



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
03/03/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. February 4, 2010 Minutes
2. February 17, 2010 Minutes

C. Old Business

D. Public Hearings

1. PC Case # 09 -1-178 Title 6 (Zoning Regulations) of the Municipal Code pertaining to medical or dental clinics.
Petitioner: City of Naperville 400 S. Eagle Street Naperville, Illinois 60540
Location: 400 S. Eagle Street Naperville, Illinois 60540
Official Notice: Published in the Naperville Sun on February 10, 11 and 12, 2010
2. PC Case # 10 - 1 - 011 Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-and-Ride Facilities)
Petitioner: City of Naperville 400 S. Eagle Street Naperville, Illinois 60540
Location: 400 S. Eagle Street Naperville, Illinois 60540
Official Notice: Published in the Naperville Sun February 10, 11 and 12, 2010
3. PC Case # 10-1-018 Bridgestone at Naperville Crossings
Petitioner: Bridgestone Retail Operations, LLC 333 E. Lake Street, Bloomingdale, IL 60108
Location: Lot 10 of Naperville Crossings, located at the northwest corner of 95th Street and Showplace Drive.
Request: The petitioner requests a conditional use for an automobile

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service station and repair facility, a major change to the Naperville Crossings Planned Unit Development (PUD), and approval of a final PUD plat in order to develop a Bridgestone tire store on Lot 10.
Official Notice: Published in the Naperville Sun February 15, 2010

- E. Reports and Recommendations**
- F. Correspondence**
- G. New Business**
- H. Adjournment**

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

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

Call to Order	<u>Time:</u>	(7:03pm)	
A. Roll Call Commissioners:	<u>Present:</u>	<u>Yes</u>	<u>No</u>
	Mike Brown, Chairman	X	
	Ann Edmonds, Vice Chairman	X	
	Patty Gustin, Secretary	X	
	John Herzog	X	
	Paul Meschino	X	
	Timothy Messer	X	
	Patricia Meyer	X	
	Reynold Sterlin	X	
Student Members:	Janet Trowbridge	X	
	Thomas Stancey	X	
	Kelsey Stimple	X	
Staff Present:	Community Planner – Suzanne Thorsen, Katie Forystek and Rory Fancler Project Engineer – Jennifer Loudon Project Assistant – Dina Hagen		
B. Approve Minutes	Minutes from 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			
Agenda Item D1: 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. (Notice 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 		

	<p>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.</p> <ul style="list-style-type: none"> • A communication tower, a permitted use in the requested R1 zoning district is proposed for communications and remote operation of the facility. • 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 request for 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, modeled after the DuPage Water Commission design, will occupy approximately 1,500 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 of concerns included:</p> <ul style="list-style-type: none"> • Lack of property maintenance on subject property currently • Tree preservation and screening of facility • Driveway location relative to Abbeywood Drive • Stormwater management • Communication tower, location and purpose • Noise generated from facility.

Plan Commission Questions / Discussion:

- Commissioner Edmonds received clarification from Mr. Renn with respect to the tree preservation plan, that the northern portion of the property will remain undisturbed as the site tree inventory indicates removal only in the area of construction.
- 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. Also, Commissioner Gustin questioned the share of the cost for the facility as it is to be jointly owned. Mr. Renn stated that the City will be paying for the construction of the public utility facility. He also indicated that there is an easement agreement still to be finalized through an Intergovernmental Agreement that will be handled by the Legal Departments prior to the request for final approval from the city council.
- Commissioner Herzog questioned whether there are still any long term plans to build 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 need. In the event a need for reservoir was determined it would likely be constructed immediately north of the driveway, and a buffer would be maintained for screening the residential area.
- Chairman Brown received confirmation from Mr. Renn that the communications tower to be used solely by the DuPage Water Commission will be approximately twenty feet (20') in height and will be constructed adjacent to the building.
- Mr. Renn addressed concerns from the public regarding stormwater and noise. No noise is expected to be generated from the facility, as City employees would visit the facility once a day and the DuPage Water Commission once a week to check operations. Future development of a reservoir on the property would be subject to a hearing before the Plan Commission and approval by City Council. The driveway placement was determined per city guidelines based upon consultation with city engineers regarding traffic safety. Mr. Renn stated that the city would plant native landscaping on the property.
- Commissioner Edmonds commented that the proposed development is a deviation from "open space" as indicated 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 above ground to provide access 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 to provide adequate

	<p>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>
	<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.
	<p>Recess: 8:04 pm Resume : 8:17pm</p>
<p>Agenda Item D2: PC 09-1-191 Park's Edge</p>	<p>Petitioner: EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654 Location: Located on the north side of Plank Road, between Milton Drive and Spring Hill Circle</p> <p>Request: Annexation and rezoning to R2 (Single-Family and Low Density Multiple-Family Residence District) in order to construct five two-family structures (total of ten residential dwelling units). In conjunction with the request, the petitioner is seeking a conditional use for a planned unit development (PUD); approval of a preliminary PUD plat and a preliminary subdivision plat; a deviation from Section 7-4-2 (Streets) to reduce the minimum required right-of-way width from 66' to approximately 47' for a portion of the proposed right-of-way; and a deviation from Section 7-3-3 (Right Of Way Improvements) to allow a discontinuous sidewalk on the west side of the street</p> <p>(Notice published in the Naperville Sun January 17, 2010)</p>
	<p>Staff Presentation: Rory Fancler of staff gave an overview of the petitioners request citing:</p> <ul style="list-style-type: none"> • The petition for Park's Edge subdivision involves the same property included with the previous Woods Along Old Plank Road subdivision considered by the Plan Commission in August and December of 2008 and subsequently not approved by the City Council in January of 2009. • The city has since that time initiated the Plank Road Study.
	<p>Petitioners Presentation: Attorney Russ Whitaker of Rosanova & Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654. Attorney Whitaker during his presentation cited:</p> <ul style="list-style-type: none"> • The proposed R2 zoning is consistent with the Comprehensive Plan. • Development design accounts for site configuration and constraints. • Ongoing maintenance of underwater stormwater management is beneficial to neighborhood and better afforded by duplex dwelling units in the development. • Proposed plans provide a public sidewalk for residents to access

	<p>Seager Park that includes a dramatic entrance with native prairie landscaping.</p> <ul style="list-style-type: none"> • Open space exceeds the requirement for residential PUD's. • Referred to testimony given by Erskine Klyce city engineer who stated in a previous public hearing that the proposed development would have no negative impact on surrounding development. • The development is comparable to the previously approved Centennial Woods subdivision with respect to the site layout and infill nature of development. • The Plan Commission has a duty to review the Park's Edge proposal on its merits. • The Park district has no interest to purchase the land. <p>Attorney Whitaker introduced five (5) experts in their field for testimony:</p> <ul style="list-style-type: none"> • John Benning of Ives Ryan Group (1801-A N. Mill Street , Naperville, Illinois 60563), a Landscape Architect, testified citing: <ul style="list-style-type: none"> ○ Environmental benefits of green methods used in underground stormwater detention. ○ Park Access through the site. ○ The plan is consistent with the comprehensive plan and 37% open space exceeds the minimum requirements. • Ed Siefert of Intech Consultants (5413 Walnut Avenue, Downers Grove Illinois), an Engineer, testified citing: <ul style="list-style-type: none"> ○ Methodologies for determining required stormwater detention and the adequacy of proposed stormwater detention on site. ○ Stormwater improvements on the site would achieve full compliance with current stormwater management requirements and actually benefit developments downstream. • Joe Lambke of XX (676 N. LaSalle Street Chicago, Illinois), a Planner and Architect, stated: <ul style="list-style-type: none"> ○ The quality project is logically planned, green and sustainable. ○ The entrance to the park builds community between subdivisions. • Jack Persin of Ryan Hill Realty (800W. Gartner Rd. Naperville, Illinois), a Realtor, testified regarding the following: <ul style="list-style-type: none"> ○ Comparables in the area show a need for Naperville to provide housing for people in all stages of life including empty nesters seeking quality homes with smaller square footage and maintenance-free property. ○ There is currently a low absorption rate of single family homes in Naperville with a 63 month supply of million dollar homes. ○ Road and sidewalk improvements would benefit the community. • David Kozuh Old Second Bank (3101 Ogden Avenue, Lisle, Illinois 60532) a Banker, testified stating: <ul style="list-style-type: none"> ○ As a residential lender who underwrites with common sense, Mr. Cozzier expressed confidence in the viability of financing a smaller, maintenance-free property, considering the housing
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	<p>market trends are now reflecting a decreased desire for teardowns and large homes.</p>
	<p>Commissioner Sterlin retired from the meeting at 9:39pm</p>
	<p>Public Testimony: Eighteen (18) members of the public spoke regarding the proposed development.</p> <ul style="list-style-type: none"> • Bob Swininoga (1241 Marls Court, Naperville, Illinois 60540) • Pete Adamovich (1021 N. Charles Street, Naperville, Illinois 60540) • Janet Tannenbaum (1149 Brighton Road, Naperville, Illinois 60540) • John Pinner (677 Milton Drive, Naperville, Illinois 60540) • Donald Santucci (443 LeProvence Circle, Naperville, Illinois 60540) • Bruce Anderson (1107 Plank Road, Naperville, Illinois 60540) • Bev Patterson Frier (24W035 Donwood Drive, Naperville, Illinois 60540) • Derke Price (1111 E. Warrenville Road Naperville, Illinois 60563) • Ron Lazurus (4235 Clearwater Lane, Naperville, Illinois 60564) • Georgia Peceniah (1121 Needham Road, Naperville, Illinois 60540) • Lisa Hajek (3636 Hector lane Naperville, Illinois 60564) • H R Hofmann (1210 Lawn Meadow Lane, Naperville, Illinois 60540) • Karen Weinewuth (1307 Kallien Court, Naperville, Illinois 60540) • David Dix (2204 Sisters Avenue, Naperville, Illinois 60564) • Gary Postilione (833 Biltmore Court, Naperville, Illinois 60540) • Edie Postilione (833 Biltmore Court, Naperville, Illinois 60540) • Marilyn Winnie (1113 Greensfield Drive, Naperville, Illinois 60563) • Kevin Hanson (1033 W. Monroe, Chicago, Illinois) • Fred Conforti Sr. (No address provided) <p>Notable comments of public testimony in favor of the project included:</p> <ul style="list-style-type: none"> • Aesthetically pleasing design • Positive tax revenue for the city • Impact to school district • Additional safety for Seager Park • Positive marketability for aging citizens/residents of similar neighborhoods are satisfied with their homes • Improvement to city infrastructure • Site employs environmentally sustainable practices <p>Notable comments of public testimony opposed to the project included:</p> <ul style="list-style-type: none"> • No major issues addressed from previous Woods Along Old Plank Road proposal • Property does not comply with PUD standards of Municipal Code. • Preference for low density • Unclear effects of proposed stormwater management

	<ul style="list-style-type: none"> • Insufficient rear yard setbacks • Proposal not in line with character of neighborhood in terms of scale and density • Insufficient tree preservation • Disturbance of ecosystem and wildlife habitat in Seager Park • Appears to be inconsistent with preliminary Plank Road Study recommendations • Location of roadway into development relative to adjoining property owner (Anderson Property) • Potential for loss in value of adjacent property <p>Derek Price (1111 E. Warrenville Road Naperville, Illinois 60563) attorney for the Naperville Park district noted that the Park District has no interest in acquiring the property and clarified the Park District’s preferences with respect to access from the subdivision and fencing.</p>
	<p>Plan Commission Questions / Discussion:</p> <p>Commissioner Meschino:</p> <ul style="list-style-type: none"> • Inquired as to the impact on the southern building in the event of the reconfiguration of the developments’ proposed roadway. <p>Commissioner Edmonds:</p> <ul style="list-style-type: none"> • Questioned the tree preservation with regards to the Municipal Code. Ms. Thorsen of staff indicated that the subdivision of the property results in smaller size lots such that the tree preservation ordinance would not be applicable, but that staff can work with the developer towards a tree preservation plan through the annexation agreement. • Requested consideration by developer to reduce number of buildings. • Questioned responsibility for and capacity of stormwater detention to capture runoff from properties upstream of subject property. • Stated that density <i>per se</i> is not of concern, but the resulting loss of trees is concerning. Attorney Whitaker responded that ten units are necessary. <p>Commissioner Gustin:</p> <ul style="list-style-type: none"> • Received clarification regarding right-of-way improvements for seven acres adjacent to the subject property (Satre Property). • Inquired as to whether the developer will seek LEED Certification as well as any covenants to be imposed on the property with regards to age restrictions. Attorney Whitaker responded that the developer has considered LEED certification but there may be too many constraints to make it a viable option and no covenants with respect to age have been discussed. <p>Commissioner Messer:</p> <ul style="list-style-type: none"> • Requested documentation of any agreements between the developer and Mr. Satre with regards to the installation of roadway improvements or connection to his property as stated by Attorney Whitaker. • Received clarification from Attorney Whitaker that the comparable market figures and locations referenced in the agenda item were from Naperville

	<p>and were recent.</p> <ul style="list-style-type: none"> • Concurred with Commissioner Edmonds regarding tree preservation. <p>Commissioner Herzog:</p> <ul style="list-style-type: none"> • Inquired as to the intent of the developer with regards to the approved amended motion at the December 3, 2008 which stated: “Amend the motion subject to the petitioner’s successful acquisition of additional property to eliminate the need for a Right of Way variance from 66 feet to 44 feet.” Attorney Whitaker replied that the resulting negotiations with that property owner have been unsuccessful and no future attempt is anticipated. <p>Chairman Brown:</p> <ul style="list-style-type: none"> • Asked if detention could be relocated and one building could be removed to allow for roadway realignment away from the Anderson Property. Attorney Whitaker responded that the roadway placement described by Chairman Brown does not meet the technical requirements and that city engineers prefer the roadway where proposed. Brown requested additional information from staff. • Requested for more innovative and creative designs with regards to the proposed PUD, and noted that natural landscaping and a path entrance to the park are inadequate to meet the standard. • Concerns regarding the park entrance and the length of the naturalized path to the park.
	<p>The Plan Commission continued this case to the meeting March 17, 2010 Plan Commission meeting with the following deliverables:</p> <ul style="list-style-type: none"> • Stormwater management analysis of capacity to include flow from upstream properties • Written documents pertaining to any agreements with the adjacent Satre Property • Feasible location of roadway relative to adjoining Anderson property • Analysis from City Engineer regarding roadway placement. • Desire for more creative and innovative design elements justifying the PUD, including LEED certification • Improved tree preservation plan and information regarding the feasibility of tree preservation • Staff’s additional information about previously approved right-of-way variances and comparable situations where right-of-way adjoins neighboring property. • Staff’s summary of recently approved residential PUD’s
E. Reports	None
F. Correspondence	None

G. New Business	None	
G. Adjournment	<p><u>Motion to Adjourn:</u> Motion by: Meyer Seconded by: Messer</p> <p style="text-align: right;">Time:12:02 am</p>	<p>Approved (8 to 0)</p>

MINUTES
NAPERVILLE PLAN COMMISSION
February 17, 2010 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order	<u>Time:</u>	(7:03pm)	
A. Roll Call Commissioners:	<u>Present:</u>	<u>Yes</u>	<u>No</u>
	Mike Brown, Chairman	X	
	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	
Staff Present:	Community Planner – Suzanne Thorsen, Amy Emery, Katie Forystek and Ying Liu Project Engineer – Kim Grabow Project Assistant – Dina Hagen		
B. Approve Minutes	Ms. Thorsen of staff announced that the February 4, 2010 minutes would be included for review and approval on the March 3, 2010 agenda.	(NO VOTE)	
Agenda Item D1: PC 09-1-71 DPW PAS 15I	Petitioner: City of Naperville, Department of Public Utilities, 400 S. Eagle Street, Naperville, IL 60540 Location: 6S564 Naper Boulevard Request: The petitioner requests 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 Naperville Sun on Sunday January 17, 2010)		
	Staff Presentation: Planner Katie Forystek of staff gave an overview of the proposal which entailed: <ul style="list-style-type: none"> • The petitioner agrees to modify the landscape plan, substituting evergreens for deciduous trees to provide year-round screening along the western property line. • The subject property was purchased in 1990 and the future land use as a public facility was identified on an adjacent parcel in the 1998 East Sector Plan. 		

	<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) included:</p> <ul style="list-style-type: none"> • Responded to Commissioner Edmonds regarding public concerns about possible future development of the site to include a reservoir: <ul style="list-style-type: none"> ○ Original intent for the land use was to include a reservoir. ○ City currently has no plans for a reservoir. ○ Future development of a reservoir on the property would be subject to a hearing before the Plan Commission and approval by City Council. 	
	<p>Public Testimony: None</p>	
	<p>Plan Commission Questions / Discussion: None</p>	
	<p><u>Motion to Close the Public Hearing:</u> Motion by: Gustin Seconded by: Sterlin</p>	<p>Approved (7 to 0)</p>
	<p><u>Motion:</u> Approve 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.</p> <p>Motion by: Trowbridge Seconded by: Messer</p>	<p>Approved (7 to 0)</p>
<p>Agenda Item D3: PC 09-1-197 Nike Park Expansion</p>	<p>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.</p> <p>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.</p> <p>(Official Notice: Published in Naperville Sun on Sunday January 27, 2010)</p>	
	<p>Staff Presentation: Planner Ying Liu gave an overview of the petitioner's request citing:</p> <ul style="list-style-type: none"> • Support for project includes: <ul style="list-style-type: none"> ○ Public feedback received during the land acquisition process. ○ Recommendations in the Park District's 2006 Recreation Master Plan and the 2007 Open Space and Recreation Master Plan 	

	<ul style="list-style-type: none"> • 1998 East Sector Plan designates the future land use for office research and development • Park expansion is consistent with the most current information of the community needs • The proposed R1 zoning is consistent with the zoning of the existing park • Subdivision plat is in compliance with Title 7 of the Municipal Code (Subdivision Regulations) • Site improvements include an athletic sports field, a support building, playground and bike trail • Total of 411 parking spaces is sufficient to support all programmable uses • The landscape plan exceeds Municipal Code requirements • Additional light reduction measures mitigates impact of the activities
	<p>Petitioners Presentation: Derek Price (1111 E. Warrenville Road Naperville, Illinois 60563) Attorney for the Naperville Park district gave an overview of the proposal that included:</p> <ul style="list-style-type: none"> • Clarification of no indoor facility • Noise and sport lighting level compliant with code • Zero variances requested • Drainage compliant with code • Improvement to roadway and infrastructure • Use of artificial turf extends programming capacity of field • Appropriate use of land that exceeds design standards • Feedback from public meetings was incorporating in final design • City has no jurisdiction over unincorporated properties with regards to the public’s desire for sidewalks on those properties. Sidewalk will not be provided on Bauer Road. <p>Mary Gardocki, planner for the Naperville Park District (320 W. Jackson Street, Naperville, Illinois 60540) addressed the commission with regards to:</p> <ul style="list-style-type: none"> • Incorporation of public feedback from multiple meetings in the acquisition of the land, need for expansion of facility and design. <p>Doug Miller, representative of Musco Lighting Systems (100 1st West, Oskaloosa, Iowa 52577) addressed the commission as to the sport lighting citing:</p> <ul style="list-style-type: none"> • Lighting goal for park is safety • Off site control of lighting • Height, reflector design and improved optics all minimize spill and glare <p>Dennis Karl, civil engineer VE Companies (7325 Janes Avenue Suite 100 Woodridge, Illinois 60517) addressed the commission regarding stormwater management to include:</p> <ul style="list-style-type: none"> • Goal of maintaining existing drainage patterns with the utilization of strategically placed swales • Berms and plantings buffering adjacent residential properties • Incorporation of a dry basin detention facility

	<p>Public Testimony: Nine (9) members of the public spoke in support of the Nike Park expansion.</p> <ul style="list-style-type: none"> • Rick Smith (2607 Freeland Circle, Naperville, Illinois 60564) • Paul O’Toole (2013 Exmoor Court, Naperville, Illinois 60540) • Fran Bixler (1608 Mohler Court, Naperville, Illinois 60563) • Tan Mallick (632 Century Farm Lane, Naperville, Illinois 60563) • Lourdes Chew (796 Sigmund Road, Naperville, Illinois 60563) • Dave Wrobel (1628 Riparian Drive, Naperville, Illinois 60564) • Jin Huang (723 Sigmund Road, Naperville, Illinois 60563) • Ken Bochenski (1404 Cress Creek Court, Naperville, Illinois 60540) • Howard Korn 963 Monticello Drive, Naperville, Illinois 60540) <p>Notable comments included:</p> <ul style="list-style-type: none"> ○ Much needed amenity to north Naperville ○ Additional revenue through user fees ○ One person although in support did voice concern for pedestrian safety due to no sidewalks along Bauer Rd. <p>Two (2) members of the public cited opposition to the project.</p> <ul style="list-style-type: none"> • Kaz Zymantas (1543 Joseph Lane, Naperville, Illinois 60563) • Jeremy Mayne (27W265 Bauer Road, Naperville, Illinois 60563) <p>Concerns voiced included:</p> <ul style="list-style-type: none"> ○ Stormwater management ○ Screening of abutting properties ○ Increased traffic generation and sufficient parking ○ Excessive noise and invasive lighting ○ Request for sidewalks on Bauer for safe pedestrian access to park
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Expressed support for traffic light at park entrance • Standard park entrance sign with compliant landscaping • Additional parking not to exceed limit of impervious surface area with regards to drainage • Clarification of hours of operation and amount of use • Intergovernmental agreement for summer program usage • Park with Municipal Code standards for noise • General support for project, understanding the need for the facility coupled with the lighting and traffic generation not exacerbating the existing conditions
	<p><u>Motion to Close the Public Hearing:</u></p> <p>Motion by: Edmonds Seconded by: Meyer</p> <p style="text-align: right;">Approved (7 to 0)</p>

	<p>Motion: Approve 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, subject to the staff memorandum dated February 17, 2010.</p> <p>Motion by: Meyer Seconded by: Messer</p>	<p>Approved (7 to 0)</p>
<p>Recess: 9:10pm Resume : 9:25pm</p>		
<p>Agenda Item D4: PC Case 9-1-010 The Paint Boss</p>	<p>Petitioner: The Paint Boss, Inc., 1030 Willoby, Elgin, IL 60120 Location: 1661 Quincy Avenue, Unit 103</p> <p>Request: The petitioner requests a conditional use for an automobile repair facility in the I (Industrial) District.</p> <p>(Official Notice: Published in Naperville Sun on Sunday January 27, 2010)</p>	
	<p>Staff Presentation: Planner Katie Forystek gave an overview of the proposal citing:</p> <ul style="list-style-type: none"> • Conditional use to occupy existing space • No exterior modification • Adequate on-site parking 	
	<p>Petitioners Presentation: Attorney Len Monson of Kuhn, Heap Monson (552 S. Washington Street Suite 100 Naperville, Illinois 60540) represented the petitioner The Paint Boss, Inc., (1030 Willoby, Elgin, IL 60120) indicating:</p> <ul style="list-style-type: none"> • Minimal impact to adjacent uses • Ample parking • Consistent with existing uses • No overnight storage of vehicles 	
	<p>Public Testimony: None</p>	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Received confirmation that there will be no issues with fumes or chemicals into the drainage system • Compliant with City of Naperville Fire department requirements • No EPA issues • Confirmation that the proposed auto repair facility will be contained within the existing structure 	
	<p>Motion to Close the Public Hearing: Motion by: Edmonds Seconded by: Meyers</p>	<p>Approved (7 to 0)</p>

	<p>Motion: Approve a conditional use for an automobile repair facility in the I (Industrial) District subject to the staff memorandum dated February 17, 2010.</p> <p>Motion by: Gustin Seconded by: Meyer</p>	<p>Approved (7 to 0)</p>
	<p><i>* Chairman Brown recused himself from agenda item D2</i></p>	
<p>Agenda Item D2: PC 09-1-186 204-226 W. Van Buren</p>	<p>Petitioner: Semper Fi Properties, LLC Location: Southwest corner of Van Buren Avenue and Webster Street</p> <p>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.</p> <p>(Official Notice: Published in Naperville Sun on Wednesday December 30, 2009)</p>	
	<p>Staff Presentation: Amy Emery of staff responded to key points from the January 20, 2010 Plan Commission hearing which entailed:</p> <ul style="list-style-type: none"> • No variance required for height • Landscape is now in full compliance with Municipal Code. • Only patio lighting is proposed on the roof. Plan complies with all city codes with regard to lighting. • Staff feels this is an appropriate land use. • Ordinances are in place for maintenance of vacant land during phased construction 	
	<p>Petitioner's Presentation: Attorney Russ Whitaker of Rosanova & Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner EPEIUS, Inc., (676 North LaSalle St., Suite 526, Chicago, IL 60654.) Attorney Whitaker cited:</p> <ul style="list-style-type: none"> • View of rooftop access structures from specific vantage points are minimal or nonexistent • The architectural arch at the building entrance will be built during the third phase. 	
	<p>Public Testimony: One (1) person, from the public spoke in support of the project.</p> <ul style="list-style-type: none"> • Karl Steininger (233 W. Van Buren, Naperville, Illinois 60540) noted: <ul style="list-style-type: none"> ○ Support for project as it enhances the neighborhood ○ Concern for construction phasing with regards to maintenance of undeveloped areas on the parcel, requesting that vacant property be improved with seed or sod during such construction 	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Clarification of green roof system identified as low planting foliage • Concerns regarding visibility of roof top access structures diminished due to 	

	<p>grading of property and schematic presented.</p> <ul style="list-style-type: none"> • Preference for an all residential building with 24 units, as opposed to 12 units with commercial space on the first floor. The Plan Commission noted that a residential building is less intense and provides a better transition to residential neighborhoods • Proposal brings forth questions regarding the roof top gardens and possible future changes in the Municipal Code • Mention of the historic nature of homes being razed for proposed project. Attorney Whitaker stated that Naper Settlement was notified of the demolition and concluded that the homes were not landmarked or deemed significant. 	
	<p><u>Motion to Close the Public Hearing:</u> Motion by: Trowbridge Seconded by: Sterlin</p>	<p>Approved (6 to 0)</p>
	<p><u>Motion:</u> 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.</p> <p>Motion by: Gustin Seconded by: Messer</p>	<p>Approved (6 to 0)</p>
E. Reports	None	
F. Correspondence	None	
G. New Business		
<p>PC Case 10-1-014 North Central College Master Land Use Plan</p>	<p>Petitioner: 30 N. Brainard Street, Naperville, IL 60540 Location: North Central College Campus</p> <p>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.</p> <p>Plan Commission directed staff to initiate the text amendment.</p>	
Commissioner Requests	<ul style="list-style-type: none"> • Clarification for the Plan Commission regarding consideration of marketability and economic information for zoning cases. • Request of commitment from staff to look into an amendment regarding rooftop lighting included in the mixed use district 	

	<ul style="list-style-type: none">Information as to the Nike park decision and its impact on Mill Street and Bauer Rd study.	
	Staff agreed to provide the requested information.	
G. Adjournment	<u>Motion to Adjourn:</u> Motion by: Gustin Seconded by: Messer Time:9:53 pm	Approved (6 to 0)



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-178 **AGENDA DATE:** 3/3/2010
SUBJECT: Medical or Dental Clinics/Offices Text Amendment
 Petitioner: City of Naperville Staff

LOCATION: N/A

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

This is a proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code pertaining to medical or dental clinics/offices.

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

BACKGROUND:

The Naperville Municipal Code currently provides zoning regulations for “clinic, medical or dental” and “office, medical or dental”. Although these two terms are used interchangeably, they are regulated differently under the Municipal Code (further discussed below). On April 8, 2009, the City Council approved the Planning Team FY 09-10 Work Program which includes a text amendment to update and clarify the definitions and regulations for clinics vs. offices.

PLANNING SERVICES TEAM REVIEW:

Existing Regulations

Pursuant to Section 6-1-6 (Definitions) of the Naperville Municipal Code, “clinic, medical or dental” is defined as:

“A building, structure or portion thereof in which patients who are not lodged overnight are admitted for examination and treatment by one or more medical or dental practitioners.”

No definition is provided for “office, medical or dental”. Under Title 6 (Zoning Regulations), medical or dental clinics are permitted by right in the R4, B2, B3, HS, RD, and ORI districts and allowed as a conditional use in the R3A and R3 districts. In comparison, medical or dental offices are permitted by right in almost all business and industrial districts as well as allowed as a home-to-office conversion conditional use in R1A, R1B, R2 and R1 districts. In addition, medical or dental offices are allowed to operate in a residential district as a home occupation accessory use while medical or dental clinics are not. Staff has not identified any functional distinctions between the two use categories which would warrant disparate treatment.

Proposed Regulations

In order to improve the clarity of the Municipal Code, staff recommends:

1. Replacing the term “clinic, medical or dental” with “office, medical or dental” throughout Title 6 (Zoning Regulations); and
2. Using the existing definition for clinics, as modified, to define the term “office, medical or dental”. The new definition for “office, medical or dental” is proposed as follows (change to existing “clinic” definition is underlined):

“A building, structure or portion thereof in which patients who are not lodged overnight are admitted for examination, diagnosis and treatment by one or more medical or dental practitioners.”

Attachment 1 includes a summary of the proposed regulations pertaining to the consolidated term, “office, medical and dental”. Note that staff is only recommending consolidation of two separate land use categories. No modification is proposed to the districts in which they are allowed.

Additional Amendments for “Sanitarium”

Section 6-1-6 (Definitions) provides identical definitions for “hospital” and “sanitarium”. These two terms are subject to the same regulations in Title 6 (Zoning Regulations) with the exception that sanitariums are not permitted in the HS (Health Services District) while hospitals are. To clean-up the code, staff recommends removing the term “sanitarium” from Title 6. Attachment 2 includes a summary of the proposed amendments to the regulations for sanitariums.

ATTACHMENTS:

1. Medical or Dental Clinics/Offices – Attachment 1: Proposed Amendments to Medical or Dental Clinic/Office Regulations – PC 09-1-178
2. Medical or Dental Clinics/Offices – Attachment 2: Proposed Amendments to Sanitarium Regulations – PC 09-1-178

Medical and Dental Clinics/Offices (PC 09-1-178)
March 3, 2010

Proposed Amendments to Medical or Dental Clinic/Office Regulations¹

Section 6-1-6: Definition

~~CLINIC, MEDICAL OR DENTAL OFFICE, MEDICAL OR DENTAL~~: A building, structure or portion thereof in which patients who are not lodged overnight are admitted for examination, diagnosis and treatment by one or more medical or dental practitioners.

Section 6-2-8: Home Occupation Regulations:

3. Permitted Uses: Home occupations shall include, but shall not be limited to, the following uses:

...
3.5. Offices of medical or dental practitioners.
...

4. Prohibited Uses: Permitted home occupations shall not be deemed to include the following uses:

4.1. ~~Clinics, medical and dental.~~
...

Section 6-6 to Section 6-8:

District	District Name	Clinic, Medical or Dental	Office, Medical or Dental
R1A	Low Density Single Family Residence		CU(HTO only)
R1	Low Density Single-Family Residence		CU(HTO only)
R1B	Medium Density Single-Family Residence		CU(HTO only)
R2	Single-Family and Low Density Multifamily Residence		CU(HTO only)
R3A	Medium Density Multifamily Residence	CU	<u>CU</u>
R3	Medium Density Multifamily Residence	CU	<u>CU</u>
R4	High Density Multifamily Residence	P	<u>P</u>
B1	Neighborhood Convenience Shopping Center		P
B2	Community Shopping Center	P	P
B3	General Commercial	P	P
B4	Downtown Core		P (Second floor or above only)
B5	Secondary Commercial		P
OCI	Office, Commercial and Institutional		P
BP	Business Park		P
TU	Transitional Use		P
HS	Health Services	P	P
RD	Research and Development	P	P
ORI	Office, Research and Light Industrial	P	<u>P</u>
I	Industrial		P

P: Permitted Use by right

CU: Conditional Use

HTO: Home-to-Office Conversion.

Section 6-9-3: Schedule of Off-Street Parking Requirements

...

6. Parking Class No. 5 — Services And Institutions:

...

Office, medical or dental	5 parking spaces per 1,000 square
Clinic, medical or dental	feet of gross floor area

...

ⁱ Added text is underlined. Deleted text is ~~struckthrough~~.

Medical and Dental Clinics/Offices (PC 09-1-178)
March 3, 2010

Proposed Amendments to Sanitarium Regulationsⁱ

Section 6-1-6: Definition

HOSPITAL: An institution which maintains and operates facilities for the diagnosis, treatment, medical care or surgical care of persons suffering from illness, disease, injury, deformity, or other abnormal condition and which permits overnight lodging for patients.

~~SANITARIUM: An institution which maintains and operates facilities for the diagnosis, treatment, medical care or surgical care of persons suffering from illness, disease, injury, deformity, or other abnormal condition and which permits overnight lodging for patients.~~

Section 6-6 to Section 6-7:

District	District Name	Hospital	Sanitarium
E1	Low Density Estate	CU	CU
E2	Medium Density Estate	CU	CU
E3	Estate Transition	CU	CU
OCI	Office, Commercial and Institutional	P	P
HS	Health Services	P	

P: Permitted Use by right

CU: Conditional Use

Section 6-2-8: Home Occupation Regulations:

4. Prohibited Uses: Permitted home occupations shall not be deemed to include the following uses:

4.4. ~~Hospitals and sanitariums.~~

ⁱ Deleted text is ~~struck through~~.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-011 **AGENDA DATE:** 3/3/2010
SUBJECT: Park-n-Ride Facilities
 Petitioner: City of Naperville Staff

LOCATION: N/A

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

This is a proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities).

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
 Jennifer Ebel, Transportation Planner

BACKGROUND:

The City of Naperville is currently served by three park-n-ride facilities that offer designated parking areas for commuters to park their private vehicles. Pace provides express bus service from the park-n-ride facilities directly to the Route 59 Metra Station during peak morning and evening commute hours. The following are the locations of the three park-n-ride facilities in Naperville:

- Wheatland Salem Church Park-n-Ride (1852 95th Street)
- Community Christian Church Park-n-Ride (1635 Emerson Road)
- City of Naperville 95th Street Park-n-Ride (91st Street and Wolfs Crossing Road)

Two of the park-n-ride facilities operate from private parking lots owned and managed by local churches through a maintenance agreement with Metra Rail. Both park-n-ride facilities were initially approved by the City Council in 1999 through a temporary use permit, one of which was later approved as a conditional use in the R1 (Low Density Single-Family) District on a permanent basis (see Attachment 1 for a list of previous Council actions). The third park-n-ride facility operates from a city-owned parking lot that was constructed in 2008 as a temporary use

of the future STAR Line rail property. This facility is currently maintained by the city as a permitted use in the I (Industrial) District.

The three park-n-ride facilities have been successful in providing commuters with an alternative mode of transportation to access existing transit services. An average of 225 commuters access the Pace buses from the park-n-ride facilities daily, thus reducing the number of vehicles traveling to and from, or parking at the train stations.

Based on the success and benefits of the existing park-n-ride facilities, the City Council approved the Transportation Team FY09-10 Work Program on April 8, 2009, which includes a work item to pursue additional park-n-ride facilities at strategic locations throughout the city focusing on locations along existing commuter routes. Based on Council's direction, staff, in cooperation with Pace Suburban Bus and Metra Rail, has been actively exploring new church and commercial locations that could provide a connection to buses serving the Naperville Metra Station.

PLANNING SERVICES TEAM REVIEW:

In order to create greater opportunities and a simplified, uniform process for establishing new park-n-ride facilities that support existing transit services, staff requests a text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities) to provide regulations specific to park and ride facilities.

The proposed text amendment included as Attachment 2 would allow park-n-ride facilities to be established in any zoning district within the city, provided that the park-n-ride is accessory to a permitted or approved conditional non-residential use such as religious institutions. All new park-n-ride locations would be subject to administrative review to ensure that the facility will not have an adverse impact on the subject property or surrounding properties. Specifically, the following factors would be considered:

- Availability of 75-100 surplus parking spaces, in addition to parking required to support the principal use of the site, to accommodate commuter vehicles during normal commute hours;
- Accessibility for transit vehicles and commuters;
- Location on existing transit routes;
- Location on major arterials; and
- Proximity to residential properties.

The proposed text amendment will give the city, Pace, and Metra greater flexibility to work with institutional and commercial property owners to pursue new park-n-ride facilities at strategic locations throughout the city. As new facilities are established, staff will provide the City Council with a list of all active park-n-ride facilities in the city and their locations in the annual transportation report.

ATTACHMENTS:

1. Park-n-Ride Facilities – Attachment 1: Previous Council Actions – PC 10-1-011
2. Park-n-Ride Facilities – Attachment 2: Proposed Text Amendments – PC 10-1-011

PREVIOUS COUNCIL ACTIONS:

Date	Item #	Action
8/17/99	K1a	Approved a temporary use to utilize 100 parking spaces of the Wheatland Salem Church parking lot for a park-n-ride facility for a period of one year (from 8/17/99 to 8/17/00)
8/15/00	J2	Extended the temporary use of the existing park-n-ride facility in the Wheatland Salem Church parking lot for a period of one year (from 8/15/00 to 8/15/01)
5/15/01	L9	Approved Ord. 01-97 granting a major change to the Wheatland Salem Church conditional use to allow for the continued operation of the existing park-n-ride facility as a permanent permitted use.
3/6/01	J5	Approved a temporary use to utilize 100 parking spaces of the Community Christian Church parking lot as a park-n-ride facility for a period of one year (from 3/6/01 to 3/6/02)
3/5/02	E7	Extended the temporary use of the park-n-ride facility in the Community Christian Church parking lot for a period of one year (from 3/5/02 to 3/3/03).
2/18/03	E5	Extended the temporary use of the park-n-ride facility in the Community Christian Church parking lot for a period of two years (from 3/3/03 to 3/3/05).
4/4/06	H12	Approved Ord. 06-072 granting an extension of the temporary use to allow for the continued operation of the Community Christian Church park-n-ride facility for a period of 3 years (from 3/3/05 to 4/4/08).
3/18/08	I11	Approved Ord. 08-052 extending the temporary use of the park-n-ride facility in the Community Christian Church parking lot for a period of 5 years (from 4/4/08 to 4/4/13).

PROPOSED TEXT AMENDMENTⁱ

Section 6-2-30 PARK-N-RIDE FACILITIES

1. Purpose: It is the intent of this section to provide regulations specific to park-n-ride facilities located within all zoning districts provided for in this title. Further, it is the intent of this section to create greater opportunities for the establishment of said park-n-ride facilities in locations where they can provide support to existing transit services operated in the city and will not result in a detrimental impact to the intent of this title and/or policies adopted through the city's comprehensive planning documents.
2. Definition: For the purpose of this section, "park-n-ride facility" shall be defined as a designated parking area where individuals can park their private vehicles and access public transportation services provided by public transit agencies (e.g. Pace and Metra) and the City of Naperville.
3. Permitted Use: The following use shall be permitted in all zoning districts provided for in this title:
 - 3.1. Park-n-ride facilities accessory to a permitted non-residential use or an approved non-residential conditional use.
4. Required Condition:
 - 4.1. All park-n-ride facilities shall be administratively reviewed and approved by the Zoning Administrator provided that the proposed use will not have a potential adverse impact on the subject property, surrounding properties, or public health, safety and general welfare. Those found to have a potential adverse impact will be forwarded to the City Council for consideration.

ⁱ Added text is underlined.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-018 **AGENDA DATE:** 3/3/2010
SUBJECT: Bridgestone at Naperville Crossings
 Petitioner: Bridgestone Retail Operations, LLC, 333 E. Lake Street,
 Bloomingdale, IL 60108

LOCATION: Located on the north side of 95th Street between Reflection Drive and Showplace Drive

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests a conditional use for an automobile service station and repair facility, a major change to the Naperville Crossings Planned Unit Development (PUD), and approval of a final PUD plat in order to develop a Bridgestone tire store on Lot 10.

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, known as Lot 10 of the Naperville Crossings Planned Unit Development (PUD), is located on the north side of 95th Street between Reflection Drive and Showplace Drive. The property consists of 1.6 acres and is zoned B2 PUD (Community Shopping Center Planned Unit Development). The controlling site plan for Naperville Crossings PUD, which was approved in 2004, designates a one-story retail/office building on Lot 10.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ordinance 04-017: Authorized the execution of the annexation agreement.
 Ordinance 04-018: Annexed the Naperville Crossings property.
 Ordinance 04-019: Amended the zoning of the property to B2/R3.
 Ordinance 04-020: Approved a Conditional Use for the Naperville Crossings PUD.
 Ordinance 04-054: Authorized execution of the 1st amendment to the annexation agreement.
 Ordinance 04-055: Approved the 1st amendment to the PUD Plat/Final Subdivision Plat.

Ordinance 05-052: Authorized execution of the 2nd amendment to the annexation agreement.

Ordinance 05-164: Authorized execution of the 3rd amendment to the annexation agreement.

Ordinance 05-165: approved the 2nd amendment to the PUD Plat.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for the subject property, as adopted in the 2002 Southwest Community Area Plan, is “Mixed Use Commercial Retail/Office”. The proposed Bridgestone tire store is consistent with the future land use designation of the site.

NATURAL FEATURES:

The site is fairly flat and is currently vacant.

PLANNING SERVICES TEAM REVIEW:

The petitioner seeks a conditional use for an automobile service station and repair facility, a major change to the Naperville Crossings PUD, and approval of a final PUD plat in order to construct an 11,409 square foot Bridgestone store and a 52-space parking lot. The building will include a sales area and 11 service bays. The major change to the PUD is necessary due to the request for a conditional use in the B2 District as well as a more than 20% increase to the building gross floor area. According to the petitioner, the store will be the initial launch of the Bridgestone high-end tire operation prototype, providing retail sales of auto accessories and the Bridgestone lines of golf equipment, as well as automotive service and repair. To address target customers, the store will also provide a valet station at the front door and a putting green on the west side of the store.

Conditional Use and Major Change to the PUD

The Statement of Intent and Concept for Naperville Crossings indicates that the development will be “a commercial and residential community which meets the needs of the larger community that surrounds it as contemplated by the Master Plan of Naperville.” Site design and landscaping plans associated with the PUD further express the intent of a pedestrian friendly, cohesive site. The approved overall site plan for Naperville Crossings (Attachment 1) envisions a pedestrian core north of Anna Marie Lane, which is evidenced by the transition of streetscape design along Showplace Drive from an urban streetscape (i.e. on-street parking, 10’ sidewalk and streetscape furnishings) north of Anna Marie Lane to a parkway streetscape south of Anna Marie Lane. Pedestrian activities in the existing shopping center primarily concentrate on the center section of the development north of Anna Marie Lane.

Staff finds that the proposed Bridgestone is consistent with the concept and intent of the Naperville Crossings PUD and would impose little impact on the pedestrian focus of the overall development. The proposed tire store is an auto-oriented use that, due to its unique location on Lot 10, provides easy vehicular access to 95th Street while forming pedestrian and aesthetic connections to the larger PUD. The petitioner has indicated that due to the high end nature of the store, they anticipate approximately 20-25 customers per day for automotive services or repair. An existing bank with drive through lanes, located south of Anna Marie Lane at the intersection of 95th Street and Route 59, also establishes an auto orientation on the 95th Street frontage. Staff finds that the proposed store would not have any detrimental impact on the existing businesses, and may enhance the mix of uses within the development as customers shop or dine while

Bridgestone at Naperville Crossings (PC 10-1-018)

March 3, 2010

Page 3 of 4

waiting for their cars to be serviced. The petitioner has provided responses to the standards for granting a major change to the PUD and a conditional use in the attached Development Petition. Staff generally concurs with the petitioner's findings.

PUD Plat

The proposed Final PUD Plat for Lot 10 of Naperville Crossings illustrates a footprint of 11,409 square feet as well as a 52-space parking lot. The proposed parking meets the requirement for a retail/auto repair facility as set forth in Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code. Also shown on the plat are a covered valet station in front of the sales area, two car display areas in the parking lot, a putting green west of the building and a trash enclosure located directly on Anna Marie Drive. All proposed site improvements comply with the requirements of the zoning regulations and are in harmony with the Southwest Community Area Commercial Design Guidelines.

A one-way eastbound circulation is proposed for the north drive aisle in order to accommodate the valet station. Engineering staff is supportive of the one-way traffic movement and is working with the petitioner to refine the design of the one-way aisle. Staff does not anticipate that the resulting changes, if any, will impact the overall layout of the PUD plat.

Building Elevations

The proposed Bridgestone building is consistent with the existing design theme for Naperville Crossings with respect to the following:

- The building primarily consists of a brick façade that displays a light earth-tone color.
- The building is articulated horizontally through incorporation of a CMU knee wall, a CMU accent band, brick soldier coursing and detailed cornicework, and vertically through modulation of building facades and incorporation of columns.
- The service bays are furnished with clear glass garage doors that are slightly recessed from the building face to create a shadow line.

The proposed building incorporates several contemporary architectural elements for the corner retail area, including store front windows, a grey metal tower and a red metal canopy above the valet station. The petitioner has indicated that these contemporary elements represent essential Bridgestone branding features that will be carried throughout future retail stores around the nation. Staff finds that the store's location is separate from the visual and activity center of the shopping center (i.e., along Showplace Drive and Cantore Road in front of the Kerasotes Theatre) and is not located along the primary retail frontage of Route 59. Thus, staff finds that some deviation from the traditional design theme of Naperville Crossings is acceptable.

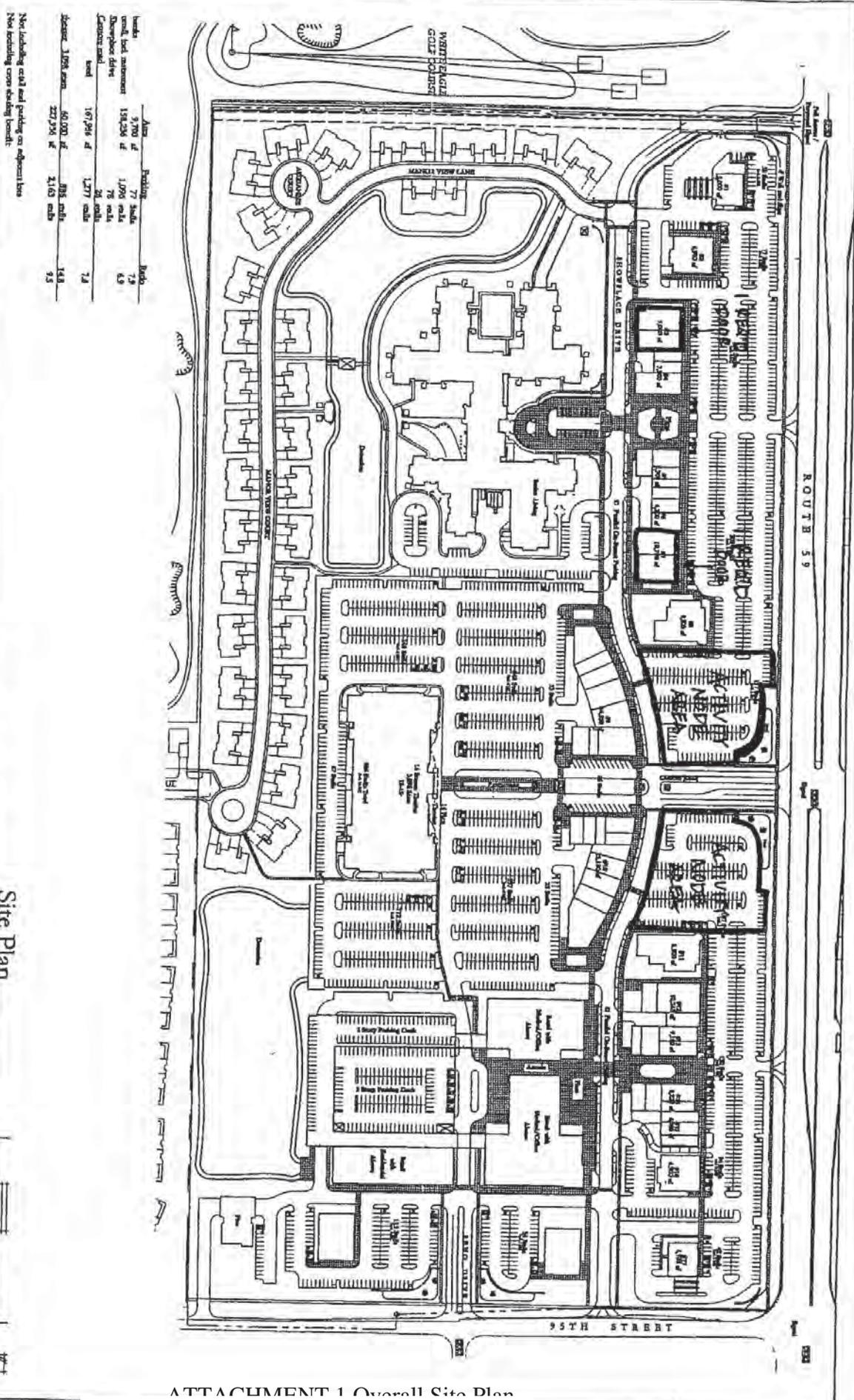
Landscape Plan

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. In addition, the plan provides additional streetscape improvements including benches, trash receptacles, decorative roadway lights, and enhanced landscaping along Showplace Drive in compliance with the Naperville Crossings Streetscape Design Guidelines.

ATTACHMENTS:

1. Bridgestone at Naperville Crossings – Overall Site Plan – PC 10-1-018
2. Bridgestone at Naperville Crossings – Application – PC 10-1-018
3. Bridgestone at Naperville Crossings – Development Petition – PC 10-1-018
4. Bridgestone at Naperville Crossings – Legal Description – PC 10-1-018
5. Bridgestone at Naperville Crossings – Location Map – PC 10-1-018
6. Bridgestone at Naperville Crossings – Location Map Aerial – PC 10-1-018
7. Bridgestone at Naperville Crossings – PUD Plat– PC 10-1-018
8. Bridgestone at Naperville Crossings – Landscape Plan – PC 10-1-018
9. Bridgestone at Naperville Crossings – Building Elevations – PC 10-1-018

R2003 2/1/10



Area	Footings	Perch
Buildings	3,700 sq ft	77 sq ft
Site	154,208 sq ft	1,095 sq ft
Developer's share	75 sq ft	4.9
Common area	24 sq ft	
Land	167,994 sq ft	1,277 sq ft
Site	40,000 sq ft	144 sq ft
Site	227,994 sq ft	2,161 sq ft
		93

Not including total land parking on adjacent lots
Not including cross-streets/broads

Naperville Crossings 021416
JAN 16, 2007

MIDAMERICA
DEVELOPMENT PARTNERS, LLC

Site Plan
Plan 35A



HOK ARCHITECTS + PLANNERS, INC.
15 SOUTH WALKER WASHINGTON HEIGHTS SUITE 6000 CHICAGO

EXHIBIT E-1a

19
[Handwritten signature]

**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING AND DEVELOPMENT
BUSINESS GROUP
APPLICATION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME: Naperville Crossings- Bridgestone

Date of Submission: February 5, 2010

I. APPLICANT/PETITIONER:

Name: Bridgestone Retail Operations, LLC

Address: 333 E. Lake St.
Bloomington, IL 60108

Contact Person: Russell G. Whitaker, III

Telephone Number: 630-355-4600

Relationship of Applicant to Subject Property: Contract Purchaser

II. OWNER OF THE PROPERTY:

Name: First National Bank of Naperville
Address: 555 Fort Hill Drive, Naperville, Illinois 60540

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: n/a

III. ACTION REQUESTED:

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |
| <input type="checkbox"/> Major Change to a Conditional Use | <input type="checkbox"/> Minor Change to a Conditional Use |
| <input checked="" type="checkbox"/> Major Change to a Planned Unit Development | <input type="checkbox"/> Minor Change to a Planned Unit Development |

- ___ Preliminary Plat of Subdivision ___ Final Plat of Subdivision
- ___ Subdivision Waiver ___ Zoning Variance

IV. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Rosanova & Whitaker, Ltd.	Telephone Number: 630/355-4600
Engineer: Intech Consultants	Telephone Number: 630-964-5656
Developer: Mays & Company	Telephone Number: 214-363-8400

V. PROJECT DATA:

1. Location: Lot 10 in Naperville Crossings, 95th St & Route 59.
County: Will
Township: Wheatland
PIN#: 07-01-04-410-069
2. General Description of the Site: The subject property is part of the larger Naperville Crossing development. It consists of approximately 1.58 acres and is unimproved.
3. Existing Zoning on the Site: R-4 in DuPage County
4. Existing Land Use: Residential/Vacant
5. Acreage of Site: 3.14 acres
6. List Controlling Ordinance and agreement (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.): Naperville Crossings Annexation Agreement, Subdivision Plat and PUD Plat.

7. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North	B-2 PUD	Naperville	Vacant	Commercial
South	B-2	Naperville	Commercial	Commercial
East	B-2 PUD	Naperville	Commercial	Commercial
West	B-2 PUD	Naperville	Vacant	Commercial

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office
 Industrial Other:

2. Proposed Zoning: B-2 PUD (no change)

3. Description of Proposal: Petitioner seeks to develop Lot 10 with a regional Bridgestone tire store. To operate this store, Petitioner seeks a conditional use for an automobile service station and a major change to the Naperville Crossings PUD to permit the development of Lot 10. This store will be the initial launch of the Bridgestone prototype tire operation. This high-end tire store will provide retail sales along with limited vehicle service operations. To address the target audience, the store includes a valet station, a putting green and interior café.

4. Description of Building (Including number of buildings, façade materials, square feet of each building/use, maximum height):

The proposed structure is single story with a two-story façade. The structure consists primarily of brick elements consistent with the design guidelines for Naperville Crossings. The main corner retail element incorporates essential Bridgestone branding features that will be consistent throughout retail stores around the nation. The branding elements include metal panel systems with the trademark Bridgestone color scheme. The metal panel systems are consistent with building materials incorporated in both the Potbelly's and Showplace Cinema locations.

5. General Land Use Data:

	Resid.	Comm.	Office	Indust.	R.O.W.	Park	School	Private	Other	Total
No. of Acres	1.58									1.58

% of Total	100%									100%
------------	------	--	--	--	--	--	--	--	--	------

*Please explain:

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: Petitioner seeks a conditional use for an automobile service station to be operated in conjunction with the proposed Bridgestone retail tire operation.
8. Variances from the Underlying zoning Regulations: (i.e. parking, setbacks, density, height/bulk, etc.: None
9. Variances from the Subdivision Regulations: None
11. Variances from the Landscape Regulations: None

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

1. Required School Donation: None
2. Required Park Donation: None

VIII. PRIVATE FACILITIES

None

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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND
PLAN COMMISSION FOR ENTITLEMENTS REGARDING
LOT 10 IN THE NAPERVILLE CROSSINGS SUBDIVISION**

THE UNDERSIGNED Petitioner, Bridgestone Retail Operations, LLC, (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to grant a conditional use and a Major Change to the Naperville Crossings Planned Unit Development for the property legally described on **Exhibit A** and depicted on **Exhibit B**, which exhibits are attached hereto and incorporated herein by reference (hereinafter the “Subject Property”), pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Petitioner, Bridgestone Retail Operations, LLC., whose offices are located at 333 E. Lake Street, Bloomingdale, Illinois 60108 is the petitioner and contract purchaser of the Subject Property (hereinafter the “Petitioner”). First National Bank of Naperville, located at 555 Fort Hill Drive, Naperville, Illinois 60540 is the owner of the Subject Property (hereinafter the “Owner”).
2. The Subject Property consists of approximately 1.58 acres generally located West of Illinois Route 59 and North of 95th Street in Naperville, Illinois.
3. The existing land uses surrounding the Subject Property are as follows:
 - a. North: B-2 (PUD) (Vacant Property)
 - b. East: B-2 (PUD) (Commercial)
 - c. South: B-2 (Commercial); and
 - d. West: B-2 (PUD) (Vacant Property).

142550/1

4. The Subject Property is located in Will County, Illinois, and is unimproved.

5. That the requested zoning meets the requirements for conditional use under the Naperville Municipal Code, Section 6-3-8, and is appropriate based on the following factors:

a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and

The Subject Property is part of the Naperville Crossings Subdivision and is zoned B-2 (Community Shopping Center District) with a conditional use for a Planned Unit Development. The Petitioner is seeking a conditional use pursuant to the provisions of the B-2 Community Shopping Center District to construct and operate an automobile service station on Lot #10 in the Naperville Crossings Subdivision. An automobile service station is defined in relevant part under the Naperville Municipal Code as; a building, structure, or parcel of land used for the sale and installation of tires, batteries and other minor accessories and services for motor vehicles, but not including major motor vehicle repairs. This conditional use is consistent with the Official Land Use Plan of the City which depicts this particular property as commercial, the City's Zoning Map and promotes the general welfare of the City of Naperville. This conditional use is consistent with the retail character of the area, including the B-2 uses located to the North, East, West, and South and the existing automobile service station located on the South Side of 95th Street.

Safe access to the Subject Property will be sufficiently provided for at the signalized intersection of 95th Street and Reflection Drive, the right-in, right-out access adjacent to Showplace Drive, and the full access located adjacent to Illinois Route 59. The conditional use will be constructed and maintained pursuant to all City of Naperville ordinances, and will comply with the parking, landscaping, lighting, zoning, setback, height, bulk, fire, and building code requirements. No variances are being requested as part of the Petitioner's petition which

142550/1

could endanger the public health, safety and general welfare. Lastly, Petitioner's proposed conditional use will support the general welfare of the City of Naperville by enhancing the retail sales tax and property tax bases of the City, provide employment opportunities, improve a parcel of property which is currently vacant and bank owned, and create a unique retail opportunity for the residents of the City of Naperville and surrounding communities.

b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

The proposed use of the Subject Property is consistent with the adjacent properties, and therefore will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted. The Subject Property is surrounded by other B-2 zoned property to the South, and B-2 (PUD) zoned property to the North, East, and West. Within sight of the Subject Property, there is the new City of Naperville Fire District #10 to the West, retail uses including a Goodyear automobile service station and Gas City to the South, Bank of America and other retail uses to the East, and the Showplace movie theatre and retail uses to the North. Over the past several years a portion of the Naperville Crossing Subdivision has remained undeveloped, has become bank owned, and depreciated as a result. The Petitioner's request will provide for the improvement of a portion of the vacant property which will increase the property values and property tax values within the area. The proposed structure has been designed with four sided architecture, and will be constructed utilizing high quality building materials which are consistent with the character of Naperville Crossings.

c. 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.

The Petitioner's conditional use will not impede the normal and orderly development and improvement of the adjacent property. The requested conditional use is generally consistent with

142550/1

other uses permitted in the B-2 zoning district. A large percentage of the adjacent properties have already been developed as part of the Naperville Crossings Subdivision, which include various B-2 commercial uses. The Petitioner proposes a concept high-end tire store, with a retail component for providing a variety of associated after-market products automotive products. Furthermore Petitioner will be offering amenities for its clients such as a valet station, putting green, and café. Petitioner's conditional use will provide a unique retail opportunity on a small portion of the Naperville Crossings property. The proposed use will be destination retail and will generate additional interest and create increased retail demand in the area, including shopping opportunities while clients are waiting for their automotive services to be performed. The proposed building will be single story, with a two-story façade, constructed utilizing quality building materials including, roof accents, decorative banding, brick, split face block, decorative paneling, and four sided architecture. The proposed structure will also incorporate the essential Bridgestone branding elements including metal panel systems and color scheme. Similar branding elements and metal panel systems have already been incorporated into the Potbelly's and Showplace Cinema located in Naperville Crossings. The proposed structure is consistent with the Naperville Crossings design guidelines.

6. The Petitioner requests that the Subject Property be granted a Major Change to the Naperville Crossings Planned Unit Development pursuant to Naperville Municipal Code Section 6-4-6, as amended.

7. The proposed Major Change to the Planned Unit Development will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use.

8. That granting the requested Major Change to the Planned Unit Development is appropriate, under Section 6-4-6 of the Zoning Ordinance, based on the following factors:

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

The larger Naperville Crossings Subdivision was approved as a workable mixed-use PUD concept with shared common elements to serve patrons and residents of the development.

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

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

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets all applicable requirements as depicted on the PUD Plat.
- (iii) Common Open Space: Provisions for open space requirements have been provided for as part of the Naperville Crossings Subdivision PUD.
- (v) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for Landscaping and screening on the Subject Property.
- (vi) Lighting: The proposed development will comply with the City's exterior lighting regulations, as depicted on the photometric plan submitted with this Petition.
- (vii) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met as part of the Naperville Crossings PUD.
- (x) Relationship to Adjoining Land: The proposed B-2 conditional use for an automobile service station use is consistent with surrounding commercial B-2 and B-2 PUD uses.
- (xi) Density Bonuses: No Density bonuses are requested.
- (xii) Park and School Sites: No dedication is required for commercial

developments.

142550/1

(xiii) Public Improvements. All public improvements have been provided for as part of the Naperville Crossings PUD.

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

Open space, common open space, and recreational facilities have been provided for as part of the Naperville Crossings PUD. Furthermore, the proposed development includes a small putting green and associated display of Bridgestone golf products.

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

Petitioner is not requesting any modifications in design standards from the subdivision control regulations or waivers in bulk regulations from the zoning regulations.

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

The proposed B-2 conditional use for an automobile service station use is consistent with surrounding commercial B-2 and B-2 PUD uses.

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

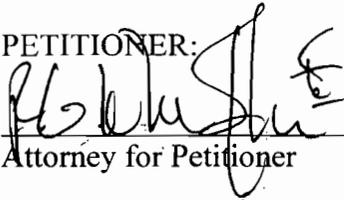
The Subject Property is already zoned B-2 PUD pursuant to the City's Zoning Map and is designated as Commercial on the City's Comprehensive Plan. Therefore, this Petition is consistent with the comprehensive plan and zoning map.

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

Efficient utilization of land, provisions for transportation and public facilities, and preservation of existing natural features on the site have been provided for as part of the Naperville Crossings Subdivision PUD. Infrastructure dictates the design and layout of the proposed development.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) grant the petitioner's request for a conditional use for an automobile service station on the Subject Property; 2) grant a major change to the Naperville Crossings PUD to allow for Petitioner's conditional use; and 3) approve the final unit development plat for lot #10 in Naperville Crossings.

RESPECTFULLY SUBMITTED this 12th day of February, 2010.

PETITIONER:


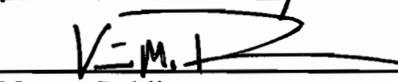
Attorney for Petitioner



State of Illinois)
)ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Russell G. Whitaker III, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of February, 2010.



Notary Public

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

1. Applicant: **Bridgestone Retail Operations, LLC**

2. Nature of benefit sought: Major Change to the Naperville Crossings PUD and such variances as are necessary to develop the Subject Property according to the PUD plat.

3. Nature of Applicant: (Please check one)

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture
- g. Limited Liability Company ✓

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

Name	Address	Interest
a.		

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

Jim Sager, Bridgestone Retail Operations, LLC, ~~General~~ Counsel, 333 E. Lake St., Bloomingdale, Illinois 60108.
Senior

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

VERIFICATION

I, **Jim Sager**, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this
5th day of February, 2010.

[Signature]
Jim Sager

[Signature]
Notary Public

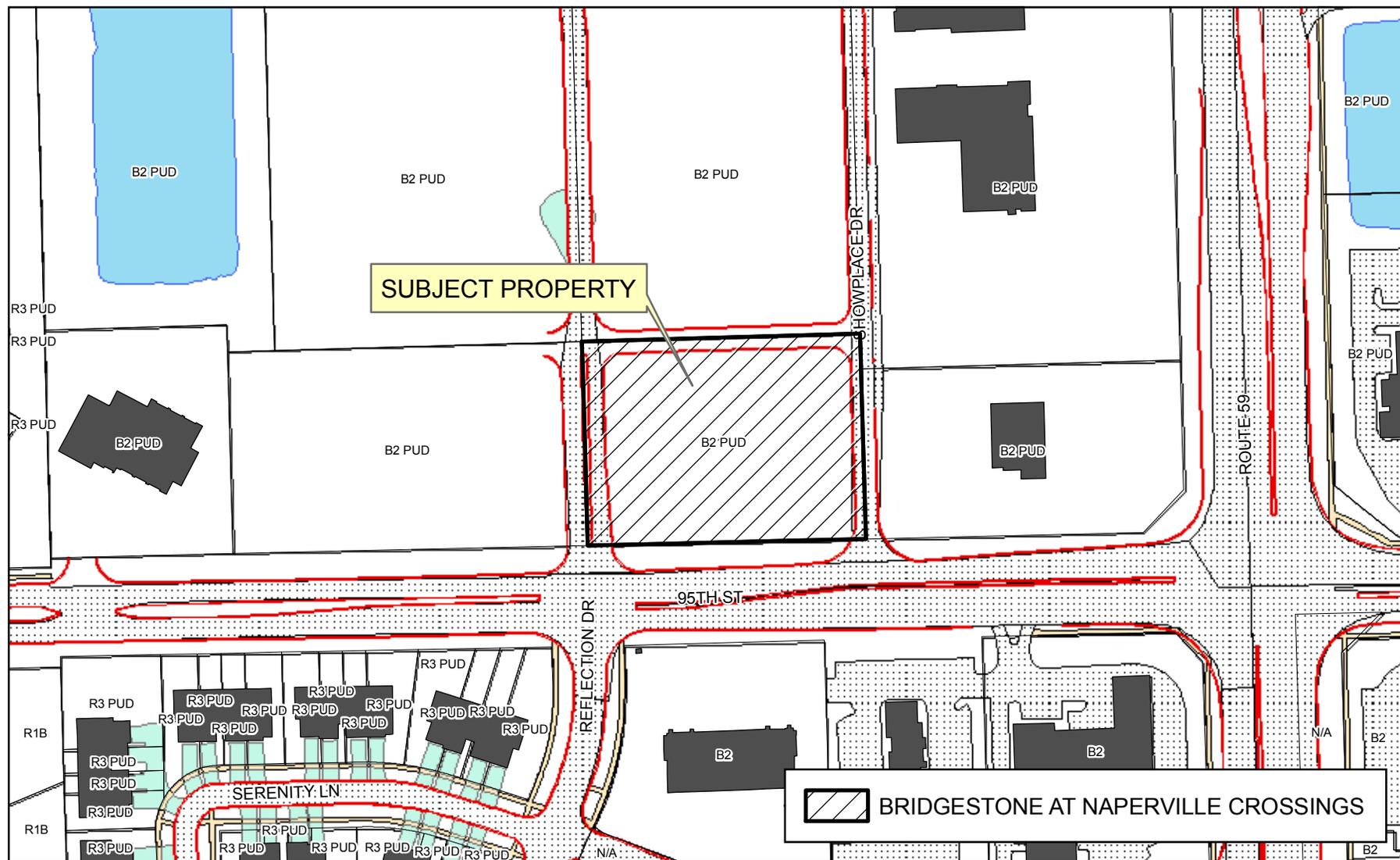


Legal Description

Lot 10 of Naperville Crossings

LOT 10 IN NAPERVILLE CROSSINGS, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS

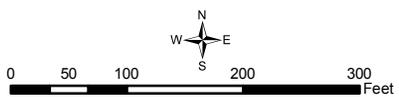
City of Naperville BRIDGESTONE AT NAPERVILLE CROSSINGS



FINAL - Plan Commission - 3/3/2011

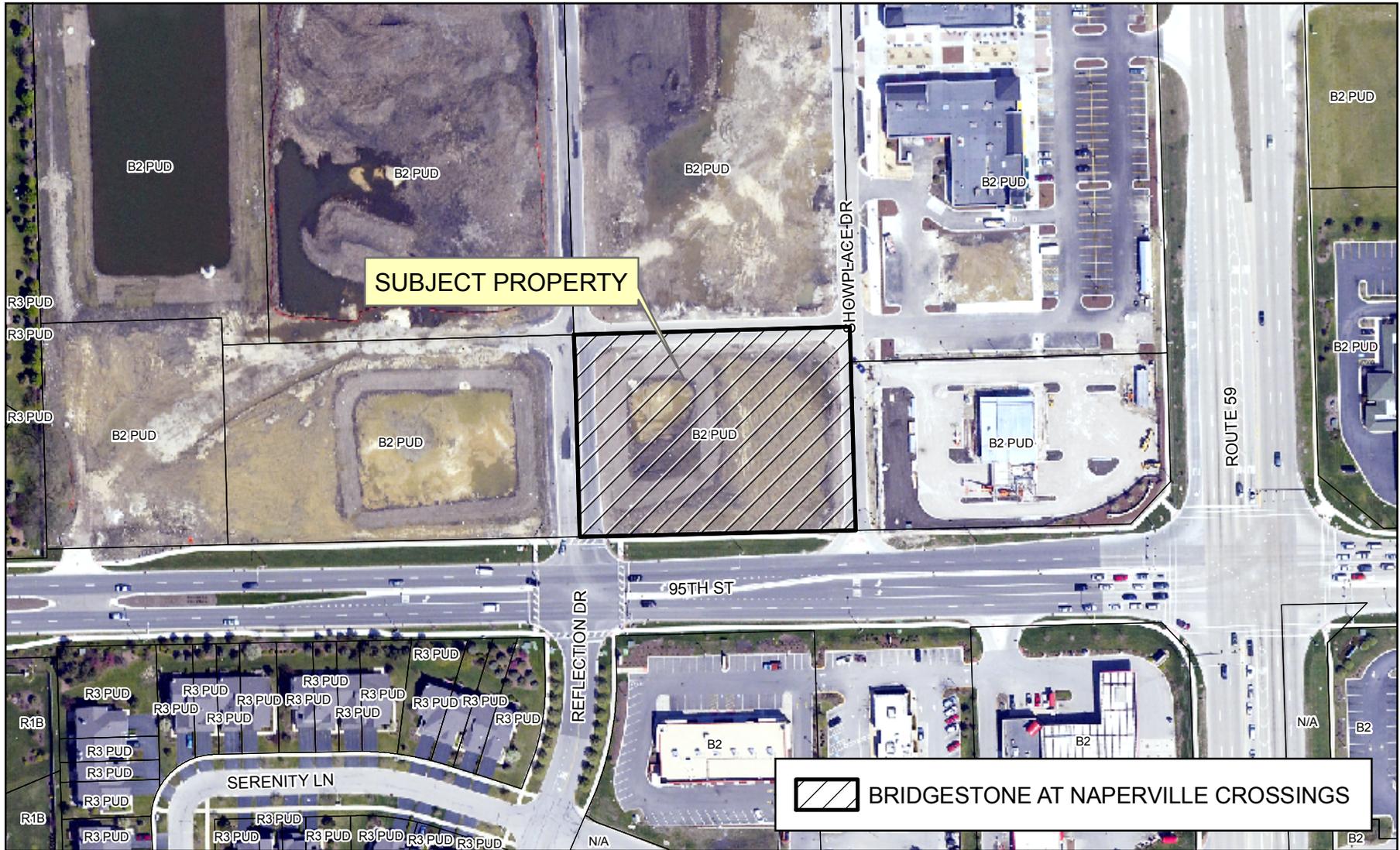


Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
February 2010

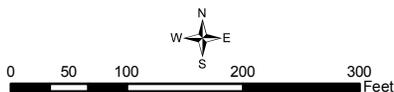


This map should be used for reference only.
The data is subject to change without notice.
City of Naperville assumes no liability in the use
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forbidden without expressed written consent from the City of Naperville.

City of Naperville
BRIDGESTONE AT NAPERVILLE CROSSINGS



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



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FINAL PLANNED UNIT DEVELOPMENT PLAT NAPERVILLE CROSSINGS LOT 10

NAPERVILLE, ILLINOIS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

WILL COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF WILL COUNTY, ILLINOIS, ON THE ____ DAY
OF _____, A.D., AT _____ O'CLOCK,
P.M., AND WAS RECORDED IN BOOK _____ AT _____
PAGE _____ OF PLATS ON _____

RECORDER OF DEEDS _____

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE FIRST NATIONAL BANK OF NAPERVILLE IS THE
CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN THEREON,
FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND
PROVIDED BY STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE APRESAID.

DATED THIS ____ DAY OF _____ A.D.,

TEST: _____ BY: _____

TITLE: _____

NOTARY CERTIFICATE

DATE OF _____

COUNTY OF _____

A NOTARY PUBLIC IN AND FOR
SAID COUNTY IN THE STATE APRESAID DO HEREBY CERTIFY
IN PRESENCE OF SAID
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS OF SAID
NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE
ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED
HIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS A FREE
AND SOLE ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND
NOTARIAL SEAL.

THIS ____ DAY OF _____ A.D.,

MY COMMISSION EXPIRES: _____

NOTARY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NAPERVILLE, ILLINOIS, AT A MEETING HELD

HE ____ DAY OF _____ A.D.,

Y: _____ ATTEST: _____

_____, MAYOR

_____, CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING

HELD THE DAY OF _____ A.D.,

BY: _____ ATTEST: _____

_____, CHAIRMAN

_____, SECRETARY

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

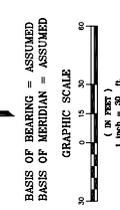
STATE OF ILLINOIS)

COUNTY OF DUPAGE)

DIRECTOR OF THE CITY OF NAPERVILLE
SUBDIVISION IN ACCORDANCE WITH THE AUTHORITY VESTED IN ME BY THE
SUBDIVISION CONTROL REGULATIONS OF THE CITY OF NAPERVILLE.

DATED THIS ____ DAY OF _____ A.D.,

DIRECTOR _____



ABBREVIATION TABLE

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
S.F.	=	SQUARE FEET
DOC.	=	DOCUMENT
No.	=	NUMBER

INGRESS/EGRESS EASEMENT
PER DOC. No. R2004-90897

- LEGEND
- LOT BOUNDARY LINE
 - EASEMENT LINE
 - SANITARY SEWER WITH MANHOLE
 - WATER MAIN & HYDRANT
 - VALVE IN VAULT
 - STORM SEWER
 - GAS
 - INLET, TYPE A
 - MANHOLE, TYPE A WITH CLOSED LID
 - MANHOLE, TYPE A WITH OPEN LID
 - GREASE TRAP
 - PIPE BOLLARD
 - HANDICAP PARKING SPACE
 - CURB & GUTTER
 - SIDEWALK

- NOTES:
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ARC DISTANCES ARE ALONG ALL CURVES.
 - SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES.

SITE AREA: 68,924 SQUARE FEET = 1.5623 ACRES

LOT NUMBER	PLANNING DESIGN STANDARDS (EXCEPT AS OTHERWISE APPROVED BY THE CITY)				PARKING			
	MAXIMUM BUILDING HEIGHT	MINIMUM BUILDING FOOTPRINT SETBACK	EAST	WEST	EAST	NORTH	SOUTH	WEST
10	30	30	30	30	30	30	30	30

* - PARKING TO BE PROVIDED IN ACCORDANCE WITH CITY OF NAPERVILLE ZONING ORDINANCE

P.L.N.:
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME AND ADDRESS:
ADDRESS:
ADDRESS:
ADDRESS:
ADDRESS:

LEGAL
LOT 10 IN NAPERVILLE CROSSINGS, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP NO. 12004-90897, WILL COUNTY, ILLINOIS.

BENCHMARKS

- "X" IN TOP OF CURB AT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF ANNA MARIE LANE AND REFLECTION DRIVE
ELEVATION: 695.88
- SOUTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 30' NORTH OF THE NORTHWEST CORNER OF ANNA MARIE LANE AND SHOWPLACE DRIVE
ELEVATION: 698.08

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, THOMAS E. FAHRENBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #55-126, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.
I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.
I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12.6 AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY STATE THAT PART OF THE PROPERTY IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE PANEL NUMBER 1719VC 0030 E, EFFECTIVE DATE SEPTEMBER 6, 1995. ZONE "X" IS DEFINED AS AREAS OF 500 - YEAR FLOOD AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 10'00" WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 - YEAR FLOOD.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS
THIS ____ DAY OF _____ A.D., 20____
ILLINOIS PROFESSIONAL LAND SURVEYOR #55-126
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2010

OWNER:
FIRST NATIONAL BANK OF NAPERVILLE
555 FORT HILL DRIVE
NAPERVILLE, ILLINOIS 60540



MTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
9413 WAUWATON AVE. OWENS GROVE, IL. (630) 944-0666

REVISIONS:
2-23-10
PREPARED: 2-23-10

SHEET No. 1 of 1 JOB No.: 97013-10

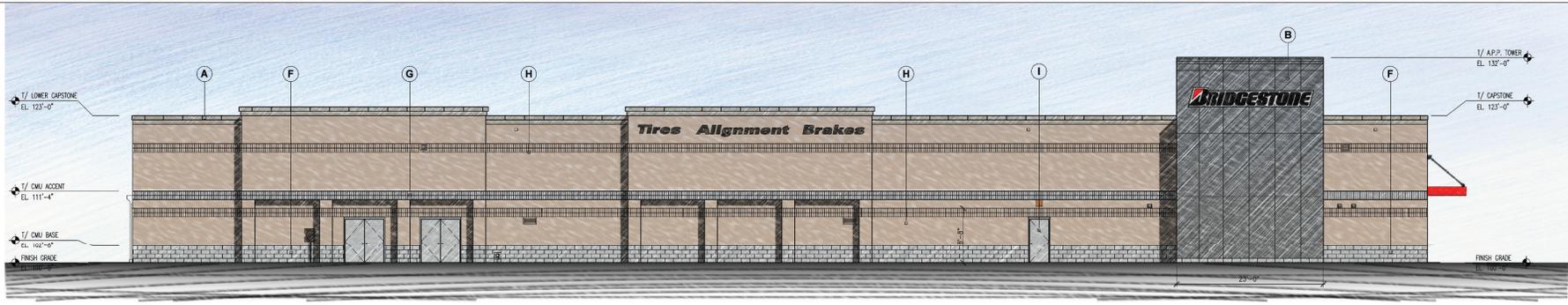
PRELIMINARY
 This document shall not be used for regulatory approval, permits, or construction.

(LICENSEE/REGISTERED PROFESSIONAL SEAL)

ZONE APPROVAL (BY DATE):	
VP:	
CONTR:	
RM:	
CM:	
PROPERTY NO.:	00000
STORE NO.:	0000
JOB NO.:	00000
FILE NAME:	ER_R_ADR.DWG
DATE:	12-18-09
REVISIONS:	DATE: 2-23-10

SHEET TITLE:
EXTERIOR ELEVATIONS

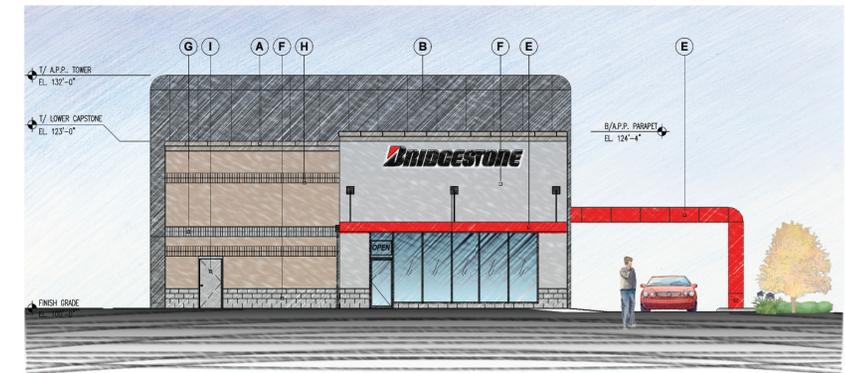
SHEET NUMBER:
A4



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



2 ENTRY ELEVATION
 SCALE: 1/8"=1'-0"



3 LEFT ELEVATION
 SCALE: 1/8"=1'-0"

MATERIAL	COLOR
A PRE-FINISHED COPING	GRAY
B PRE-FINISHED PANEL SYSTEM	CADET GRAY
C PRE-FINISHED ACCENT PANEL	MEDIUM GRAY
D PRE-FINISHED PANEL SYSTEM	GRAY/ PLATINUM
E PRE-FINISHED PANEL SYSTEM	RED
F SPLIT FACE CMU	CHICAGO GRAY
G GROUND FACE CMU ACCENT BAND	CHICAGO GRAY
H QUIK BRICK	JEROD TAN
I METAL DOOR	PAINT GRAY



4 RIGHT ELEVATION
 SCALE: 1/8"=1'-0"