAST SECTOR UPDATE
FINAL DRAFT**

Adopted by City Council on January 19, 1999

Prepared by
Naperville Department of Community Development

Goal. To provide a complete hierarchy of community services appropriately distributed throughout the City in order to maximize their utilization and enjoyment

Policies:

- ◇ Provide a wide range of municipal services that are up-to-date, accessible, and cost effective.
- ◇ Protect persons and property by providing police and fire services.
- ◇ Maintain high standards in the provision of utilities, including water and electric.
- ◇ Work with school districts to ensure adequate and high quality education facilities are provided.
- ◇ Work with the Park District to provide and maintain a full complement of public parks and recreational facilities.

Implications for Future Land Use - Community Facilities

As the East Sector develops to accommodate an eventual build-out population of nearly 100,000 persons, the provision of additional community facilities will be required. This includes expansion of municipal sewer and water services, expanded fire and police protection, and improvements to other municipal services and facilities. The City and School and Park Districts have already identified some areas where improvements will be needed.

Infrastructure/Sewer and Water/Electric. In order to accommodate future development in this sector, two 3-million gallon water reservoirs have been proposed for the East Sector. The North Reservoir will be located at the southwest corner of Diehl Road and West Street. The East Reservoir will be located east of Naper Boulevard and south of Jane Avenue.

Additional electric infrastructure capacity may be necessary and would be accommodated with a new electrical substation located north of I-88, near Lucent Technologies. Ongoing infrastructure improvements will continue as needed.

Schools In the East Sector, the providers of public education are Naperville Community School District 203 and Indian Prairie School District 204. All future school development within the sector will be the responsibility of these Districts. District 204 has plans to add new facilities to Spring Brook Elementary School to accommodate 150 more students and increase enrollment to 1000.

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.

Huntington Community Association
Naperville, Illinois



January 27, 2010

Naperville Planning Commission
Naperville City Hall
Naperville, IL

Planning Commission Members:

REFERENCE: Pressure Adjusting Station
Naper Blvd.
D1 PC 09 1 71

The planned project abuts part of our sub-division. We have reviewed the plans for the Pressure Adjusting Station and do not have any major objections. The landscaping plans call for the removal of many trees and other vegetation. We have no objections to this.

We are requesting that additional trees, above the number shown in the plans, be planted along the lot line that abuts seven of the homes of our sub-division. There should be more privacy given that the plans do not call for any fencing. We also request that any trees planted have the potential to grow higher than the proposed 29-foot communication tower.

We appreciate your taking our input into consideration and include our request in the final approval of the project.

Sincerely,

Eugene Parker
HCA President



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-186 **AGENDA DATE:** 2/17/2010
SUBJECT: PC Case # 09-1-186 204-226 W. Van Buren
 Petitioner: Semper Fi Properties, LLC
 Location: Southwest corner of Van Buren and Webster

Official Notice: Published in Naperville Sun on Wed., December 30, 2009

Request: The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.

LOCATION: Southwest corner of Van Buren and Webster

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item	Action
1/20/10	D1	Continued the Item to February 17, 2010

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Approve PC Case # 09-1-186, request for a preliminary/final plat of subdivision and associated variances for the subject property located at 204-226 W. Van Buren.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject site includes four lots located at the southwest corner of Van Buren Avenue and Webster Street. The properties include a total of 1.008 acres zoned TU, Transitional Use in the City of Naperville. Four single-family homes and several accessory structures (detached garages, sheds, etc.) exist on these properties today. The petitioner proposes to demolish the four existing single-family homes and all accessory structures to accommodate site redevelopment.

CONTROLLING AGREEMENTS AND ORDINANCES: None

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for this site, as adopted in the 2000 Downtown Naperville Plan, is “Transitional” to serve as a “transition” between commercial areas and the adjoining neighborhoods. A residential condominium use of the subject properties is consistent with the “transitional” category noted in the Downtown Plan.

At their February 4, 2010 meeting to discuss future land use as it relates to the overall Downtown Plan Update, the Downtown Advisory Committee reached consensus that the appropriate future land use for the subject property is multi-family residential. The proposed development is consistent with this future land use category. It should be noted that DAC’s recommendations are still draft and are subject to future review by the Plan Commission and City Council.

PREVIOUS PLAN COMMISSION ACTION:

The Plan Commission considered this matter at their meeting on January 20, 2010 (Attachment 1). Six members of the public provided testimony. The Plan Commission requested a copy of relevant market studies, traffic studies, revised rooftop renderings showing roof access, an additional analysis of density and floor area ratio, a comparison of nearby building heights and clarifications of the photometric standards as they would be applied to the rooftop areas. The Plan Commission continued the case to February 17, 2010.

PLANNING SERVICES TEAM REVIEW:

Staff has evaluated the development proposal, issues identified by the public and Plan Commission, and offers the following analysis:

Traffic and Market Study Information

The City has received a traffic study for the requested development (Attachment 2). The petitioner’s traffic report provides an assessment of site access, characteristics of the surrounding street network, and additional trips generated by the proposed development. Under the future plan, three existing driveways on Van Buren Avenue will be eliminated with access consolidated into a single point on Webster Street. Applying standard trip generation rates to the existing and proposed land uses, the analysis indicates that an additional five trips are anticipated during the AM and PM peak hours with total average daily trips to and from the development increasing by 63. Staff concurs with the report conclusion that the additional traffic from the proposed development will not have a significant impact on the adjacent roadways.

As any market data compiled by the petitioner related to the proposed project is beyond the scope of the planning and zoning review required by the Municipal Code, this information has not been submitted by the petitioner to the City for review.

Rooftop Access

The petitioner has submitted an exhibit which details the location and design of the roof access stairs, as well as a line of sight exhibit (Attachment 3). Staff has worked with the petitioner to ensure that the location of the proposed roof accesses is not visible at grade from the surrounding properties. Per the line of sight exhibit submitted by the petitioner, the first point at which the

204-226 W. Van Buren
February 17, 2010
Page 3 of 4

roof access will be visible from grade is at a location approximately 400 feet east of the subject property (which falls approximately at the intersection of Main Street and Van Buren Avenue). Furthermore, the proposed design of the roof access stairs is compatible and consistent with the proposed building. As a result, staff finds the location and the design of the proposed roof access stairs acceptable as proposed.

Density and FAR

The TU zoning district does not include a lot coverage or floor area ratio (FAR) requirement. Instead, bulk in the TU District is regulated by building height, setbacks, lot area and to some degree required on-site parking. With respect to lot area specifically, the TU district requires 3,500 square feet of lot area per dwelling unit for multi-family structures. The petitioner is requesting to reduce this requirement to 1,815 square feet per unit to allow for 24 units on the subject property (in comparison, Benton Terrace has been constructed at a ratio of 1,926 square feet per unit). However, as previously noted, given that the code does not impose size requirements on individual condominium units, a building of the same bulk could be constructed in compliance with the lot area requirements if the number of units was reduced to 12 units or if a non-residential use was proposed (thus not impacting the form of the development, only the internal layout).

In contrast to the TU District, the B4 (Downtown Core) and B5 (Secondary Commercial) zoning districts only regulate bulk using a maximum FAR requirement of 2.5 (neither the B4 nor B5 districts include height regulations; the B4 district has no setback requirements). New single-family residential construction is regulated by height and setback restrictions to control bulk; a lot coverage restriction of 35% is applied to residential teardown/infill structures (but not new construction).

For informational purposes only, the proposed development has an FAR of 1.48 (for comparison, Benton Terrace has an FAR of 1.82). **However, as noted above, since the TU zoning district does not include an FAR restriction, this information should not be used as a factor in the evaluation of the proposed development.**

Building Height

During the public hearing on January 20, 2010, several questions were raised about height of the structure and parapet.

The roof deck height of the proposed building is 40 feet. This complies with the maximum height limit contained in the TU zoning district. The highest point of the exterior walls of the building, including the parapet and decorative cornice, is 43.21 feet; the highest point of the access stairs (to the roof) is 49.7 feet (see Attachment 3 for details). Section 6-2-4 (Building Height and Bulk) allows for ornamental towers, mechanical appurtenances (elevator shafts), and parapet walls and similar features (cornice) to be erected to their customary height, regardless of the height limitation of the zoning district. Furthermore, the building code requires a barrier at a height of at least 36 inches to be provided around the perimeter of the roof top area where access is provided, which has been provided through the proposed parapet and decorative cornice. Staff finds the requested height is reasonable and in accordance with zoning and building code requirements. Based on plans submitted, no variance to height is required.

At the request of the Plan Commission, Attachment 4 provides the height of several nearby buildings in the downtown for reference purposes. The height provided includes the parapet and any decorative cornice elements.

Photometric Standards

In conjunction with final engineering plans to be submitted at a future date, the petitioner will be required to submit a photometric plan that complies with all municipal code requirements. Per the developer, no permanent lighting is to be installed on the rooftop. Any lighting provided by individual condominium owners will be temporary or recreational lighting, which is customary to residential uses; however, it should be noted that this lighting will not be permitted if it results in uplighting or illumination of adjacent property, as this is not permitted by the municipal code in residential districts.

Plan Changes Since the 1/20/10 Plan Commission Meeting

Since the January 20, 2010 public hearing, the petitioner has coordinated with the City Forester with respect to the species type and location of parkway trees. The revised landscape plan complies fully with all requirements of the Municipal Code. No variances are required.

Summary

Staff finds that the proposed use is consistent with the Downtown Plan and recent DAC discussions regarding future land use. From a technical perspective, staff finds the requested building height, Preliminary/Final Plat of Subdivision, and Landscape Plan to be in compliance with Municipal Code requirements and that the traffic generated by the development will not have a significant impact on the adjacent roadways. With respect to variances requested, staff finds that the requested rear yard setback variance is necessary and appropriate to accommodate the electric transformer/screening system and that the lot area variance is not necessarily a true indicator of bulk (based on the information provided under “*Density and FAR*” above). Staff recommends approval of the requested development for 204-226 Van Buren Avenue.

ATTACHMENTS:

- 1) 204-226 W. Van Buren - Memo Attachment 1: January 20, 2010 Agenda Item – PC 09-1-186
- 2) 204-226 W. Van Buren - Memo Attachment 2: Traffic Study – PC 09-1-186
- 3) 204-226 W. Van Buren - Memo Attachment 3: Roof Plan – PC 09-1-186
- 4) 204-226 W. Van Buren - Memo Attachment 4: Height Exhibit – PC 09-1-186
- 5) 204-226 W. Van Buren – Plat of Subdivision – PC 09-1-186
- 6) 204-226 W. Van Buren – Landscape Plan – PC 09-1-186
- 7) 204-226 W. Van Buren – Elevations – PC 09-1-186



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-186 **AGENDA DATE:** 1/20/2010
SUBJECT: PC Case # 09-1-186 204-226 W. Van Buren
 Petitioner: Semper Fi Properties, LLC
 Location: Southwest corner of Van Buren and Webster

Official Notice: Published in Naperville Sun on Wed., December 30, 2009

Request: The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.

LOCATION: Southwest corner of Van Buren and Webster

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject site includes four lots located at the southwest corner of Van Buren Avenue and Webster Street. The properties include a total of 1.008 acres zoned TU, Transitional Use in the City of Naperville. Four single family homes and several accessory structures (detached garages, sheds, etc.) exist on these properties today. The petitioner proposes to demolish the four existing single-family homes and all accessory structures to accommodate site redevelopment.

ATTACHMENT 1

204-226 W. Van Buren
January 20, 2010
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CONTROLLING AGREEMENTS AND ORDINANCES: None

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for this site, as adopted in the 2000 Downtown Naperville Plan, is “Transitional” to serve as a “transition” between commercial areas and the adjoining neighborhoods. The Downtown Plan includes supplemental guidelines for the specific area in question noting that this area should provide for low-intensity office or residential use. The plan goes on to note that while this area will experience pressure for redevelopment and intensification as the Downtown Core continues to be improved and enhanced, the area should be reserved for transitional uses in order to protect the neighborhoods to the west.

A residential condominium use of the subject properties is consistent with the Downtown Plan. Staff has concerns about the degree of transition the proposed structure makes between the commercial core and adjacent single family homes. The requested lot consolidation allows for a sizable building envelope resulting in a structure that is more than 180 feet in length - longer than the Naper School (approx. 160 feet), Naperville Station Townhomes (approx. 130 feet), and more than half the length of the Main Street Promenade. The proposed structure is of a scale more similar to uses in the B4 (Downtown Core) than the outlying R2 (Single Family and Low Density Multiple-Family) zoning district.

NATURAL FEATURES:

The grade of the subject properties falls approximately nine (9) feet from the western project limits along Van Buren Avenue to the intersection with Webster Street. The property also slopes from south (high point) to north. 34 trees exist on the subject site. With one exception, the trees are of poor quality and include noxious weed species. All trees are proposed for removal.

PLANNING SERVICES TEAM REVIEW:

The petitioner seeks approval of a preliminary/final plat of subdivision in order to consolidate four lots into a single parcel to construct a 3-story, 24-unit residential condominium building. In order to do so, the petitioner has filed a petition requesting approval of the preliminary/final plat of subdivision. In conjunction with this request, the petitioner also requests approval of the following:

- A variance from Section 6-71-5 (TU, Area Requirements) to reduce the required lot area per dwelling unit from 3,500 square feet to 1,815 square feet;
- A variance from Section 6-71-7 (TU, Yard Requirements) to reduce the rear yard setback from the minimum required 25 feet to 5 feet for electric transformer; and
- A variance from Section 5-10-3:3 (Parkway Landscaping) to reduce the number of parkway trees along both the Van Buren Avenue and Webster Street frontages

Lot Area and Setback Variances

- Lot Area. The TU district requires 3,500 square feet of lot area per dwelling unit for multi-family structures. This requirement is intended to restrict density to promote a transition between the Downtown Core and outlying residential neighborhoods. Based on this requirement a multi-family structure accommodating 12 units could be accommodated on the subject property. The petitioner is seeking to reduce the lot area

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 January 20, 2010
 Page 3 of 4

per unit requirement to 1,815 to allow 24 units on the subject property. By comparison, Benton Terrace (B4, Downtown Core condominium building) was approved at a ratio of 1,559 square feet of lot area per dwelling unit and was constructed at a ratio of 1,926 square feet per unit.

It is important to understand that the code places no size requirement on individual residential condominium units. As a result, a building of the same scale and height, encompassing the same footprint could be constructed (subject to resubdivision) that only accommodates 12 units. Likewise, there is no area requirement for non-residential uses. Therefore, if a similar building envelope were designed on the subject property for an office use, no area requirement would apply.

- Yard Requirements. The requested reduction in the rear yard setback is to accommodate an electric transformer at the southeast corner of the building. The transformer will be completely screened by an attached masonry wing wall and solid fence enclosure designed to complement the proposed building facade. In addition, the interior of this wall will be used to accommodate necessary gas and electric metering in a way that does not detract from the street facade. All other portions of the principal building adhere to the 25-foot rear yard setback in accordance with the provisions contained in the Naperville Municipal Code. The transformer location has been reviewed closely by city staff and the Naperville Electric Utility. The proposed location provides the most practical site to serve the proposed structure.

Preliminary/Final Plat of Subdivision

The petitioner seeks to resubdivide the subject properties into a single legal lot of record. The proposed lot encompasses one acre. The plans are in technical compliance with code requirements.

Landscape Plan and Parkway Tree Variance

The site incorporates perimeter site and parkway trees to frame the building view from adjacent streets and buffer adjacent residential properties. Foundation plantings are also proposed around the building and a landscaped courtyard and rooftop garden feature are planned site amenities. Staff is working with the petitioner to finalize the landscape plan with necessary technical details related to specie sizes and quantities.

The landscape plans for the subject property include improved streetscape (i.e. new widened paver brick sidewalks, plantings, light fixtures, etc.) along Van Buren Avenue and Webster Street in accordance with guidelines recommended in the Downtown Plan. The City Forester has reviewed plans and has some concern about spacing between the proposed parkway tree plantings. For this reason, a variance to allow for a reduction of up to four (4) parkway trees along Van Buren Avenue and two (2) parkway trees along Webster Street is being requested. Staff is coordinating with the petitioner to minimize the extent of the reduction thru species selection. Staff supports the requested deviation.

Building Elevations

The proposed structure is of an Italianate design. The building includes a blend of stone, brick and other quality building materials. The façade is well articulated and includes a central

204-226 W. Van Buren
January 20, 2010
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courtyard space and tower feature. Efforts have been made to improve pedestrian scale and interest through the use of balconies, patios, and metal bay window enhancements. The Downtown Plan recommends a natural pallet of materials. This has been traditionally applied in the form of brick, limestone and similar materials. The prominence of limestone in a white palate on this structure is a departure from buildings found in and around the downtown.

The City of Naperville approved guidelines for the development and redevelopment of TU properties in 2006. The TU Design Guidelines stipulate that roof styles are one of the most important design elements of new development. Furthermore, the guidelines note that an appropriate building plan in the TU district will be one that is respectful of the predominate roof type of adjacent properties. Residential properties adjacent to the subject site display a variety of roof types including hip, gable and mansard styles. The office building north of the subject property has a flat roof. The proposed building includes only a flat roof style. The petitioner originally submitted elevations of a building with a false mansard roof. However, the mansard roof did not compliment the architectural style of the building and added ten (10') feet to the height of the structure. The proposed flat roof design is more consistent with the defined architectural style, but not consistent with the stated intent of the transitional area.

The proposed building height at the roof deck is forty feet (40'). The cornice atop the roof and the central tower feature (enclosure for elevator shaft) extend up to fifty (50') feet in height. Section 6-71-8 (TU, Height Limitations) stipulates that the maximum height for all buildings and structures shall not exceed forty feet (40'). However, Section 6-2-4 (Building Height and Bulk) allows for ornamental towers, mechanical appurtenances (elevator shafts), and parapet walls and similar features (cornice) to be erected to their customary height, regardless of the height limitation of the zoning district. Therefore, the height of the building is in compliance with code requirements.

An update to the Downtown Plan is currently underway. This effort is being coordinated though the Downtown Advisory Commission (DAC). The DAC has not yet considered specific land use recommendations, but will do so beginning with their January 21, 2010 meeting and will likely continue this discussion in February. Staff anticipates that there will be a great deal of conversation regarding the various land use categories applicable to and around the downtown. The design and intent of the TU zoning district, as well as, potential expansion of the downtown core, secondary commercial and transitional areas to accommodate development through 2030 will be addressed in the final plan document. It is anticipated that a recommended plan draft will be forwarded to the Plan Commission in late spring and to City Council this summer.

ATTACHMENTS:

204-226 W. Van Buren – Application – PC 09-1-186
204-226 W. Van Buren – Legal Description – PC 09-1-186
204-226 W. Van Buren – Aerial Location Map – PC 09-1-186
204-226 W. Van Buren – Public Correspondence – PC 09-1-186
204-226 W. Van Buren – Plat of Subdivision – PC 09-1-186
204-226 W. Van Buren – Landscape Plan – PC 09-1-186
204-226 W. Van Buren – Building Elevations – PC 09-1-186

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>	<u>Yes</u>	<u>No</u>
		Mike Brown, Chairman		*
		Ann Edmonds, Vice Chairman	X	
		Patty Gustin, Secretary	X	
		John Herzog	X	
		Paul Meschino	X	
		Timothy Messer	X	
		Patricia Meyer	X	
		Reynold Sterlin	X	
		Janet Trowbridge	X	
Student Members:		Thomas Stancey		X
		Kelsey Stimple	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 also questioned "whether or not there is a green incentive for the rooftops or if there will be some evaluation done with respect to having it be green on the rooftop verses having asphalt up on top."• 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	
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	<p>respect to the marketability of ground floor units. Mr. Getz responded that the first floor units have been designed to be 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. 	
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	<ul style="list-style-type: none"> • Commissioner Messer questioned the attendance of the public at the other meetings facilitated by the developer before the Public Hearing. Attorney Whitaker responded that one (1) person attended the resident meeting. • 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>



January 12, 2009

Plan Commission
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

Re: Van Buren St. Condominium Development

Dear Plan Commission Members:

Thank you for your attention. I write to express my support for the above project. It will be a wonderful addition to our great Naperville downtown.

As the past President & CEO of the Naperville Area Chamber of Commerce, I am very encouraged to see great local business leadership like the Bokar's investing in their own community and in their own backyard. In today's tough economic times, it is refreshing to see that sort of visionary and dynamic leadership – we are lucky to have them both in our midst!

As a past member of the city of Naperville's Downtown Plan Implementation Committee, I can remember all of the discussions we had about adding quality housing to our downtown. This project represents just that – quality housing adding to the vibrancy of downtown.

I strongly urge each of you to answer the question - what can the city of Naperville do to encourage and yes, even incent, this project to move forward? Strong business leaders need to know in today's world that they will receive strong community support including a real partnership with the city of Naperville.

Thanks in advance for approving this great project.

Sincerely,

Mike Skarr
President & CEO
Not-For-Profit Strategies and Solutions, LLC
55 South Main Street, Suite 373
Naperville, Illinois 60540

Hagen, Dina

From: Emery-Graunke, Amy
Sent: Wednesday, January 13, 2010 8:57 AM
To: Hagen, Dina
Subject: FW: Van Buren St. Condominium Development

Dina-
Can you please include this letter in the Plan Commission Packet.
By means of an update on this item. Allison has had my draft memo since Monday. I am hopeful I will receive comments from here today to tweak the memo and upload to e-agenda.

Amy

From: Barbara Campbell [mailto:barb_cam@msn.com]
Sent: Wednesday, January 13, 2010 8:46 AM
To: Emery-Graunke, Amy
Subject: Van Buren St. Condominium Development

To Whom It May Concern:

I am a seven year resident of the City of Naperville. My address is 29 W. Benton, Naperville, Illinois. Please include this letter in support of the proposed Van Buren Street Condominium Development as part of the associated public hearing.

The proposed development will have a positive impact on both the City, downtown businesses and local School District. The significant increase in the value of these properties will result in increases in revenues that support local governmental entities. In these economic times, this is an important consideration in the approval of this project.

As someone who lives in downtown Naperville, I believe that the downtown Naperville lifestyle is dynamic and cutting edge! This development adds another significant part to that synergy. I believe that more people should have the opportunity to experience this lifestyle, and I therefore support this development.

I urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding my support of this project please do not hesitate to contact me.

Barbara A. Campbell
29 W. Benton
Naperville, Illinois 60540
cell 206 619 0244

Hagen, Dina

From: Emery-Graunke, Amy
Sent: Wednesday, January 13, 2010 10:33 AM
To: Hagen, Dina
Subject: FW: PC Case 1-9-186, Van Buren Ave. Condominium Development

Here's another one for the packet.

Thanks!

From: Michael Boomgarden [mailto:boomgarden@comcast.net]
Sent: Wednesday, January 13, 2010 10:01 AM
To: Emery-Graunke, Amy
Subject: PC Case 1-9-186, Van Buren Ave. Condominium Development

Dear Plan Commission:

We are 22 year residents of the City of Naperville. Our address is 308 Big Rail Dr., Naperville, Illinois 60540-4466. Please consider this letter in support of the proposed Van Buren Avenue Condominium Development as part of the associated public hearing.

We have had the opportunity to review the plans for the La Belle Cour condominium development. We believe the development is appropriate given its location at the edge of downtown and strongly support its approval.

We have lived in both one of the City's most significant historic homes, the Judge Morton Dudley residence, and in a new townhome near Naperville's downtown. The proposed limestone building will be a unique addition to downtown Naperville that is sensitive to the City's history. Similar to the old City Hall building now housing La Sorella di Francesca, the limestone building material conveys an historically appropriate architectural style that belongs in our City.

We understand the proposed development requires a variance from the area requirement of the City's TU Zoning District. We support this variance due to the proximity to other intensive downtown uses. We also believe that adding residences in the downtown is an important component of creating and maintaining a vibrant downtown. We live in the Naperville Station townhome development and have seen how such a multi-family development can contribute to the vitality of the downtown business district, while adding substantially to the City's tax base.

The proposed density is appropriate given the attention to outdoor spaces. The patios, the rooftop gardens and the courtyard all provide ample space for the development's residents. Additionally, the proposed density is environmentally conscious and consistent with emerging trends in development. A high quality residential development such as this is a much needed addition to the downtown area.

In summary, we believe La Belle Cour will be a tremendously positive addition to downtown Naperville.

Should you have any questions regarding my support of this project please do not hesitate to contact us

Thank you for your consideration of our comments.

Sincerely,

Michael & Victoria Boomgarden
308 Big Rail Dr.
Naperville, IL. 60540
Tel. 630.881.0125



1577 Naperville/Wheaton Rd.
Naperville, IL 60563
naperprinting.com
Tel: 630.369.1360
Fax: 630.369.2849

January 14, 2010

City of Naperville
Plan Commission
400 S. Eagle St.
Naperville, IL 60540

RE: Van Buren St Condo Development

Dear Members of the Naperville Plan Commission:

I am writing on behalf of Chuck and Laura Bokar with respect to their planned condo development for downtown Naperville on Van Buren Street. I have had the opportunity to review the plans with Chuck Bokar and was very impressed with the concept drawings and designs of the project. I feel it will be a wonderful addition to the Downtown inventory of properties and offer my support on their behalf.

These last few years have seen a tremendous slow down in the re-development of not only downtown Naperville, but all of Naperville; and to see someone come forward with this type of vision and commitment to quality is exciting. We need to continue to have opportunities to improve the variety of housing stock in our community and adding something like this to our downtown will be a great asset. I believe the location for this type of product with this density fits well within the area and will hopefully be the beginning of renewed development in Naperville.

As a business owner and a 30 + year resident of Naperville, I thank you for all you do as a Member of the Plan Commission, and I hope this meets with your approval so you can move it forward for a decision by the Council.

Sincerely,

Ray Kinney
1108 Williamsburg Dr
Naperville, IL 60540

January 14, 2010

Dear Plan Commission Members:

My husband and I are 22 year residents of the City of Naperville, the last 16 years in downtown Naperville at 13 North Main Street.

Please include this letter in support of the proposed **Van Buren Street Condominium Development** as part of the associated public hearing.

We have had the opportunity to review the plans for the above referenced condominium development and believe the development is appropriate given its location at the edge of downtown and support its approval.

Sheila Wyer and Brian Davis

13 North Main St

Naperville, IL 60540

Rosanova & Whitaker, Ltd.

Attorneys at Law

Vincent M. Rosanova
Russell G. Whitaker, III23 W. Jefferson Street
Suite 200
Naperville, Illinois 60540
630-355-4600 (phone)
630-352-3610 (Fax)

January 15, 2010

Mr. Dave Zager
Naperville CUSD 203
203 West Hillside Road
Naperville, IL 60540***Re: Redevelopment Project- Webster Street & Van Buren Avenue***

Dear Mr. Zager:

Thank you for taking the time to meet with us on Wednesday regarding the above referenced development. We are excited about the project and think it will be a great addition to downtown Naperville. We also believe it will have a very positive impact on the School District.

Per our discussion yesterday, the District has reviewed the redevelopment plans. The District's focus is minimizing any impact redevelopment may have on Naper School. To this end, the District has identified three primary issues:

- Minimizing traffic on Van Buren Street;
- Preserving existing walk routes to the east of Naper School; and
- Maintaining the "residential character" around Naper School.

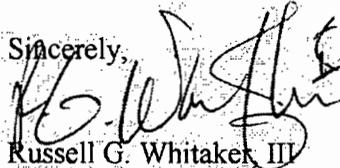
We believe the proposed redevelopment effectively addresses each of the District's issues. As detailed in the Traffic Assessment Report, the project will generate only an incremental increase in traffic generation (5 cars) during the peak am and pm traffic hours. The proposed development also consolidates multiple curb-cuts along Van Buren Avenue into a single point of ingress/egress on Webster Street. Accordingly, the proposed development will both minimize traffic on Van Buren and preserve existing walking routes to Naper School.

The project also maintains the residential character of the neighborhood around Naper School. The TU Zoning District is a mixed-use zoning district where both office and retail uses are permitted as a matter of right. Here, the proposed development includes no commercial component but consists of merely 24 residential condominium units. The proposed development also includes modification of commercial streetscape standards to maintain the residential character along Van Buren Avenue west of Webster Street.

The proposed development will also provide a significant source of new revenue for the School District. The City's School Impact fee will generate a onetime donation of approximately \$40,000.00. Further, the increase in assessed value over existing development will create significant new yearly tax revenue for the District. Based on the number of proposed units and estimated selling price, the development will generate approximately \$280,000 in new *yearly* tax revenue to the School District.

We again thank you for your time and consideration of this matter. Should you have any additional questions or concerns please do not hesitate to contact me.

Sincerely,



Russell G. Whitaker III
Rosanova & Whitaker, Ltd.

From: soarer [mailto:soarer@prodigy.net]
Sent: Saturday, January 16, 2010 12:49 PM
To: Emery-Graunke, Amy
Subject: Re: Bokar Condominium Project

Re: Bokar Condominium Project

Jan. 9, 2010

Dear Plan Commission Members,

I would like to encourage you to allow this project to go forward as planned. The future trend of all cities is to live within walking distance of amenities. If you have studied Peter Calthorpe's books (I have both of them.) you will understand that some of our past rigid rules should now be amended for the good of our future. We can no longer live by rules and regulations formulated years ago.

We no longer have wide open spaces for new homes with large lawns. We need to have "walkability" in order to eliminate more cars. Where most of us now live, we have to drive to the grocery, the drugstore, the theatre, and the train. We need to eliminate car traffic. This can occur by allowing more density near amenities and public transportation.

Allowing more density is a win-win for the merchants. When Chicago was originally founded, the ethnic immigrants created their own walkable neighborhoods. They had no cars. They created friendly livable neighborhoods. Where I live now, we seldom see a neighbor, let alone visit with them.

Naperville is changing. Years ago, we had no retirement facility. My friend, Genevieve Towsley, whose statue is in front of Barnes and Noble, had to re-locate to Geneva as there was no home for retirees in Naperville at that time. Now we have many.

Many seniors don't want yet to move into a retirement home, but don't want to maintain their existing home. They would like to move to a facility such as the Bokar project. And the big plus side of this project is that it is "walkable". Realtors are touting "Live Downtown Naperville". Young people also want to live downtown.

When I was widowed, Dutch Beidelman called and said he knew where my kids and I were going to move. (I had no money and could not pay the mortgage.) He rented me a two-story home where they lived, but they were leaving to move above the new funeral home they were building. The kids and I moved into the back of the building immediately south of the Post Office on Washington St. It was 2 stories, garage (driveway is between Catch 35 and the building), with a nice little back courtyard. We lived there for 8 years and just loved it. My kids could walk to school and to their jobs in town. Everyone downtown was friendly. It was like a family. I had a car but hardly ever drove it. Didn't need to.

It used to be people would retire and move away from Naperville. Now they wish to stay, but many want to live downtown. They no longer wish to shovel snow and mow lawns. Our children graduate from college and want to move back to live in Naperville. Although the price of the Bokar condos will most likely be more than our college graduates can afford, their parents will be able to leave their home in the suburb and move to "the city". Chicago used to be called the "city". Naperville is now "the city".

When a private developer comes before the city with a beautiful project that enhances the quality of life in Naperville, and is in every respect a benefit to the city, the city should discard antiquated parameters and approve this project and assist in every way to make this happen.

Bev Patterson Frier

Attachment: Calthorpe Interview

The City of Tomorrow: An Interview with Peter Calthorpe

By Scott London



A tour of the typical American city is enough to shake almost anyone's faith in 20th century progress. Our cities are a jungle of freeways, parking lots, and strip malls. They seem designed more for motorists and consumers than inhabitants or citizens.

It is not surprising that over the last half-century Americans have largely abandoned the inner city for the suburb. Today more than half the population lives outside the city, more often than not in segregated worlds of housing tracts and office parks and shopping centers. The qualities that once made for vibrant towns and neighborhoods — public spaces, walkable neighborhoods, people-friendly downtowns — are for many Americans little more than a childhood memory.

For the past three decades, San Francisco-based architect and planner Peter Calthorpe has been working hard to change that. As one of the leading proponents of New Urbanism or Neotraditionalism, Calthorpe has formulated a comprehensive design and planning philosophy aimed not only at curbing urban sprawl and reducing traffic congestion, but also creating more pedestrian-friendly and ecologically sound communities, environments that promote a sense of connectedness and place. He is the author of *Sustainable Communities*, *The Next American Metropolis*, and most recently, *The Regional City: Planning for the End of Sprawl* (co-authored with William Fulton).

*

Scott London: In a nutshell, how would you describe good urban design?

Peter Calthorpe: My short and simple answer is that a well-designed city is walkable. It's a place where your destinations are close enough to walk to. And it's a place that is interesting enough socially to make you feel that walking is perhaps something more than just getting from point A to point B. I think that is the heart of it.

London: Is it possible to design walkable communities in an age of freeways and strip malls?

Calthorpe: Well, the idea that we can return to mom-and-pop grocery stores is fallacious. But I think we have to find our way back to some of the design principles of the traditional American city. The idea is to create a hybrid between the realities of today and the need for a return to human-scale community.

London: How do we confront the problem of grotesque, over-developed cities like Los Angeles?

Calthorpe: There are some fairly straightforward answers, to tell you the truth. Portland, Oregon, is an example of a city and region that has created an urban growth boundary, a state-mandated limit to growth around the metropolitan area. The exciting thing about this kind of approach is that the moment you draw an urban growth boundary it means that the economic life of the region has to begin recycling its dollars back into existing communities. It can no longer afford to spend those dollars spreading outward over the natural environment. That creates a consciousness in which reinhabiting older neighborhoods, rehabilitating strip commercial areas, and reinvesting in urban centers all become naturally viable.

London: Most metropolitan areas seem to be moving in the opposite direction. For example, in Seattle the population grew by 36 percent between 1970 and 1990 while the developed land area grew by 90 percent. Cleveland's population actually declined during that same period, but the city continued to spread outward.

Calthorpe: Yes, it's because we're building lower density suburban subdivisions at the periphery of regions. We're not going back in and repairing and recycling older neighborhoods in inner-city areas, or even older suburban areas. It's a disposable-society strategy to building cities — basically you use them then throw them away and move on to some virgin land. It's a pioneer ethic. There's no question that it's in the blood of America. But at some point we have to recognize that we're no longer pioneers on a frontier.

London: Will we be able to turn things around?

Calthorpe: Democracies tend to be self-correcting, and I think we're in a self-correcting mode now. We see the problems. The first and most profound sign of it is the anti-growth movement. People are saying "I don't want any more development."

London: If people don't want more of it, why do we continue to develop the way we do?



Calthorpe: There is profound inertia in the system. It didn't just come about through the ideologies of some designers. There are subsidies in place that make it happen. Suburban sprawl came about as a result of two major subsidies from the federal government. The first was the Federal Highway Bill which began in 1956 with the interstate system, the largest public works system in the history of mankind. The second is the single-home mortgage deduction, a huge subsidy that moves people toward single-occupancy, single-family homes. We are the only industrialized country in the world that has those deductions, and it skews the marketplace in favor of sprawl.

London: It seems incredible that those subsidies are still in place given that America doesn't look anything like it did following the Second World War.

Calthorpe: Right. If you look at the demographics, only 25 percent of the population is made up of married families — two people with one or more kids. The other 75 percent are "other." And one size doesn't fit all when it comes to housing. However, everybody invests in the same house because of resale and mortgage deduction and other externalities that are dampening the true diversity of our communities. What we need is a much broader spectrum of housing opportunities, from apartments that are conveniently located to townhouses for people without kids to duplexes to small-lot, single-family homes.

London: How do we accomplish any real change in the face of federal subsidies and other systemic problems?

Calthorpe: It gets easier, of course, as the infrastructure dollars begin to deplete. We simply can't build our way out of congestion anymore. The interstate system basically created an incredible armature that's taken thirty years to fill up. But it's filled up. We don't have the money to go back and keep doing it over and over. We also have enough wisdom to know that it's not the best answer in terms of air quality, open space preservation and things like that. So I think these underlying things are changing.

London: You've pointed out that we should be narrowing our streets and roads, not widening them.

Calthorpe: What is a street? It's not just a utility for the car. It's everybody's most immediate neighborhood. At least that's what it used to be — a place to walk, a place to bike, a place for kids to play, a place for trees, and therefore a place for birds. To think of the street as just a utility for cars is so absurd. And yet that is exactly what is happening because we have segmented design so that the traffic engineer designs the streets and the civil engineer designs the utilities and the architect designs the buildings. Nobody is thinking about the whole composition. Narrower streets win in every way. They make cars go slower, which means that the neighborhood is safer for kids and more enjoyable for pedestrians.

London: You've written about the importance of creating "ecologically sound" communities. What does that mean?

Calthorpe: There are lots of layers to it. Some people argue that we ought to build communities using materials that demand less of the global resource-base. Other people have pointed out that we can make more energy-efficient buildings. I worked in these

fields in the 70s. But over the last two decades I've focused more on how destructive the automobile is — socially, aesthetically and environmentally. Given that we are tripling the number of vehicle-miles traveled per household per year, this upward spiral of auto-use grabs my attention the most. It's also something that is in all of our faces. We now live in worlds with six-lane arterials and parking lots. The only peaceful place left is our living room and our backyards, so it's no wonder that we tend to retreat away from community and neighborhood. Once you get out there, it's just cars.

You can lead that issue down lots of paths: the amount of land area it takes to create the parking; the impact of all that asphalt on water quality; the lack of percolation in the soil; natural aquifer recharging; amount of land-area lost in terms of displaced ag and habitat; and of course air quality. But it all comes down to a really simple thing: We have a myopic transportation system. The way we design our communities doesn't allow walking, doesn't provide decent transit systems and doesn't provide alternatives to the car.

London: Tell us more about the idea of walkable communities.

Calthorpe: If you want a transit system to function, you have to arrive at a place that's walkable — otherwise you are going to want to take your car there. So you need walkable neighborhoods close to public transportation. All of a sudden that brings you back to all those simple urban design principles that we seem to have forgotten about — tree-lined streets, local destinations, front porches, and a whole range of things.

London: What is your focus today?

Calthorpe: I've been very focused on how to get people out of their cars and how to create environments that require less vehicle-miles per household.

I also began to see that solar design is piecemeal thinking. You know, we were trying to solve the energy problem with this one mechanism. It was like a technological fix. Looking at the issue more systemically meant saying: Wait a minute, the best way to solve this may be to look at the configuration of our communities, not just apply some new technology.

I wrote an article twenty years ago called "The Solar Shadow." I did the calculations and showed that a townhouse — because of its common walls and its decreased external surface area — was actually more energy-efficient than a single-family passive solar home in most climates. The townhouse implied a density that creates a neighborhood where there are local shops and the viability of transit. I didn't even get into the issue of how many vehicle-miles that single-family home requires compared to the townhouse, which is naturally closer to things and denser and therefore transit-supported.

London: We've been talking a lot about communities in the United States. Do you see similar trends at work in other parts of the world?

Calthorpe: Funny you should ask that, because I just came back from a trip to Tokyo. We've been doing several large projects in Southeast Asia. Most of what I have to report is rather depressing. China, for instance, is going in totally the wrong direction. They just put across a policy that said that the automobile is going to be their chosen transportation

system. That is how they are going to steer their infrastructure dollars and their industrial investments. That one decision is monumental. And very frightening.

The first question was, "How many autos per household do you plan for?" It is so much at the core of everything. And they said, "Well, look, we have to design for at least one car per household because it's the future." There is this expectation — that the future is America. The phenomenon of emulating the worst of what we do is really dangerous.

London: You started your formal architectural training at Yale but never finished. That seems fitting given that you've turned your back on the tried-and-true and forged your own path.

Calthorpe: Well, I left Yale partly as a reaction to the postmodernists. And at the same time, luckily, I had a very nice offer from Sim Van der Ryn and Jerry Brown, who was governor of California at that time, to come and join them in Sacramento to do some real work. So given those two choices, I went to Sacramento.

I remember, Charlie Moore was teaching at Yale at the time and he said something that really stuck with me. He said, "We've got to stop talking about space and start talking about place." And that is still very much at the heart of what I'm trying to do — to make the design of buildings and infrastructure create a sense of place, environmentally, culturally and socially.

This interview was adapted from the radio series Insight & Outlook, hosted by Scott London. It appeared in the Fall 2002 issue of the architecture journal *CRiT*.

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From: Tom Gruenwald [mailto:tom.gruenwald@gmail.com]
Sent: Sunday, January 17, 2010 8:34 AM
To: Emery-Graunke, Amy
Subject: Support of La Belle Cour

Dear Plan Commission Members:

My name is Tom Gruenwald and I am a 31-year resident of the City of Naperville. My address is 520 S. Washington

St., Naperville, Illinois.

Please accept this letter in support of the proposed La Belle Cour development.

I have had the opportunity to review the plans several times for the above referenced condominium development. I am a resident in another downtown Condominium building and thus have first hand experience with the value a building such as La Belle Cour brings to Naperville. It will a point of architectural distinction and provide of visually compelling transition point to our residential neighborhoods.

The proposed limestone building will be a unique addition to downtown Naperville. Similar to the La Sorella building, the limestone building material conveys a "richness" beyond the traditional brick structures that dominate the City.

The restaurants and retail businesses in the downtown area need more residential developments such as this to help keep them vibrant and successful.

I understand the proposed development requires a variance from the area requirement of the City's TU Zoning District. I support this variance due to the proximity to other intensive downtown uses. I also believe that additional residences in the downtown is an important component of creating and maintaining a vibrant downtown.



I support the proposed density of the condominium development. The proposed density is consistent with development trends in other area communities such as Hinsdale, LaGrange, Downers Grove, Wheaton and St. Charles to name just a few. Residential density is an important component to building a vibrant downtown business community.

The proposed development will have a positive impact on both the City and local School District. The significant increase in the value of these properties will result in significant increases in revenues that support local governmental entities. In these economic times, this is an important consideration in the approval of this project.

I urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding my support of this project please do not hesitate to contact me.

Respectfully Submitted,

J. Thomas Gruenwald

520 S.Washington St # 503

Naperville, Il 60540

January 18, 2010

Plan Commission
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

Re: La Belle Cour

Dear Plan Commission Members,

We are 34 year residents of the City of Naperville. Our present address is 180 W. Benton #304 Naperville, IL 60540. Along with being long time residents, we also own a downtown business, Roseland Draperies, which has been in Downtown Naperville for 27 years.

We write you today to voice our support for the above referenced project. We have had the opportunity to review the plans for the "La Belle Cour" project and feel that it would be a great addition to our downtown and the entire city. A well planned condo development like this would add to the great reputation that our city has, add to the available housing near the downtown and serve as a buffer for the neighborhoods to the west of the downtown.

We ask you to support this project and are willing to answer any questions regarding our position. Please do not hesitate to contact us.

Thank you.

Sincerely,


Paul Junkroski


Mary Ann Junkroski

1/630/355-9723

January 18, 2010

Plan Commission
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

Re: La Belle Cour

Dear Plan Commission Members:

We are writing to voice our support on the above referenced project.

We have had the opportunity to review the plans for the above referenced condominium downtown development and we support its approval. We feel this type of residential lifestyle gives an alternative for older couples wishing to stay in the downtown area, but would like to transition from the upkeep of a single family dwelling.

We urge you to support this development and recommend approval of the requested variance.

Thank you.

A handwritten signature in black ink, appearing to read "Rick and Maria Mattioda". The signature is written in a cursive style with a large, looping initial "R" and "M".

Rick and Maria Mattioda
240 West Spring Avenue
Naperville, Illinois 60540

From: Donald Solloway [mailto:dgs315@hotmail.com]
Sent: Monday, January 18, 2010 2:14 PM
To: Emery-Graunke, Amy
Subject: Re: Van Buren St. Condominium Development

Dear Plan Commission Members:

We are Naperville residents who are writing you today to voice our support of the above referenced project. Please accept this letter in support of the proposed La Belle Cour development.

We have had the opportunity to review the plans for the above referenced condominium development. We believe the development is appropriate given its location at the edge of downtown and support its approval.

The proposed limestone building will be a unique addition to downtown Naperville. Similar to the La Sorella building, the limestone building material conveys a "richness" beyond the traditional brick structures that dominate the City. The proposed limestone structure draws back to the City's roots mining location for limestone. It was not uncommon for structures built in the 1800's to consist of limestone, but due to costs this building material has virtually disappeared. The use of limestone in this building draws on Naperville's rich heritage.

The restaurants and retail businesses in the downtown area need more residential developments such as this to help keep them vibrant and successful.

We understand the proposed development requires a variance from the area requirement of the City's TU Zoning District. We support this variance due to the proximity to other intensive downtown uses. We also believe that additional residences in the downtown is an important component of creating and maintaining a vibrant downtown.

We urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding our support of this project please do not hesitate to contact us.

Thank you,

Don and Dawna Solloway
1348 River Oak Drive
Naperville, IL 60565



January 18, 2010

Plan Commission
City of Naperville
400 S. Eagle St.
Naperville, Illinois 60540

RE: La Belle Cour – 204-226 Van Buren Street Condominium Development – PC Case 1-9-186

Dear Plan Commission Members:

I have been a resident of the City of Naperville since 1979. My name is Lori Landro Montgomery, and I reside at 307 Senna Court, Naperville, Illinois, 60565. Please include this letter in support of the proposed Van Buren Street Condominium “LaBelle Cour” Development as part of the associated public hearing.

I have reviewed the plans for the above referenced project. I find the proposed building to be a welcome addition to the downtown. It will be architecturally significant, add interest to the downtown, and be immediately recognizable as a signature building. The proposed limestone structure draws back to the City’s roots mining location for limestone. It was not uncommon for structures built in the 1800’s to consist of limestone, but due to costs this building material has virtually disappeared. The use of limestone in this building draws on Naperville’s rich heritage – we have used this same limestone on our personal residence. It will be architecturally significant, add interest to the downtown, and be immediately recognizable as a signature building.

The restaurants and retail businesses in the downtown area need more luxury residential developments such as this to help keep them vibrant and successful. I worked for BBM Inc. on the Benton Terrace Condominium development located on the corner of Benton and Webster Street for five years. I handled all of their sales/marketing and can tell you first hand that condo project has added a lot to downtown Naperville. There is a need and a market for additional high end luxury developments, this attracts a “niche clientele” that are typically cash buyers and have the means to support the needs of our vibrant downtown. Downtown Naperville is a lifestyle center and I believe that more people should have the opportunity to experience this lifestyle; and I therefore support this development.

I understand the proposed development requires a variance from the area requirement of the City’s TU Zoning District. I support this variance due to the proximity to other intensive downtown uses. I also believe that additional residences in the downtown are an important component of creating and maintaining a vibrant downtown.

The proposed density is appropriate given the attention to outdoor spaces. The patios, the rooftop gardens and the courtyard all provide ample space for the development’s residents. It’s environmentally conscious and consistent with emerging trends in development. A high quality residential development such as this is a much needed addition to the downtown area.

The proposed development will have a positive impact on both the City and local School District. The significant increase in the value of these properties will result in significant increases in revenues that support local governmental entities. In these economic times, this is an important consideration in the approval of this project.

I urge you to support this development and recommend approval of the requested variance. Please contact me with any questions regarding my support of this project. I’m very excited to see another luxury condominium development in downtown Naperville.

Thank you,

Lori Landro Montgomery
307 Senna Court, Naperville, Illinois 60565
Cell: 630-605-1324
Email: lori_montgomery@comcast.net

Garlough
340 West Franklin Avenue
Naperville, Illinois 60540

January 18, 2010

Plan Commission
City of Naperville
400 S Eagle Street
Naperville, IL 60540

Dear Members of the Plan Commission:

Our names are Bill and Karen Garlough and we are residents of Naperville. Our address is 340 W. Franklin Avenue so our residence is very close to the proposed La Belle Cour Condominium Development. We also are the owners of My Chef Catering which has been based in Naperville for over 20 years.

Since we have been in the area for nearly a quarter century, we have become deeply committed to Naperville, both to the city and our neighbors. We reviewed the plans of the La Belle Cour development and are in complete favor of the project. We like it so well that we discussed the possibility of purchasing a unit as our next Naperville residence. We feel the location of the project is ideal and will be a positive addition to downtown Naperville.

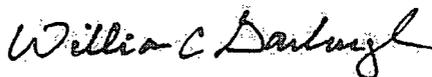
We were impressed with the intricate details of the building including the limestone material that will be used which, as the architect explained, is a material that was mined in Naperville in the 1800's. The structure itself is handsome and we feel a high quality multi-family residential development of this sort is perfect for the neighborhood and will continue to add to our vibrant downtown.

Surrounding towns such as Wheaton, Downers Grove and St Charles all have condominium developments which are located in the downtown area. This type of high density development is in keeping with surrounding areas and offers a welcome alternative to single family homes. As small business owners, we recognize the benefits of increasing the downtown population base, to provide more customers for our downtown merchants.

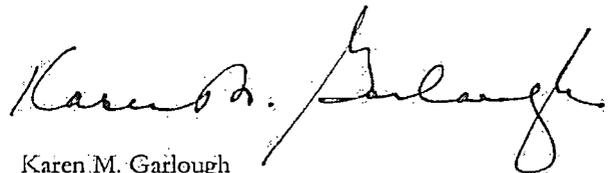
We understand that the proposed La Belle Cour development requires a variance from the current zoning. We support the variance and wanted our opinions to be heard by your Committee.

Thank you for your time and we look forward to La Belle Cour.

Sincerely,



William C. Garlough



Karen M. Garlough

January 19, 2010

Plan Commission
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

Re: La Belle Cour

Dear Plan Commission Members:

I am a 20 year resident of the City of Naperville. My address is 1743 Napoleon Drive, Naperville, Illinois. I also own a business in Naperville, Design Resource Center at 424 Fort Hill Drive. I serve as a board member at Kroehler YMCA and the Naperville Area Chamber of Commerce. Please include this letter in support of the proposed Van Buren Street Condominium Development as part of the associated public hearing.

I have reviewed the plans for the above referenced project. I find the proposed building to be a welcome addition to the downtown. It will be architecturally significant, add interest to the downtown, and be immediately recognizable as a landmark in Naperville for years to come.

The proposed density is appropriate given the attention to outdoor spaces. The patios, the rooftop gardens and the courtyard all provide ample space for the development's residents.

I urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding my support of this project please do not hesitate to contact me.

Thank you,

John Norman
1743 Napoleon Drive
Naperville, IL 60565
630-527-8989

January 19, 2010

Plan Commission
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

Re: La Belle Cour

Dear Plan Commission Members:

I am a 30 year resident of the City of Naperville. My address is 1743 Napoleon Drive, Naperville, Illinois. I have four children, who attend four area schools here in Naperville. My husband is also a 20 year Naperville business owner. We are deeply committed to the care and concern of our community and the enhancement and protection of this great city. I'm asking that you please include this letter in **support** of the proposed Van Buren Street Condominium Development as part of the associated public hearing.

I have reviewed the plans for the above referenced project. I find the proposed building to be a welcome addition to the downtown. It will be architecturally significant, add interest to the downtown, and be immediately recognizable as a landmark in Naperville for years to come.

The proposed density is appropriate given the attention to outdoor spaces. The patios, the rooftop gardens and the courtyard all provide ample space for the development's residents.

I urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding my support of this project please do not hesitate to contact me.

Thank you,

Beth Norman
1743 Napoleon Drive
Naperville, IL 60565
630-527-8989

From: Hall, Randy B [mailto:RandallHall@officemax.com]
Sent: Tuesday, January 19, 2010 3:42 PM
To: Emery-Graunke, Amy
Subject: 204 - 226 Van Buren St.

Dear Plan Commission Members:

As someone who lives in downtown Naperville, I believe that the downtown Naperville lifestyle is just beginning to bloom, however we need to keep thinking forward for its long term viability. I believe that more people should have the opportunity to experience this lifestyle, and I therefore support this development.

I urge you to support this development and recommend approval of the requested variance.

Should you have any questions regarding my support of this project please do not hesitate to contact me.

Randy and Ellen Hall
219 W Spring Ave
Naperville, IL 60540

Randy Hall
OfficeMax, Inc.
263 Shuman
Naperville, IL 60563
Cell (630) 347-3194
Office (630) 864-5731
RandyHall@OfficeMax.com
~~~~~

**From:** Beth Mars [mailto:beth.mars@petco.com]  
**Sent:** Tuesday, January 19, 2010 12:26 AM  
**To:** Emery-Graunke, Amy  
**Subject:** La Belle Cour/PC Case 1-9-186

Plan Commission  
City of Naperville  
400 S. Eagle St.  
Naperville, IL 60540

January 18<sup>th</sup>, 2010

Dear Plan Commission Members:

I am a proud resident of Downtown Naperville. My address is 323 Big Rail Drive Naperville, Illinois. Please include this letter in support of the proposed Van Buren Street Condominium Development (204 – 226 Van Buren St) as part of the associated public hearing.

I believe that the proposed residential condominium development will be a welcome addition to our beautiful and vibrant downtown. I have enjoyed living in Naperville for the last 3 years and it is one of my favorite places. I am proud to be a resident and feel blessed to have the opportunity to live here. I would like more people to have the opportunity to experience this lifestyle and enjoy our beautiful city.

A well conceived and well executed plan for the “La Belle Cour” development will be a beautiful and desirable addition to the city’s landscape in addition to providing additional high end single family homes in the downtown area, hopefully for many pet lovers ☺

I encourage you to get to know this project and imagine the positive potential which I am confident will lead you to approve the requested variance.

Please feel free to contact me with any questions.

Make it a great day!

*Beth Mars*  
**Director of Operations and Development**  
**PETCO Foundation**  
**(619)977-5255 cell**  
**(858)909-2621 fax**

*"Many have forgotten this truth but you must not forget it. You remain responsible, forever, for what you have tamed."*

*Antoine De Saint-Exupery*



Save trees...Print this email only if necessary.

**Hagen, Dina**

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**From:** Emery-Graunke, Amy  
**Sent:** Thursday, February 04, 2010 5:54 PM  
**To:** Hagen, Dina  
**Subject:** FW: Regarding Van Buren St. Condominium Development

For second meeting in February.

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**From:** Peter Schultz [mailto:peter@fnbnaperville.com]  
**Sent:** Thursday, February 04, 2010 3:48 PM  
**To:** Emery-Graunke, Amy  
**Subject:** Regarding Van Buren St. Condominium Development

Dear Plan Commission Members,

Please accept this letter in support of the proposed La Belle Cour development. I live 5 blocks away from the proposed development at the corner of Benton and West and walk past this corner every time I visit downtown. This development will offer a much needed alternative to single family home living in the downtown area. The development will increase the pedestrian feel of the downtown. I believe it is this pedestrian feel that helps the downtown remain vibrant and attractive and combats urban sprawl.

The renderings of the proposed limestone building show that this building will be a beautiful upgrade of the surroundings. The well thought out design of the building will be a nice compliment to the brick dominated downtown. Overall, a high quality residential development such as this is a much needed addition to the downtown area.

I urge you to support this development and recommend approval of the requested variance.

Sincerely,

Peter Schultz  
4 N West St.  
Naperville, IL



## TRAFFIC ASSESSMENT REPORT

DATE: December 22, 2009  
TO: Semper Fi Properties, LLC  
FROM: Michael J. Rechterik, P.E., PTOE  
RE: SW Corner of Webster Street and W. Van Buren Avenue  
Naperville, IL

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This traffic assessment report has been prepared for the property located on the southwest corner of Webster Street and W. Van Buren Avenue in Naperville, Illinois. The site has a total area of approximately 1.0 acres and currently consists of four single family residential properties (204, 214, 218, and 226 W. Van Buren Avenue). The proposed development will include a 24 unit condominium building with underground/covered parking. The target market for the condominiums is empty nesters, the majority of which are retired or working part time or alternate hours.

The following items have been addressed in this report:

- Access to the site;
- Existing conditions overview; and
- An estimation and evaluation of trip generation.

### Access to the Site

Currently, three of the residential properties each have a driveway and full access on W. Van Buren Avenue. The residential property at 204 W. Van Buren Avenue has a full access driveway on Webster Street. Under the proposed plan, access to the condominium building will be provided by a single full access driveway on Webster Street located on the south end of the property (in close proximity to the existing alley that serves two office buildings directly to the south and the Paw Paw parking lot access across the street). The three driveways on W. Van Buren Avenue will be removed thus reducing the number of curb cuts (access points) within this block. In addition, the number of access points on Webster Street will not increase with this project.

## ATTACHMENT 2

### Existing Conditions Overview

W. Van Buren Avenue has one lane in each direction and is under the City's jurisdiction. The posted speed limit is 25 mph and on street parking is only permitted on the north side of the road. Based on traffic counts obtained from the City (2006), W. Van Buren Avenue has a two-way a.m. peak hour volume of 77 vehicles per hour west of Webster Street and 135 vehicles per hour east of Webster Street. During the p.m. peak hour, the two-way volumes west and east of Webster Street are 101 and 200 vehicles per hour, respectively. The intersections of W. Van Buren Avenue/Main Street and W. Van Buren Avenue/Webster Street are unsignalized all-way stop controlled. The T-intersection of W. Van Buren Avenue/Eagle Street is unsignalized stop controlled for the westbound movement only.

Webster Street also has one lane in each direction and has a posted speed limit of 25 mph. It is under the City's jurisdiction and on street parking is permitted on the east side of the road only. Based on the 2006 traffic volumes, Webster Street has a two-way a.m. peak hour volume of 120 vehicles per hour north of W. Van Buren Avenue and 140 vehicles per hour south of W. Van Buren Avenue. During the p.m. peak hour, the two-way volumes north and south of W. Van Buren Avenue are 314 and 325 vehicles per hour, respectively. The intersections of Webster Street/Jefferson Avenue and Webster Street/Benton Avenue are unsignalized all-way stop controlled.

There is a variety of land uses around the site. Directly to the west and northwest is residential. At the intersection of W. Van Buren Avenue and Eagle Street is Naper Elementary School. Directly to the south is a mix of residential and office use. At the southwest corner of Webster Street and Jefferson Avenue is Nichols Library. To the north is an office building and to the northeast (corner of W. Van Buren Avenue and Webster Street) is retail development. As previously mentioned, the Paw Paw parking lot is directly to the east of the site.

The existing conditions are illustrated in the attached exhibit.

### Trip Generation

As stated earlier, the proposed development will consist of a condominium building with 24 residential units. Project traffic during the weekday a.m. and p.m. peak hours was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. The weekday a.m. peak hour is considered to be one hour between the hours of 7:00 a.m. and 9:00 a.m. The weekday p.m. peak hour is considered to be one hour between the hours of 4:00 p.m. and 6:00 p.m. The 2006 traffic counts indicated that the peak hours in the general vicinity of the site occurred during these time periods.



Provided in Table 1 is the trip generation data for the proposed development. For comparison purposes, the trip generation estimates have also been included for the existing single-family residential units. To be conservative, no reduction factors have been applied for alternative modes of transportation (public transportation, walking, bicycling, etc.). Based on the information we received for the target market, the location within the downtown area, and the proximity of the Metra station, these alternative modes of transportation are likely to be utilized and therefore may lessen traffic impacts during the peak hours.

**TABLE 1  
TRIP GENERATION COMPARISON**

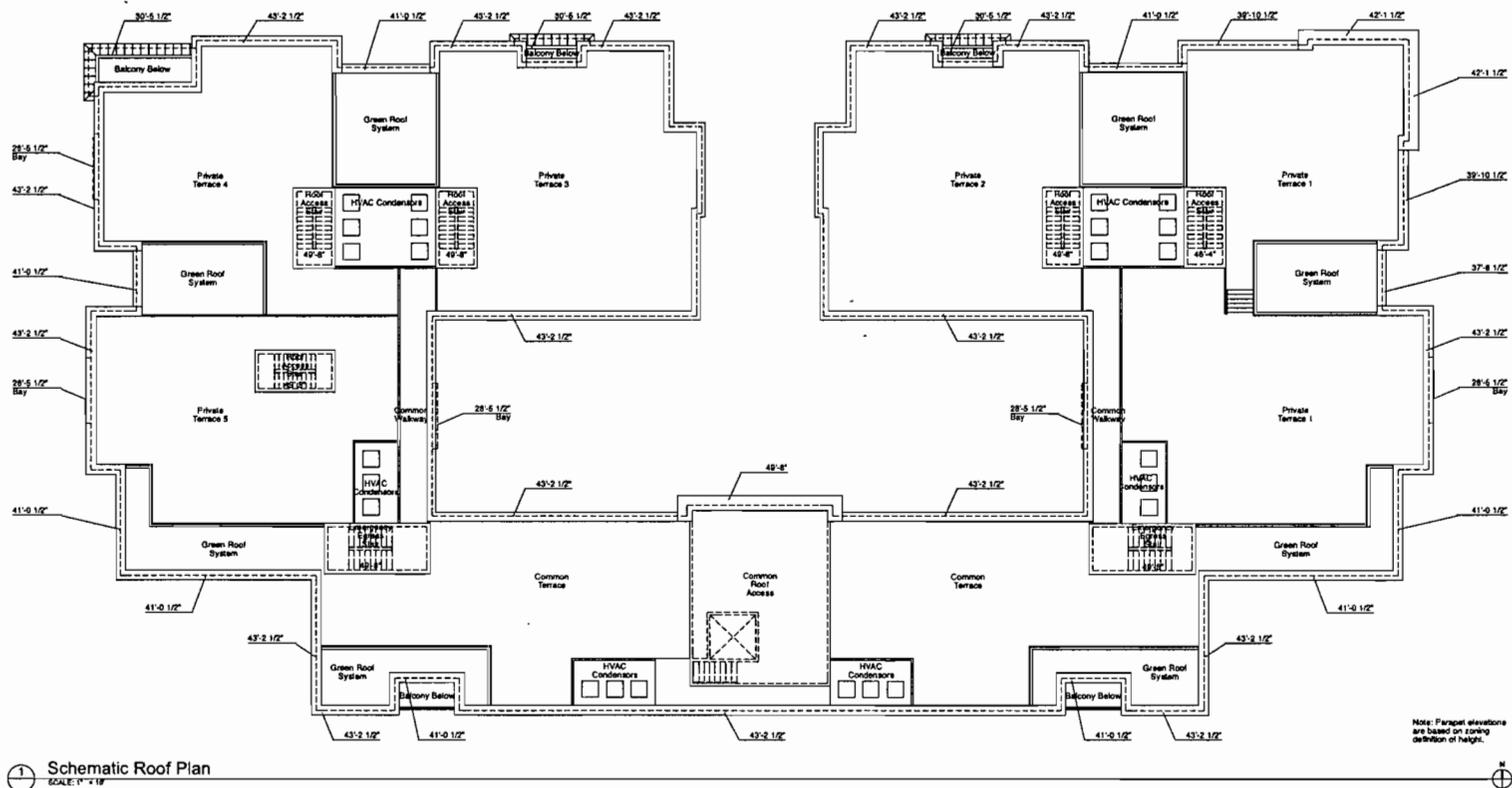
| Proposed Land Use                           |          | AM Peak Hour |          | PM Peak Hour |          |
|---------------------------------------------|----------|--------------|----------|--------------|----------|
|                                             |          | Enter        | Exit     | Enter        | Exit     |
| High-Rise Residential Condominium/Townhouse | 24 units | 2            | 6        | 6            | 3        |
| <b>TOTAL TRIPS</b>                          |          | <b>2</b>     | <b>6</b> | <b>6</b>     | <b>3</b> |
| <b>Existing Land Use</b>                    |          |              |          |              |          |
| Single-Family Detached Housing              | 4 units  | 1            | 2        | 3            | 1        |
| <b>TOTAL TRIPS</b>                          |          | <b>1</b>     | <b>2</b> | <b>3</b>     | <b>1</b> |

A review of Table 1 indicates that there will be 5 additional trips projected during both the a.m. and p.m. peak hours, when comparing the current development plan with the existing land use.

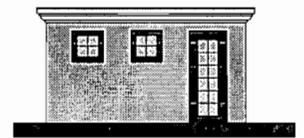
Summary

Based on the findings of this traffic assessment, it is our opinion that there will be no appreciable increase in traffic volumes from this development. The project adds a total of 5 new trips to the roadway during each the a.m. and p.m. peak hours. This traffic will account for less than 6% of all traffic on Webster Street during the a.m. peak hour and less than 3% of all traffic on Webster Street during the p.m. peak hour. This diminuous increase in trips will not negatively affect the operations at the alley or the Paw Paw Parking lot.

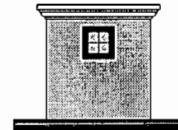




1 Schematic Roof Plan  
SCALE: 1/4" = 1'-0"



2 Schematic Typical Access Stair  
SCALE: 1/4" = 1'-0"



3 Schematic Typical Access Stair  
SCALE: 1/4" = 1'-0"

Note: Parapet elevations are based on zoning ordinance of height.

# Schematic Roof Access Stairs

204-226 W. Van Buren Avenue  
Naperville, Illinois

PREPARED FOR:  
Semper Fi Properties, LLC




V3 Companies  
Hitchcock Design Group  
Creating Better Places™

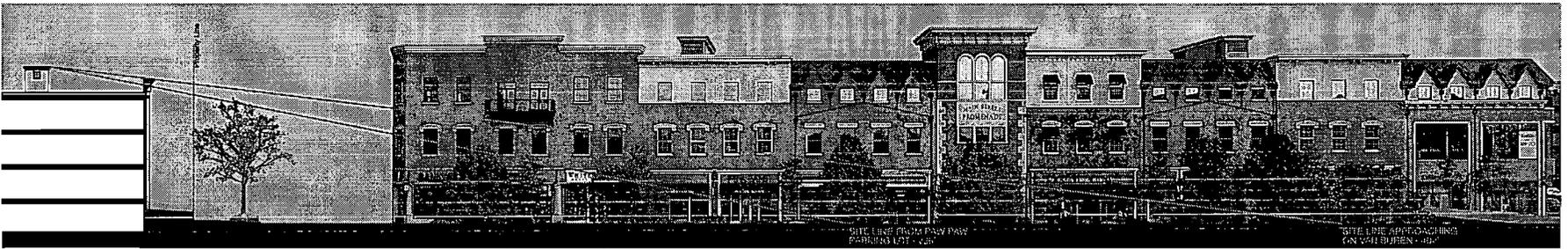
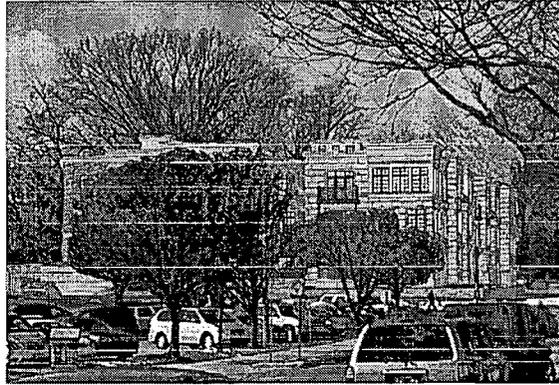
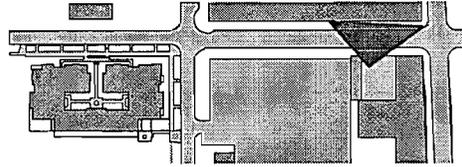


peppegeorgehaymes partners  
www.peppegeorgehaymes.com

02.08.10  
PJM # 091821



1 Streetview Perspective from Van Buren and Main w/ 2X Zoom Enlargement



2 Section Relationship to Sight Lines  
SCALE 1/8" = 1'-0"

# Views of Roof Access Stairs

204-226 W. Van Buren Avenue

Naperville, Illinois

PREPARED FOR  
Semper Fi Properties, LLC



peppageorgehaymes partners  
www.peppageorgehaymes.com

02.04.10  
PH # 091821

**ATTACHMENT 4  
COMPARATIVE HEIGHT STUDY**

| <b>Property</b>                         | <b>Address</b>                | <b>Height</b>  |
|-----------------------------------------|-------------------------------|----------------|
| Water Street                            | N/A                           | 79.0 FT        |
| Washington Street Condominiums          | 520 S. Washington             | 76.8 FT        |
| Van Buren Expansion\Naper Town Center   | 3 S. Main                     | 69.0 FT        |
| Van Buren Garage                        | 43 W. Van Buren               | 63.9 FT        |
| Main Street Promenade Addition          | N/A                           | 63.6 FT        |
| Main Street Promenade                   | 55 S. Main                    | 58.6 FT        |
| River Place Condominiums                | 509 - 511 Aurora              | 58.6 FT        |
| Barnes & Noble                          | 47 E. Chicago                 | 56.4 FT        |
| Catch 35                                | 35 S. Washington              | 53.6 FT        |
| Naperville Central High School Addition | Aurora Avenue and West Street | 53.0 FT        |
| NCC Fine Art Center                     | 171 E. Chicago                | 47.7 FT        |
| Benton Terrace                          | 180 W. Benton                 | 47.3 FT        |
| AT&T                                    | 111 W. Franklin               | 47.3 FT        |
| Naper Place                             | 119 S. Main                   | 45.6 FT        |
| <b>La Belle Coure</b>                   | <b>204-226 Van Buren</b>      | <b>43.2 FT</b> |
| Naper School                            | 39 S. Eagle                   | 37.0 FT        |
| Nichols Library                         | 305 W. Jackson                | 35.4 FT        |
| Municipal Center                        | 400 S. Eagle Street           | 33.4 FT        |



P.I.N. LOT 5 07-13-421-003  
 P.I.N. LOT 8 07-13-421-004  
 P.I.N. LOT 9 07-13-421-005  
 P.I.N. LOT 12 07-13-421-006

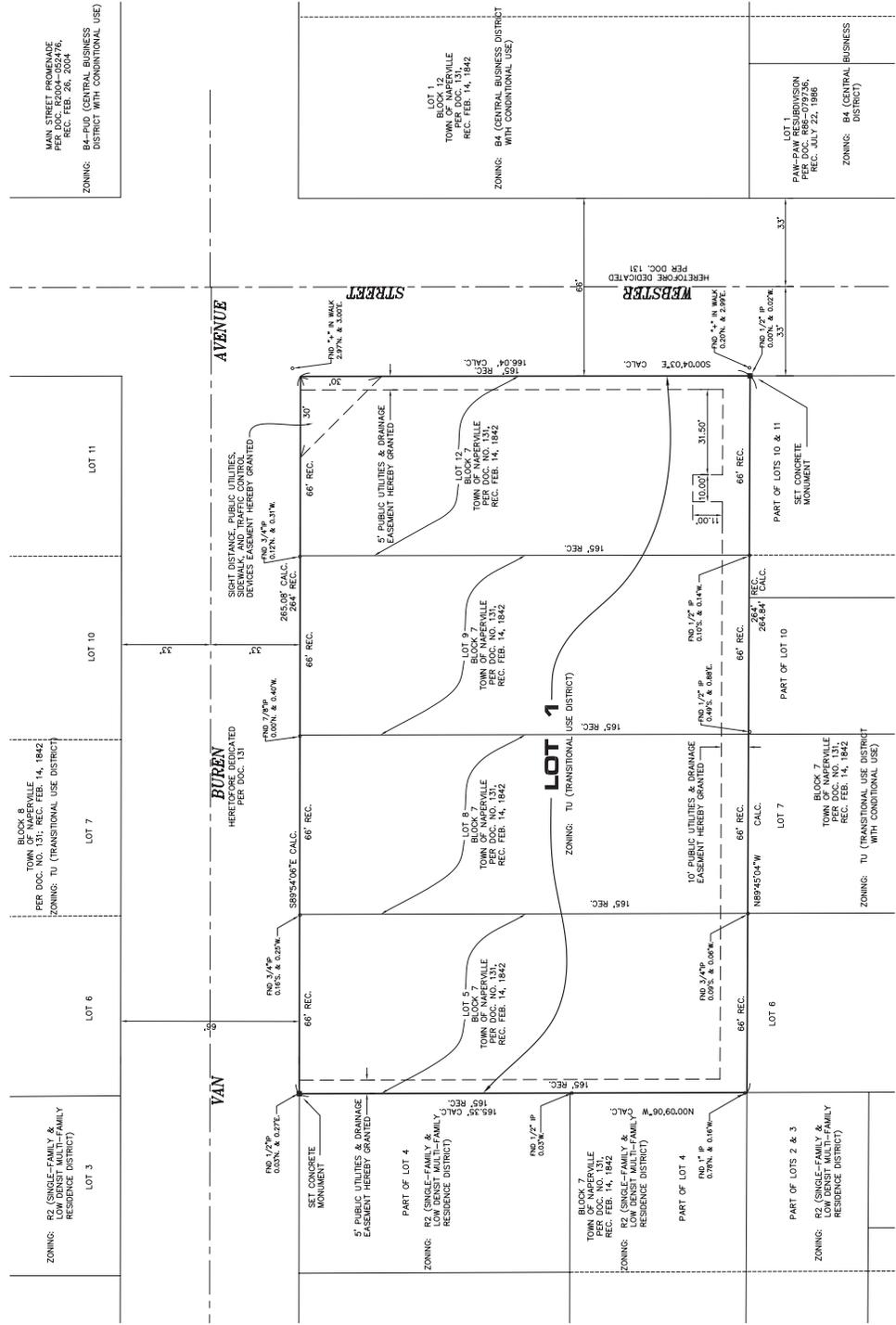
THIS PLAN HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
 SEMPER FI PROPERTIES, LLC  
 204 W. VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540  
 ADDRESS: 204 W. VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540  
 630-357-6008

VAN BUREN AVENUE  
 HERETOFORE DEDICATED  
 PER DEC. NO. 131,  
 REC. FEB. 14, 1942  
 ZONING: B4-PUD (CENTRAL BUSINESS DISTRICT WITH CONDITIONAL USE)

# PRELIMINARY PLAT OF SUBDIVISION OF 204 - 226 W. VAN BUREN AVENUE SUBDIVISION

OF PART OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

**OWNER/DEVELOPER**  
 SEMPER FI PROPERTIES, LLC  
 204 W. VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540  
 PH (630) 357-6008



**AREA SUMMARY TABLE**

|                      |                         |
|----------------------|-------------------------|
| LOT 1 GROSS LOT AREA | 43,902 SF. OR 1.008 AC. |
| LOT 1 NET LOT AREA   | 43,902 SF. OR 1.008 AC. |
| ROW DEDICATION       | 0 SF. OR 0 AC.          |
| LOT 1 TOTAL AREA     | 43,902 SF. OR 1.008 AC. |

- LEGEND**
- SUBDIVISION BOUNDARY
  - EXISTING LOT LINE
  - UNDERLYING LOT LINE
  - CENTER LINE
  - PROPOSED EASEMENT LINE

- ABBREVIATIONS**
- 000.00' CALC. CALCULATED DATA
  - 000.00' REC. RECORD DATA
  - P.I.N. PROPERTY IDENTIFICATION NUMBER
  - P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
  - DENOTES CONCRETE MONUMENT TO BE SET

- SURVEYOR'S NOTE:**
1. IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE)
  2. ■ DENOTES CONCRETE MONUMENT SET
  3. 3/4" I.D. X 24" LONG RIM PIPE PLACED AT THE POSITIONS NOTED IN #1 TO CONFORM TO ALL CORNER STATUSES
  4. CENTER PINS LOCATED AT THE POSITIONS NOTED IN #1 TO CONFORM TO ALL CORNER STATUSES
  5. PUBLIC UTILITIES AND DRAINAGE EASEMENTS NOTED, REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT STATEMENT FOR THE PUBLIC UTILITIES AND DRAINAGE EASEMENT STATEMENT
  6. BASIS OF BEARING THE NORTH LINE OF VAN BUREN AVE. BEING N89°54'08"E
  7. BEARING TO THE PRELIMINARY ENGINEERING PLAN OF THE SUBJECT SITE HERETOFORE DEDICATED FOR ALL TOPGRAPHIC FEATURES NOT SHOWN HEREON

| REVISIONS |          | NO.                                  | DATE | DESCRIPTION |
|-----------|----------|--------------------------------------|------|-------------|
| 1         | 12-22-09 | REBID PER CITY REFER (REQD. 12-8-09) |      |             |

|     |          |                                      |
|-----|----------|--------------------------------------|
| NO. | DATE     | DESCRIPTION                          |
| 1   | 12-22-09 | REBID PER CITY REFER (REQD. 12-8-09) |

|                     |                |                     |             |      |
|---------------------|----------------|---------------------|-------------|------|
| DRY/NO. BY: PRS/CMH | FILE: 6881P5   | R.D. BK/P.C.: 214/1 | SHEET NO. 1 | OF 2 |
| SCALE: 1"=20'       | DATE: 11/13/09 | JOB NO.: 688-001    |             |      |

PREPARED FOR:  
**SEMPER FI PROPERTIES, LLC**  
 204 W. VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540  
 PH (630) 357-6008  
 FAX (630) 961-2357

**ROAKE AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS  
 1067 W. VAN BUREN AVENUE, SUITE 200-40  
 NAPERVILLE, ILLINOIS 60540  
 TEL (630) 356-3232 FAX (630) 355-3297

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204-226 W. Van Buren Avenue  
 City Submittal  
 November 13, 2009  
 rev. December 23, 2009  
 rev. February 9, 2010  
 #09-10000186  
 HGDD-10-021-07-8676-10-GDD-H



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Sheet Index  
 L1.0 Landscape Plan  
 L1.1 Landscape Details

# 204-226 W. Van Buren Avenue

Naperville, Illinois

## City Submittal

November 13, 2009  
 rev. December 23, 2009  
 rev. February 9, 2010

### Semper Fi Properties, LLC

204 W. Van Buren Avenue  
 Naperville, IL 60540

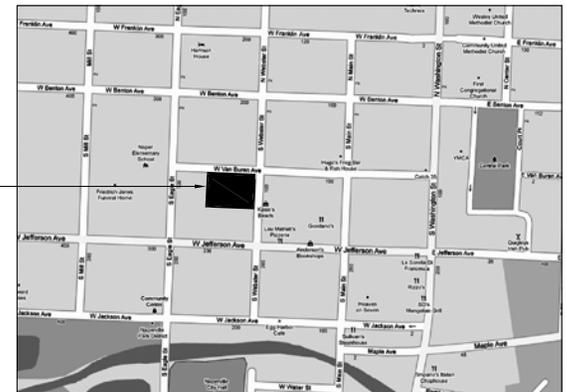
Project Number: #09-10000186  
 HDG #01-0498-013-01-02

### Project Team

|                                                                                       |                                                                                              |                                                                                         |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Landscape Architect                                                                   | Architect                                                                                    | Civil Engineer                                                                          |
| Hitchcock Design Group                                                                | Pappageorgehaymes Partners                                                                   | V3 Companies of Illinois                                                                |
| 221 West Jefferson Avenue<br>Naperville, IL 60540<br>T 630-961-1787<br>F 630-961-9925 | 640 North LaSalle Street, Suite 400<br>Chicago, IL 60654<br>T 312-337-3344<br>F 312-337-8009 | 7325 Janes Avenue, Suite 100<br>Woodridge, IL 60517<br>T 630-724-9200<br>F 630-724-9202 |

### Project Location Map

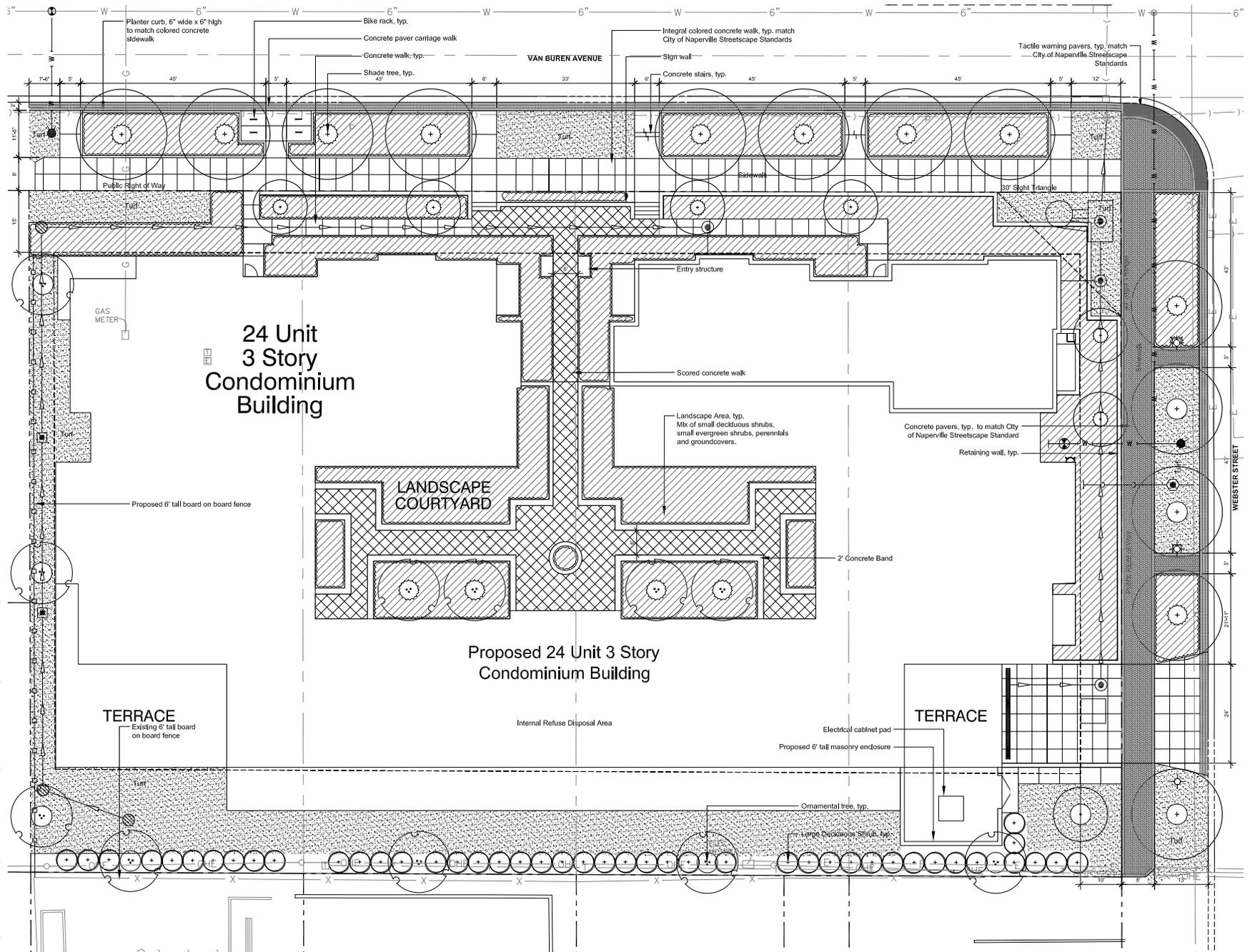
NOT TO SCALE



Project Location

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PREPARED FOR  
**Semper Fi Properties, LLC**  
 204 W. Van Buren Avenue  
 Naperville, IL 60540

PROJECT  
**204-226 W. Van Buren Avenue**  
 Naperville, Illinois

PROJECT NUMBER  
 # 09-10000186  
 HDG # 01-0498-013-01-02

CONSULTANTS

ISSUED  
 NOVEMBER 13, 2009

| REVISIONS | No. | Date     | Issue                     |
|-----------|-----|----------|---------------------------|
|           | 01  | 12.23.09 | Revised per City Comments |
|           | 02  | 02.09.10 | Revised per City Comments |

DRAWN BY  
 RWR  
 CHECKED BY  
 DAF / GBR

SHEET TITLE

Landscape Plan

SCALE IN FEET  
 1" = 10'  
 0' 5' 10' 20' 30'



SHEET NUMBER  
**L1.0**

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| REVISIONS |          |                           |
|-----------|----------|---------------------------|
| No.       | Date     | Issue                     |
| 01        | 12.23.09 | Revised per City Comments |
| 02        | 02.09.10 | Revised per City Comments |
|           |          |                           |
|           |          |                           |
|           |          |                           |
|           |          |                           |
|           |          |                           |
|           |          |                           |
|           |          |                           |

DRAWN BY  
 RWR  
 CHECKED BY  
 DAF / GBR

SHEET TITLE

**Landscape Details**

SCALE IN FEET  
 as noted



SHEET NUMBER

**L1.1**

**Plant Selection Table**

| SHADE TREES SHADE TREES, 2 1/2" Caliper @ Installation |                               |
|--------------------------------------------------------|-------------------------------|
| BOTANICAL NAME                                         | COMMON NAME                   |
| <i>Acer x freemanii</i> 'Autumn Blaze'                 | Autumn Blaze Freeman Maple    |
| <i>Cornus betulina</i> 'Colummaris'                    | Columnar European Hornbeam    |
| <i>Ginkgo biloba</i> (male)                            | Ginkgo                        |
| <i>Gymnocladus dioica</i> (male)                       | Kentucky Coffeetree           |
| <i>Claytonia tascanthus</i> 'Moraine'                  | Moraine Thornless Honeylocust |
| <i>Castis occidentalis</i>                             | Common Hackberry              |
| <i>Quercus bicolor</i>                                 | Swamp White Oak               |
| <i>Ulmus x 'Homestead'</i>                             | Homestead Elm                 |
| <i>Zelkova serrata</i>                                 | Japanese Zelkova              |

| INTERMEDIATE TREES, 8" Height @ Installation |                                 |
|----------------------------------------------|---------------------------------|
| BOTANICAL NAME                               | COMMON NAME                     |
| <i>Amelanchier x grandiflora</i>             | Apple Serviceberry              |
| <i>Cercis canadensis</i>                     | Eastern Redbud                  |
| <i>Hamelis virginiana</i>                    | Common Highbushazel             |
| <i>Malus 'Prairiefire'</i>                   | Prairiefire Flowering Crabapple |
| <i>Malus sargentii</i>                       | Sargent Crabapple               |

| LARGE DECIDUOUS SHRUBS, 48" min. Height @ Installation |                      |
|--------------------------------------------------------|----------------------|
| BOTANICAL NAME                                         | COMMON NAME          |
| <i>Aronia arbutifolia</i>                              | Red Chokeberry       |
| <i>Hydrangea paniculata</i> 'Tardiva'                  | Tardiva Hydrangea    |
| <i>Physocarpus opulifolius</i> 'Seward'                | Summer Wine rinebark |
| <i>Viburnum dentatum</i>                               | Arrowwood Viburnum   |

| LARGE EVERGREEN SHRUBS, 48" min. Height @ Installation |                            |
|--------------------------------------------------------|----------------------------|
| BOTANICAL NAME                                         | COMMON NAME                |
| <i>Taxus x media</i> 'Hickall'                         | Hicks Yew                  |
| <i>Thuja occidentalis</i> 'Techny'                     | Techny American Arborvitae |

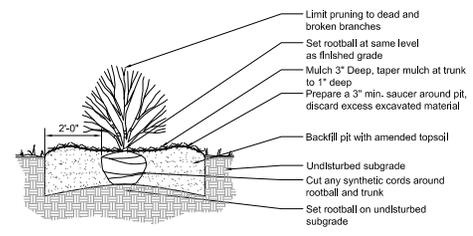
| SMALL DECIDUOUS SHRUBS, 36" min. Height @ Installation |                                     |
|--------------------------------------------------------|-------------------------------------|
| BOTANICAL NAME                                         | COMMON NAME                         |
| <i>Fothergilla gardenii</i>                            | Dwarf Fothergilla                   |
| <i>Ilex virginica</i> 'Henry's Garnet'                 | Henry's Garnet Virginia Sweet Spice |
| <i>Ribes alpinum</i>                                   | Alpine Currant                      |
| <i>Rhus aromatica</i> 'Gro-Low'                        | Gro-Low Fragrant Sumac              |
| <i>Spiraea x bumalda</i> 'Froebelii'                   | Froebels Spirea                     |
| <i>Syringa patula</i> 'Meyer'                          | Dwarf Korean Lilac                  |
| <i>Weigela florida</i> 'French Lace'                   | French Lace Weigela                 |

| SMALL EVERGREEN SHRUBS, 36" min. Height @ Installation |                           |
|--------------------------------------------------------|---------------------------|
| BOTANICAL NAME                                         | COMMON NAME               |
| <i>Juniperus chinensis</i> 'Sea Green'                 | Sea Green Chinese Juniper |
| <i>Juniperus horizontalis</i> 'Plumosa'                | Andorra Creeping Juniper  |
| <i>Pinus mugo</i>                                      | Mugo Pine                 |
| <i>Taxus x media</i>                                   | Angelapp Yew              |

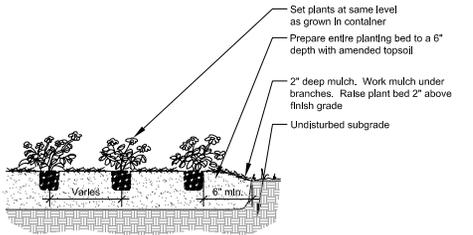
| PERENNIALS, 1 gal. Installed @ 12"-18" O.C. GROUNDCOVERS, 3" pot installed @ 8" O.C. |                            |
|--------------------------------------------------------------------------------------|----------------------------|
| BOTANICAL NAME                                                                       | COMMON NAME                |
| <i>Astilbe x arendsi</i> 'Red Sentinel'                                              | Red Sentinel Astilbe       |
| <i>Echinacea purpurea</i>                                                            | Purple Coneflower          |
| <i>Eucynurus fortunei</i> 'Coloratus'                                                | Purpleleaf Wintercreeper   |
| <i>Geranium andressii</i> 'Wargrave Pink'                                            | Wargrave Pink Cranesbill   |
| <i>Hemerocallis</i> 'Happy Returns'                                                  | Happy Returns Daylily      |
| <i>Hemerocallis</i> 'Pardon Me'                                                      | Pardon Me Daylily          |
| <i>Heuchera</i> 'Plum Pudding'                                                       | Plum Pudding Coral Bells   |
| <i>Hosta</i> 'Blue Moon'                                                             | Blue Moon Hosta            |
| <i>Iris siberica</i> 'Caesar's Brother'                                              | Caesar's Brother Sib. Iris |
| <i>Nepeta fassenii</i>                                                               | Catmint                    |
| <i>Parthenocissus quinquefolia</i>                                                   | Virginia Creeper           |
| <i>Rudbeckia fulgida</i> 'Goldsturm'                                                 | Goldsturm Black-eyed Susan |
| <i>Salix x superba</i> 'East Friesland'                                              | East Friesland Salix       |
| <i>Soldado rugosa</i> 'Fireworks'                                                    | Fireworks Goldenrod        |

**Planting Notes**

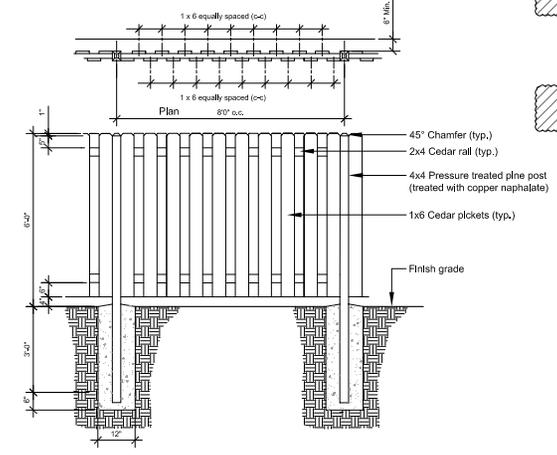
1. Basemap information obtained from plans prepared by VG Companies of Illinois received November 11, 2009.
2. Seed limit line is approximate. Seed to limits of grading and disturbance.
3. Tree mulch rings are 5' diameter, typ.
4. Place erosion control blanket along all slopes greater than 4 to 1 and all grades.
5. Contractor responsible for erosion control in all seeded and sodded areas.
6. Do not locate plants within 10' of utility structures. Do not locate plants within 5' horizontally of underground utility lines.
7. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.



**X Shrub Planting** d-shrub 1/2" = 1'-0"

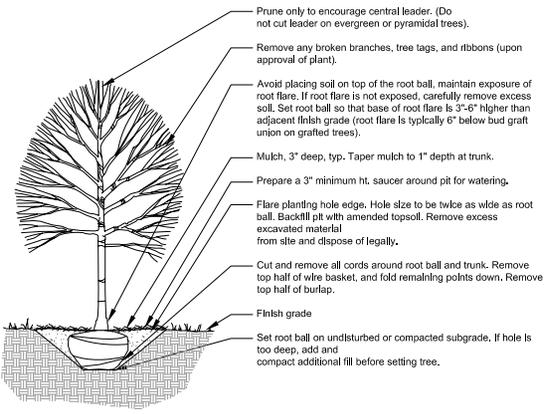


**X Annual and Perennial Planting** d-annual-perennial 1/2" = 1'-0"

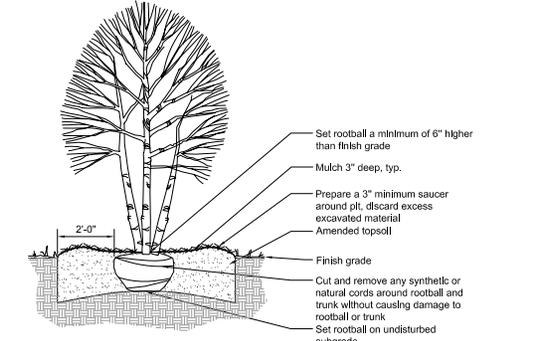


- Notes:
1. Alternate fence pickets back to front.
  2. Fence to be stained with 2 coats of exterior grade stain. (Color to be determined by Owner)

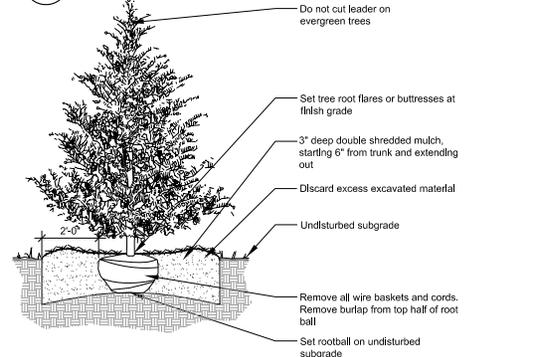
**X Board on Board Fence** Scale: 1/2" = 1'-0"



**X Deciduous Tree Planting** d-tree-dec 1/2" = 1'-0"



**X Ornamental Tree Planting** d-ornamental tree 1/2" = 1'-0"



**X Evergreen Tree Planting** d-tree-ever 1/2" = 1'-0"



North Elevation

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



East Elevation

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

Material Key

1. Buff Colored Precast Stone
2. Buff Colored Precast Cornice
3. Buff Colored Precast Beltcourse
4. Buff Colored Precast Stone Columns
5. Pre-finished Ornamental Aluminum Railing
6. Pre-finished Aluminum Clad Wood Windows
7. Pre-finished Metal Roofing
8. Textured Masonry Brick - Blend
9. Natural Stone Retaining Wall
10. Pre-finished Metal Bay Window

# North and East Elevations

204-226 W. Van Buren Avenue

Naperville, Illinois

PREPARED FOR  
Semper Fi Properties, LLC



pappageorgehaymes architects  
www.pappageorgehaymes.com

Page: 77 - Appendix A - Item: D.2.

PH 09  
2010



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



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

**Material Key**

1. Buff Colored Precast Stone
2. Buff Colored Precast Cornice
3. Buff Colored Precast Beltcourse
4. Buff Colored Precast Stone Columns
5. Pre-finished Ornamental Aluminum Railing
6. Pre-finished Aluminum Clad Wood Windows
7. Pre-finished Metal Roofing
8. Textured Masonry Brick - Blend
9. Natural Stone Retaining Wall
10. Pre-finished Metal Bay Window

PREPARED FOR  
Semper Fi Properties, LLC



# South and West Elevations

204-226 W. Van Buren Avenue

Naperville, Illinois



pappageorgehaynes partners  
www.pappageorgehaynes.com

12.22.09  
PH # 091921

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# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 09-1-197                      **AGENDA DATE:** 2/17/2010  
**SUBJECT:** Nike Park Expansion  
 Petitioner: Naperville Park District, 320 W. Jackson Avenue, Naperville,  
 IL 60540

---

**LOCATION:** Located on the south side of the existing Nike Park (288 W. Diehl Road)  
 and east side of Mill Street, just north of Bauer Road.

---

Correspondence       New Business       Old Business       Public Hearing

---

**SYNOPSIS:**

The petitioner requests a zoning classification of R1 (Low Density Single-Family Residence District) upon annexation and approval of a preliminary/final plat of subdivision for the purpose of expanding the existing Nike Park and consolidating the entire park into a single lot.

---

**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

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

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Ying Liu, AICP, Community Planner

---

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

The subject property consists of approximately 20 acres of vacant land, located on the east side of Mill Street, generally between Diehl Road and Bauer Road in unincorporated DuPage County. The property is contiguous to the existing Nike Park (288 W. Diehl Road) on the north and east sides (located within the city limits and zoned R1 (Low-Density Single Family Residence District). Under DuPage County's jurisdiction, the subject property is zoned R-3 (Single Family Residence District).

**CONTROLLING AGREEMENTS AND ORDINANCES:**

N/A

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

The future land use designation for the subject property, as adopted in the 1998 East Sector Update to the Comprehensive Master Plan, is "Office/Research and Development". The subject

property was purchased by the Park District for the purpose of a park expansion in June 2007. The expansion was supported by resident feedback received during the land acquisition process as well as the recommendations contained in the Park District's 2006 Recreation Master Plan and 2007 Open Space and Recreation Master Plan. Both plans identify that the northern area of Naperville is in great need of additional active recreational program space for activities such as lighted athletic fields, tennis/basketball courts, trail system, and playground. While the 1998 East Sector Update designates the property for office use, the park expansion is consistent with most current information and community needs.

On August 6, 2007, the City Council initiated amendments to the 1998 East Sector Plan through a series of small-area studies within a five-year timeframe, including a study for the area around the intersection of Mill Street and Bauer Road. The subject property is included in the Mill Street and Bauer Road study area; the future land use of the subject property can be updated accordingly as part of the amendments to the East Sector Plan.

**NATURAL FEATURES:**

The site is fairly flat and is currently vacant.

**PLANNING SERVICES TEAM REVIEW:**

*Annexation//Rezoning/Subdivision Plat*

The petitioner requests annexation of the subject property into the City of Naperville for the purpose expanding the existing park. Upon annexation, the petitioner requests to retain the default zoning of R1 (Low Density Single-Family Residence District) under the City of Naperville Zoning Regulations. The petitioner has provided a response to the standards for rezoning in Attachment 1. Staff concurs with the petitioner's findings.

The subject property and the existing Nike Park consist of over 100 lots that were originally platted as part of the Naper Villa Minor Subdivision. A preliminary/final plat of subdivision has been submitted to consolidate the entire park, including the expansion, into a single lot. The proposed subdivision plat is in compliance with Title 7 (Subdivision Regulations) of the Naperville Municipal Code.

*Site Improvements*

The overall layout plan included as Attachment 2 illustrates proposed site improvements for Nike Park. In addition to the baseball and softball facilities in the existing park, the proposed park expansion will provide a wide variety of recreational amenities including six athletic fields for activities such as soccer, football, lacrosse, and cricket, eight tennis courts, two sand volleyball courts, two basketball courts, a playground and a bike trail along Mill Street. An additional 296 parking spaces will be constructed along Mill Street and at the north end of the park, which will be served by two entrances on Mill Street and two entrances on an internal driveway leading to Diehl Road. No access from Bauer Road is proposed.

A 2,500 square foot support building is proposed adjacent to the Mill Street parking area and the playground, providing storage space as well as restrooms and a sheltered outdoor picnic area for park users. The building will be constructed of a masonry façade and a metal roof. Staff finds the building elevations are consistent with the Building Design Guidelines. Stormwater

*Nike Park Expansion –PC 09-1-197  
February 17, 2010  
Page 3 of 4*

management will occur on-site in accordance with the city's technical specifications. All proposed site improvements will comply with the requirements of the R1 Zoning District.

#### *Parking*

The existing Nike Park includes a total of 115 parking spaces. With the expansion, the park will provide a total of 411 spaces. The Park District has provided an analysis of the parking requirements for the park per Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code in Attachment 3; the proposed parking supply at the site will be sufficient to support all programmable uses of the park. In addition, the Park District has a shared parking agreement with the adjacent Park Place office complex, enabling the Park District to utilize the office parking during off-peak hours if needed.

#### *Landscape Plan*

The proposed landscape plan generally fulfills the minimum landscaping requirements as set forth in Section 5-10-3 (Landscaping and Screening) of the Municipal Code. The plan also provides additional screening treatments in excess of code requirements along the areas adjacent to neighboring residential properties. A 3' – 4' tall berm heavily planted with a combination of evergreen, deciduous trees, shrubs and low prairie grass is proposed along the south and east property lines to screen the adjacent residences from activities on the site.

#### *Field Lighting*

Staff has worked closely with the Park District to minimize the impact of field lighting on the adjacent properties. In addition to ensuring the site complies with the city's photometric standards, the Park District has agreed to institute a number of additional light-reducing measures. Specifically, the Park District has agreed to:

- Measure the existing footcandle readings from the rear yards of the adjacent residential properties and maintain those readings after installation of the sport field lighting;
- Install state of the art shielding on the lights surrounding the sports field; and
- Modify the height of the light poles to minimize light spillage by reducing the angle of the lights.

These additional safeguards will allow the Park District to provide sufficient lighting to meet the park's needs while respecting the privacy of the neighboring residences.

#### *Staff Summary*

Staff has reviewed the plans for the proposed Nike Park expansion and finds that they comply with the requirements of the Subdivision and Zoning Ordinances, as well as the planning policies of the city.

#### **ATTACHMENTS:**

1. Nike Park Expansion – Attachment 1: Petitioner's Response to the Standards for Rezoning – PC 09-1-197
2. Nike Park Expansion – Attachment 2: Overall Site Layout Plan – PC 09-1-197
3. Nike Park Expansion – Attachment 3: Parking Requirement Analysis – PC 09-1-197
4. Nike Park Expansion – Development Petition – PC 09-1-197

5. Nike Park Expansion – Legal Description – PC 09-1-197
6. Nike Park Expansion – Location Map – PC 09-1-197
7. Nike Park Expansion – Location Map Aerial – PC 09-1-197
8. Nike Park Expansion – Public Correspondence – PC 09-1-197
9. Nike Park Expansion – Plat of Annexation – PC 09-1-197
10. Nike Park Expansion – Plat of Subdivision – PC 09-1-197
11. Nike Park Expansion – Landscape Plan – PC 09-1-197
12. Nike Park Expansion – Building Elevations – PC 09-1-197

## STANDARDS FOR A MAP AMENDMENT

Section 6-3-7 of the City's Zoning Ordinance is premised upon the fact that the Subject Property has a City zoning designation. However, because the Subject Property here is not presently within the corporate limits of the City, it does not. Rather, the Subject Property is zoned R-3 Single Family Residential in DuPage County (in which a park use is permitted). Upon annexation by the City—and pursuant to State Law and City of Naperville Ordinances—the Property will be zoned in the City's R1 Low Density Single-Family Residence District. No change from this default zoning is sought by the Park District as a park use is permitted in the R-1 District and such zoning is consistent with the County's zoning and surrounding uses. Although the 1998 East Sector Plan designates the property "Office/Research and Development", no precise zoning designation (e.g., OCl, RD, or ORI) is given. Thus, the map amendment standards are not a precise fit for this annexation petition. Nevertheless, the standards set forth in Section 6-3-7 remain useful benchmarks for planning purposes and for evaluating the Park District's petition for annexation. Accordingly, the Park District offers the following information in support of the requisite findings for granting a map amendment:

1. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the city; and*

The public need for this park facility was identified in the Park District's 2006 Recreation Master Plan and 2007 Open Space and Recreation Master Plan, as well as in numerous meetings with stakeholders. The public hearing process that informed both the Master Plans and the decision to acquire the property also established the fact that expansion of the Nike Sports Complex is essential to the mission of the Naperville Park District. Although the City's 1998 East Sector Plan calls for office or research uses, such uses are not in keeping with the present County zoning designation or the expressed preferences of the stakeholders or the surrounding property owners.

2. *The trend of development in the area of the subject property is consistent with the requested amendment; and*

Development has been stagnant in the area and there are significant office and research space vacancies in neighboring properties. R1 Zoning is consistent with the current park and its zoning in the City, the current County Zoning for the Subject Property, and the existing surrounding residential uses.

3. *The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and*

R-1 zoning is consistent with the County zoning designation and permits the park use—which is more suitable and essential to fulfilling the mission of the Park District.

4. *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and*

The Park District's substantial investment in acquiring the Property was made in the interest of fulfilling its mission and serving its constituents. Without a zoning designation that permits the park use, that investment will go to waste.

5. *The subject property has not been utilized under the existing zoning classification for a substantial period of time; and*

The Subject Property has been vacant for decades and not in tillage. There have not been proposals before the City for office development.

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

The essential character of the neighborhood immediately adjacent to the Subject Property to the east and south is residential or already in park use and thus perfectly consistent with those uses. The park also serves as a buffer for those residences against the office properties located to the north on Diehl Road. The property to the west is undeveloped.



**Parking Requirements for Nike Park  
PC 9-1-197**

| <b>Amenity Type</b>                       | <b>Number of Programmed Amenities on Site</b> | <b>Required Spaces per programmed event</b> | <b>Total</b>      |
|-------------------------------------------|-----------------------------------------------|---------------------------------------------|-------------------|
| 60' Baseball (existing)                   | 2                                             | 35                                          | 70                |
| Adult Softball (existing)                 | 1                                             | 20                                          | 20                |
| Multi Use Field- Large (after re-grading) | 4                                             | 35                                          | 140               |
| Football (Premier Field)                  | 1                                             | 50                                          | 50                |
| Tennis Courts                             | 8                                             | 2                                           | 16                |
| Sand Volleyball                           | 2                                             | 5                                           | 10                |
| Cricket                                   | 1                                             | 20                                          | 20                |
| <b><i>Total Parking Required</i></b>      |                                               |                                             | <b><i>326</i></b> |
| <b><i>Total Parking Provided</i></b>      |                                               |                                             | <b><i>411</i></b> |



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

**PETITION FOR  
DEVELOPMENT APPROVAL**

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

Development Name (should be consistent with plat): Nike Park

Development Address: vacant land east of Mill Street, generally north of Bauer Road and south of Diehl Road

Date of Submission: \_\_\_\_\_, 2010

**I. APPLICANT:**

Naperville Park District, an Illinois municipal corporation  
Name Corporation

320 W. Jackson Street  
Street

Naperville, IL 60540  
City State Zip Code

Eric Shutes, Mary Gardocki Planning Department 630-848-5014/5016  
**Primary Contact Person** Relationship to Applicant Telephone Number

630-848-5019 mgardocki@napervilleparks.org  
Fax Number E-Mail Address

**II. OWNER OF THE PROPERTY:**

Naperville Park District, an Illinois municipal corporation  
Name

320 W. Jackson Street, Naperville, IL 60540  
Address

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

**Attorney:** Derke Price Telephone Number: 630-596-4610

Email Address: dprice@ancelglink.com Fax Number: 630-596-4611

Address: 1111 E. Warrenville Road, Naperville, IL 60563

**Engineer:** Chuck Bartosz, V3 Telephone Number 630-729-6121

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

- |                                                                                                           |                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> _____ Annexation (see <b>Section V</b> below)                         | _____ Subdivision Waiver / Deviation to Platted Setback Line<br>(Complete <b>Exhibit 4</b> )                                                                                                     |
| <input checked="" type="checkbox"/> _____ Rezoning from _____ To R1 _____<br>(Complete <b>Exhibit 1</b> ) | _____ Zoning Variance<br>(Complete <b>Exhibit 5</b> )                                                                                                                                            |
| _____ Preliminary PUD Plat<br>(Complete <b>Exhibit 2</b> )                                                | _____ Final PUD Plat<br>(Complete <b>Exhibit 2</b> )                                                                                                                                             |
| _____ Major Change to a Planned Unit Development<br>(Complete <b>Exhibit 2</b> )                          | _____ Minor Change to a Planned Unit Development<br>(Complete <b>Exhibit 2</b> )                                                                                                                 |
| <input checked="" type="checkbox"/> _____ Preliminary Plat of Subdivision                                 | <input checked="" type="checkbox"/> _____ Final Plat of Subdivision                                                                                                                              |
| _____ Conditional Use<br>(Complete <b>Exhibit 3</b> )                                                     | _____ Major Change to a Conditional Use<br>(Complete <b>Exhibit 3</b> )                                                                                                                          |
| _____ Minor Change to a Conditional Use<br>(Complete <b>Exhibit 3</b> )                                   | _____ Landscape Variance<br>(Complete <b>Exhibit 6</b> )                                                                                                                                         |
| _____ Site Plan Review                                                                                    | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> _____ Plat of Easement / Vacation ( <b>for existing park consolidated in Plat of Subdivision</b> ) <del>Dedication</del> |
| _____ Sign Variance<br>(Complete <b>Exhibit 5</b> )                                                       |                                                                                                                                                                                                  |

**V. ANNEXATION**

Is this development within the City limits?

- \_\_\_\_\_ Yes.  
 \_\_\_\_\_ Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

\_\_\_\_\_ No, **requesting annexation**

Are there electors living on the property:

\_\_\_\_\_ Yes                       \_\_\_\_\_ No

If yes, did they sign the Petition for Annexation?      \_\_\_\_\_ Yes      \_\_\_\_\_ No

**VI. SITE DATA**

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

**Existing Park consists of play fields, parking facilities, lavatories, and other miscellaneous improvements and vacant land to be added and developed as play field space with parking facilities and a support operations structure.**

- 2. Existing Utility Services (water, sewer, electricity): **City water and electric are proximate to site.**
- 3. Existing zoning on the site: **County zoning.**
- 4. Existing Land Use: **Park, playfields and vacant land**
- 5. Acreage & Square Footage of the site: **46.36 acres.**
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

**Existing Park is City of Naperville R1, which is what is proposed for the expansion.**

**VII. PROPOSED DEVELOPMENT:**

- 1. Type of Development (check all that apply):

Residential                       Commercial                       Office  
 Industrial                               Other: Public recreation space

- 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):

**Existing and expanded park and recreation uses per Concept Plan. Hours of Operation are consistent with current Park District Programming and use of existing facilities. Lighting will be added and, as with existing park, operations generally end by 10:30 pm**

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

**Existing lavatories and baseball score towers are masonry construction. Park Support Building of approximately 2500 square feet, masonry construction, to be located adjacent to Mill Street parking area.**

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:

None

---



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

None

---



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

None

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7. General Land Use Data:

|              | Residntl. | Comrcl. | Office | Indst. | R.O.W. | Park  | School | Private | Other* | Total |
|--------------|-----------|---------|--------|--------|--------|-------|--------|---------|--------|-------|
| No. of Acres |           |         |        |        |        | 46.36 |        |         |        |       |
| % of Total   |           |         |        |        |        | 100   |        |         |        |       |

\*Please explain:

---



---



---

8. Development Densities:

|               | Number of Units | Gross Acres | Gross Density | Modified Gross Acres | Modified Gross Density | Building square footage | Minimum Lot Size | Maximum Lot Size | A<br>L |
|---------------|-----------------|-------------|---------------|----------------------|------------------------|-------------------------|------------------|------------------|--------|
| Single-Family |                 |             |               |                      |                        | NA                      |                  |                  |        |
| Townhome      |                 |             |               |                      |                        | NA                      |                  |                  |        |
| Duplex        |                 |             |               |                      |                        | NA                      |                  |                  |        |
| Apartment     |                 |             |               |                      |                        | NA                      |                  |                  |        |

|            |  |  |    |    |    |  |  |  |
|------------|--|--|----|----|----|--|--|--|
| Comrcl.    |  |  | 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 \_\_\_\_\_ acres will be met by a \_\_\_\_\_

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

**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:

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

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

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

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

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

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

\*Please Explain:

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

Respectfully Submitted,

[Enter Name of Petitioner(s) or Authorized Agent] *Naperville Park District*

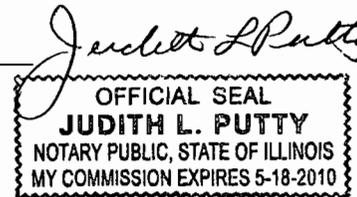
By: *[Signature]*  
 [Type in Name of Signatory]

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

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 15 day of JANUARY ~~200~~ 2010 A.D.

By: *Judith L. Putty*  
 [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.

**LEGAL DESCRIPTION**

**NIKE PARK**

PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND  
NORTHEASTQUARTER OF SECTION 12, TOWNSHIP 38 NORTH RANGE 9  
EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE  
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE  
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE  
COUNTY , ILLINOIS.

City of Naperville  
**NIKE PARK EXPANSION - PC CASE #09-1-197**

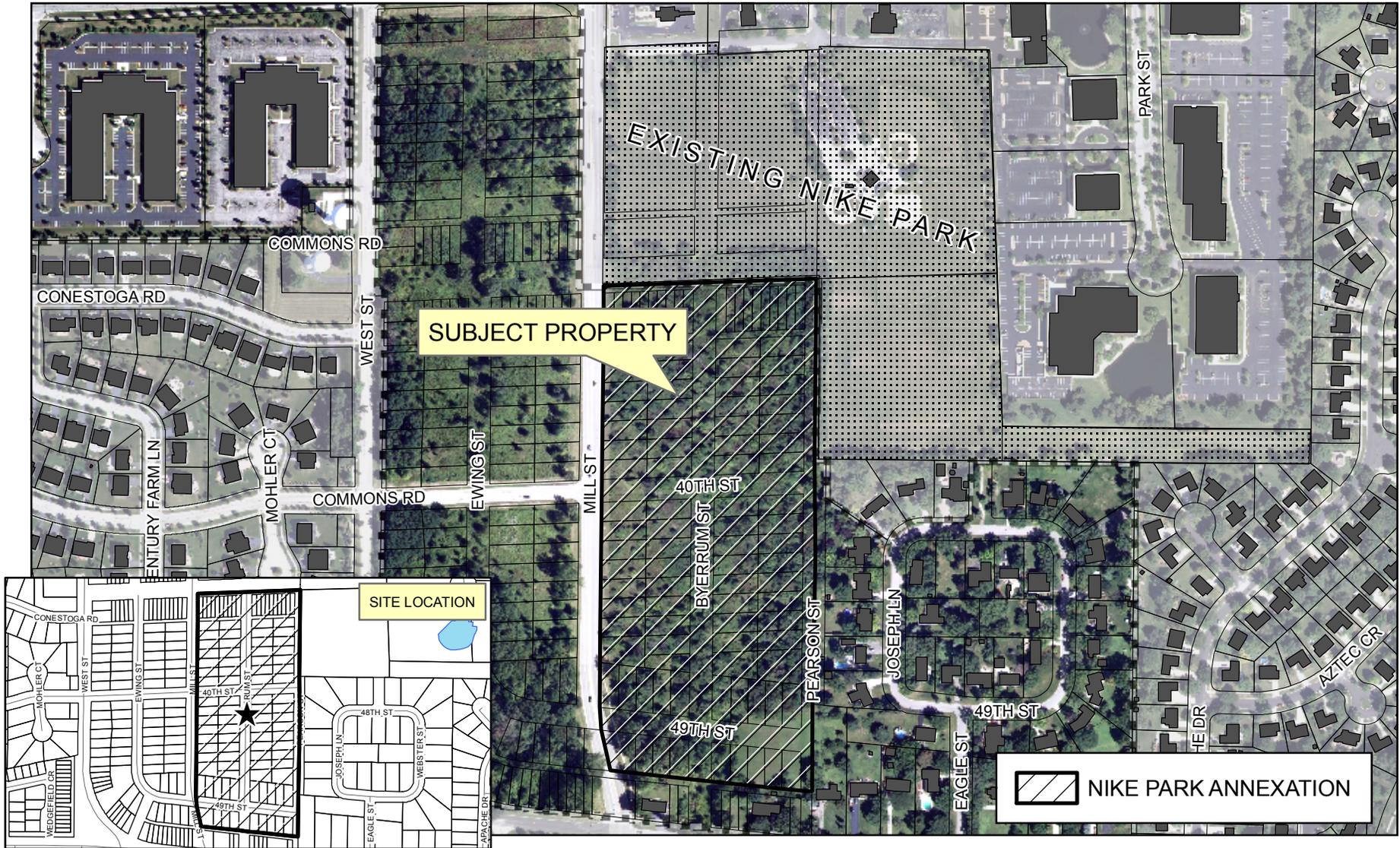


Transportation, Engineering and  
 Development Business Group  
 Questions Contact (630) 420-6694  
 www.naperville.il.us  
 February 2010



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

# City of Naperville NIKE PARK EXPANSION - PC CASE #09-1-197



Transportation, Engineering and Development Business Group  
Questions Contact (630) 420-6694  
www.naperville.il.us  
February 2010



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February 10, 2010

Derke Price

1111 East Warrenville Road

Naperville, IL 60563

RE: 27W212 Bauer, Naperville

Dear Mr. Price;

We are in receipt of your letter of January 26, 2010, which includes the proposed site plan for Nike Park. We have concerns regarding the schematics as it pertains to ground water drainage for our residential area and our specific home site; yellow highlighted.

The site plan shows three berms along the eastern and southern lot lines. They will alter the current flow of ground water. The berms as rendered would appear to alter the flow of water from existing homes to the formerly undeveloped area that will constitute the park addition, and funnel them directly to the south. Should this be the case, our lot/home site will regularly subject to flooding. What formerly was a dry home site will become unsuitable for safe habitation.

The northern berm is set to the west side of the Pearson Street. This should allow a swale on its east side. In order to achieve better drainage from the southern berm (circled) and protect our lot, we feel the berm should be relocated to west of Pearson Street, some distance west of our lot line, and a swale created east of the berm. This should help protect our house and property.

In addition, the flow of water from north to south from the east side of those berms and the east-west berm has the potential to be very large and swift. We request that measures be taken to *slow and divert* this from draining and inundating our property.

We are requesting that these and other appropriate "measures be undertaken to assure us that our property will be protected by this development.

Sincerely,



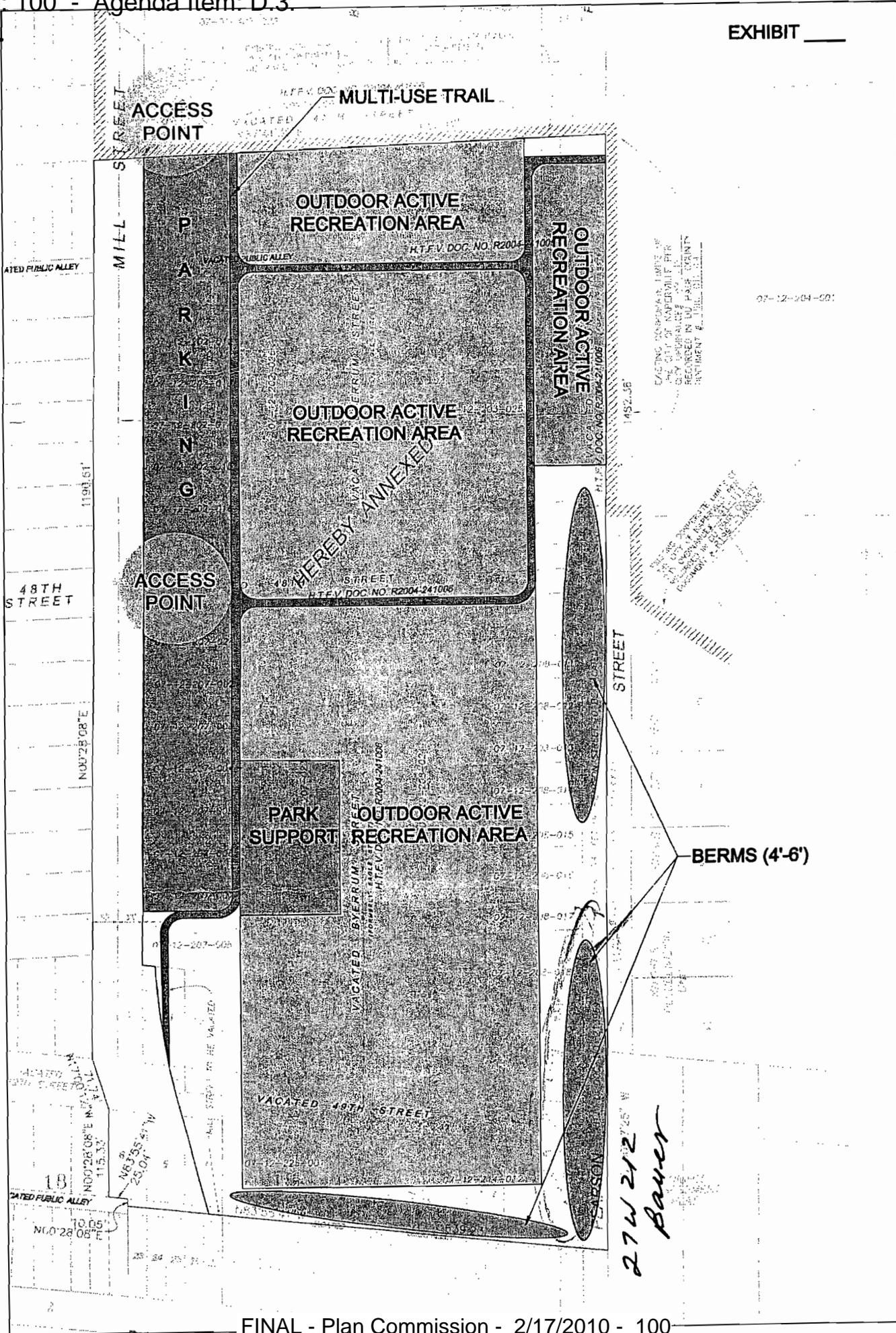
Mia Rubinstein

4222 Evergreen Dr.

Lisle, IL 60532

Cc: Commissioner at the Naperville Park District

✓ Commissioner at Naperville Planning & Developing



# PLAT OF ANNEXATION OF

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

- P.L.N.:
- 07-12-202-012
  - 07-12-202-014
  - 07-12-202-016
  - 07-12-202-018
  - 07-12-202-020
  - 07-12-202-022
  - 07-12-202-024
  - 07-12-202-026
  - 07-12-202-028
  - 07-12-202-030
  - 07-12-202-032
  - 07-12-202-034
  - 07-12-202-036
  - 07-12-202-038
  - 07-12-202-040
  - 07-12-202-042
  - 07-12-202-044
  - 07-12-202-046
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  - 07-12-202-080
  - 07-12-202-082
  - 07-12-202-084
  - 07-12-202-086
  - 07-12-202-088
  - 07-12-202-090
  - 07-12-202-092
  - 07-12-202-094
  - 07-12-202-096
  - 07-12-202-098
  - 07-12-202-100



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, IL.  
 60566-7020

**BASIS OF BEARINGS**  
 ASSUMED THE EAST LINE OF MILL STREET TO BE:  
 N 00° 28' 08" E



- LEGEND**
- PROPERTY LINE HEREBY ANNEXED
  - EXISTING RIGHT-OF-WAY LINE
  - LOT LINE
  - LOT LINE
  - CENTERLINE
  - EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE

- ABBREVIATIONS**
- PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - (0.00') RECORD DATUM
  - (0.00') CALCULATED DATUM
  - (0.00') INFORMATION TAKEN FROM DEED
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - A ARC LENGTH
  - R RADIUS
  - CB CHORD BEARING
  - CHD CHORD LENGTH
  - P.O.B. PLACE OF BEGINNING
  - R.O.W. RIGHT OF WAY
  - H.T.F.D. HERETOFORE DEDICATED
  - H.T.V. HERETOFORE VACATED

**OWNER / DEVELOPER**  
 Naperville Park District  
 320 West Jackson Avenue  
 Naperville, Illinois 60540  
 630.848.5000

**ENGINEER/SURVEYOR**  
 V3 Companies of Illinois LTD  
 7325 James Avenue, Suite 100  
 Woodridge, Illinois 60517  
 630.724.9200

**NOTES :**  
 THERE ARE NO ELECTORS RESIDING ON THE PROPERTY HEREBY ANNEXED.  
 THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY HEREBY ANNEXED.

**AREA**  
 969,461 S.F. 22.256 GROSS ACRES  
 864,824 S.F. 19.854 NET ACRES (LESS R.O.W.)

**LEGAL DESCRIPTION**  
 THAT PART OF NAPER VILLA MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT NO. 210968 DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF BLOCK 10 IN SAID SUBDIVISION; THENCE NORTH 87 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF VACATED 47TH STREET AND EASTERLY EXTENSION, 617.05 FEET TO THE EAST LINE OF VACATED PEARSON STREET; THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE, 508.91 FEET TO THE CENTERLINE OF PEARSON STREET; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE AND ITS SOUTHERLY EXTENSION, 708.45 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 41 SECONDS WEST, 16.58 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS WEST 268.99 FEET TO THE EASTERLY EXTENSION OF CENTERLINE OF VACATED 20-FOOT WIDE ALLEY IN SAID BLOCK 17; THENCE NORTH 83 DEGREES 55 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE AND ITS EASTERLY AND WESTERLY EXTENSIONS, 515.24 FEET TO THE EAST LINE OF MILL STREET; THENCE NORTHERLY ALONG THE EAST LINE OF MILL STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 12 DEGREES 04 MINUTES 50 SECONDS WEST, 48.18 FEET; 2) NORTH 11 DEGREES 24 MINUTES 46 SECONDS WEST, 117.43 FEET; 3) NORTH 11 DEGREES 36 MINUTES 10 SECONDS WEST, 170.28 FEET; 4) NORTH 83 DEGREES 55 MINUTES 41 SECONDS WEST, 17.98 FEET; 5) NORTH 00 DEGREES 28 MINUTES 08 SECONDS EAST, 1070.45 FEET TO THE PLACE OF BEGINNING.

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS  
 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 \_\_\_\_\_ A.M. AND WAS RECORDED IN  
 BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_  
 \_\_\_\_\_  
 RECORDER OF DEEDS

**CITY COUNCIL CERTIFICATE**

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

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS  
 I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY  
 CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION  
 FOR THE PURPOSES DESCRIBED HEREON. ALL DIMENSIONS SHOWN ARE IN FEET AND  
 DECIMAL PARTS THEREOF.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_  
 CHARLES W. BARTOSZ  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
 MY LICENSE EXPIRES ON NOVEMBER 30, 2010  
 I AM AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184000902  
 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011



**Engineers Scientists Surveyors**  
 7325 James Avenue, Suite 100  
 Woodridge, IL 60517  
 630.724.9200 voice  
 630.724.0394 fax  
 v3survey.com

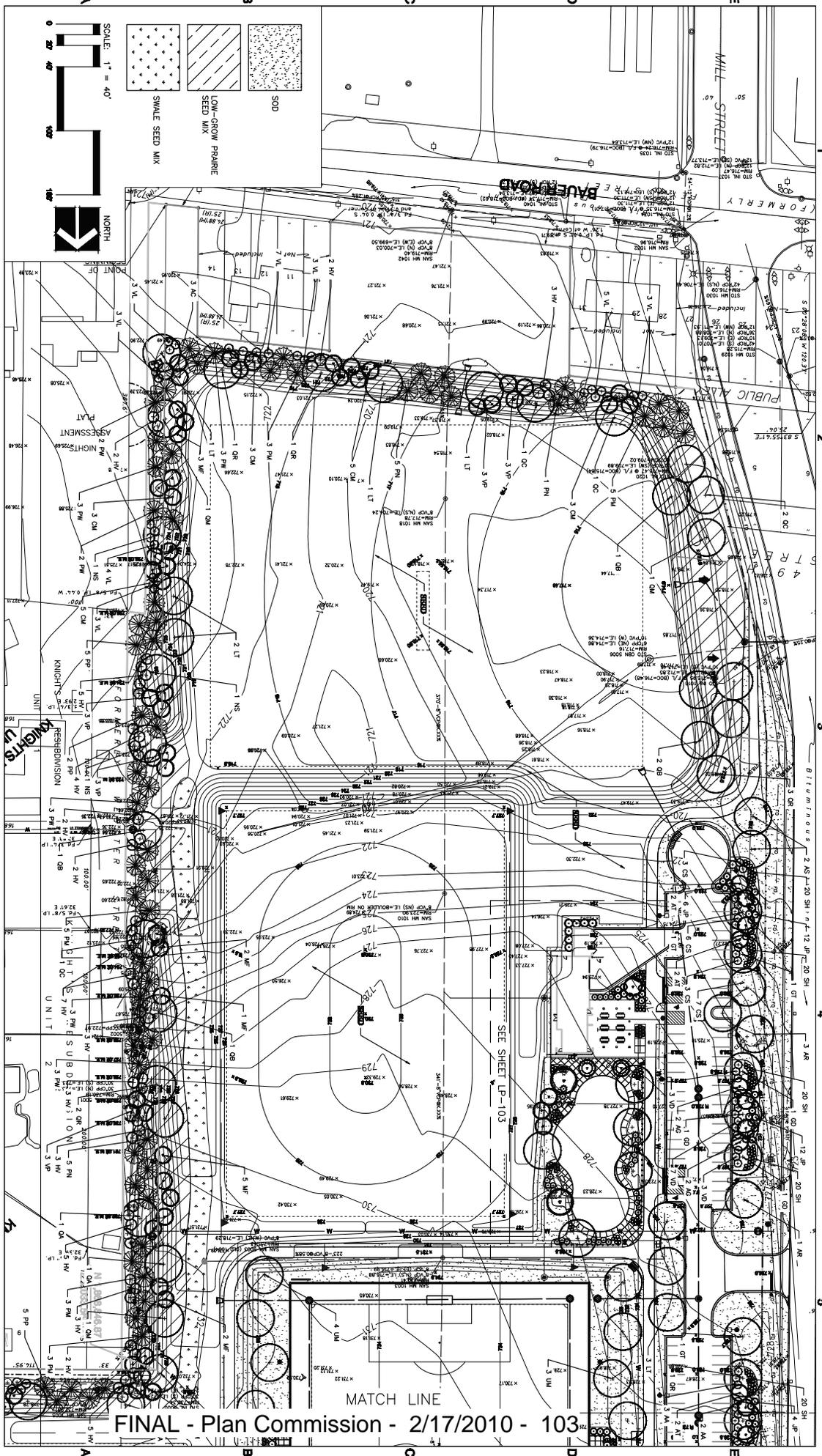
**PREPARED FOR:**  
 NAPERVILLE PARK DISTRICT  
 3200 WEST JACKSON AVENUE  
 NAPERVILLE, IL 60540

| NO. | DATE     | REVISIONS                                  |
|-----|----------|--------------------------------------------|
| 1   | 11-17-09 | REVISED ANNEXATION BOUNDARY PER THE CLIENT |

**PLAT OF ANNEXATION**  
**NIKE PARK EXTENSION**  
 DRAWN BY: MLD PROJECT MANAGER: MLP  
 CHECKED BY: CWB SCALE: 1" = 80'

**Project No: 07260**  
**Group No: VP10.1**  
 SHEET NO. 1 of 1





**NIKE SPORTS COMPLEX  
EXTENSION**



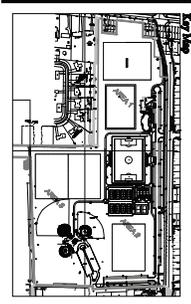
**Naperville  
Park District**

Planning Office  
425 W. Jackson  
Naperville, Illinois 60564-5275

Administrative Office  
320 W. Jackson  
Naperville, Illinois 60564-5275

Project Manager: Jeffa Stewart  
Telephone: (630) 948-5012  
E-Mail: jstewart@naperville.org  
Fax: (630) 948-5019

| REV. | COMMENT           | DATE    |
|------|-------------------|---------|
| 1    | Per City Comments | 2/29/10 |



DATE: 12/21/2009  
 JOB NO.:  
 DRAWN BY: MP  
 CHECKED BY: BS  
 DRAWING TITLE:  
**PLANTING PLAN - AREA 1**  
 SHEET NO.:  
**LP-100**

**NIKE SPORTS COMPLEX  
EXTENSION**



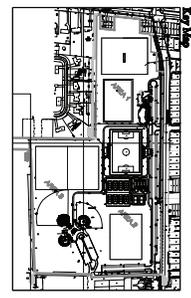
**Naperville  
Park District**

Planning Office  
425 W. Jackson  
Naperville, Illinois 60540-5275

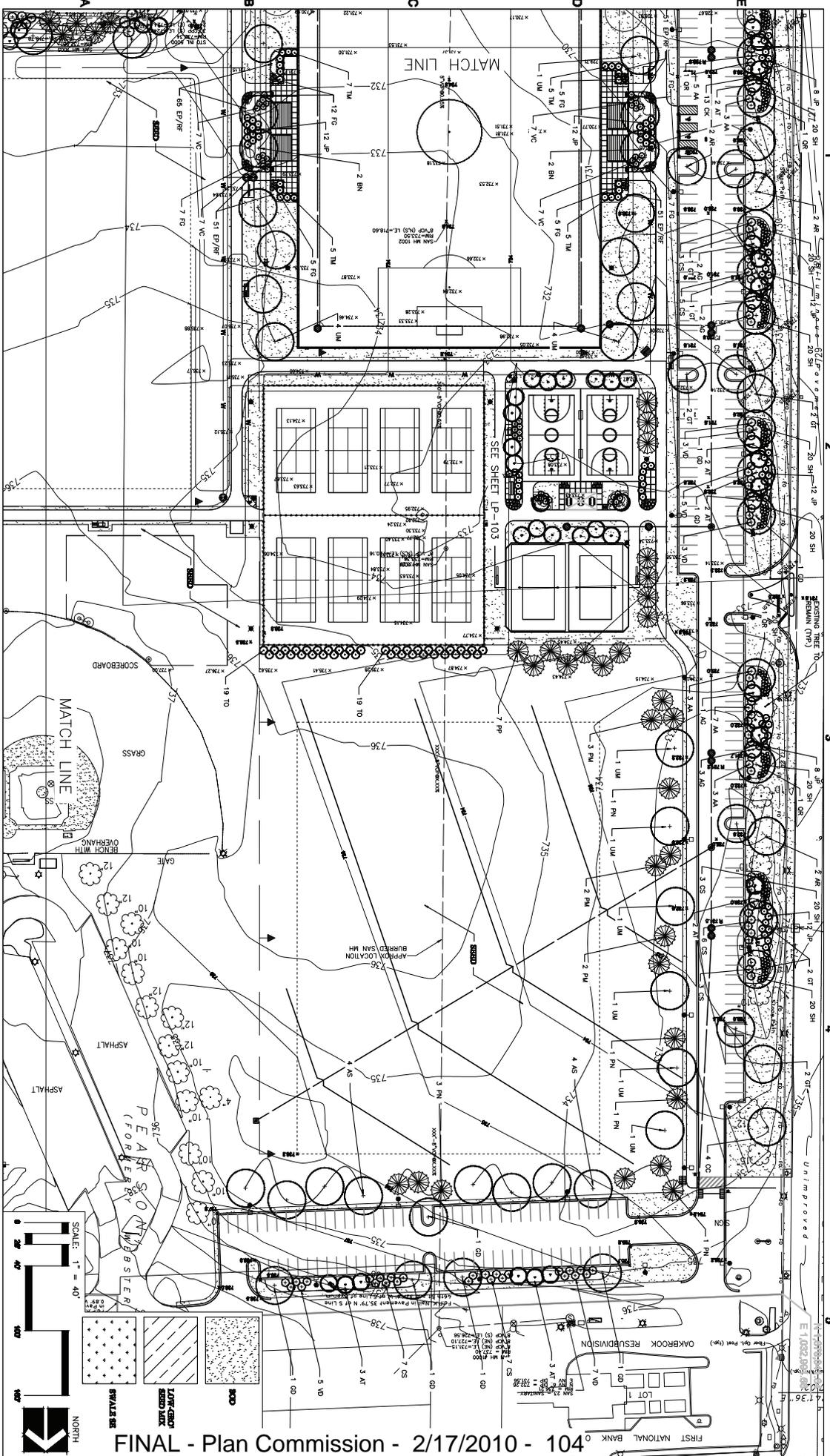
Administrative Office  
320 W. Jackson  
Naperville, Illinois 60540-5275

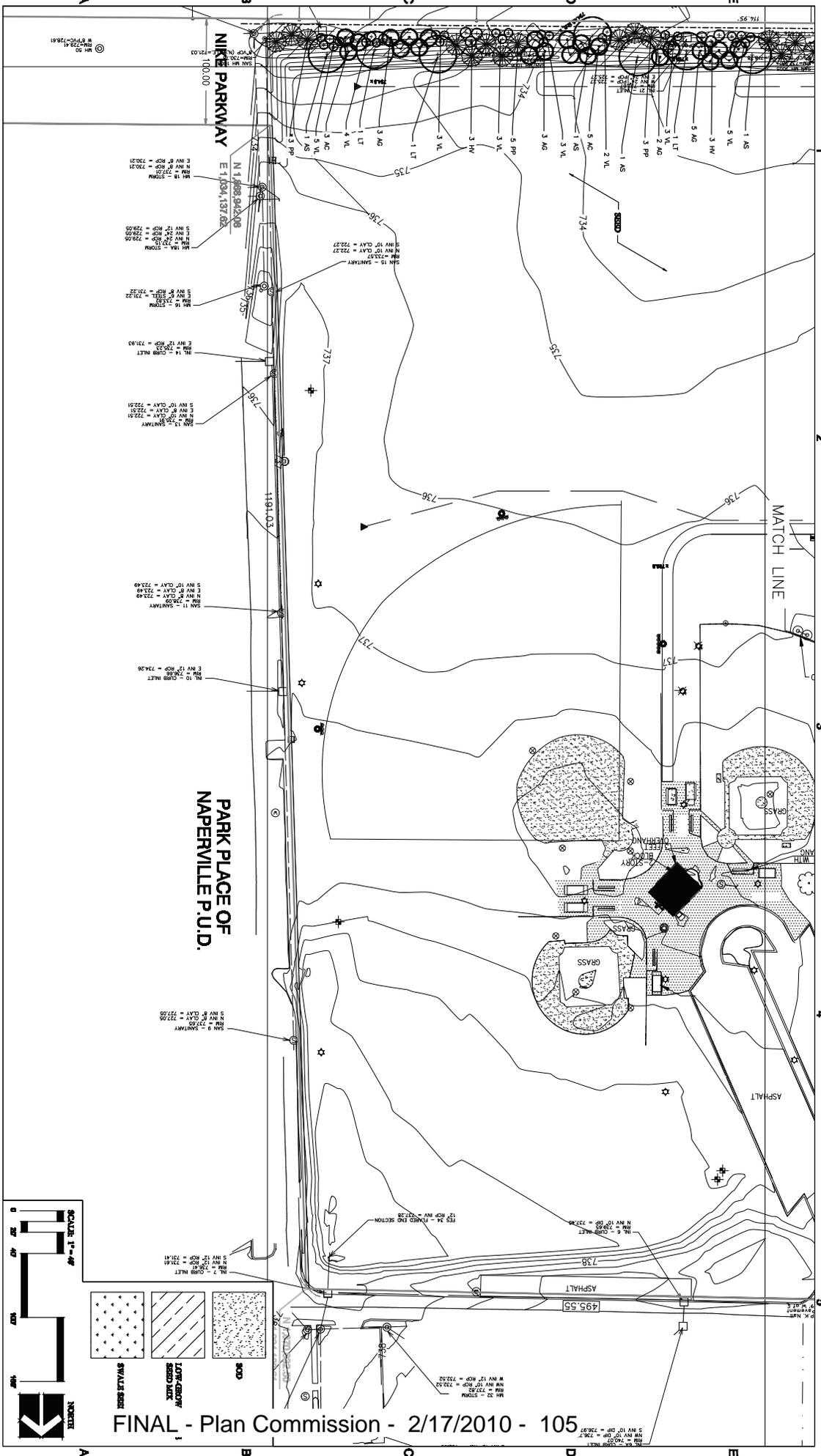
Project Manager: Julia Shynsaki  
Telephone: (630) 948-5012  
E-Mail: mshynsaki@naperville.org  
Fax: (630) 948-5019

| REV. | COMMENT          | DATE    |
|------|------------------|---------|
| 1    | Per City Council | 2/29/10 |
|      |                  |         |
|      |                  |         |
|      |                  |         |
|      |                  |         |
|      |                  |         |



DATE: 12/21/09  
JOB NO.:  
DRAWN BY: MP  
CHECKED BY: BS  
DRAWING TITLE:  
**PLANTING PLAN - AREA 2**  
SHEET NO.:  
**LP-101**





**NIKE SPORTS COMPLEX  
EXTENSION**



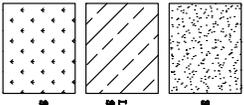
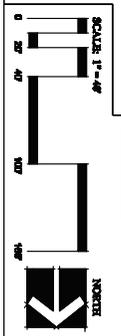
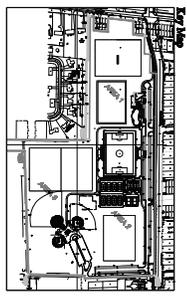
**Naperville  
Park District**

**Planning Office**  
425 W. Jackson  
Naperville, Illinois 60540-5275

**Administrative Office**  
320 W. Jackson  
Naperville, Illinois 60540-5275

**Project Manager: Julia Shynsaki**  
Telephone: (630) 948-5012  
E-Mail: julias@naperville.org  
Fax: (630) 948-5019

| REV. | COMMENT          | DATE   |
|------|------------------|--------|
| 1    | Per City Council | 2/9/10 |
|      |                  |        |
|      |                  |        |
|      |                  |        |
|      |                  |        |
|      |                  |        |
|      |                  |        |
|      |                  |        |
|      |                  |        |



**FINAL - Plan Commission - 2/17/2010 - 105**

DATE: 12/21/2009  
JOB NO.:  
DRAWN BY: MP  
CHECKED BY: BS  
DRAWING TITLE:  
**PLANTING PLAN - AREA 3**  
SHEET NO.:  
**LP-102**

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**NIKE SPORTS COMPLEX  
EXTENSION**



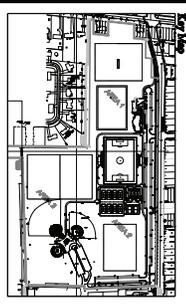
**Naperville  
Park District**

Planning Office  
423 W. Jackson  
Naperville, Illinois 60540-5275

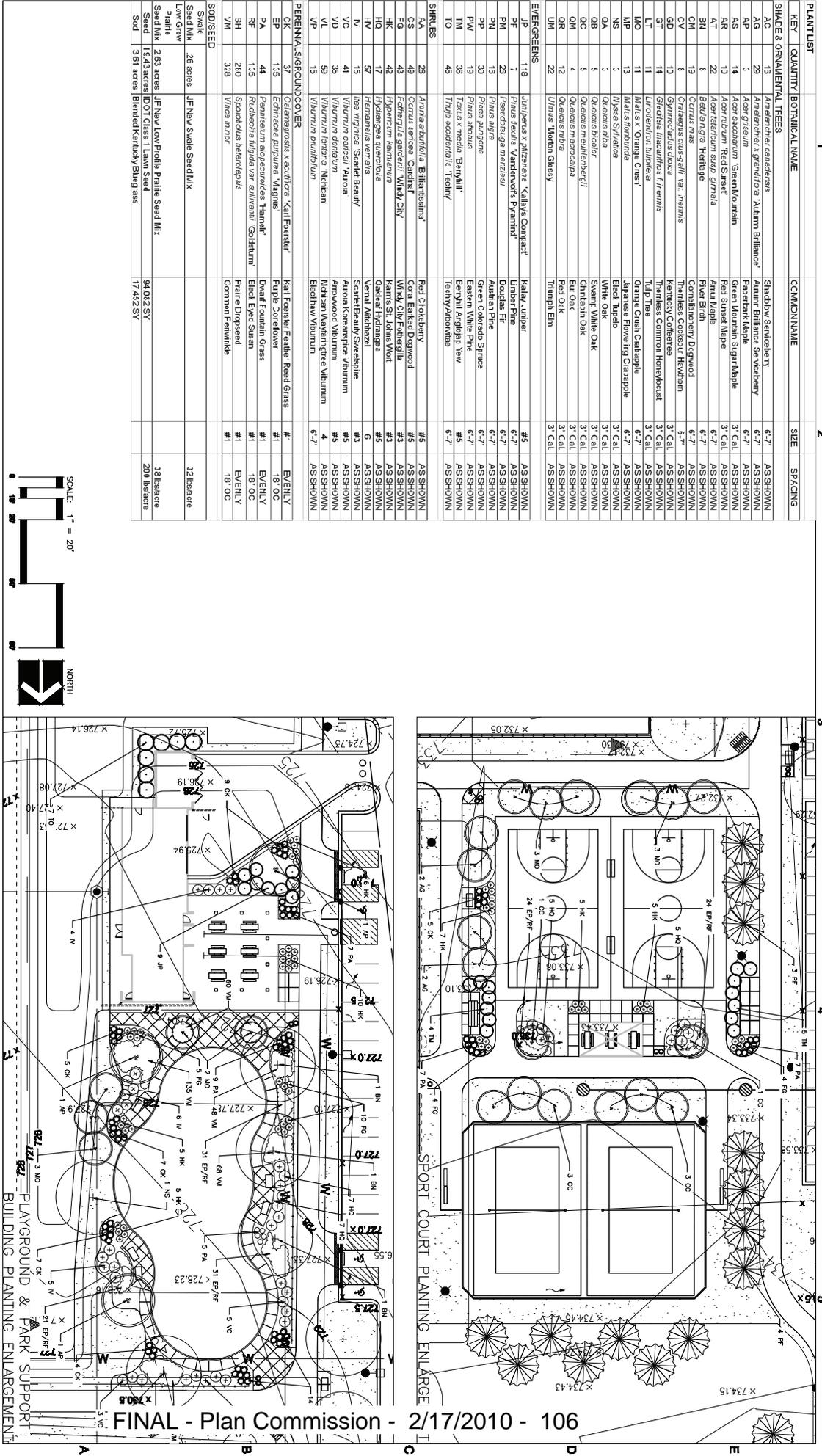
Administrative Office  
320 W. Jackson  
Naperville, Illinois 60540-5275

Project Manager: Jeffa Thompson  
Telephone: (630) 948-9012  
E-Mail: jthompson@naperville.org  
Fax: (630) 948-5019

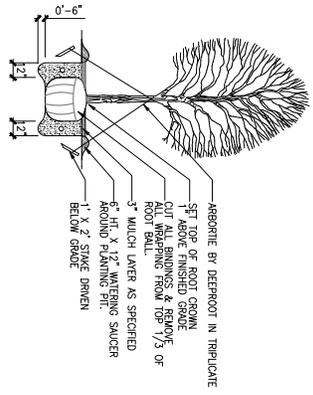
| REV. | COMMENT          | DATE    |
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| 1    | Per City Council | 2/29/10 |



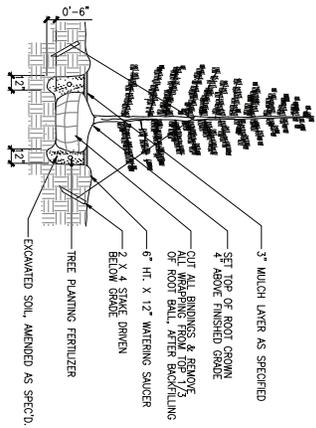
DATE: 12/21/2009  
JOB NO.:  
DRAWN BY: MP  
CHECKED BY: BS  
DRAWING TITLE:  
**PLANTING DETAILS &  
SCHEDULE**  
SHEET NO.:  
I.P.-103  
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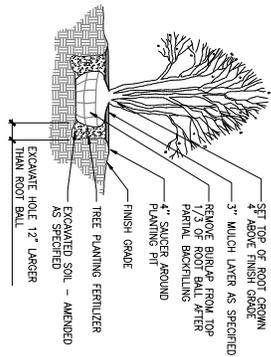
| KEY                                 | QUANTITY    | BOTANICAL NAME                      | COMMON NAME                  | SIZE    | SPACING     |
|-------------------------------------|-------------|-------------------------------------|------------------------------|---------|-------------|
| <b>SHADE &amp; ORNAMENTAL TREES</b> |             |                                     |                              |         |             |
| AC                                  | 25          | <i>Amelanchier canadensis</i>       | Shadbow Sandalwood           | 6-7"    | AS SHOWN    |
| AG                                  | 3           | <i>Aronia arbutifolia</i>           | Aunum Balance Sea-buckthorn  | 6-7"    | AS SHOWN    |
| AP                                  | 3           | <i>Acer glabrum</i>                 | Fraser Maple                 | 6-7"    | AS SHOWN    |
| AR                                  | 14          | <i>Acer saccharum</i>               | Green Mountain Sugar Maple   | 3" Cal. | AS SHOWN    |
| AS                                  | 1           | <i>Astragalus</i>                   | Red Sunset                   | 3" Cal. | AS SHOWN    |
| AT                                  | 22          | <i>Aster</i>                        | Field Sunset                 | 6-7"    | AS SHOWN    |
| BM                                  | 4           | <i>Betula nigra</i>                 | River Birch                  | 6-7"    | AS SHOWN    |
| CM                                  | 19          | <i>Cornus mas</i>                   | Common Horny                 | 6-7"    | AS SHOWN    |
| CV                                  | 3           | <i>Cornus rugosa</i>                | Thornless Cockspur Hawthorn  | 3" Cal. | AS SHOWN    |
| GD                                  | 11          | <i>Gymnocladia dioica</i>           | Kentucky Coffeetree          | 3" Cal. | AS SHOWN    |
| GL                                  | 11          | <i>Gleditsia</i>                    | Thornless Common Honeylocust | 3" Cal. | AS SHOWN    |
| LD                                  | 11          | <i>Liriodendron tulipifera</i>      | Tulip Tree                   | 3" Cal. | AS SHOWN    |
| LD                                  | 11          | <i>Liriodendron tulipifera</i>      | Orange Glen                  | 3" Cal. | AS SHOWN    |
| MD                                  | 13          | <i>Milvina</i>                      | Orange Glen                  | 3" Cal. | AS SHOWN    |
| MS                                  | 3           | <i>Morus nigra</i>                  | Black Mulberry               | 3" Cal. | AS SHOWN    |
| NS                                  | 3           | <i>Nyssa sylvatica</i>              | Black Tupelo                 | 3" Cal. | AS SHOWN    |
| OB                                  | 3           | <i>Quercus bicolor</i>              | White Oak                    | 3" Cal. | AS SHOWN    |
| OC                                  | 4           | <i>Quercus</i>                      | Swamp White Oak              | 3" Cal. | AS SHOWN    |
| OM                                  | 4           | <i>Quercus</i>                      | Chinkapin Oak                | 3" Cal. | AS SHOWN    |
| OR                                  | 12          | <i>Quercus</i>                      | Butt Oak                     | 3" Cal. | AS SHOWN    |
| UM                                  | 22          | <i>Ulmus</i>                        | Field Elm                    | 3" Cal. | AS SHOWN    |
| UM                                  | 22          | <i>Ulmus</i>                        | Triumph Elm                  | 3" Cal. | AS SHOWN    |
| <b>EVERGREENS</b>                   |             |                                     |                              |         |             |
| JP                                  | 118         | <i>Juniperus x alpina</i>           | Kelley Juniper               | 6-7"    | AS SHOWN    |
| PI                                  | 7           | <i>Pinus taeda</i>                  | Limber Pine                  | 6-7"    | AS SHOWN    |
| PM                                  | 23          | <i>Pseudotsuga</i>                  | Douglas Fir                  | 6-7"    | AS SHOWN    |
| PP                                  | 13          | <i>Pinus strobus</i>                | Austrian Pine                | 6-7"    | AS SHOWN    |
| PP                                  | 31          | <i>Pinus strobus</i>                | Green Colorado Spruce        | 6-7"    | AS SHOWN    |
| PW                                  | 13          | <i>Pinus strobus</i>                | Eastern White Pine           | 6-7"    | AS SHOWN    |
| TM                                  | 33          | <i>Thuja occidentalis</i>           | Eastern Arborvitae           | 6-7"    | AS SHOWN    |
| TO                                  | 43          | <i>Thuja occidentalis</i>           | Techny Arborvitae            | 6-7"    | AS SHOWN    |
| <b>SHRUBS</b>                       |             |                                     |                              |         |             |
| AA                                  | 23          | <i>Aronia arbutifolia</i>           | Red Sea-buckthorn            | 6-7"    | AS SHOWN    |
| CS                                  | 49          | <i>Cornus sericea</i>               | Corn Dogwood                 | 6-7"    | AS SHOWN    |
| FG                                  | 43          | <i>Forsythia</i>                    | Windy City                   | 6-7"    | AS SHOWN    |
| HK                                  | 42          | <i>Hydrangea</i>                    | Kenneth St. Johns            | 6-7"    | AS SHOWN    |
| HO                                  | 17          | <i>Hydrangea</i>                    | Grand Hydrangea              | 6-7"    | AS SHOWN    |
| HO                                  | 57          | <i>Hydrangea</i>                    | Verona                       | 6-7"    | AS SHOWN    |
| IV                                  | 13          | <i>Ilex</i>                         | Scarlet Beauty               | 6-7"    | AS SHOWN    |
| IV                                  | 43          | <i>Ilex</i>                         | Common                       | 6-7"    | AS SHOWN    |
| VD                                  | 59          | <i>Viburnum dentatum</i>            | Northern Spice               | 6-7"    | AS SHOWN    |
| VP                                  | 15          | <i>Viburnum dentatum</i>            | Blackhaw                     | 6-7"    | AS SHOWN    |
| VP                                  | 15          | <i>Viburnum dentatum</i>            | Blackhaw                     | 6-7"    | AS SHOWN    |
| <b>PERENNIALS/GROUNDCOVER</b>       |             |                                     |                              |         |             |
| EA                                  | 135         | <i>Echinacea</i>                    | Red Coneflower               | 18" OC  | EA/RL Y     |
| EP                                  | 135         | <i>Echinacea</i>                    | White Coneflower             | 18" OC  | EA/RL Y     |
| PA                                  | 44          | <i>Panicum</i>                      | Common                       | 18" OC  | EA/RL Y     |
| PA                                  | 133         | <i>Panicum</i>                      | Common                       | 18" OC  | EA/RL Y     |
| SH                                  | 200         | <i>Shrimp</i>                       | Common                       | 18" OC  | EA/RL Y     |
| VM                                  | 328         | <i>Vallisneria</i>                  | Common                       | 18" OC  | EA/RL Y     |
| <b>SOO/SEED</b>                     |             |                                     |                              |         |             |
| Swale                               | 26 acres    | JF New Swale Seed Mix               |                              |         | 32 lbs/acre |
| Seed Mix                            | Low Grow    |                                     |                              |         |             |
| Plant                               | 269 acres   | JF New Low Profile Prairie Seed Mix |                              |         | 38 lbs/acre |
| Seed                                | 15.63 acres | DOT Class 1 Lawn Seed               |                              |         | 94.012 SV   |
| Seed                                | 15.63 acres | Broadleaf/Grass Seed                |                              |         | 17.482 SV   |



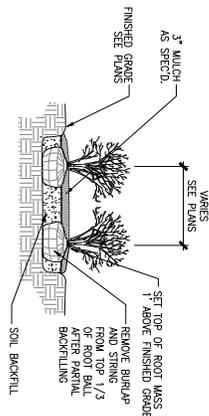
**1 SINGLE STEM TREE PLANTING WITH ARBORTIE**  
SCALE: NTS  
DT-107-1-107-107



**2 EVERGREEN TREE PLANTING**  
SCALE: NTS  
DT-107-1-107-107

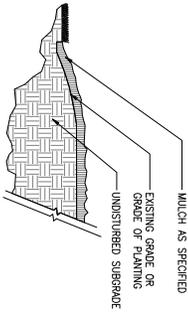


**3 MULTISTEM TREE PLANTING**  
SCALE: NTS  
DT-107-1-107-107

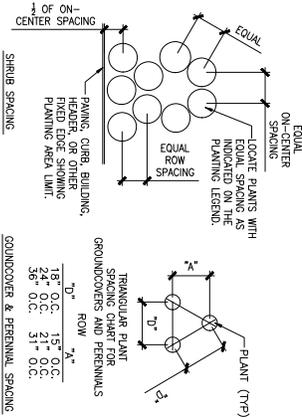


**4 SHRUB PLANTING DETAIL**  
SCALE: NTS  
SHP-107-1-107-107

- NOTES:
- TRENCH EDGE DETAIL SHALL BE USED AT ALL (FOR CONTAINMENT).
  - TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS, AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON PLANS).



**5 TRENCH EDGE DETAIL**  
SCALE: NTS  
DT-107-1-107-107



**6 PLANT SPACING DETAIL**  
SCALE: NTS  
FMT-107-1-107-107

**NIKE SPORTS COMPLEX  
EXTENSION**



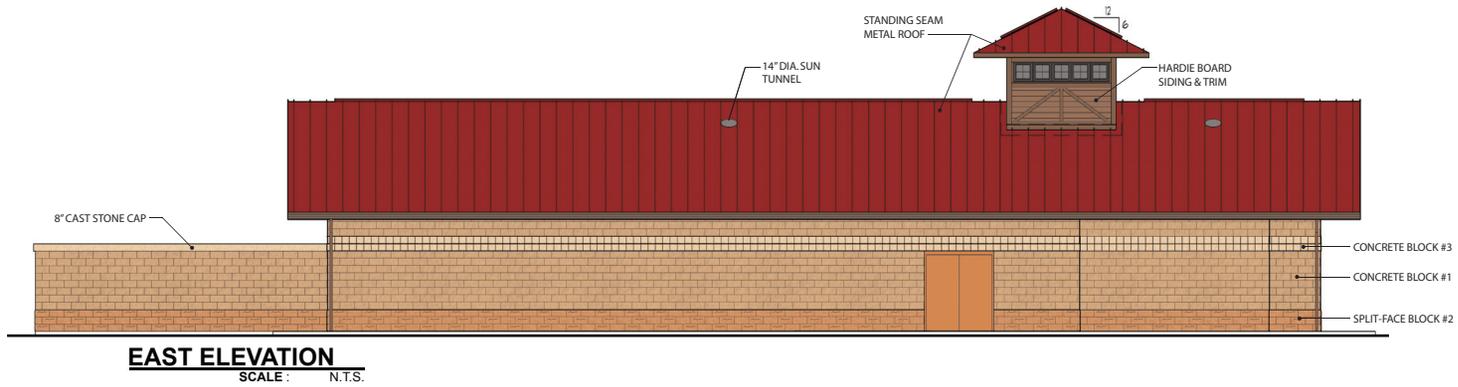
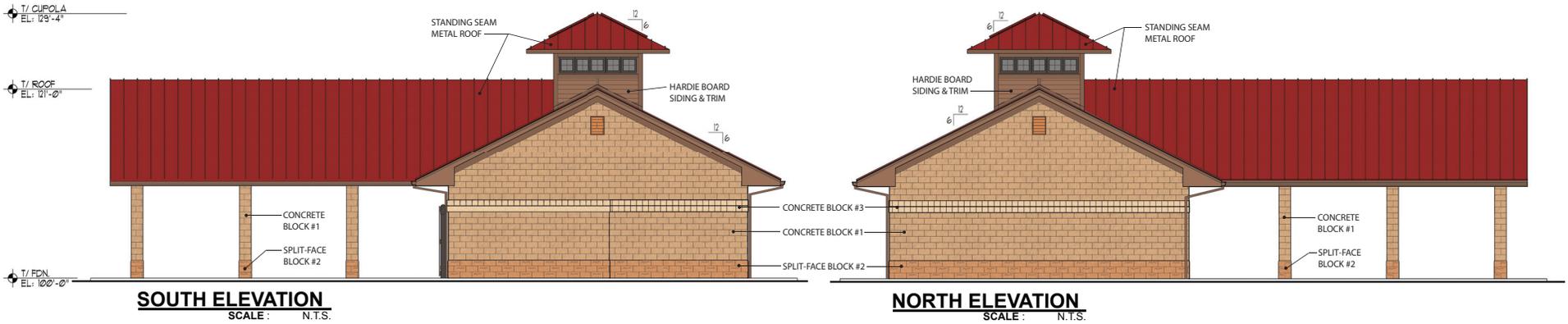
**Planting Office**  
425 W. Jackson  
Naperville, Illinois 60540-5273

**Administrative Office**  
320 W. Jackson  
Naperville, Illinois 60540-5273

**Project Manager: Mike Pasyank**  
Telephone: (630) 848-5012  
E-Mail: mpasyank@naperville.org  
Fax: (630) 848-5019

| REV. | COMMENT          | DATE   |
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DATE: 12/21/2009  
JOB NO.:  
DRAWN BY: MP  
CHECKED BY: BS  
DRAWING TITLE:  
PLANTING DETAILS  
SHEET NO.:  
LP-104









# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 9-1-010 **AGENDA DATE:** 2/17/2010  
**SUBJECT:** PC Case # 9-1-010 The Paint Boss  
 Petitioner: The Paint Boss, Inc., 1030 Willoby, Elgin, IL 60120

**LOCATION:** 1661 Quincy Avenue, Unit 103

Correspondence      New Business      Old Business      Public Hearing

### **SYNOPSIS:**

The petitioner requests a conditional use for an automobile repair facility in the I (Industrial) District.

### **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, Community Planner

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

The subject property, commonly known as 1661 Quincy Avenue, Unit 103, is located near the northeast corner of Quincy Avenue and Brookshire Court. The property consists of approximately 2.17 acres and is zoned I (Industrial). The property is currently improved with a 31,670 square foot 10-unit building consisting of warehouse/storage and vehicle maintenance uses and a surface parking lot.

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

Ord. 83-103: Ordinance amending the zoning ordinance by zoning property to the I district.

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

The 1996 Northwest Sector Revision to the Comprehensive Master Plan designates the future land use for this property as manufacturing/transportation. The proposed use is consistent with that designation.

### **PLANNING SERVICES TEAM REVIEW:**

The petitioner, The Paint Boss, requests a conditional use to occupy a 1,835 square foot tenant space in a multi-unit industrial building for the purposes of an automobile dent repair and

painting facility. No site modifications are proposed. The proposed garage will allow walk-in customers, but will work predominately with local automotive dealerships. All vehicles being serviced will be kept within the enclosed garage and will not be kept in the parking lot. The proposed hours of operation are Monday through Friday from 9 am to 5 pm and half days on Saturday. Approximately 1-2 staff members will be on-site at one time.

*Conditional Use:*

Staff finds the proposed vehicle repair use is compatible and appropriate in the context of the industrial park, which includes a mixture of warehousing storage uses. The function of the site will be of a similar intensity as the existing uses in the industrial park and would not adversely impact the neighboring 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. Staff generally concurs with the petitioner's findings.

*Off-Street Parking*

The proposed 1,835 square foot auto garage requires a total of eight off-street parking spaces. Staff has examined the tenant roster for all uses on the property and determined that a total of 74 off-street parking spaces are required. Currently, 76 off-street parking spaces are provided, therefore; adequate parking exists to serve the proposed use (Attachment 2: Naperville Parking Requirements).

**ATTACHMENTS:**

- 1) The Paint Boss - Attachment 1: Standards for Granting or Amending a Conditional Use – PC 09-1-010
- 2) The Paint Boss – Attachment 2: Naperville Parking Requirements – PC 09-1-010
- 3) The Paint Boss – Petition – PC 09-1-010
- 4) The Paint Boss – Legal Description – PC 09-1-010
- 5) The Paint Boss – Location Map – PC 09-1-010
- 6) The Paint Boss – Parking Layout Plan – PC 09-1-010

cc: Len Monson, (email copy)

## **The Paint Boss**

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

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;**  
*The intended use as an automobile body repair and painting facility is complimentary to the existing surrounding uses. Therefore, the establishment of the conditional use is not a detrimental to, or endangers 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;**  
*The surrounding neighborhood is fairly well established. The existing conditional use's have not substantially diminished or impaired 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)**  
*The current petition is for a conditional use similar to existing uses which have not negatively impacted the use of the adjacent property. Therefore, the petitioned for conditional use would not impede the normal and orderly development and improvement of the adjacent property.*

**Naperville Parking Requirements  
1661 Quincy Avenue**

| <b>Unit</b>            | <b>Tenant</b>         | <b>SF</b> | <b>Required Stalls</b> |
|------------------------|-----------------------|-----------|------------------------|
| 103                    | Paint Boss (proposed) | 1835      | 8                      |
| 115/123                | Harry Alter           | 5835      | 6                      |
| 135                    | Aramark               | 3000      | 3                      |
| 143                    | Vacant <sup>1</sup>   | 4000      | 18                     |
| 151                    | Mustang               | 3000      | 3                      |
| 163                    | Naperville Mattress   | 4000      | 1                      |
| 171                    | All Seasons Design    | 3000      | 3                      |
| 179/187                | Naperville Auto       | 7000      | 32                     |
| Total Parking Required |                       |           | 74                     |
| Total Parking Provided |                       |           | 76                     |
| Surplus                |                       |           | 2                      |

<sup>1</sup> For the purposes of calculating the parking requirement for vacant units, it was assumed in the future that vacant space would be occupied by at the parking ratio of 4.5 parking stalls per 1,000 sf of floor area.

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

Development Name (should be consistent with plat): The Paint Boss

Development Address: 1661 Quincy Ave., Units 103

Date of Submission: January 22, 2010

**I. APPLICANT:**

The Paint Boss, Inc.  
Name Corporation

1030 Willoby  
Street

Elgin Illinois 60120  
City State Zip Code

Len Monson Attorney 630.420.8228 x6  
**Primary Contact Person** Relationship to Applicant Telephone Number

630.420.9137 len@kuhnheap.com  
Fax Number E-Mail Address

**II. OWNER OF THE PROPERTY:**

Mustang Construction  
Name

1805 High Grove Ln., Suite 137, Naperville, IL 60540  
Address

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

**Attorney:** Kuhn, Heap & Monson Telephone Number: 630.420.8228 x6

Email Address: len@kuhnheap.com Fax Number: 630.420.9137

Address: 552 S. Washington, Suite #100, Naperville, IL 60540

**Engineer:** N/A Telephone Number: \_\_\_\_\_

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

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

**V. ANNEXATION**

Is this development within the City limits?

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

**VI. SITE DATA**

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

The entire site is 94,525 square feet (2.17 acres) with one industrial type building containing 10 units and 76 parking spaces.

- 2. Existing Utility Services (water, sewer, electricity): All utilities and services are currently existing and operating.

- 3. Existing zoning on the site: "I" Industrial

- 4. Existing Land Use: Industrial Building

- 5. Acreage & Square Footage of the site: 94,525 square feet / 2.17 acres

- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

83-103; Ordinance amending zoning to I.

92-217; Ordinance granting a conditional use for a recreational facilities, eating and drinking establishments in the "I" district.

**VII. PROPOSED DEVELOPMENT:**

- 1. Type of Development (check all that apply):

Residential       Commercial       Office

Industrial       Other: \_\_\_\_\_

- 2. Proposed Zoning: "I" Conditional Use for an automobile body repair and painting facility.

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):

Petition to allow an automobile body repair and painting facility on the site. Work hours will be M-F 9am to 5pm, and half days on Saturday. Office staff consists of approximately 1-2 staff.

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

The existing building is made up of 10 units with 76 parking spaces. The subject building is approximately 31,670 square feet. The subject premises of the petition consists of one unit, approximately 1,835square feet.

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:

No variance required. The Subject Premises has 3 dedicated parking spaces and access to additional on-site, non-dedicated parking. There will be 1-2 staff/employees on premises. Any vehicle being repaired shall be kept on the interior of the unit, and will not be kept in the parking lot. The Subject Property has 76 parking spaces. The parking requirements for the current tenants and uses and our proposed use equals 51 spaces, leaving overage parking of 25 spaces (please see Use/Parking Analysis attached).

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

None

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

None

7. General Land Use Data:

|              | Residntl. | Comrc. | Office | Indst. | R.O.W. | Park | School | Private | Other* | Total |
|--------------|-----------|--------|--------|--------|--------|------|--------|---------|--------|-------|
| No. of Acres |           |        |        | 2.17   |        |      |        |         |        |       |
| % of Total   |           |        |        | 100%   |        |      |        |         |        |       |

\*Please explain:

---



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8. Development Densities:

|               | Number of Units | Gross Acres | Gross Density | Modified Gross Acres | Modified Gross Density | Building square footage | Minimum Lot Size | Maximum Lot Size |
|---------------|-----------------|-------------|---------------|----------------------|------------------------|-------------------------|------------------|------------------|
| Single-Family |                 |             |               |                      |                        | NA                      |                  |                  |
| Townhome      |                 |             |               |                      |                        | NA                      |                  |                  |
| Duplex        |                 |             |               |                      |                        | NA                      |                  |                  |
| Apartment     |                 |             |               |                      |                        | NA                      |                  |                  |
| Comrcl.       |                 |             | NA            | NA                   | NA                     |                         |                  |                  |
| Office        |                 |             | NA            | NA                   | NA                     |                         |                  |                  |
| Industrial    | 1 bldg          | 2.17        | NA            | NA                   | NA                     | 31,670                  | 2.17             | 2.17             |

- 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 \_\_\_\_\_

---

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

---

**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:  
  N/A

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

2. Outlots and/or detention/retention facilities include (size, number and location)  
  N/A (already provided for)

Which will be maintained by: \_\_\_\_\_ The City of Naperville

\_\_\_\_\_ Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

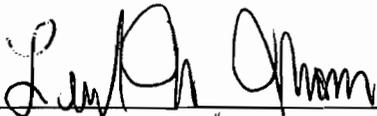
3. Detention, retention, open space/recreation and school uses within the development:

|                         | Private --<br>Homeowners<br>Association<br>(acres)* | Public --To<br>be<br>Dedicated<br>(acres) | Other<br>(acres)* | Total<br>(acres) |
|-------------------------|-----------------------------------------------------|-------------------------------------------|-------------------|------------------|
| Open Space*             |                                                     |                                           |                   |                  |
| a. Park Site            |                                                     |                                           |                   |                  |
| b. Common<br>Areas*     |                                                     |                                           |                   |                  |
| c. Private<br>Facility* |                                                     |                                           |                   |                  |
| Sub-total               |                                                     |                                           |                   |                  |
| School Site             |                                                     |                                           |                   |                  |
| Total                   |                                                     |                                           |                   |                  |

\*Please Explain:

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

Respectfully Submitted,  
 Leonard M. Monson, Attorney for Petitioner

By:   
 Leonard M. Monson  
 Attorney for Petitioner

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

The foregoing petition was acknowledged before me by Leonard M. Monson on the 7<sup>th</sup> day of October, 2009 A.D.



By:   
 Patricia L. Brown  
 Notary Public

**The Paint Boss, Inc.**  
**Conditional Use Petition**  
1661 Quincy Ave.

**Use/Parking Analysis:**

| <b>Unit</b> | <b>Sq. Foot</b> | <b>Tenant</b>       | <b>Use</b>                 | <b>Parking /1000 sf</b>         | <b>Required Parking</b> |
|-------------|-----------------|---------------------|----------------------------|---------------------------------|-------------------------|
| 103         | 1835            | Paint Boss          | Mobile Auto Scratch Repair | 2.5                             | 4.59                    |
| 115/123     | 5835            | Harry Alter         | Storage of HVAC Supplies   | 1                               | 5.84                    |
| 135         | 3000            | Aramark             | Record Storage             | 1                               | 3.00                    |
| 143         | 4000            | Vacant              |                            | 2.5                             | 10.00                   |
| 151         | 3000            | Mustang Const.      | Warehouse/Storage          | 1                               | 3.00                    |
| 163         | 4000            | Naperville Mattress | Mattress Storage           | 1                               | 4.00                    |
| 171         | 3000            | All Seasons Design  | Decoraton/Sign Storage     | 1                               | 3.00                    |
| 179/187     | 7000            | Naperville Auto     | Vehicle Maintenance        | 2.5                             | 17.50                   |
|             | 31670           |                     |                            | <b>Total</b>                    | <b>50.92</b>            |
|             |                 |                     |                            | <b>Available Parking Spaces</b> | <b>76.00</b>            |
|             |                 |                     |                            | <b>Excess Parking Spaces</b>    | <b>25.08</b>            |

## The Paint Boss

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

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;**

*The intended use as an automobile body repair and painting facility is complimentary to the existing surrounding uses. Therefore, the establishment of the conditional use is not a detrimental to, or endangers 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;**

*The surrounding neighborhood is fairly well established. The existing conditional use's have not substantially diminished or impaired 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)**

*The current petition is for a conditional use similar to existing uses which have not negatively impacted the use of the adjacent property. Therefore, the petitioned for conditional use would not impede the normal and orderly development and improvement of the adjacent property.*

**The Paint Boss  
Petition for Conditional Use**

**Legal Description:**

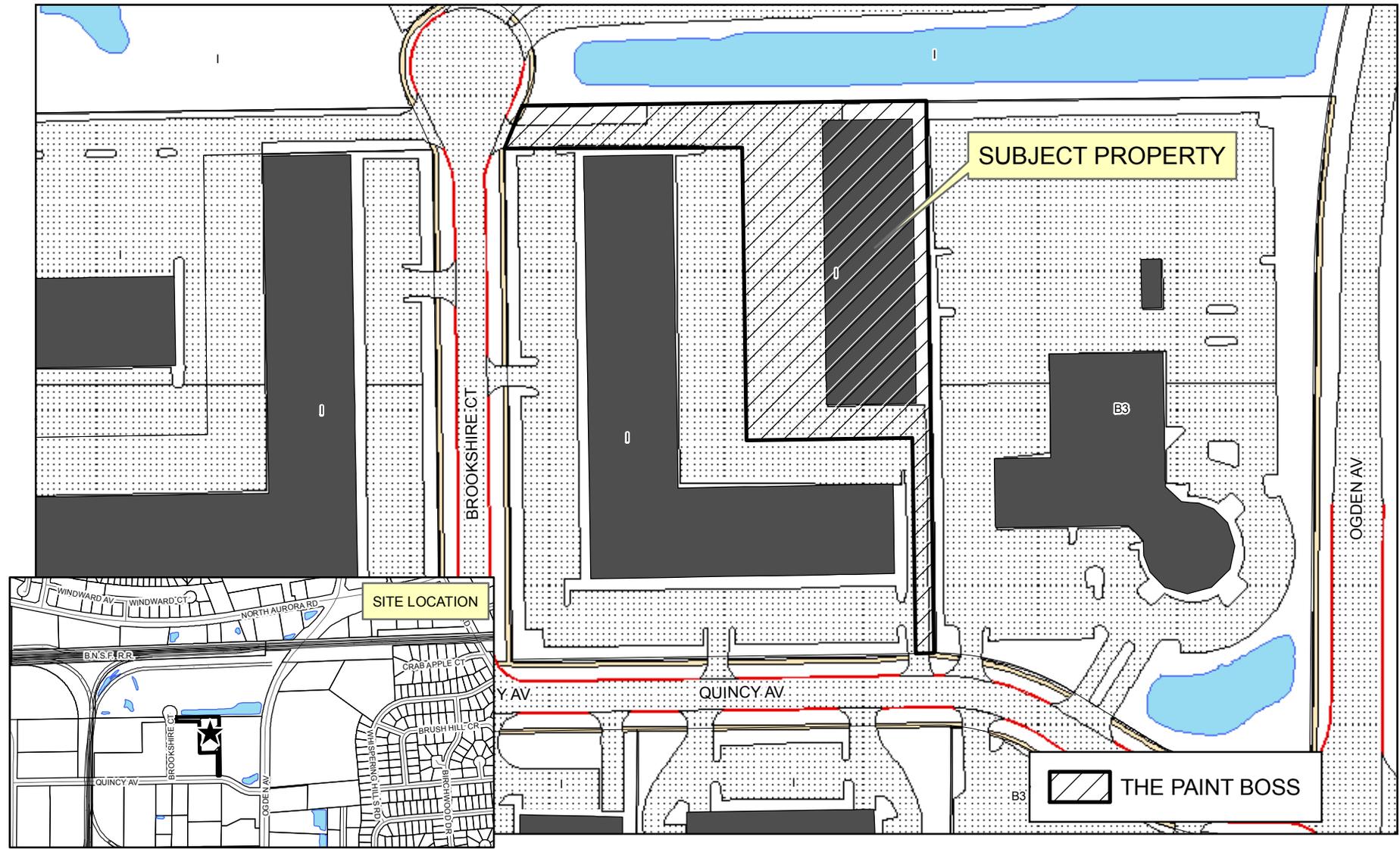
Lot 2 in Brookshire Commercial Subdivision, Being a Resubdivision of Lot 2 in Quincy/Ogden Small Business Center in the Southeast  $\frac{1}{4}$  of Section 15, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat of said Brookshire Commercial Subdivision recorded October 24, 1991 as Document R91-140927 in DuPage County, Illinois

**PIN: 07-15-402-005**

**Common Address:**

1661 Quincy Ave., Naperville

# City of Naperville THE PAINT BOSS - PC CASE #10-1-10

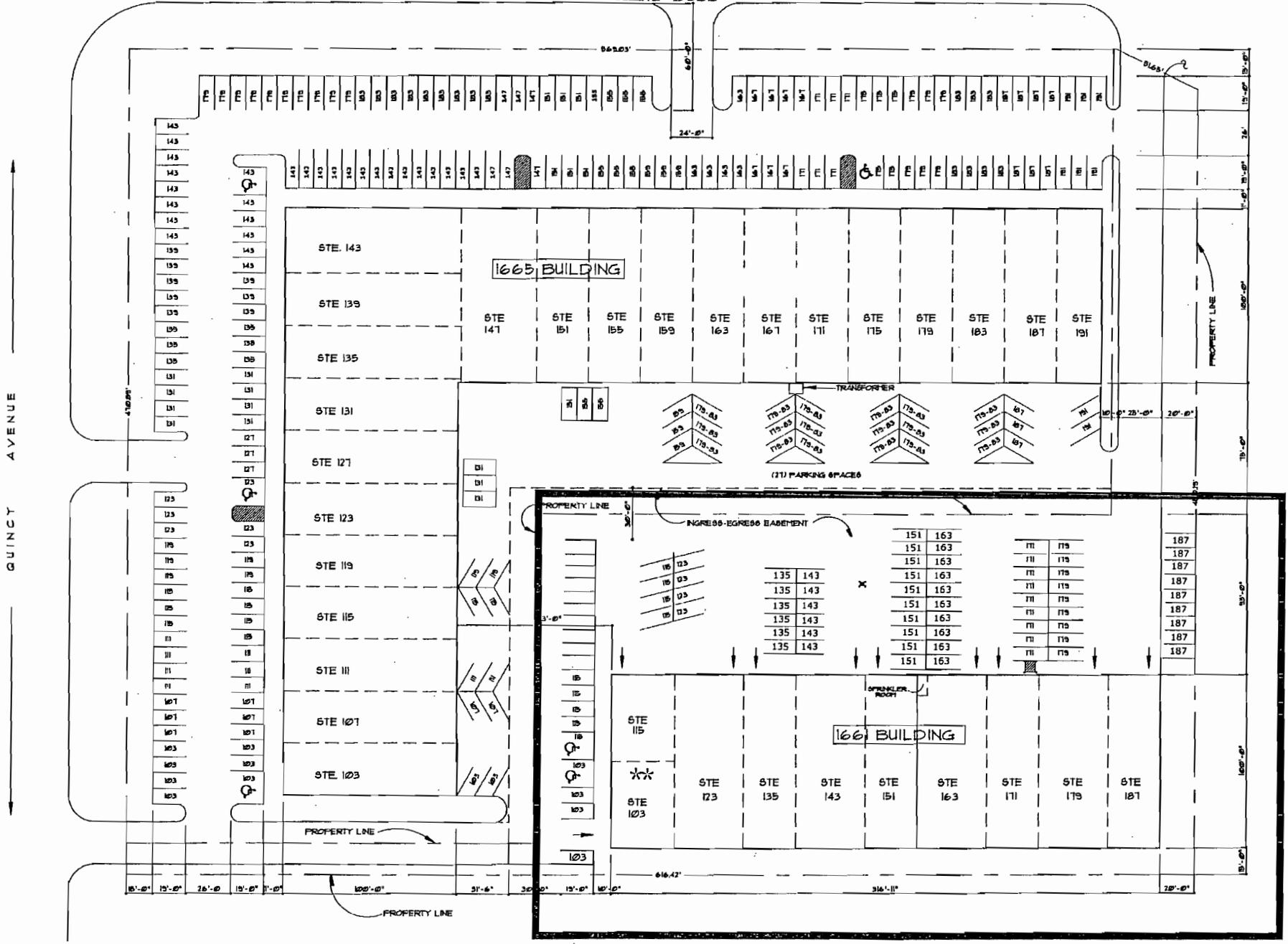


 Transportation, Engineering and Development Business Group  
 Questions Contact (630) 420-6694  
[www.naperville.il.us](http://www.naperville.il.us)  
 February 2010



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.

THE PAINT BOSS



\*\* Subject Premises



PARKING LAYOUT PLAN and Site Plan  
SCALE 1"=30'-0"









# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 10-1-14 **AGENDA DATE:** 2/17/2010  
**SUBJECT:** North Central College Master Land Use Plan 2010-2020  
 Petitioner: North Central College, 30 N. Brainard Street, Naperville, IL  
 60540

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**LOCATION:** See Attachment 1 for the North Central College Campus Map

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Correspondence      New Business      Old Business      Public Hearing

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### **SYNOPSIS:**

The petitioner requests that the Plan Commission initiate a text amendment to Section 6-7G (College/University District) of the Naperville Municipal Code to reflect the proposed updates in the North Central College Master Land Use Plan 2010-2020.

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

| Date | Item No. | Action |
|------|----------|--------|
| n/a  |          |        |

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

Initiate a text amendment to Section 6-7G (College/University District) of the Municipal Code.

**PREPARED BY:** Ying Liu, AICP, Community Planner

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### **BACKGROUND:**

The North Central College Master Land Use Plan is a component of the City's Comprehensive Master Plan. Last updated in 2001, the plan identifies planned renovation and expansion of college facilities and addresses the parking and traffic impact of the College's growth in a 10-year time frame. As the current plan is set to expire in 2010, the college initiated another update to its Master Land Use Plan in May 2009 to re-evaluate its future growth and facility expansion for the next 10 years.

### **DISCUSSION:**

The 2010-2020 draft North Central College Master Land Use Plan has been developed based on input from college faculty, staff, and students and residents from the surrounding neighborhoods. The final document summarizes the college's anticipated facility needs and land use changes over the next 10 years. In conjunction with the updated plan, the college requests the Plan Commission initiate a text amendment to Section 6-7G (College/University District) of the Municipal Code to reflect the updates proposed in the new Master Land Use Plan. The text

amendment will serve as a cleanup of the existing code and is intended to include a more comprehensive list of common college uses and address procedures for modifications to the land use and site layout designated on the Master Land Use Plan.

Initiation of the amendment will allow concurrent consideration of both the Master Land use Plan and associated text changes to the zoning title. Both the Master Land Use Plan and the text amendment will be forwarded to the Plan Commission for a public hearing and recommendation on April 8, 2010.

**ATTACHMENTS:**

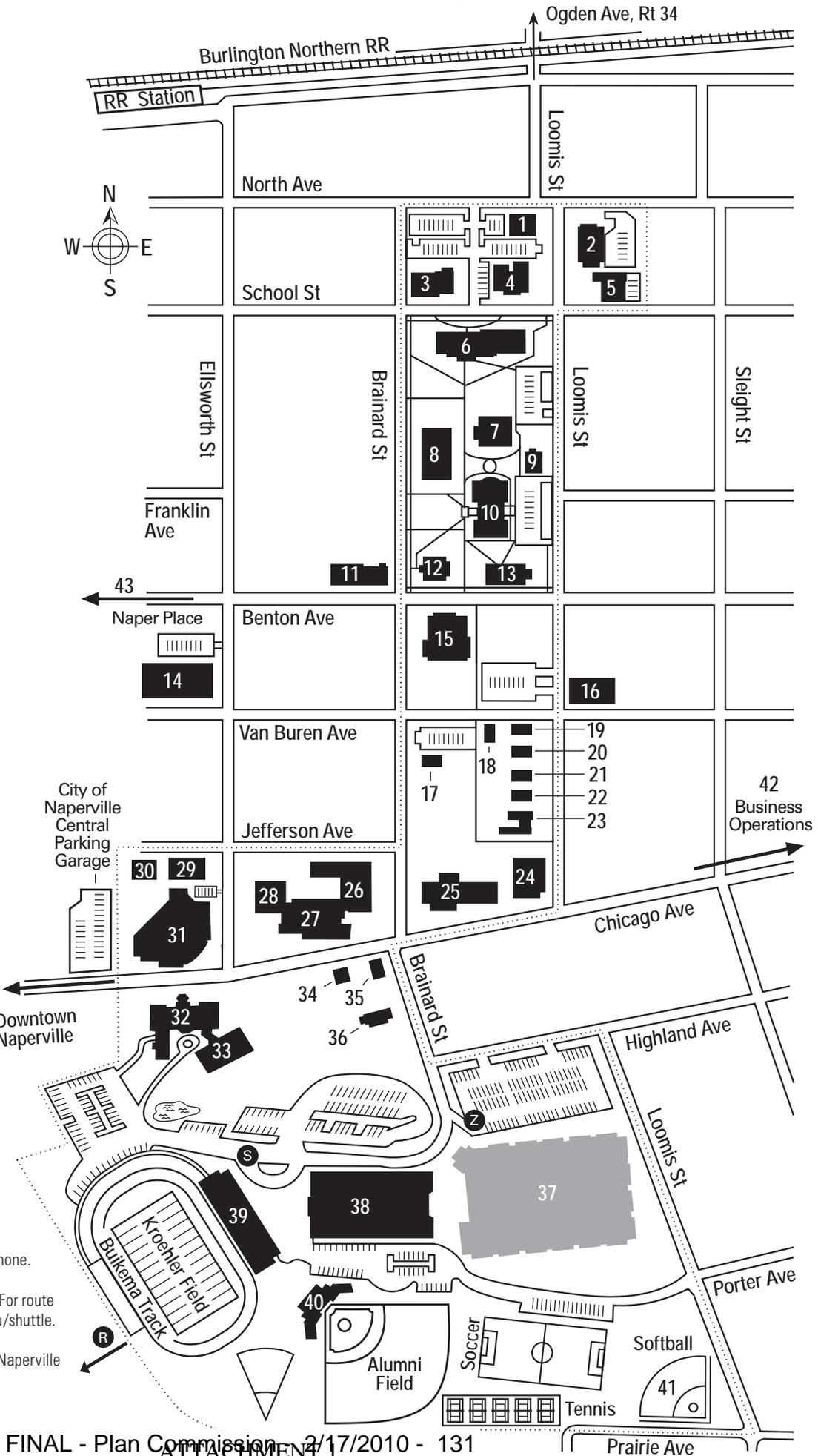
1. North Central College Master Land Use Plan Update – Attachment 1: NCC Campus Map  
– PC 10-1-14

# NORTH CENTRAL COLLEGE

NAPERVILLE, ILLINOIS  
 Founded 1861



1. **225 N. Loomis House** [H225]
  2. **Kimmel Hall** [KL] 224 N. Loomis St.
  3. **Larrance Academic Center** [LAC] 309 E. School St.
  4. **Kiekhofler Hall and Kotten Chapel** [KH] 329 E. School St.
  5. **Seybert Hall** [ST] 208 N. Loomis St.
  6. **Oesterle Library** [LIB] 320 E. School St.
  7. **Goldspohn Hall** [G] 31 N. Loomis St.
  8. **Kroehler Science Center** [SC] 40 N. Brainard St.
  9. **Rolland Center Boilerhouse Café** [RC] 29 N. Loomis St.
  10. **Old Main** [OM] 30 N. Brainard St.
  11. **Peter & Paul Hall** [PPH] 5 N. Brainard St.
  12. **Carnegie Hall** [C] 10 N. Brainard St.
  13. **White Activities Center** [WAC] 325 E. Benton Ave.
  14. **Meiley-Swallow Hall** [MS] 31 S. Ellsworth St.
  15. **Pfeiffer Hall** [PH] 310 E. Benton Ave.
  16. **A.A. Smith House** 28 S. Loomis St. [H28]
  17. **116 S. Brainard House** [H116]
  18. **322 E. Van Buren House** [H322]
  19. **330 E. Van Buren House** [H330]
  20. **109 S. Loomis House** [H109]
  21. **119 S. Loomis House** [H119]
  22. **125 S. Loomis House** [H125]
  23. **Student Village** [SV] 131 S. Loomis St.
  24. **Townhomes** [TH] 147 S. Loomis St.
  25. **Seager Hall** [SR] 311 E. Chicago Ave.
  26. **Rall Hall** [RL] 211 S. Brainard St.
  27. **Kaufman Dining Hall** [K] 221 S. Brainard St.
  28. **Geiger Hall** [GR] 221 E. Chicago Ave.
  29. **100 E. Jefferson Ave.** [B100]
  30. **48 E. Jefferson House** [H48]
  31. **Wentz Concert Hall/Fine Arts Center** [FAC] 171 E. Chicago Ave.
  32. **Patterson Hall** [PRH] 180 E. Chicago Ave.
  33. **Ward Hall** [WH] 192 E. Chicago Ave.
  34. **Blue House** [H224] 224 E. Chicago Ave.
  35. **Oliver Hall** [WONC] 232 E. Chicago Ave.
  36. **President's House** 329 S. Brainard St.
  37. **Future Residence Hall/Recreation Center** 440 S. Brainard St.
  38. **Merner Field House** [MF] 450 S. Brainard St.
  39. **Benedetti-Wehrli Stadium** [STAD] 455 S. Brainard St.
  40. **Zimmerman Stadium** 467 S. Brainard St.
  41. **Shanower Family Field** 435 S. Loomis St.
  42. **Business Operations & Maintenance** [M999] 999 E. Chicago Ave.
  43. **Naper Place** [NP] 119 S. Main St.
- Z** Zipcar Reserve a car online or on your mobile phone. Go to Zipcar.com/ncc.
- S** Shuttle pickup to remote parking and shopping. For route and schedule, visit [www.northcentralcollege.edu/shuttle](http://www.northcentralcollege.edu/shuttle).
- R** Remote Parking Lot All Saints Catholic Academy, 1155 Aurora Ave., Naperville



Updated Summer 2008

