



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
03/17/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. March 3, 2010 Minutes

C. Old Business

D. Public Hearings

1. PC Case # 09-1-191 Park's Edge
Petitioner: EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654
Location: North side of Plank Road, between Milton Drive and Spring Hill Circle.

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; 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

Official Notice: Published in the Naperville Sun February 28, 2010

2. PC Case # 10-1-021 Plank Road Study
Petitioner: City of Naperville 400 S. Eagle Street Naperville, Illinois 60540
Location: Unincorporated properties near the intersection of Naper Boulevard and Plank Road, as well as, unincorporated properties

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fronting Plank Road from Columbia Street to the city's eastern planning area boundary.

Request: The City of Naperville is conducting the Plank Road Study to evaluate future land use of unincorporated properties along Plank Road pursuant to City Council direction received in 2007-08 relative to the East Sector Plan and the Planning Services Team FY 09-10 Work Program.

Official Notice: Published in the Naperville Sun February 21,22 and 23, 2010

- E. Reports and Recommendations**
- F. Correspondence**
 - 1. Marketability
- G. New Business**
 - 1. Planning Team FY 10/11 Work Program
- 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
March 3, 2010 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order	<u>Time:</u>	(7:02pm)	
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, Ying Liu Project Engineer – Kim Grabow and Jennifer Ebel Project Assistant – Dina Hagen and Sam McCarthy		
B. Approve Minutes	February 4, 2010	Motion to approve by: Gustin Seconded by: Meyer	Approved (8 to 0)
	February 17, 2010	<i>* Page 7 of 8, fourth bullet (Plan Commission Questions/Discussion :) modified to add the word lighting. (Commissioner Request:) modified by changing “zoning cases” to “Plan Commission”</i>	
		Motion to approve by: Gustin Seconded by: Edmond	Approved (8 to 0)
Agenda Item D1: PC Case # 09-1-178 Title 6 Medical and Dental Clinics	Petitioner: City of Naperville, 400 S. Eagle Street, Naperville, IL 60540 Location: 400 S. Eagle Street Naperville, Illinois 60540 Request: Approve proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code pertaining to medical or dental clinics/offices. (Official Notice: Published in Naperville Sun on Sunday February 10,11 and 12, 2010)		
	Staff/ Presentation: Planner Ying Liu of staff gave an overview of the proposal which entailed: <ul style="list-style-type: none"> • In April of 2009 the City Council approved the Planning Team FY 09-10 Work Program which included a text amendment to update and clarify the definitions and regulations for clinics vs. offices with regards to medical and dental. • Staff also recommends removing the term “sanitarium” from Title 6 as Section 6-1-6 provides identical definitions for “hospital” and 		

	“sanitarium”.
	<p>Public Testimony: One (1) member of the public spoke. Anissa Olley (101 Springwood Drive, Naperville, Illinois 60540)</p> <ul style="list-style-type: none"> • Amendment not clearly crafted with regards to definition of the word clinics and conditional uses in residential district • State definitions exist for medical clinic and hospital
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Concern about outpatient functions in medical office, including differentiating between surgical facilities and medical offices that offer surgical procedures • Distinction between medical office and hospital, with the key difference being “overnight stay” • Concern for outpatient surgery functions in districts that allow residential use • Whether the proposed amendment lends clarity to regulation of medical use • Regulation of urgent care facilities
<p>Chairman Brown upon commission consensus continued the meeting to the April 8, 2010 Plan Commission meeting with the following deliverable:</p> <ul style="list-style-type: none"> • Staff to incorporate any existing definition of “office” vs. “clinic” and “hospital” as set forth by any Illinois health facility Planning Board, State or Federal institution into the proposed text amendment. 	
<p>Agenda Item D2: PC Case #10-1-011 Park –n- Ride</p>	<p>Petitioner: City of Naperville, 400 S. Eagle Street, Naperville, IL 60540 Location: 400 S. Eagle Street Naperville, Illinois 60540</p> <p>Request: Approve proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities).</p> <p>(Official Notice: Published in Naperville Sun on February 10, 11, and 12, 2010)</p>
	<p>Staff / Petitioner Presentation: Planner Ying Liu gave an overview of the request citing:</p> <ul style="list-style-type: none"> • In April 2009 the City Council approved the Transportation Team FY 09-10 Work Program which included an item to pursue additional Park – N – Ride facilities. • Staff has requested a text amendment to Section 6:2-32 of the municipal code to provide regulations specific to Park – N – Ride facilities for a simplified uniform process of establishing new park -n-ride facilities.
	<p>Public Testimony: None</p>
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Clarified staff procedure to identify park-n- ride sites • Question of additional impacts imposed by park-n-ride site on existing conditional use (i.e., church)

	<ul style="list-style-type: none"> • Whether the creation of new parking is permitted under the “accessory use” of the park-n-ride • The text amendment formalizes a process that is already in place 	
	<p><u>Motion to Close the Public Hearing:</u></p> <p>Motion by: Meyer Seconded by: Messer</p>	<p>Approved (8 to 0)</p>
	<p><u>Motion:</u> Approve a proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities) in accordance with staff memo dated March 3, 2010.</p> <p>Motion by: Herzog Seconded by: Trowbridge</p>	<p>Approved (8 to 0)</p>
<p>Agenda Item D3: PC 10-1-018 Bridgestone at Naperville Crossings</p>	<p>Petitioner: Bridgestone Retail Operations, LLC, 333 E. Lake Street, Bloomingdale, IL 60108 Location: The north side of 95th Street between Reflection Drive and Showplace Drive.</p> <p>Request: Approve 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.</p> <p>(Official Notice: Published in Naperville Sun on February 15, 2010)</p>	
	<p>Staff Presentation: Planner Ying Liu gave an overview of the proposal:</p> <ul style="list-style-type: none"> • According to the petitioner, this development will be the initial launch of the Bridgestone high end tire operation prototype providing retail services and sales of auto accessories and the Bridgestone lines of golf equipment. • Staff finds the proposal consistent with the concept and intent of the Naperville Crossings PUD. • Landscape plan has been found to be consistent with the requirements of the Municipal Code and the PUD is in harmony with the Southwest Community Area Design Guidelines. 	
	<p>Petitioners Presentation: Attorney Russ Whitaker of Rosanova & Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner Bridgestone Retail Operations, LLC, (333 E. Lake Street, Bloomingdale, IL 60108). During his presentation he cited:</p> <ul style="list-style-type: none"> • Attorney Whitaker concurred with staff’s presentation • Minimal noise impact to surrounding residential properties when considering existing commercial properties along 95th Street along with noise generated from traffic. • The petitioner has worked with staff to meet the design guidelines of the 	

	PUD while keeping the essential Bridgestone branding elements.	
	Public Testimony: None	
	Plan Commission Questions / Discussion: <ul style="list-style-type: none"> • Proximity of proposed Bridgestone to residential neighborhood; it was noted that this is located across 95th Street from the nearest residential neighborhood • Aesthetics of the building, specifically regarding consistency of building design with what currently exists in Naperville Crossings • Ash trees shown on preliminary landscape plan. Staff has identified this through technical review and it will be addressed. • Whether the proposed use fits with the “downtown feel” that was intended for the PUD • Nature of retail use, including putting green, are consistent with the intent of the PUD ordinance to provide innovative and creative use of land. 	
	<u>Motion to Close the Public Hearing:</u> Motion by: Meyer Seconded by: Messer	Approved (8 to 0)
	<u>Motion:</u> Approve 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 subject to staff technical review especially related to the landscape plan. Motion by: Gustin Seconded by: Meyer	Approved (8 to 0)
E. Reports	None	
F. Correspondence	None	
G. New Business	None	
G. Adjournment	<u>Motion to Adjourn:</u> Motion by: Gustin Seconded by: Meyer	Approved (8 to 0) Time: 8:41 pm



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 09-1-191 **AGENDA DATE:** 3/17/2010
SUBJECT: Park's Edge Subdivision
 Petitioner: EPEIUS, Inc., P.O. Box 553., Wheaton, IL 60187

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petition includes a request for annexation and rezoning to R2 (Single-Family and Low Density Multiple-Family Residence District) in order to construct five two-family structures (total of ten residential dwelling units). In conjunction with the request, the petitioner is seeking a conditional use for a planned unit development; approval of a preliminary PUD plat and a preliminary subdivision plat; a deviation from Section 7-4-2 (Streets) to reduce the minimum required 66' right-of-way for a portion of the proposed right-of-way and to reduce the minimum required 28' pavement width for the full length of the proposed local street. The petitioner also seeks a variance from Section 6-6C-7 (R2, Yard Requirements) to reduce the required front yard setback from 25' to 20'.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
2/4/2010	D2	Public hearing for Park's Edge Subdivision (PC #09-1-191); the public hearing was subsequently continued to 3/17/2010. (Attachment 1)
12/3/2008	D1	Considered a motion to approve the petition, subject to the petitioner's successful acquisition of additional property to eliminate the need for right-of-way and pavement width deviations (Failed 2-6). (Attachment 2)
8/6/2008	D2	Public hearing for The Woods Along Old Plank Road (PC #1740); the public hearing was subsequently continued to 12/3/2008. (Attachment 3)

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend denial of the development proposal for Park's Edge Subdivision.

PREPARED BY: Rory Fancler, AICP, TED Business Group

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of five lots located on the north side of Plank Road, between Milton Drive and Spring Hill Circle (west of Naper Boulevard), totaling approximately 3.14 acres. Two of the lots are improved with single-family residences; the remaining lots are vacant. Seager Park is located to the north and east of the subject property. The petition for Park's Edge Subdivision encompasses the same property as that included with the previous petition for The Woods Along Old Plank Road Subdivision.

PREVIOUS PLAN COMMISSION ACTION:

The Plan Commission initially considered the petition for Park's Edge Subdivision on February 4, 2010 (Attachment 1). During the public hearing, 7 members of the public provided testimony in support of the petition, and 11 members of the public provided testimony in opposition.

The Plan Commission continued this case to the March 17, 2010 Plan Commission meeting and requested the case be placed on the agenda after the Draft Plank Road Study. The Plan Commission requested staff include the following information with the March 17 agenda item:

- Additional information regarding roadway placement;
- Information regarding the feasibility of tree preservation;
- Additional information about previously approved right-of-way deviations and comparable situations where right-of-way adjoins neighboring property; and
- Staff's summary of recently approved residential PUDs.

CURRENT REQUEST:

Since the February 4, 2010 Plan Commission meeting, the petitioner has submitted a revised petition. Attachment 4 provides a summary of the changes made to the site plan since the February meeting. In addition, the petitioner has committed to seeking Leadership in Energy and Environmental Design (LEED) for Homes certification for each of the five buildings.

With the revised plan, the roadway has been shifted to the northeast, thereby providing for an approximately 7.5' setback between the roadway pavement and the abutting single-family residential property (i.e., Anderson property). With the revised site plan, the following variances and deviations are requested.

- A deviation from Section 7-4-2 (Streets) to reduce the minimum required 66' right-of-way for a portion of the proposed right-of-way and to reduce the minimum required 28' pavement width for the full length of the proposed local street; and
- A variance from Section 6-6C-7 (R2, Yard Requirements) to reduce the required front yard setback from 25' to 20'.

While the roadway has been shifted to provide for greater separation between the pavement and the neighboring property, the site plan (including number of units) and associated variances and deviations are generally consistent with those requested for the previous petition for The Woods Along Old Plank Road (Attachments 4 and 5).

Park's Edge Subdivision – PC 09-1-191

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PLANNING SERVICES TEAM REVIEW:

Staff has reviewed the revised petition for Park's Edge Subdivision relative to the Naperville Municipal Code, the concerns raised during the February 4, 2010 Plan Commission meeting, and the public hearing for The Woods Along Old Plank Road, and offers the following analysis.

Relationship to 1998 East Sector Plan and Draft Plank Road Study

The subject property is located within the boundary of the Plank Road Study. The draft future land use presented for the subject property is "Low Density Residential", consistent with the future land use designation included in the 1998 East Sector Update. "Low Density Residential" allows single-family units and duplexes up to a density of 2.5 units per acre. The proposed two-family structure development is inconsistent with the future land use designation "Low Density Residential" in that the density proposed (3.2 units per acre) exceeds that included in the 1998 East Sector Update and recommended as part of the Plank Road Study (2.5 units per acre).

Planned Unit Development

The revised petition for Park's Edge Subdivision incorporates the following features which should be considered toward fulfillment of the PUD intent and objectives, as defined in Section 6-4-2 of the Naperville Municipal Code:

- Two building prototypes which comply with the city's 50% masonry coverage requirement;
- A blooming native prairie garden is provided on Lots 2 and 3;
- A walking path connection with a gateway feature (e.g., archway or arbor) to Seager Park has been provided on Lot 2; and
- A commitment to pursue LEED for Homes certification. LEED certification would be awarded by the U.S. Green Building Council (USGBC) based on an established rating system. According to the USGBC, "LEED for Homes is a rating system that promotes the design and construction of high-performance green homes. Green homes use less energy, water and natural resources, create less waste and are more durable and comfortable for occupants." The petitioner has not provided specific details on design and materials proposed to achieve LEED for Homes certification. Additional details will be required prior to City Council's consideration of the development petition.

During the February 4, 2010 meeting, the Plan Commission requested information regarding the amenities incorporated into recently approved residential PUDs in the city. Attachment 7 provides a summary of amenities for existing residential PUDs.

Site Plan & Roadway Considerations

With the revised site plan, the roadway has been shifted to the northeast, thereby providing for an approximately 7.5' setback between the roadway pavement and the abutting single-family residential property (i.e., Anderson property). While greater separation is provided between the adjacent residential property and the proposed roadway pavement, the resulting site plan and requested deviations and variances are largely consistent with the configuration previously proposed for The Woods Along Old Plank Road. Staff has reviewed the requested deviations and variances and finds the following:

- Right-of-Way Deviation – The petitioner requests a deviation to reduce the required right-of-way width from 66' to approximately 47' for the portion of the right-of-way abutting the neighboring property to the west (i.e., Anderson property), and to allow the cul-de-sac bulb right-of-way to extend onto the neighboring property to the northwest (i.e., Satre property). Staff does not support the requested deviations. Consistent with the Plan Commission and City Council's consideration of the petition for The Woods Along Old Plank Road, the petitioner should acquire additional property to eliminate the need for right-of-way and pavement width deviations. Alternatively, the number of units could be reduced to allow further reconfiguration of the roadway, thus eliminating the need for the deviations. Based on Institute of Transportation Engineers (ITE) guidelines, staff finds the following could be achieved on the subject property if "Building 5" were removed:
 - A 66' right-of-way with a 28' roadway pavement width (no deviations required); and
 - Greater setback (approximately 19') between the neighboring property to the west (i.e., Anderson property) and the roadway pavement.

During the February 4, 2010 meeting, the Plan Commission requested examples of existing residential subdivisions with right-of-way abutting neighboring property; Attachment 8 includes the requested information.

- Reduced Pavement Width – The petitioner requests a reduction to the required pavement width from 28' to 25' for the full length of the proposed street. With the reduced pavement width, parking would be restricted to one side of the street in order to accommodate two-way traffic. While reduced pavement width has been approved for other residential developments in the city, the roadway installed with Park's Edge Subdivision would provide access to potential future development on the property to the northwest (i.e., Satre property); therefore, the 28' pavement width is required to support future traffic volumes that could be generated by development of the adjacent property.
- Front Yard Setback Variance – The petitioner requests a variance from Section 6-6C-7 (R2, Yard Requirements) to reduce the required front yard setback from 25' to 20'. The variance is attributed to the petitioner's current roadway design and the width of the subject property. With the requested setback variance, the required rear yard setback is maintained, thereby providing for a buffer between the subject property and Seager Park. Staff does not have concerns with the requested variance per se.

Additional information regarding the agreement with the abutting property owner to allow installation of the cul-de-sac bulb and sidewalk on the adjacent property (i.e., Satre property) will be required prior to City Council consideration of the annexation and development petition. The petitioner has indicated that the abutting property owner is agreeable to the proposed configuration; however, documentation has not been submitted to date.

Landscaping and Tree Preservation Plan

Staff requested the petitioner submit a revised landscape plan and tree preservation plan to reflect the new roadway configuration; however, revised plans have not been submitted. The petitioner

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has indicated that the revised roadway configuration does not affect the plans for tree preservation on the subject property (Attachment 9). A revised landscape plan and tree preservation plan will be required prior to City Council consideration.

As shown on the tree preservation plan submitted in advance of the February 4, 2010 Plan Commission meeting, a total of 32 trees on the site are described as being in “Excellent” (Rating of 1) or “Good to Fair” (Rating of 2) condition; 6 of these trees are planned to be preserved. With submittal of a revised landscape plan, staff recommends the petitioner provide for replacement of the remaining 26 trees, which absent removal would otherwise likely continue to mature. The replacement trees should be installed beyond the Code required landscaping (i.e., parkway trees should not count as replacement trees). As the landscape plan currently includes 15 perimeter trees not required by the Code, staff recommends an additional 11 trees be incorporated on the site.

During the February 4, 2010 meeting, the Plan Commission requested information regarding examples of tree preservation plans for existing residential developments in the city. Successful examples of tree preservation include Bonnema Woods Subdivision and Centennial Woods Subdivision; however, there are also examples of tree preservation plans which have not achieved the intended results (e.g., Caroline Woods Subdivision). The following variables have contributed to the success of tree preservation plans in the city:

- Lot size – Larger lots such as those in Bonnema Woods (lot sizes range from 20,000 to 81,356 square feet) provide for greater flexibility in the siting of building footprints, thereby providing opportunities for preservation of significant trees in good condition.
- Site grading – Significant slopes impact the grading and backfill required for development; disturbed area and associated changes in drainage and soil compaction can impact the long-term viability of tree(s) otherwise determined to be in good condition prior to construction activity.
- Construction activity – Trees preserved through the planning process may be negatively impacted by construction activity. Trees preserved on private lots through the development process for the Caroline Woods Subdivision were subsequently removed once building plans were finalized. Furthermore, construction activities such as root cutting and grading can expose trees to potential insects and diseases, thereby potentially impacting their long-term viability.

Summary

While the revised site plan for Park's Edge Subdivision includes some increased separation between the roadway pavement and the abutting single-family residential property (i.e., Anderson property), and the petitioner has committed to seeking LEED for Homes certification, staff finds the site plan and resulting variance and deviations are largely consistent with the development petition previously proposed for The Woods Along Old Plank Road. The petition for Park's Edge Subdivision is inconsistent with the density of the existing and proposed future land use of “Low Density Residential” recommended through the East Sector Plan. Furthermore, concerns regarding reduced right-of-way and pavement width raised by the Plan Commission and City Council in consideration of the previous The Woods Along Old Plank Road have not been resolved. Staff recommends denial of the proposed Park's Edge Subdivision.

ATTACHMENTS:

- 1) Park's Edge Subdivision – Attachment 1 February 4, 2010 Plan Commission Minutes (Park's Edge Subdivision, PC #09-1-191) – PC 09-1-191
- 2) Park's Edge Subdivision – Attachment 2 December 3, 2008 Plan Commission Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191
- 3) Park's Edge Subdivision – Attachment 3 August 6, 2008 Plan Commission Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191
- 4) Park's Edge Subdivision – Attachment 4 Summary of Park's Edge Subdivision and The Woods Along Old Plank Road Subdivision – PC 09-1-191
- 5) Park's Edge Subdivision – Attachment 5 The Woods Along Old Plank Road Preliminary Subdivision Plat (PC #1740) – PC 09-1-191
- 6) Park's Edge Subdivision – Attachment 6 January 20, 2009 City Council Minutes (The Woods Along Old Plank Road, PC #1740) – PC 09-1-191
- 7) Park's Edge Subdivision – Attachment 7 Summary of Amenities Incorporated into Existing Residential PUDs – PC 09-1-191
- 8) Park's Edge Subdivision – Attachment 8 Examples of Residential Subdivisions with Right-of-Way Abutting an Adjacent Property – PC 09-1-191
- 9) Park's Edge Subdivision – Attachment 9 Correspondence from Petitioner's Attorney Regarding Tree Preservation Plan – PC 09-1-191
- 10) Park's Edge Subdivision – Supplemental Development Petition – PC 09-1-191
- 11) Park's Edge Subdivision – Development Petition – PC 09-1-191
- 12) Park's Edge Subdivision – Legal Description – PC 09-1-191
- 13) Park's Edge Subdivision – Location Map – PC 09-1-191
- 14) Park's Edge Subdivision – Location Map Aerial – PC 09-1-191
- 15) Park's Edge Subdivision – Public Correspondence – PC 09-1-191
- 16) Park's Edge Subdivision – Plat of Annexation – PC 09-1-191
- 17) Park's Edge Subdivision – Preliminary Plat of Subdivision – PC 09-1-191
- 18) Park's Edge Subdivision – Preliminary PUD Plat – PC 09-1-191
- 19) Park's Edge Subdivision – Building Elevations – PC 09-1-191

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

Call to Order	<u>Time:</u> (7:03pm)	
A. Roll Call Commissioners:	<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge	<u>Yes</u> X X X X X X X X X X X X X X
Student Members:	Thomas Stancey Kelsey Stimple	X X
Staff Present:	Community Planner – Suzanne Thorsen, Katie Forystek and Rory Fancler Project Engineer – Jennifer Louden Project Assistant – Dina Hagen	
B. Approve Minutes	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)	
	The Plan Commission continued the meeting to the February 17, 2010 Plan Commission meeting with the following deliverables: <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 Seager Park that includes a dramatic entrance with native prairie landscaping. • 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.

	<ul style="list-style-type: none"> • 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 (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 market trends are now reflecting a decreased desire for teardowns and large homes.
	<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)

Notable comments of public testimony in favor of the project included:

- 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

Notable comments of public testimony opposed to the project included:

- 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
- 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

Derek Price (1111 E. Warrenville Road Naperville, Illinois 60563) attorney

	<p>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 and were recent. • 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.

	<p>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.</p> <ul style="list-style-type: none"> • 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: center;">Time:12:02 am</p> <p style="text-align: center;">Approved (8 to 0)</p>

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

Staff Presentation:

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

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

Plan Commission Questions/ Discussion:

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

Petitioners Presentation:

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

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

Public Testimony:

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

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

Main concerns voiced by members of the public included:

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

Plan Commission Questions/ Discussion:

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

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

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

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

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

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

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

Commission Discussion:

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

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

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

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

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

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

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

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

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

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

Commission Discussion:

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

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

Motion by: Herzog

Seconded by: Sterlin

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

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

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

Motion By: Hinterlong Seconded by: Jepson

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

E. Reports and Recommendations - None

F. Correspondence - None

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

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

Adjournment (12:12 a.m.)

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

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

A. Roll Call

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

Commissioners Absent: Mike Brown

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

B. Approve Minutes from July 23, 2008.

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

Motion by: Gustin Seconded by: Jepson

Action: Approved (8 to 0)

C. Old Business

D. Public Hearings

PC Case# 1734 – Devon Bank

PC Case# 1740 – The Woods Along Old Plank Rd

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT 3 (continued)

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

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

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

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

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

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

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

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

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

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

PC Case# 1747 **Automobile Dealership Design**

Break 9:10 to 9:25

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

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

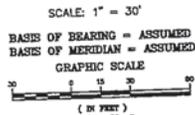
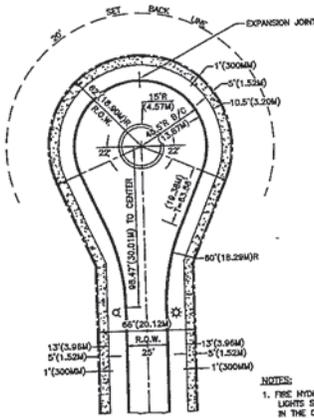
- E. Reports and Recommendations - None**
- F. Correspondence - None**
- G. New Business**
- H. Adjournment (12:14 a.m.)**

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

<p>Lot Sizes Minimum lot size = 6,000 sf (R2 District); "90% Rule" is not applicable to this site.</p>	<p>The Woods Along Old Plank Road Lot 1 = 58,452 sf Lot 2 = 9,810 sf Lot 3 = 8,449 sf Lot 4 = 14,913 sf ROW Dedication Leona Mae Court = 37,446 sf ROW Dedication Plank Road = 7,878 sf</p>	<p>Park's Edge – CURRENT PETITION Lot 1 = 57,702 sf Lot 2 = 9,408 sf Lot 3 = 9,473 sf Lot 4 = 16,238 sf ROW Dedication Leona Mae Court = 36,250 sf ROW Dedication Plank Road = 7,878 sf</p>	<p>Park's Edge – February Petition Lot 1 = 59,593 sf Lot 2 = 9,420 sf Lot 3 = 8,736 sf Lot 4 = 14,983 sf ROW Dedication Leona Mae Court = 36,339 sf ROW Dedication Plank Road = 7,878 sf</p>
<p>Residential Units Density FLU Map designates subject property Low Density Residential, 2.5 du / acre</p>	<p>5 two-family structures (total of 10 residential dwelling units) 3.18 du / acre</p>	<p>Same as February petition Same as February petition</p>	<p>5 two-family structures (total of 10 residential dwelling units) 3.18 du / acre</p>
<p>Variances and Deviations Front Yard Sidewalk Right-of-Way Pavement width</p>	<p>Section 6-6C-7 to reduce the front yard setback from the minimum required 25' to 20'. Section 7-3-3-6 to allow for the installation of a public sidewalk on only one side of the cul-de-sac. Section 7-4-2 to reduce the minimum required 66' right-of-way width for a portion of the proposed right-of-way. Section 7-4-2 to reduce the required pavement width of a local street from 28' to 25' for the full length of the proposed street</p>	<p>Section 6-6C-7 to reduce the front yard setback from the minimum required 25' to 20'. N/A – continuous public sidewalk provided on both sides of the street. Section 7-4-2 to reduce the minimum required 66' right-of-way width for a portion of the proposed right-of-way. Section 7-4-2 to reduce the required pavement width of a local street from 28' to 25' for the full length of the proposed street. Same as February petition</p>	<p>N/A – Front yard setback complies with minimum required 25' setback. Section 7-3-3 to allow a discontinuous sidewalk on the west side of the street. Section 7-4-2 to reduce the minimum required 66' right-of-way width to 47' for a portion of the proposed right-of-way. N/A – Pavement width complies with required 28'. Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.</p>
<p>Fence</p>	<p>Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.</p>	<p>Same as February petition</p>	<p>Split-rail fence along the east and north property lines, where the proposed subdivision abuts Seager Park.</p>
<p>Landscaping</p>	<p>Code requirements met; 35 shade trees planned for installation. Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection to Seager Park (Lot 2).</p>	<p>Revised landscape plan not provided. Petitioner has indicated the revised roadway configuration will not affect the proposed landscape plan. A revised plan will be required prior to City Council consideration of the development petition for Park's Edge Subdivision.</p>	<p>Code requirements met; 44 shade trees planned for installation (additional parkway trees and landscaped cul-de-sac island). Variety of plantings adjacent to buildings. Blooming native prairie garden on Lots 2 and 3. Pedestrian connection and gateway entrance to Seager Park (Lot 2).</p>
<p>Tree Preservation</p>	<p>35 trees planned for preservation</p>	<p>Revised tree preservation plan not provided. Petitioner has indicated the revised roadway configuration will not affect the proposed tree preservation plan. A revised plan will be required prior to City Council consideration of the development petition for Park's Edge Subdivision.</p>	<p>29 trees planned for preservation</p>
<p>Open Space 30% open space required</p>	<p>33% outdoor common area</p>	<p>Revised open space calculation not provided. Code required minimum of 30% open space is provided. Revised open space calculations will be required prior to City Council consideration of the development petition for Park's Edge Subdivision.</p>	<p>36.8% outdoor common area</p>
<p>Stormwater Detention</p>	<p>Underground detention proposed for Lots 2 and 3.</p>	<p>Same as February petition</p>	<p>Underground detention proposed for Lots 2 and 3.</p>

PRELIMINARY PLAT OF SUBDIVISION THE WOODS ALONG OLD PLANK ROAD SUBDIVISION

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



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

- NOTES:
1. FIRE HYDRANTS AND STREET LIGHTS SHALL BE PLACED IN THE CUL-DE-SAC THROAT (NOT BOLD).
 2. MINIMUM REQUIRED LOT FRONTAGE: 50'(15.24M) AT PROPERTY LINE, 36'(11.18M) AT CUTTER FLOWLINE.
 3. MINIMUM PARKWAY WIDTH SHALL BE 10.5'(3.20M).

PROJECT SITE



LOCATION MAP
N.T.S.

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

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

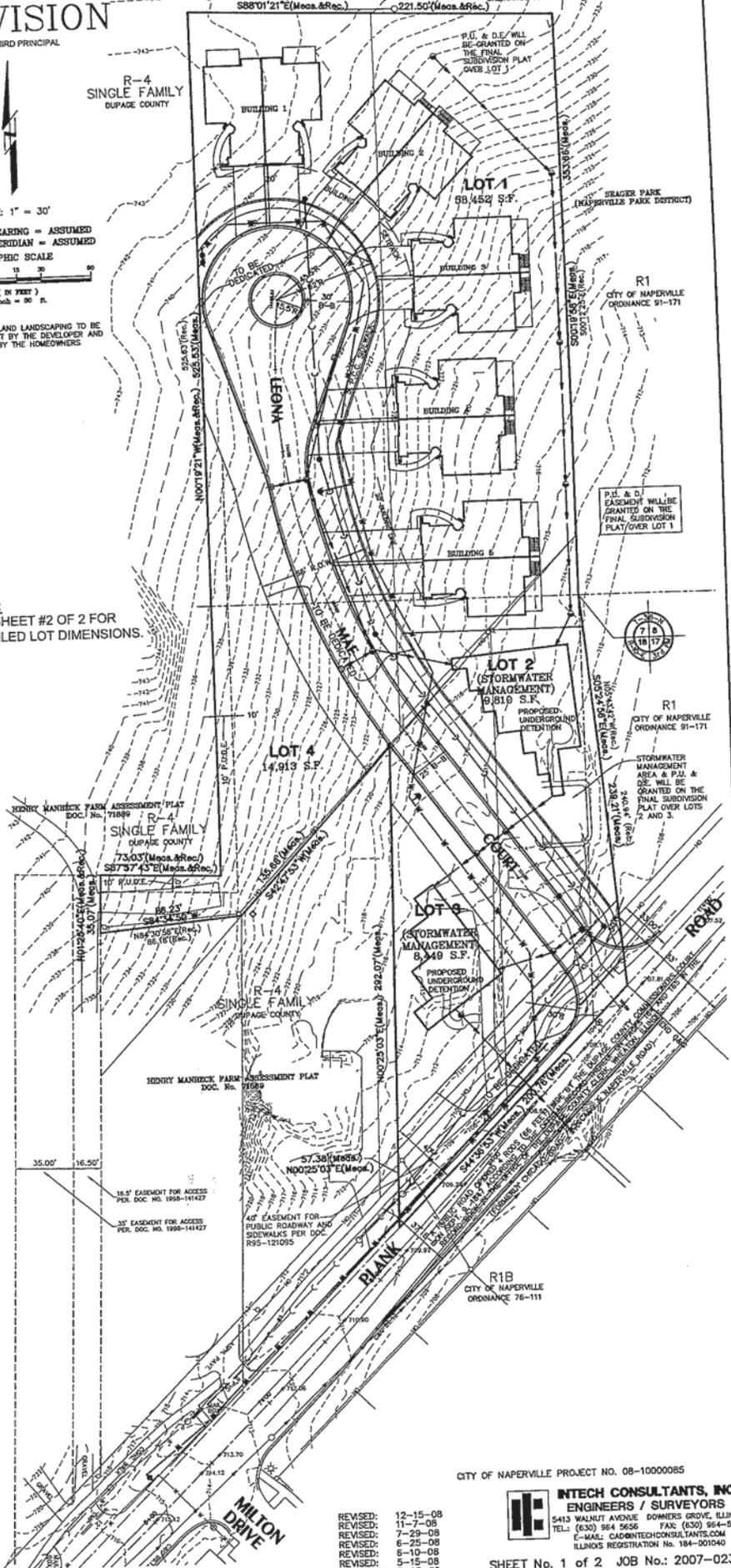
- LEGEND
- MONUMENT
 - EASEMENT LINE
 - PROPERTY LINE
 - SUBDIVISION BOUNDARY LINE

AREA	AREA	ACRES
LOT 1	56,452 SQ.FT.	1.3419 ACRES
LOT 2 (STORMWATER MANAGEMENT)	9,810 SQ.FT.	0.2252 ACRES
LOT 3 (STORMWATER MANAGEMENT)	8,449 SQ.FT.	0.1939 ACRES
LOT 4	14,913 SQ.FT.	0.3424 ACRES
TOTAL AREA LOTS 1-4		2.1034 ACRES
R.O.W. DEDICATION LEONA MAE COURT	37,446 SQ.FT.	0.8596 ACRES
R.O.W. DEDICATION PLANK RD.	7,878 SQ.FT.	0.1808 ACRES
TOTAL AREA IN SUBDIVISION	136,949 SQ.FT.	3.1439 ACRES

BENCHMARKS

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

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



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

CITY OF NAPERVILLE PROJECT NO. 08-1000085

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

SHEET No. 1 of 2 JOB No.: 2007-023



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

CALL TO ORDER

6 00 P M

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

Absent

Also Present

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

Press

Chicago Sun Times, Daily Herald, Naperville Sun

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

FINAL AGENDA
CITY COUNCIL MEETING
JANUARY 20, 2009
PAGE 7

M PUBLIC HEARINGS:

M1 The Woods along Old Plank Road, PC 1740

THE WOODS ALONG OLD
PLANK RD PC 1740

M1a Conduct the public hearing

The public hearing opened at 8 01 p m

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

VOICE VOTE: Motion declared carried

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

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

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

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

THE WOODS ALONG OLD
PLANK RD PC 1740

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

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

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

Summary of Amenities Incorporated into Existing Residential Planned Unit Developments

Subdivision	Location	Year Final Plat Recorded	Zoning Land Use	Total Area (acres)	Units	PUD Amenities
Ashwood Park North Townhomes	Southwest corner of 248 th Avenue and 103 rd Street	2/21/2006	R3A PUD Townhouse	6.5	24	<ul style="list-style-type: none"> • Age-restricted units • Internal pathway system, which extends to the periphery of the development to connect to larger pedestrian/bicycle path part for Ashwood Park • 44% open space • An internal pathway system provides pedestrian and bicycle circulation between the subject property and the commercial/retail uses of the surrounding area • Benches and walkways are placed through the property to connect commercial uses and open space area on the adjacent properties to Astor Place
Astor Place	Southwest corner of Diehl Road and Pebblewood Lane	8/14/2003	R4 PUD Townhouse	3.31	42	<ul style="list-style-type: none"> • Active adult community (age restricted) • Mix of single-family and multi-family uses • Common open space, playground, three-hole golf course • Pedestrian amenities throughout the development • Recreational center/clubhouse
Carillon Club	North of intersection of 248 th Avenue and 95 th Street	Units 1, 2, 3: 10/10/2006 Units 4, 5, 6: 2/26/2007	R1A PUD Single-Family Detached, Single-Family Attached	232	906	<ul style="list-style-type: none"> • One lot donated to the Naperville Park District in order to provide public access to a park that is contiguous with the subdivision • Property heavily wooded; tree/forest preservation covenants and restrictions recorded with the county against each lot
Caroline Woods	North of intersection of Keim Road/Royce Road	4/18/2006	R1B PUD Single-Family Detached	11	21	<ul style="list-style-type: none"> • Stone subdivision entry monuments with landscaping; wrought iron fence connected by matching stone columns • Landscaped, boulevard-style island at entrance to subdivision • Pond feature and natural open space buffer along south and west portions of PUD • Meandering pedestrian pathway connecting residents to DuPage River • Natural open space area along and adjacent to the DuPage River
Hobson's Pond	Southeast corner of Hobson Road and the west branch of the DuPage River	7/10/2001	E2 PUD Single-Family Detached	17.3	20	<ul style="list-style-type: none"> • Common open space exceeds requirement (approximately 43% provided) • Passive and active recreational amenities, including a bocce court, shuffle board, and a practice putting green • Pedestrian access is provided to a central open space area and detention pond with a series of interconnected sidewalks and a multi-use recreational path
Mayfair	Northwest corner of Fort Hill Drive and Audrey Avenue	7/16/2007	R3A PUD Townhouse	29.85	172	<ul style="list-style-type: none"> • Meeting and gathering areas for residents of the development and surrounding neighborhood • Interconnected brick walkways within the development and connecting to surrounding uses (i.e., Children's Museum and train station) • Varied streetscape and individual courtyards for each unit with wrought-iron fencing and landscaping • Architectural creativity on all sides of the buildings • Open space and recreational facilities including brick walkways, landscaped detention area with fountain and benches, a raised wooden gazebo with surrounding landscaping, an open corridor preserved for community connection to the existing "cow tunnel"
Naperville Station	West of DuPage Children's Museum, between Spring Avenue and the train tracks	8/2/2001	R3 PUD Townhouse	6.32	67	<ul style="list-style-type: none"> • Townhouses are clustered together to create a courtyard • Units are sited to take maximum advantage of the wooded areas • Detention areas are placed throughout the development thereby creating visual diversity, greater setbacks and more green space
Vintage Club of Naperville	West of the intersection of Ogden Avenue and Fort Hill Drive, at the southeast corner of Ogden Avenue and Shandrew Drive	1/12/2001	R3A PUD Townhouse	8.16	60	<ul style="list-style-type: none"> • Townhouses are clustered together to create a courtyard • Units are sited to take maximum advantage of the wooded areas • Detention areas are placed throughout the development thereby creating visual diversity, greater setbacks and more green space

Examples of Residential Subdivisions with Right-of-Way Abutting Neighboring Property

Subdivision	Location	Year Final Plat Recorded	Zoning/Land Use	Approved Right-of-Way and Pavement Width Deviations	Abutting Property Zoning/Land Use
Centennial Woods	Centennial Court, west of the intersection of West Street/ Jackson Avenue	2007	R1A/Single-Family Residential	<ul style="list-style-type: none"> • Section 7-4-2:1 to allow reduced ROW from 66' to 40' 	R1A/VFW
Columbia Woods	Red Oak Court, north of the intersection of Columbia Street/ Ogden Avenue	1996	R2/Duplexes	N/A	B3/commercial use fronting Ogden Avenue
Chestnut River Point	Kingsley Court, west of the intersection of Washington Street/ Ring Road	2005	R3A/Townhouses	<ul style="list-style-type: none"> • Section 7-3-3:6 to allow sidewalk on one side of the cul-de-sac 	B3/commercial
The Villas of La Toscana	Amelia Court, southwest corner of Naper Boulevard/Orleans Avenue	2005	R3A/Townhouses	<ul style="list-style-type: none"> • Section 7-4-2:2 to allow reduced ROW from 66' to 50' 	Unincorporated DuPage County
Shiva Estates	Shiva Lane, south of the intersection of Wehrli Road / 75th Street	2004	R1/Single-Family Residential	<ul style="list-style-type: none"> • Section 7-3-3:6 to eliminate sidewalks • Section 7-3-3:7 to eliminate street lighting • Section 7-4-2:1 to reduce the ROW from 66' to 60' 	Unincorporated DuPage County open space at time of Shiva Estates Subdivision approval *
CleAnder Farm	Cleander Court, east of the intersection of Naper Boulevard/ Hobson Road	2006	R1A/Single-Family Residential	N/A	E1/Single-Family Residential

Note:

* On February 6, 2007 City Council approved annexation of the adjacent property into the City of Naperville, rezoned the property to R1A upon annexation, and approved a Preliminary/Final Plat of Subdivision for Lizzadro Estates in order to create eight lots for seven single-family homes and a detention facility. On October 2, 2007, City Council approved a Preliminary/Final Plat of Resubdivision for Lizzadro Estates in order to create 18 lots for 17 single-family homes and a stormwater retention facility.

Fancler, Rory

Subject: Park's Edge

From: Russ Whitaker [mailto:russ@rw-attorneys.com]

Sent: Wednesday, March 10, 2010 10:57 AM

To: Laff, Allison; Trujillo, Rick

Subject: Park's Edge

We will not be submitting a revised tree preservation plan at the present time. The proposed modification to the site plan does not materially affect the plan as recently submitted.

Russ

Russell G. Whitaker, III

Rosanova & Whitaker, Ltd.
23 W. Jefferson Street, Suite 200
Naperville, IL 60540
630-355-4600 (phone)
630-352-3610 (fax)
630-880-7273 (cell)

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

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

The undersigned Petitioner, EPEIUS, Inc., an Illinois Corporation, (hereinafter the “Petitioner”) respectfully supplements its November 25th, 2009 Petition for entitlements 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 Supplement, the Petitioner represents to the City of Naperville as follows:

1. The Plan Commission considered the Petitioner’s proposal at a February 4, 2010 public hearing (hereinafter the “Public Hearing”).
2. During the Public Hearing, individual Plan Commissioners challenged the Petitioner to review approved planned unit developments in the City of Naperville and to incorporate additional elements in a revised plan to supplement existing creative and innovative elements in the proposed project.
3. The Petitioner hereby commits to seeking LEED for Homes certification for each of the five structures proposed in the revised plan, attached hereto as Exhibit A, and incorporated herein.

4. LEED for Homes is a rating system that promotes the design and construction of high-performance green homes which use less energy, water and natural resources, create less waste and are more comfortable for occupants.
5. Park's Edge would be the first LEED for Homes subdivision in the City of Naperville.
6. The owner of EPEIUS, Inc., Fred Conforti, a certified architect and LEED AP Consultant, will provide architectural services and LEED consultation for the development.
7. In accord with sustainable development practices, the revised plan includes new deviations to reduce impervious surfaces.
8. The Proposed deviations: 1) reduce the required front yard setback from 25' to 20'; and 2) reduce the pavement width for Leona Mae Court from 28' to 25'.
9. The proposed deviations are appropriate, under Section 6-4-3:12, and meet the standards for granting a deviation based on the following factors:
 - a. The proposed deviations would not undermine the intent and purpose of the underlying zoning district.

The front yard setback requirement serves two purposes. First, it helps create a sense of "order" or "organization" along the roadway by establishing a uniform starting point for improvements to property. Here, the PUD dictates the location of all improvements to the property and ensures appropriate "order" and "organization" for the proposed development. Furthermore, in this case, the cul-de-sac and acute angles at which residential properties meet the right-of-way minimizes the importance of a standard front yard setback in a traditional block-style development.

The proposed deviation to the pavement width is not a technical deviation from Zoning Code requirements, but merely a minor departure from traditional practices- a minor departure that has been approved in similar type developments. Moreover, the proposed departure is consistent with the trend of development and sustainable development practices. In fact, the reduced pavement width is consistent with LEED development practices and was supported by staff in the original Woods Along Old Plank Road development Petition.

The combined departures from the front yard setback and the pavement width also serve the purpose of permitting the roadway surface to shift approximately 6.5' to the east. By shifting the roadway the proposed right-of-way departure is reduced to 98 square feet and a continuous sidewalk is installed along the western right-of-way thereby eliminating that deviation request. Moreover, the roadway surface is moved to 7.5' from the tip of the adjoining Anderson property.

- b. The proposed deviations will not impact required infrastructure improvements nor will they negatively impact the City's ability to provide municipal services.

The proposed front yard setback is located 20' from the edge of the proposed right-of-way. There are no utilities proposed to be located within the setback and therefore there is no conflict with infrastructure improvements. Furthermore, the proposed driveways contain adequate length to facilitate parking without creating a conflict with the sidewalk.

All infrastructure improvements are located within the proposed right-of-way. The reduced pavement width does not impact the City's ability to provide public

utilities within the right-of-way. Conversely, the proposed deviation actually provides the City with excess green space within the right-of-way.

- c. The proposed deviations are consistent with the sustainable development practices and will provide environmental benefit to the larger community.

The proposed deviations permit the Petitioner to eliminate approximately 3,000 square feet of pervious surfaces. Petitioner has not increased the size of structures or otherwise altered the proposed plans to utilize this space. Instead, this space will be devoted to “green space” within the proposed development. This additional green space is consistent with community goals, facilitates a better and more cost effective project and may help facilitate certification of the development for LEED for Homes.

Dated, this 10th day of March, 2010.

EPEIUS, Inc.

By: It's attorneys

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

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

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

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

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

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

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

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

7. That no electors reside on the Subject Property.

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

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

- a. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and Official Land Use Plan and other official plans of the City.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

local street.

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

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

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

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

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

- b. *The small size of the tract of land, topographical or other*

conditions peculiar to the site or surrounding conditions would make it impossible to develop in strict adherence to the provisions of this title; or

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

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

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

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

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

RESPECTFULLY SUBMITTED this 25th day of November, 2009.

OWNER/PETITIONER:

Fred Conforti
EPEIUS, Inc.
By: Fred Conforti

State of Illinois)
)ss.
County of DuPage)

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

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

R. G. Whitaker III
Notary Public



EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:

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

TOGETHER WITH

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

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

PARCEL TWO:

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

PARCEL THREE:

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

PARCEL FOUR:

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

EXCEPTING THEREFROM

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

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

PARCEL FIVE:

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

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

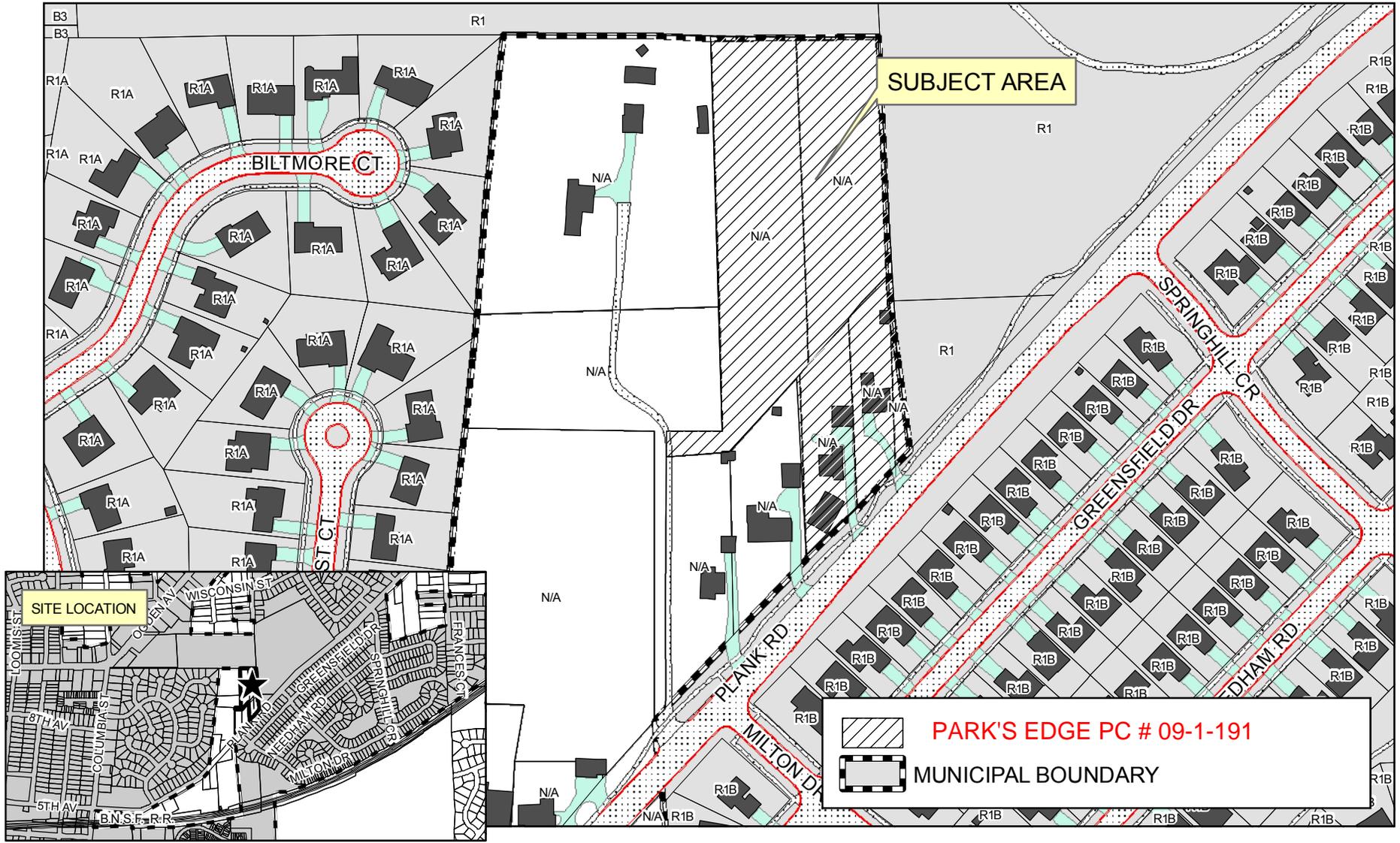
BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV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

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

PARCEL SIX:

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

City of Naperville Park's Edge Subdivision

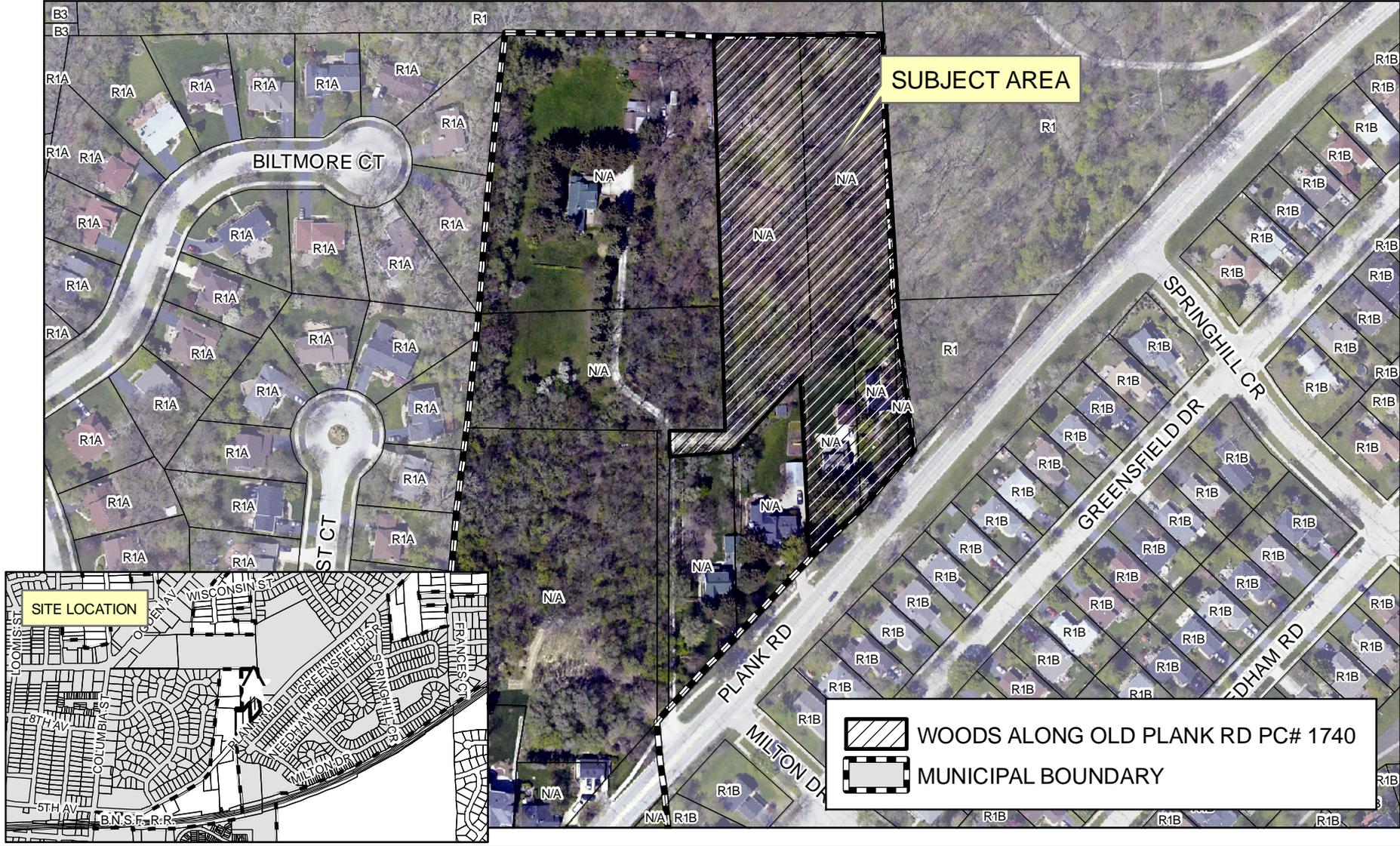


Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
December 2008



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City of Naperville WOODS ALONG OLD PLANK ROAD



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



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Fancler, Rory

From: Emery-Graunke, Amy
Sent: Wednesday, March 10, 2010 11:37 AM
To: 'jbaran@comcast.net'
Cc: Fancler, Rory
Subject: RE: Plank Road Study Area

Good Morning Ms. Baran-

I think from your e-mail I may need to make a point of distinction for you. There are two separate items going to the Plan Commission on March 17th, 2010. The first is the DRAFT Plank Road Study (PC 10-1-21) the second is the Park's Edge Development Request (PC 9-1-191). It is very unusual to have a general land use plan on the same agenda as a specific development request. This situation is somewhat confusing and I apologize for that. Please let me clarify further:

- The DRAFT Plank Road Study is a land use plan for unincorporated properties along the Plank Road Corridor extending from Columbia Street to the eastern planning limits of the City of Naperville. The study area includes dozens of parcels along the corridor. This document updates the previous plan for the area developed in 1998. It is intended to provide a general guide for zoning/land use should any of the properties in the area seek annexation. A land use plan does not include specific layouts/site plans for individual properties. How individual parcels develop (or if they develop at all) is subject to designs/requests being submitted to the city by property owners in accordance with Municipal Code requirements related to setbacks, height, density, traffic, tree preservation, landscaping, wetlands, etc.
- That leads us to the Park's Edge. This is an example of a specific request being submitted by a property owner. This is a specific application for annexation and development of one property along Plank Road (adjacent to Seager Park). As with any specific request, yes, the community planners receive specific plans for review including information related to density, traffic, tree preservation, wetlands, open space, etc. Staff will also prepare a recommendation.

Staff is currently in the process of analyzing the information submitted by the developer for this property. A staff memo, including a recommendation will be prepared and included in the March 17, 2010 Plan Commission Agenda Packet. This information should be available by Friday, March 12, 2010. I am copying Rory Fancler on this message. Rory is the planner assigned to this case. She is reviewing the materials submitted by the developer and preparing the staff memo this week.

If I can answer additional questions about the Plank Road Land Use Study, please feel free to contact me at your convenience. I also invite you to take a look at the agenda packet when it is posted on-line on Friday, March 12, 2010 to review the Park's Edge staff memo and recommendation. If you have questions specific to Park's Edge, please contact Rory Fancler at 630-305-3430.

Amy Emery, AICP
Community Planner
630-420-4179

From: jbaran@comcast.net [mailto:jbaran@comcast.net]
Sent: Wednesday, March 10, 2010 11:07 AM
To: Emery-Graunke, Amy
Subject: Plank Road Study Area

Dear Ms. Emery:

Thank you for your response to my inquiry concerning the Plank Road Study Area.

I still need some clarification. While I realize that the Plan Commission and the City Council make the final recommendations and decisions for any development, do not the community planners receive preliminary plans (requests) for development and/or annexation. Are not these plans reviewed by your office so that you can be prepared to answer any questions at hearings (March 17, 2010) - density, traffic water management tree preservation, etc. Is your staff in favor of this plan?

COMMENTS:

1. You state that the wetland assessment is beyond the scope of this study. Should not the Plan Commission have this information? - Also open space?

2. I mention the affect on Saeger Park because it appears that this area is included in this study (area 1 and/or 2). I understand that the developer has requested his approval (Parks Edge) and it was rejected by the Plan Commission and City Council. Correct me if I am wrong. If this is the case, then your office should have detailed plans of this request. Therefore, you should be able to tell me (at least for this area), the density (units, etc.), trees removed and replaced, wetland, open space, etc.

I have a response from the Park District.

I have some knowledge of the Municipal Code and how the city applies it. I am just seeking more details and trying to help mitigate CLIMATE CHANGE.

Thank you.

Marion S. Baran

Fancler, Rory

From: Emery-Graunke, Amy
Sent: Tuesday, March 09, 2010 3:51 PM
To: Fancler, Rory
Subject: FW: plank road study

From: DTmop@aol.com [mailto:DTmop@aol.com]
Sent: Tuesday, March 09, 2010 3:44 PM
To: Emery-Graunke, Amy
Subject: plank road study

Dear Ms. Emery,

Thank you for your diligent and responsible work on the Plank Road Study. I've been a resident of Naperville for 20+ years, and Seager Park backs up to my home. I'd like my opinion and comments to be added to the Planning Commission. Please note that our family is opposed to the multi family building in the Seager Park area. The Park setting is so visually pleasing on Plank Rd.as you drive by and walk through the beautiful woods. I'd like to see the natural wooded views be maintained. Multi-housing is not the best use of this area. It's not consistent with what else is in the area.

Please do not allow this park setting to be developed.

Sincerely,
Ron and Diane Tillery
820 Biltmore Ct.
Naperville 60563

March 8, 2010

To: 2010 Naperville Plan Commission

We were stunned at the February 4, 2010, Plan Commission meeting when Russ Whitaker, attorney for the petitioner, directed you to disregard all information pertaining to PC1740, declaring it irrelevant. Regardless of whether it is in fact "your job" to pretend that PC 09-1-191 is actually something new, it is maddeningly obvious to us that PC 09-1-191 is simply PC1740 renamed for the new 2010 Plan Commission and City Council. Since almost nothing has changed, all the issues and objections that we and seventeen other speakers, 400+ people who signed petitions, seven Plan Commissioners, and five City Council members raised concerning PC1740 are most certainly relevant to PC 09-1-191.

Since a video of December 3, 2008, Plan Commission meeting is not on the Naperville website, we have made a DVD of parts of the meeting that we think are particularly important. Please simply replace all references to PC1740 and "The Woods Along Old Plank Road" with PC 09-1-191 and "Park's Edge", respectively. There are 3 menu pages with the Plan Commission vote and the speakers against PC1740/PC 09-1-191. It is our hope that you will review at least the following chapters on the DVD:

Chapter	Discussion Topic
PC comments & Vote	Density, Road, Water, Zoning, Variances
Bob Swininoga	Six Conditions of Zoning Change Petition (with 404 signatures)
KC Swininoga	Buffer to Seager Park Preservation of Trees
Bruce Anderson	Road Proximity Duplexes as Buffers Property Value
Pete Adamovich	Multiple Petitions Development Trend Undesirable Precedent Duplicate Development (Exeter)
Edie Postiglione	Impact on Site Impact on Park (Virtual walk)
LeeAnn Smith	Water Issues Potential Buyers
Kriss ???	Traffic Issues

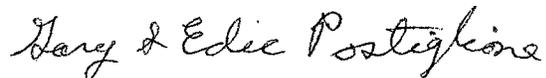
We also request that you review the video of the January 20, 2009, City Council meeting, noting changes the council requested to PC1740 that should apply to PC case 09-1-191. (See http://naperville.granicus.com/MediaPlayer.php?view_id=2&clip_id=34 on the Naperville website).

Finally, there was considerable discussion at the February 4, 2010, Plan Commission meeting about whether the proposed duplexes would be visible from the road within Seager Park. (There is also a highly questionable assertion that they will not be visible from Plank Road). In 2008, for PC1740, red banners were attached to the fence, marking the locations of the five duplexes. Now, for PC 09-1-191, yellow banners are attached to the fence, marking the locations. These banners, visible not only from within the park but also from Plank Road, demonstrate that the buildings, since they are practically at the fence and extend an additional twenty-eight shocking feet above it, will be quite visible.

We request that you visit the park personally, observe the banners, and see for yourself how unacceptably intrusive these structures would be. The enclosed CD contains a slideshow of pictures taken recently from the road in the park. They begin at the sidewalk in front of Seager Park by Plank Road and move up the park road to where Building 1 is planned. (If the slide show does not automatically start when inserted in your computer, please run "PC09-1-191FromSeagerPark.exe" from the CD).

Thank you for taking the time to ensure that our city is developed as is best for our citizens.

Sincerely,



Gary & Edie Postiglione

Fancler, Rory

From: Emery-Graunke, Amy
Sent: Monday, March 08, 2010 10:30 PM
To: james howe
Cc: Fancler, Rory
Subject: RE: Plank Road Study

Good Evening Mr. Howe-

Thank you for providing detailed comments regarding the Plank Road Study. Your input is very much appreciated. Your comments, as well as this reply, will be forwarded to the Plan Commission for consideration at the March 17, 2010 Public Hearing at 7pm at the Naperville Municipal Center. I also invite you to attend this meeting to provide feedback directly if you are able.

In response to your comments I would like to clarify a few points for your consideration.

RE: Point #1

I am happy to hear that you have been a long-time resident of the area. Please understand though that the Draft Plank Road Land Use Plan has been developed to provide the City with a tool for zoning and development IF property owners seek annexation to the city. IF a property owner, such as yourself, does not seek annexation the plan will not be used. Please remember that the Plank Road Study is an update to the East Sector Plan. That plan has been in effect since 1998. You have obviously remained unincorporated during that entire period. This is consistent with the city's policy of annexing land only IF a property owner requests it. The city is not seeking to purchase or otherwise "force annex" property into the City of Naperville.

RE: Points 2-4

These comments all appear to be specifically related to the Park's Edge Development request (formerly known as the Woods Along Old Plank Road). The Plank Road Land Use Plan simply recommends low density residential development in this area. I am copying Rory Fancler on this message. Ms. Fancler is the Project Manager handling the Park's Edge Development Request so your comments may be provided to the Plan Commission relative to this application. The Park's Edge Development petition will also be before the Plan Commission on March 17, 2010 for Public Hearing.

RE: Point #5

As you may have noted in the Transportation Recommendations contained within the Plank Road Study, only very limited access, if any, is recommended from Naper Boulevard. The Plan recognizes this is an arterial street. As such, additional full access points are not suggested. Please also understand that it is possible that if a development is requested in this area the configuration of roadways could be changed such that thru access to Plank Road and Naper Boulevard is eliminated (or highly restricted) and full access is only provided at the signalized intersections on Ogden Avenue. Access will be designed if a development is requested in this area. Consistent with City policy a traffic study will also be required to ensure that access does not create an adverse impact on exiting residential development in the vicinity.

Thank you again for your comments. I hope this clarifying information is helpful to you. If I can be of further assistance, please feel free to repond to this message.

Amy Emery, AICP
Community Planner
emerya@naperville.il.us

From: james howe [jfhowsr@yahoo.com]
Sent: Friday, March 05, 2010 10:37 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study

First of all let us thank you for the opportunity to comment on this issue. We did attend the 02/24/2010

presentation and asked several questions of Naperville representatives. However, we would like to make a few more comments.

1. We have lived in the Springhill Subdivision for almost 30 years, raised our family there, and now that we are in our 60s, we have no plans on moving unless the City forces us out with ridiculous tax bills or problems within the subdivision from flooding.
2. In Re: The proposed duplexes abutting Seger Park - We understand that the 5 or 6 variances originally requested have been reduced to 2 or 3. These variances only dealt with the two lots that would be used for the group of duplexes that abut the Seger Park. As you know, there are several more lots to the west before getting to the "big house" and we would suspect that these lots will eventually be sold for development. We would also expect the property on the south side of Plank Road going west from the Springhill Subdivision will also be developed in the future. If the City allows a number of variances for the duplexes abutting the park, it seems to me that this would open the door for more and more variances as the rest of the area is developed. So..., to sum this up, if the proposed duplex construction is such a wonderful thing, why is there a need for variances? You know the old statement that "if it walks like a duck, quacks like a duck, and looks like a duck, it most likely is a duck". Asking for a number of variances to build makes me believe that there is something not right or else variances wouldn't be needed - thus it looks like a "duck".
3. We are also concerned with the water runoff from the proposed duplex area. If you have ever driven down Plank Road during a rain storm you would see that the roadway between Milton and the Seger Park entrance is like a river. Water rushing down the street from the proposed duplex development entrance/street would just add to this problem.
4. If the proposed plan for the duplexes is approved and the construction is undertaken, we would hope that the builder would be required to build a solid 8 foot fence along the west end of Seger Park. Constructing a split-rail fence is not going to protect the Park and it's wildlife. We see enough animals hit on Plank Road now, therefore, if the west side is open to a split-rail fence, we think more wild animals will wander out of the Park and meet their demise. Seger Park is truly an asset and should be protected. To the east there are trees that form a natural fence and to the north there are trees that form a barrier from the adjoining neighborhood park. The west end doesn't have this natural barrier so it is important that the Seger Park be protected with a fence or some natural barrier.
5. If commercial development is allowed on Naper Blvd from Plank to Chase Bank, I believe that having entrances and exits onto Naper Blvd or Plank Road would be asking for trouble with accidents and adding more traffic lights would be a nightmare. So, to be prudent, any commercial development along Naper Blvd should not allow entrances and exits onto Naper Blvd or Plank Road. But doing this would then force traffic down the residential Tuthill street, which also isn't a very good solution.

Thank you

Jim and Cathy Howe
715 Springhill Circle
Naperville, IL 60563

Fancler, Rory

From: Fancler, Rory
Sent: Monday, March 08, 2010 8:18 AM
To: 'Leeanns411@aol.com'
Subject: RE: City of Naperville Plank Road Study - Stormwater

Good Morning Lee Ann,

As a follow-up to your email, please note that as is the case with any new development, the stormwater detention facilities for the three developments discussed in the previous emails were connected into the existing storm sewer system. Storm sewers are sized based on the amount of water they need to carry, not based on the land use; therefore it is not correct to assume that the three examples discussed discharge into oversized sewers.

Regarding the certified letter, a revised plan has been submitted by the petitioner in advance of the March 17 Plan Commission meeting. A copy of the revised plan is available for public review at the Development Services Counter on the first floor of the Naperville Municipal Center, 400 S. Eagle Street. The petition is for development of 5 two-family structures for a total of 10 residential units, consistent with that considered by the Plan Commission in February; however, modifications have been made to the site plan. The revised plan includes request for approval of the following:

- Annexation and an amendment to the zoning map to zone the subject property R2 (Single-Family and Low Density Multiple-Family Residence District);
- A conditional use for a preliminary planned unit development plat;
- A preliminary plat of subdivision;
- A deviation from Section 7-4-2 (Streets) to reduce the minimum required 66' right-of-way for a portion of the proposed right-of-way, and to reduce the minimum required 28' pavement width for the full length of the proposed local street; and
- A variance from Section 6-6C-7 (R2, Yard Requirements) to reduce the required front yard setback from 25 feet to 20 feet.

Please feel free to contact me should you have any questions.

Rory Fancler, AICP, PTP

Transportation, Engineering, and Development
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540
phone: (630) 305-3430
email: fanclerr@naperville.il.us

 Please consider the environment before printing this e-mail.

From: Leeanns411@aol.com [mailto:Leeanns411@aol.com]
Sent: Wednesday, March 03, 2010 6:49 PM
To: Fancler, Rory
Subject: Re: City of Naperville Plank Road Study - Stormwater

Rory,

Thank you for the info. on the other residential vaults. It looks like the locations you've listed are in basically flat areas close to commercial roads and even one by a highway. I would think that their vaults discharge to commercially sized storm sewers that are probably big enough to walk in and not into a neighboring subdivision that has too much water already.

There should be a storm sewer and a sanitary sewer put in by the Developer on the other side of Plank Road for this subdivision and all the other homes on that side of Plank and the future even larger plat of land next to Edge. This is not forward thinking the way this is being planned and it will have negative consequences for our subdivision.

What changes go with the new Certified letter from Epeius?

Lee Ann

In a message dated 3/1/2010 9:36:15 A.M. Central Standard Time, FanclerRo@naperville.il.us writes:

Good Morning Lee Ann,

As a follow-up to the Plank Road Study open house last Wednesday and your questions regarding underground stormwater storage, please note that underground stormwater storage has been used for residential developments within the city. Examples of developments include the Astor Place Townhomes, located at Route 59 and Diehl Road; Benton Terrace Condominiums, located at Benton Avenue and Webster Street; and the condominium development at 520 S. Washington Street.

Maintenance of the underground stormwater storage proposed for Park's Edge Subdivision would be the responsibility of the homeowner's association. The city will not monitor maintenance activities for the underground stormwater storage; however, as part of the annexation agreement the developer will be required to establish a maintenance fund.

Please feel free to contact me if you have additional questions.

Rory Fancler, AICP, PTP

Transportation, Engineering, and Development

City of Naperville

Fancler, Rory

From: Emery-Graunke, Amy
Sent: Friday, March 05, 2010 2:46 PM
To: Fancler, Rory
Subject: FW: Park's Edge Development along Plank Road

Importance: High

From: Marty Simonin [mailto:jsimonin2531@wowway.com]
Sent: Friday, March 05, 2010 2:44 PM
To: Emery-Graunke, Amy
Subject: Park's Edge Development along Plank Road
Importance: High

I would like to provide the following comments concerning the establishment of a Park's Edge Development along Plank Road.

I moved to Naperville in August 1985 from Springfield, IL. I never realized that Springhill subdivision was in a flood plain and there are occasional flood situations occurring in the subdivision. There were three major flood conditions in 1988, 1996, and 2009 whereby we lost power due to the electrical boxes tripped that provide power to our homes along the south side of Needham Road. Therefore, I believe that this constant bickering for the establishment of the Park's Edge development needs to get resolved by requesting that the developer incorporate the 3.14 acres of land into the City of Naperville. Then a permit would need to be acquired for any tree removal or relocation on the acreage and the city could justifiably control the tree issue that some residents may have. Second, the city should require in writing that the developer will be held responsible for the rate of flow of runoff water into and through Springhill. If the flow exceeds the stated flow rate as mentioned during the most recent planning commission meeting and damage occurs to homes in Springhill, then the developer or design engineer will have to cover any damages occurring from the water runoff. Agreed the rainfall should not exceed the average amount expected for the area, but if it would, the developer would be exonerated if another 100 years type rainfall would hit the area. Otherwise not only will damage to homes from normal rainfall be paid by the developer/contractor, the damage to the parks and subdivision in general will also be their responsibility. Finally, a six foot wooden fence should be constructed that will surround the development in those areas boarding Segar Park providing the developer's residents some privacy. The fence would be similar to those already in existence along Plank Road as well as Naper Blvd, etc.

If all the above is accomplished, I would recommend allowing for the duplexes to be built for it can provide a decent tax base for the city. If you should have any questions, feel free to contact me. Thanks and have a great day.

John Martin Simonin

Marty and Arlene (Lenie) Simonin
1122 Needham Road
Naperville, IL 60563-3315
630-355-5595
jsimonin2531@wowway.com

Hagen, Dina

From: Fancler, Rory
Sent: Friday, March 05, 2010 9:53 AM
To: 'Edie Postiglione'
Cc: Hagen, Dina
Subject: RE: Chairman Brown and Seager Park

Good Morning Edie,

Below, please find responses to your questions. Please feel free to contact me should you have any additional questions.

- Chairman Brown intends to walk through the park but he will do so unaccompanied.
- The certified letter was sent by the petitioner as a revised plan has been submitted in advance of the March 17 Plan Commission meeting. A copy of the revised plan is available for public review at the Development Services Counter on the first floor of the Naperville Municipal Center, 400 S. Eagle Street. The revised plan includes a request for approval of the following:
 - Annexation and an amendment to the zoning map to zone the subject property R2 (Single-Family and Low Density Multiple-Family Residence District);
 - A conditional use for a preliminary planned unit development plat;
 - A preliminary plat of subdivision;
 - A deviation from Section 7-4-2 (Streets) to reduce the minimum required 66' right-of-way for a portion of the proposed right-of-way, and to reduce the minimum required 28' pavement width for the full length of the proposed local street; and
 - A variance from Section 6-6C-7 (R2, Yard Requirements) to reduce the required front yard setback from 25 feet to 20 feet.

Rory Fancler, AICP, PTP

Transportation, Engineering, and Development
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540
phone: (630) 305-3430
email: fancleerr@naperville.il.us

 Please consider the environment before printing this e-mail.

From: Edie Postiglione [mailto:ms_ediep@att.net]
Sent: Wednesday, March 03, 2010 4:49 PM
To: Fancler, Rory
Subject: Chairman Brown and Seager Park

Rory,

Do you know if Chairman Brown has taken his walk through Seager Park yet? If so, do you know if anyone went with him? If not, do you know when he plans to go?

Do you know why we were sent certified letters from the petitioner announcing the March 17 meeting with the Plan Commission? Is this something new the city is requiring?

Thanks so much,

Edie Postiglione

Hagen, Dina

From: Fancler, Rory
Sent: Friday, February 05, 2010 12:18 PM
To: Hagen, Dina
Cc: Thorsen, Suzanne
Subject: FW: Correction about Park's Edge
Attachments: 08f-AltB-and-ParksEdge-Outl.gif; 07a-AlternativeA.gif; 07f-AltA-and-ParksEdge-Outl.gif; 08a-AlternativeB.gif

From: Springhill Communications [mailto:communications@springhillofnaperville.org]
Sent: Friday, February 05, 2010 8:58 AM
To: Fancler, Rory
Subject: Correction about Park's Edge

Hi Rory,

First off, thanks so much for staying so late with all of us last night at PC. This subject means a lot to a lot of people, so it also meant a lot that we were able to be heard.

I did want to make a correction to something that Russell Whitaker said toward the closing of his presentation last night if I may: He said that the Alternative A and Alternative B plans proposed by staff would – just like Park's Edge – place five structures on the same piece of property. This quite simply isn't the case though. When compared to Alternative A the land covers up four of the homes, and when compared to Alternative B the and covers only three of the homes. You can see this very easily in the diagrams that I'm attaching to this email (which were also part of my presentation last night). Neither of the Alternative plans from the Plank Road Study would put as many structures on the same piece of land.

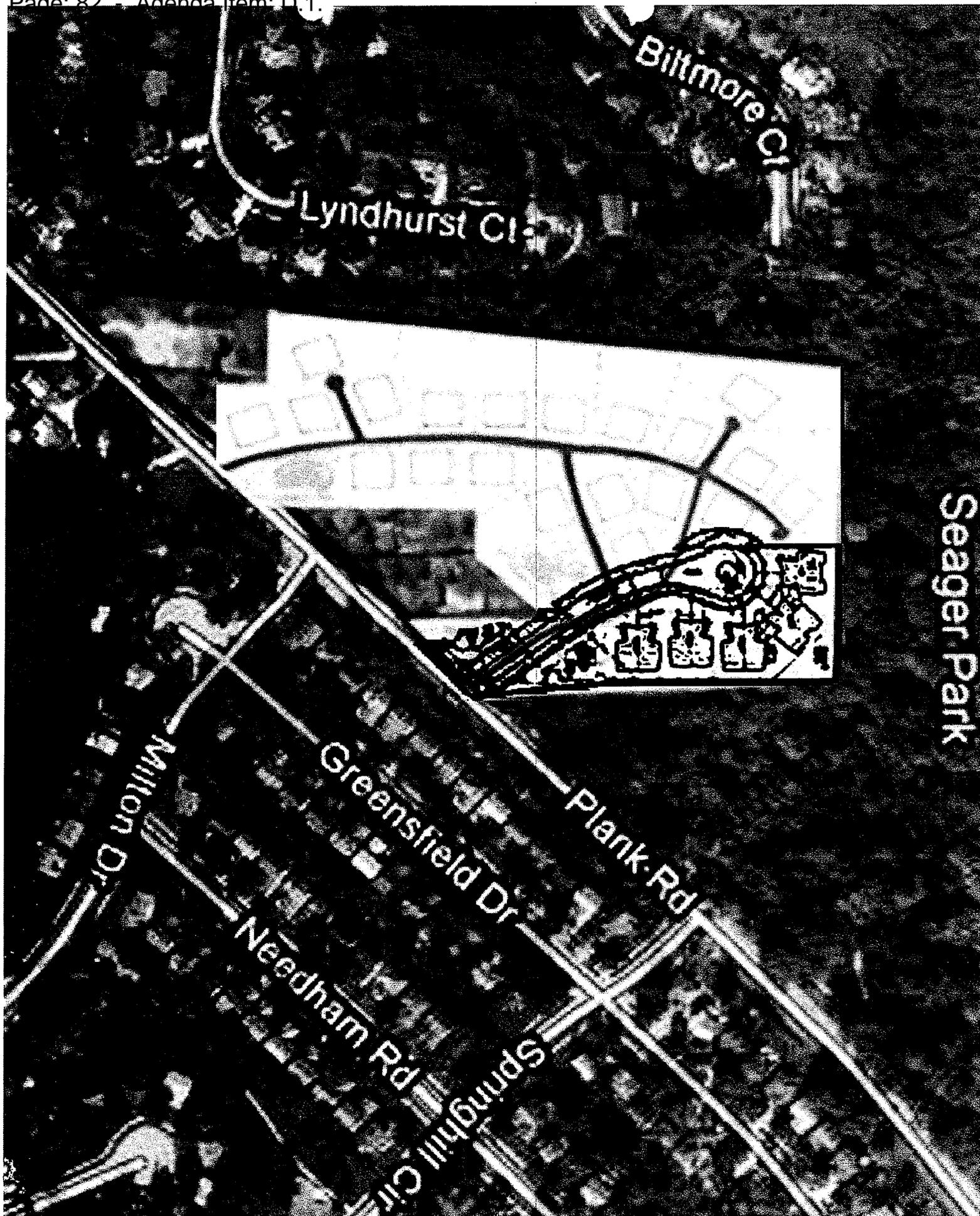
Could I also ask you to please also forward this to the members of the Planning Commission? I'd like to be able to go on record to point out something that was claimed at the PC meeting which is just not true.

Thanks very much,

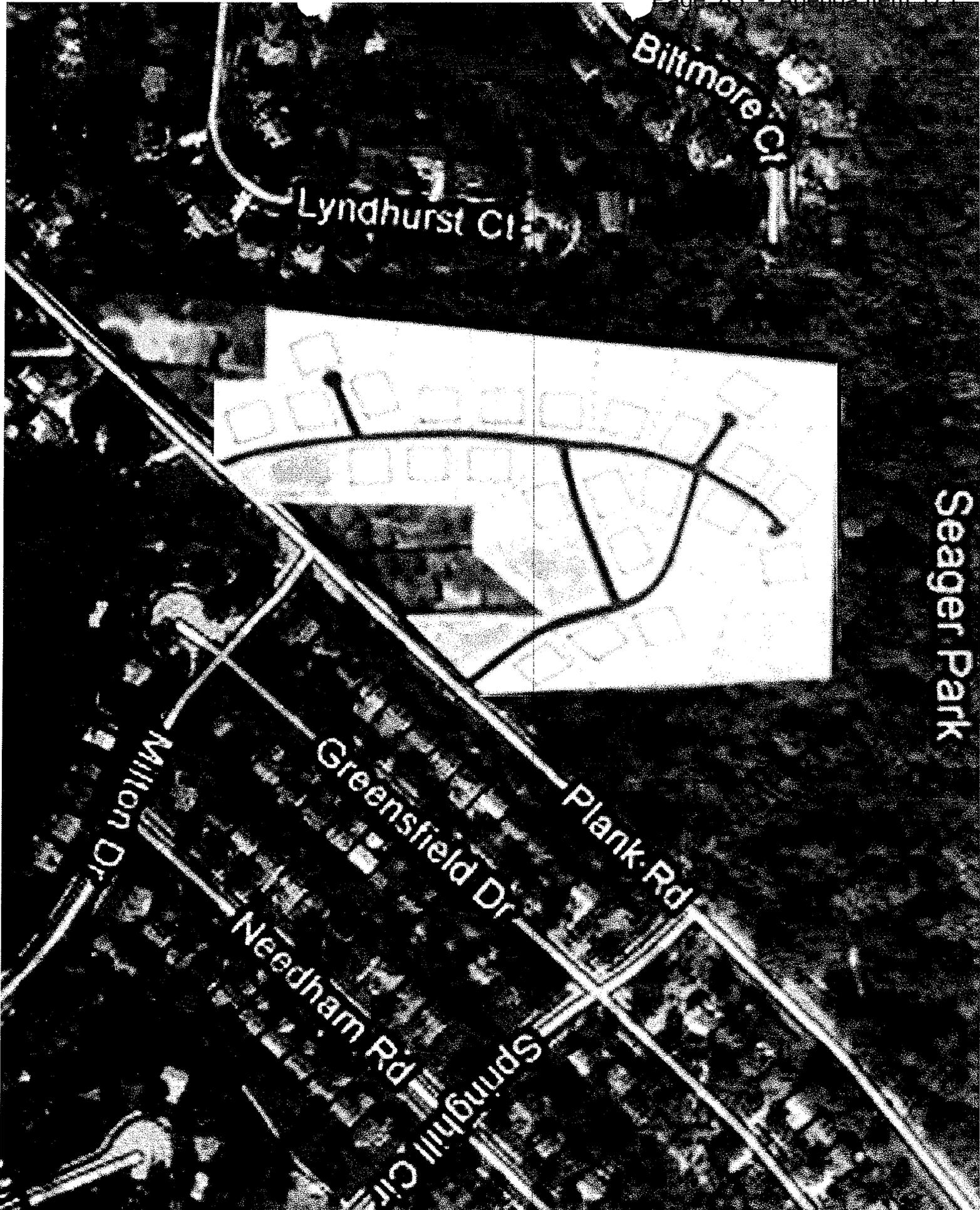
-John Pinner

Seager Park

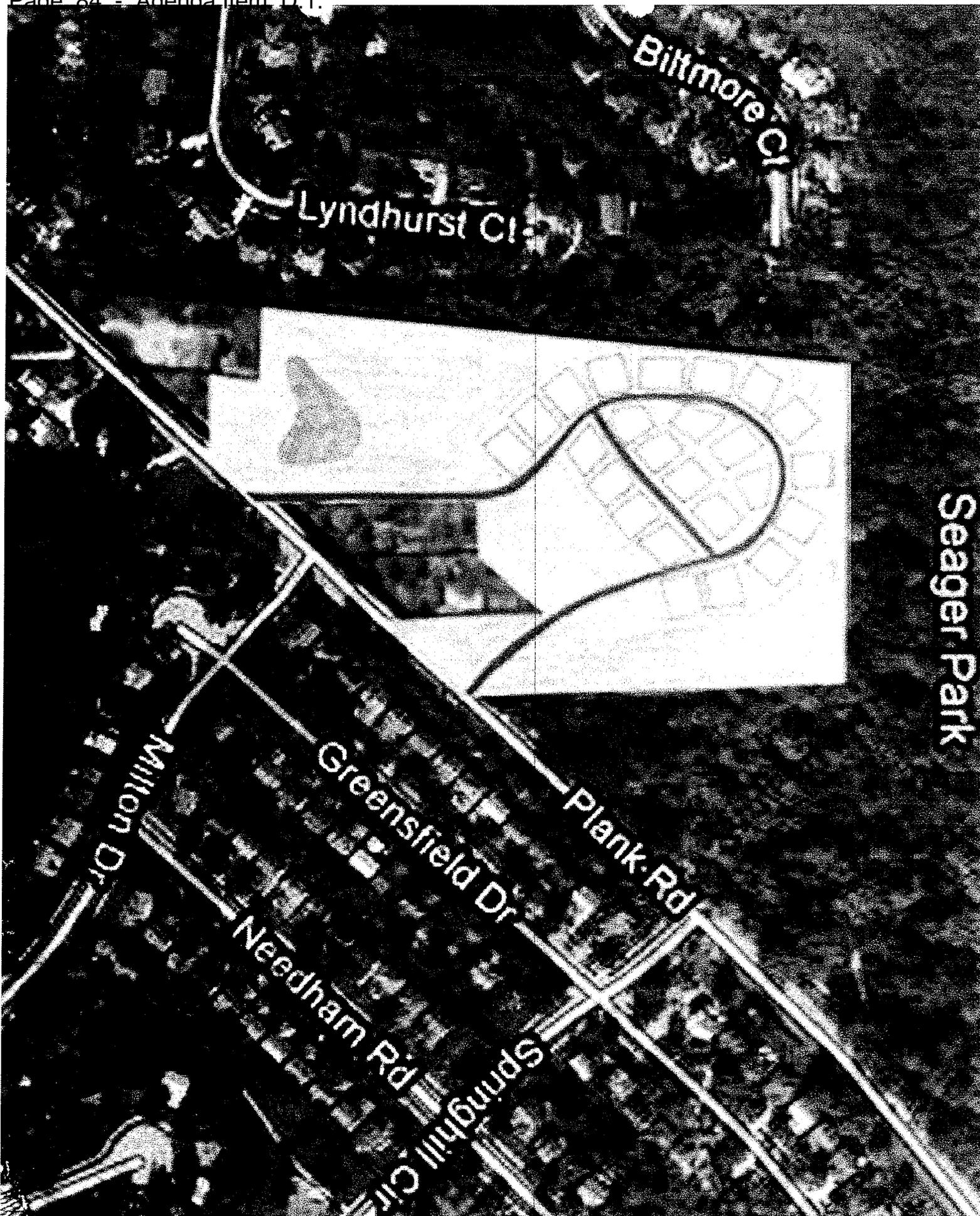




Seager Park



Seager Park



From: Caryn Fischman [mailto:ckfisch@wideopenwest.com]
Sent: Monday, February 01, 2010 2:12 PM
To: Fancler, Rory
Subject: PC # 09-1-191

Good Afternoon Ms. Fancler,

I am a long time resident of the Plank Road area. I would like to express my concerns regarding PC #09-1-191 which in my understanding will be presented at the upcoming Plan Commission meeting scheduled for 2/4/10. When this case (previously called PC 1740) was last presented to the Plan Commission and approval was denied, it was my understanding that the Commissioners instructed the petitioner that changes needed to be made for the case to be considered again.

In reviewing the latest documents from the petitioner, it appears that there have been no significant changes made to the proposal. The same issues (storm water issues, zoning, variance and deviance requests, proposed housing not compatible with the blueprint of the land etc) exist and I would like to be on record as strongly urging the Commission to once again deny the petitioner's case.

Sincerely,
Caryn K Fischman

To: Naperville Plan Commission

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

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

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

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

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

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

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

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

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

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

Park's Edge Subdivision--High Value Trees

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

Class A =

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

Class B =

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

Fancler, Rory

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

Rory,

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

Thank you.

----- Bob S.

Bob Swininoga
1241 Marls Ct
961-1649

All Plan Commission members,

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

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

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

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

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

Sincerely,

Bob Swininoga

1241 Marls Ct.

961-1649

My Response to Mr. Conforti:

"Mr. Conforti,

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

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

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

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

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

Thank you in advance for your cooperation.

Bob Swininoga

Letter from Mr. Conforti:

"As you are aware, I am the owner of approximately 3.14 acres along Plank Rd. This property was previously the subject of the Woods Along Old Plank Rd development application before the City of Naperville.

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

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

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

Fred Conforti, President
EPEIUS
312-388-3030

Fancler, Rory

From: Schatz, Marcie
Sent: Friday, December 04, 2009 1:44 PM
To: Thorsen, Suzanne; Laff, Allison; Fancler, Rory
Subject: FW: My response to Mr. Conforti's letter to request a meeting

Marcie Schatz
Director of Transportation, Engineering and Development
City of Naperville
(630) 420-6087
schatzm@naperville.il.us

From: Pradel, George
Sent: Friday, December 04, 2009 1:42 PM
To: Krieger, Doug; Schatz, Marcie
Cc: Biernacki, Mary Kay
Subject: FW: My response to Mr. Conforti's letter to request a meeting

FYI

From: swininoga [<mailto:swininoga@sbcglobal.net>]
Sent: Friday, December 04, 2009 12:38 PM
To: Hinterlong, Paul; Pradel, George; Boyajian, James; Brodhead, Judy; Fieseler, Robert; Furstenau, Richard; Krause, Doug; Miller, Kenn; Wehrli, Grant
Subject: Fw: My response to Mr. Conforti's letter to request a meeting

Mayor Pradel and All Council members:

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

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

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

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

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

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1241 Marls Ct.

961-1649

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Thank you in advance for your cooperation.

Bob Swininoga

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

Fred Conforti, President

LEGAL DESCRIPTION

PLAT OF ANNEXATION

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

PARCEL ONE:

THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (487.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE TO THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7; RECORDED JANUARY 19, 1948 AS DOCUMENT 537897, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 375489, A DISTANCE OF 165.82 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 49 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILE MROZOWSKI BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 00 DEGREE 00 MINUTE 00 SECOND (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTH CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D" TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY WARRANTY DEED RECORDED APRIL 8, 1931 AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID PROPERTY, 76.55 FEET TO A SET IRON PIPE; THENCE NORTH 21 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.56 FEET TO AN OLD FOUND AXLE THAT IS NORTH 10 DEGREES 34 MINUTES WEST, 296.94 FEET FROM THE CENTER LINE OF PLANK ROAD CORNERLY CHICAGO AND NAPERVILLE ROAD), SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF PARCEL "E" OF PLAT OF SURVEY RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 79.75 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE PROPERTY CONVEYED BY SAID WARRANTY DEED DOCUMENT 310846; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, 6.71 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

THE EASTERLY 1/2 MEASURED PARALLEL WITH THE EASTERLY LINE OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SECTIONS 7 AND 18 IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CHICAGO ROAD AND ON THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 44 DEGREES 19 MINUTES WEST IN CENTER ROAD, 152.1 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES WEST, 300 FEET; THENCE NORTH 44 DEGREES 19 MINUTES EAST, 152.1 FEET TO EAST LINE OF SAID SECTION 7; THENCE SOUTH ON EAST LINE OF SAID SECTIONS, 300 FEET TO THE PLACE OF BEGINNING, CONTAINING 3/4 OF AN ACRE, MORE OR LESS, IN DU PAGE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, AND RUNNING THENCE SOUTH 0 DEGREES 34 MINUTES EAST ON THE SECTION LINE, 260.7 FEET TO THE CENTER OF CHICAGO ROAD; THENCE NORTH 00 DEGREES 43 MINUTES EAST ALONG THE CENTER OF SAID ROAD, 30.9 FEET; THENCE NORTH 43 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 240.94 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 00 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 76.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 65.91 FEET; THENCE NORTH 00 DEGREES 19 MINUTES EAST, 202.20 FEET; THENCE NORTH 42 DEGREES 48 MINUTES EAST, 82.76 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES WEST, 152.1 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 318.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.08 CHAINS (487.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE) THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7; RECORDED JANUARY 19, 1948 AS DOCUMENT 537897, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT NO. 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT NUMBER 375489, A DISTANCE OF 165.82 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 49 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT NUMBER 371646; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILE MROZOWSKI BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 00 DEGREE 00 MINUTE 00 SECOND (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 58 SECONDS EAST, 86.18 FEET TO THE NORTH CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERN LINE OF SAID TRACT "D", TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM ANY PART OF PLANK ROAD FALLING WITHIN THE CURRENT LIMITS OF THE CITY OF NAPERVILLE.

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

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

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

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



SCALE: 1" = 30' BASIS OF BEARING = ASSUMED BASIS OF MERIDIAN = ASSUMED GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

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



LOCATION MAP N.T.S.

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

ABCA SITE: 129,071 SQ. FT. = 2.9631 ACRES PLANK ROAD: 7,678 SQ. FT. = 0.1809 ACRES TOTAL: 136,949 SQ. FT. = 3.1439 ACRES

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

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

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

EXCEPTION PARCELS ONE & FIVE 86.75 (Meas. & Rec.) S42°48'16"W (Rec.)

HENRY MANBECK FARM ASSESSMENT PLAT DOC. No. 71889

SINGLE FAMILY DUPAGE COUNTY 156.88 (Meas.) S72°17'57"W (Meas.)

SINGLE FAMILY DUPAGE COUNTY 35.07 (Meas. & Rec.) N07°25'40"E (Meas. & Rec.)

16.5' EASEMENT FOR ACCESS PER. DOC. NO. 1998-14427

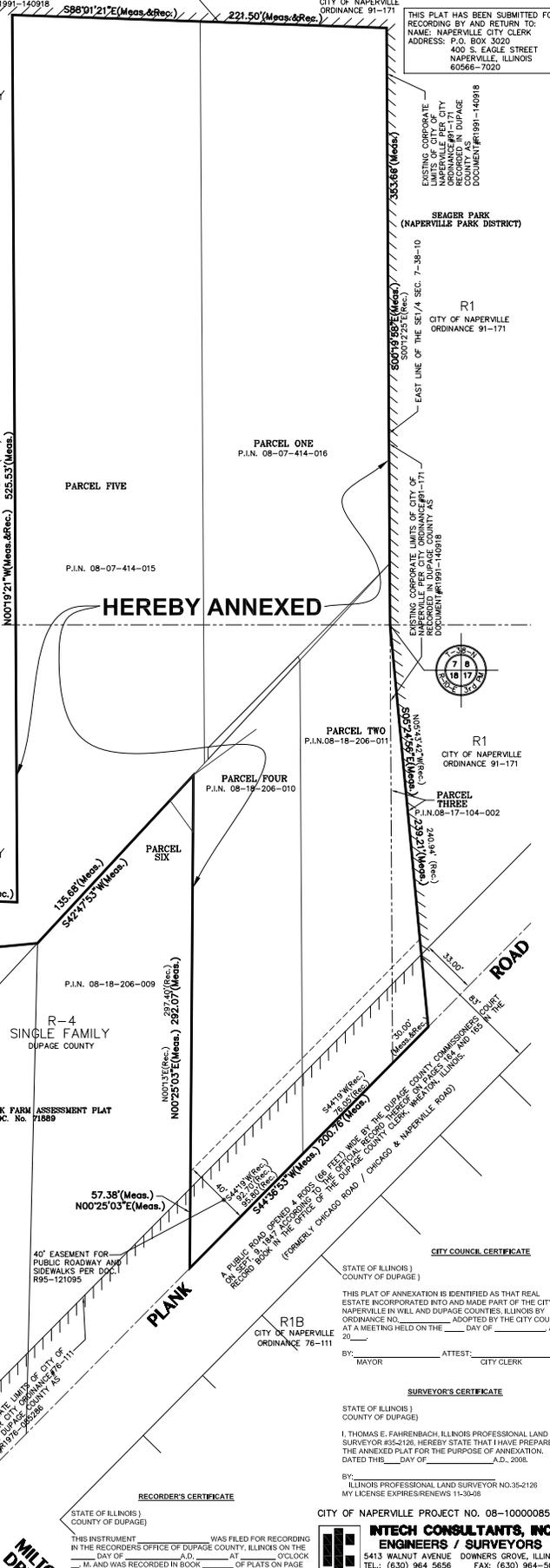
16.5' EASEMENT FOR ACCESS PER. DOC. NO. 1998-14427

40' EASEMENT FOR PUBLIC ROADWAY AND SIDEWALKS PER. DOC. R05-121005

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

RECORDER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF DUPAGE THIS INSTRUMENT WAS FILED FOR RECORDING IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE DAY OF MONTH AND WAS RECORDED IN BOOK NO. OF PLATS ON PAGE

REVISED: 10-23-09 REVISED: 11-05-08 REVISED: 11-6-08



HEREBY ANNEXED

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

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REVISED: 10-23-09 REVISED: 11-05-08 REVISED: 11-6-08

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

SEAGER PARK (NAPERVILLE PARK DISTRICT)

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

R1 CITY OF NAPERVILLE ORDINANCE 91-171

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

PARCEL ONE P.I.N. 08-07-414-016

PARCEL FIVE P.I.N. 08-07-414-015

PARCEL TWO P.I.N. 08-18-206-011

PARCEL FOUR P.I.N. 08-18-206-010

PARCEL THREE P.I.N. 08-17-104-002

R1 CITY OF NAPERVILLE ORDINANCE 91-171

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

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Client Projects: 20080207-20280901/2010-2014/PLATE-ENR-ENG-ANNEK - 10/23/2009 10:56:47 AM, SJP

PLAT OF ANNEXATION - PARK'S EDGE SUBDIVISION

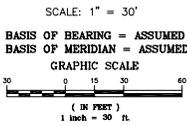
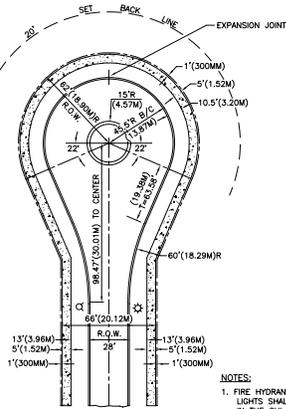
ITECH CONSULTANTS, INC. ENGINEERS / SURVEYORS 5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS TEL: (630) 964 5656 FAX: (630) 964-5052 E-MAIL: CAD@ITECHCONSULTANTS.COM

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

PRELIMINARY PLAT OF SUBDIVISION PARK'S EDGE SUBDIVISION

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

CONCENTRIC CUL-DE-SAC



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

PROJECT SITE



LOCATION MAP
 N.T.S.

OWNER/DEVELOPER:

EPEIUS
 P.O. BOX 553
 WHEATON, ILLINOIS 60187
 PHONE NO.: (312) 388-3030
 FAX: (312) 631-1626

ABBREVIATIONS

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

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY LINE

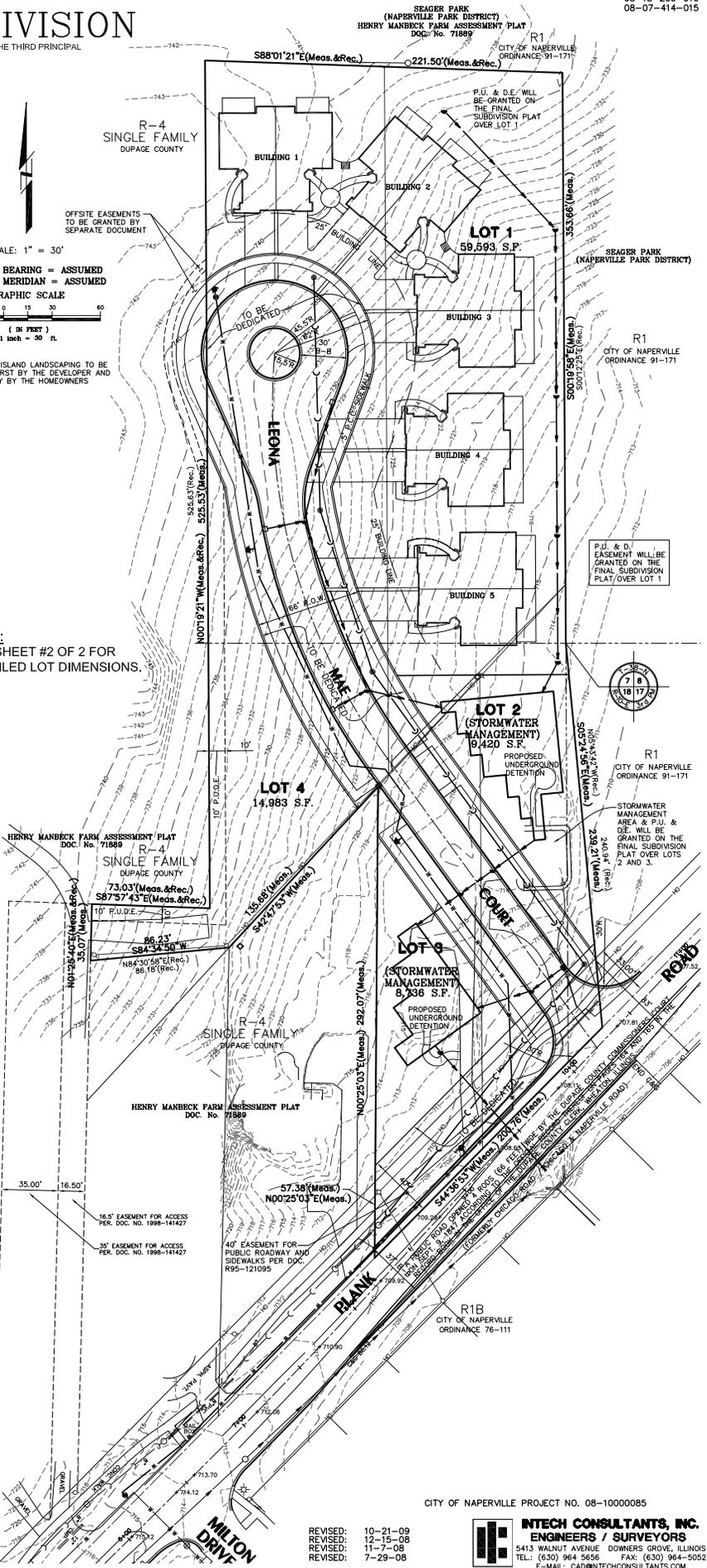
AREA	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL AREA LOTS 1-4
59,593 SQ.FT. = 1.3681 ACRES	59,593 SQ.FT. = 1.3681 ACRES	9,420 SQ.FT. = 0.2162 ACRES	8,736 SQ.FT. = 0.2005 ACRES	14,983 SQ.FT. = 0.3440 ACRES	2,1288 ACRES
R.O.W. DEDICATION LEONA MAE COURT 36,339 SQ.FT. = 0.8342 ACRES					
R.O.W. DEDICATION PLANK RD. 7,878 SQ.FT. = 0.1809 ACRES					
TOTAL AREA IN SUBDIVISION 136,949 SQ.FT. = 3.1439 ACRES					

BENCHMARKS

1. CITY OF NAPERVILLE SURVEY MONUMENT STATION 705 BERNSTEIN 3D TOP SECURITY MONUMENT ELEVATION = 223.9182(M) = 734.6383(FT)(CONVERTED) NAVD 1988 ADJUSTMENT
2. CITY OF NAPERVILLE SURVEY MONUMENT STATION 703 BERNSTEIN 3D TOP SECURITY MONUMENT ELEVATION = 237.6387(M) = 780.3991(FT)(CONVERTED) NAVD 1988 ADJUSTMENT
3. SITE BENCHMARK: "4" CUT IN CURB OPPOSITE WATER VALVE VAULT LOCATED AT THE SOUTHWEST CORNER OF PLANK RD. & MILTON DR. ELEVATION = 713.85 NAVD 1988

NOTES:
 1. THE LAND INCLUDED IN THIS SUBDIVISION IS CLASSIFIED AS "OTHER AREAS ZONE "X" BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS COMMUNITY PLAN NUMBER 170213 0008 C MAP REVISED MAY 19, 1992. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.

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



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

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

PRELIMINARY PLAT OF SUBDIVISION - PARK'S EDGE SUBDIVISION

C:\land\Projects\2008\0817-2008\0817-2008\0817-2008.dwg, P:\EPLA\1_10292808171226.dwg, S:\P

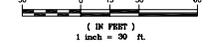
PRELIMINARY PLANNED UNIT DEVELOPMENT PARK'S EDGE SUBDIVISION

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

SCALE: 1" = 30'

BASIS OF BEARING = ASSUMED
BASIS OF MERIDIAN = ASSUMED

GRAPHIC SCALE



LEGAL DESCRIPTION

PARCEL ONE:

THE EAST 110.25 FEET, AS MEASURED AT RIGHT ANGLES OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, IN DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 316.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.06 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE; THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1946 AS DOCUMENT 537937, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL, WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT 375489, A DISTANCE OF 325.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED), 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORZOK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED RECORDED AS DOCUMENT 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D" TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY WARRANTY DEED RECORDED APRIL 3, 1931 AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID PROPERTY, 76.5 FEET TO A SET IRON PIPE; THENCE SOUTH 21 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.58 FEET TO AN OLD FOUND AXLE THAT IS NORTH 00 DEGREES 34 MINUTES WEST, 296.94 FEET FROM THE CENTER LINE OF PLANK ROAD (FORMERLY CHICAGO AND NAPERVILLE ROAD), SAID MONUMENT ALSO BEING THE NORTHEAST CORNER OF PARCEL "B" OF PLAT OF SURVEY RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 70.75 FEET TO AN IRON PIPE SET ON THE WEST LINE OF THE PROPERTY CONVEYED BY SAID WARRANTY DEED DOCUMENT 310846; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, 6.71 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

THE EASTERN 1/2 (MEASURED) PARALLEL WITH THE EASTERLY LINE OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SECTIONS 14 AND 15 IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF CHICAGO ROAD AND ON THE EAST LINE OF SAID SECTION 18, 260.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 44 DEGREES 19 MINUTES WEST IN CENTER OF SAID ROAD, 152.1 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTIONS, 300 FEET; THENCE NORTH 44 DEGREES 19 MINUTES EAST, 163.1 FEET TO EAST LINE OF SAID SECTION 7; THENCE SOUTH ON EAST LINE OF SAID SECTIONS, 300 FEET TO THE PLACE OF BEGINNING, CONTAINING 3/4 OF AN ACRE, MORE OR LESS, IN DU PAGE COUNTY, ILLINOIS.

PARCEL THREE:

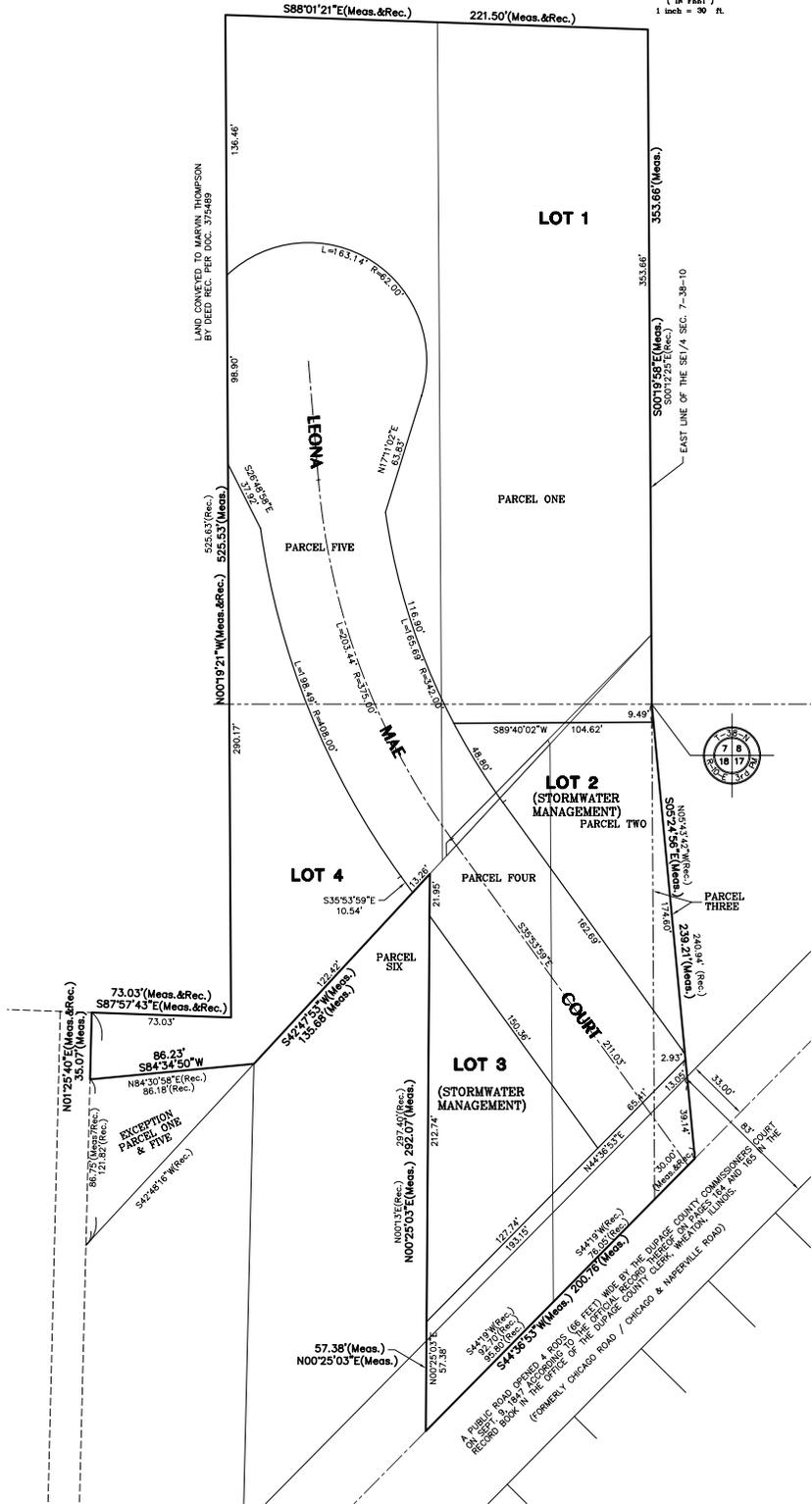
THAT PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, AND RUNNING THENCE SOUTH 0 DEGREES 34 MINUTES EAST ON THE SECTION LINE, 260.7 FEET TO THE CENTER OF CHICAGO ROAD; THENCE NORTH 45 DEGREES 42 MINUTES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

PARCEL FOUR:

THAT PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CHICAGO ROAD (PLANK ROAD) WITH THE EAST LINE OF SAID SECTION 18, 280.7 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; AND RUNNING SOUTH 14 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 76.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 19 MINUTES WEST ALONG THE CENTER OF SAID ROAD, 86.9 FEET; THENCE NORTH 00 DEGREES 13 MINUTES EAST, 29.70 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 296.34 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE NORTHERLY LINE OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 90 DEGREES 12 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ALONG SAID SECTION LINE, 316.02 FEET (MEASURED) TO A SET IRON PIPE THAT IS 7.06 CHAINS (467.28 FEET DEED AND MEASURED) SOUTH OF (AS MEASURED) ALONG SAID SECTION LINE; THE SOUTHEAST CORNER OF BRUMMEL'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SAID SECTION 7, RECORDED JANUARY 19, 1946 AS DOCUMENT 537937, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL, WITH THE SOUTHERLY LINE OF SAID BRUMMEL'S SUBDIVISION AS MONUMENTED, 221.50 FEET TO A SET IRON PIPE AT THE NORTHEAST CORNER OF LAND CONVEYED TO MARVIN THOMPSON BY WARRANTY DEED DOCUMENT NO. 375489, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID WARRANTY DEED, DOCUMENT NUMBER 375489, A DISTANCE OF 325.63 FEET (MEASURED) TO A FOUND OLD ONE-HALF INCH SQUARE BAR; THENCE NORTH 87 DEGREES 57 MINUTES 43 SECONDS WEST, 73.03 FEET (MEASURED) TO A FOUND OLD IRON PIPE, SAID MONUMENT BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREE 25 MINUTES 40 SECONDS WEST, ALONG SAID EXTENSION, 121.82 FEET (MEASURED) TO THE NORTHWEST CORNER OF PARCEL "D" OF SAID "PLAT OF SURVEY" PER DOCUMENT NUMBER 371645; THENCE NORTH 42 DEGREES 48 MINUTES 16 SECONDS EAST (MEASURED) ALONG THE NORTHERLY LINE OF SAID "PLAT OF SURVEY" AS MONUMENTED, 276.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO GUSTAV AND EMILIE MORZOK BY WARRANTY DEED RECORDED AS DOCUMENT 310846, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 6.71 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, 152.1 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF PARCEL "D" OF THE "PLAT OF SURVEY" RECORDED JULY 25, 1936 AS DOCUMENT 371645, DU PAGE COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 25 MINUTES 40 SECONDS EAST (ASSUMED BEARING), ALONG THE EXTENSION OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO GUSTAV AND CAROLINE GLAFENHEIM BY WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 371646, DU PAGE COUNTY, ILLINOIS, A DISTANCE OF 86.75 FEET; THENCE NORTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 86.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 42 DEGREES 48 MINUTES 16 SECONDS WEST (MEASURED) ALONG THE NORTHERLY LINE OF SAID TRACT "D", TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



LOT DIMENSION PLAN

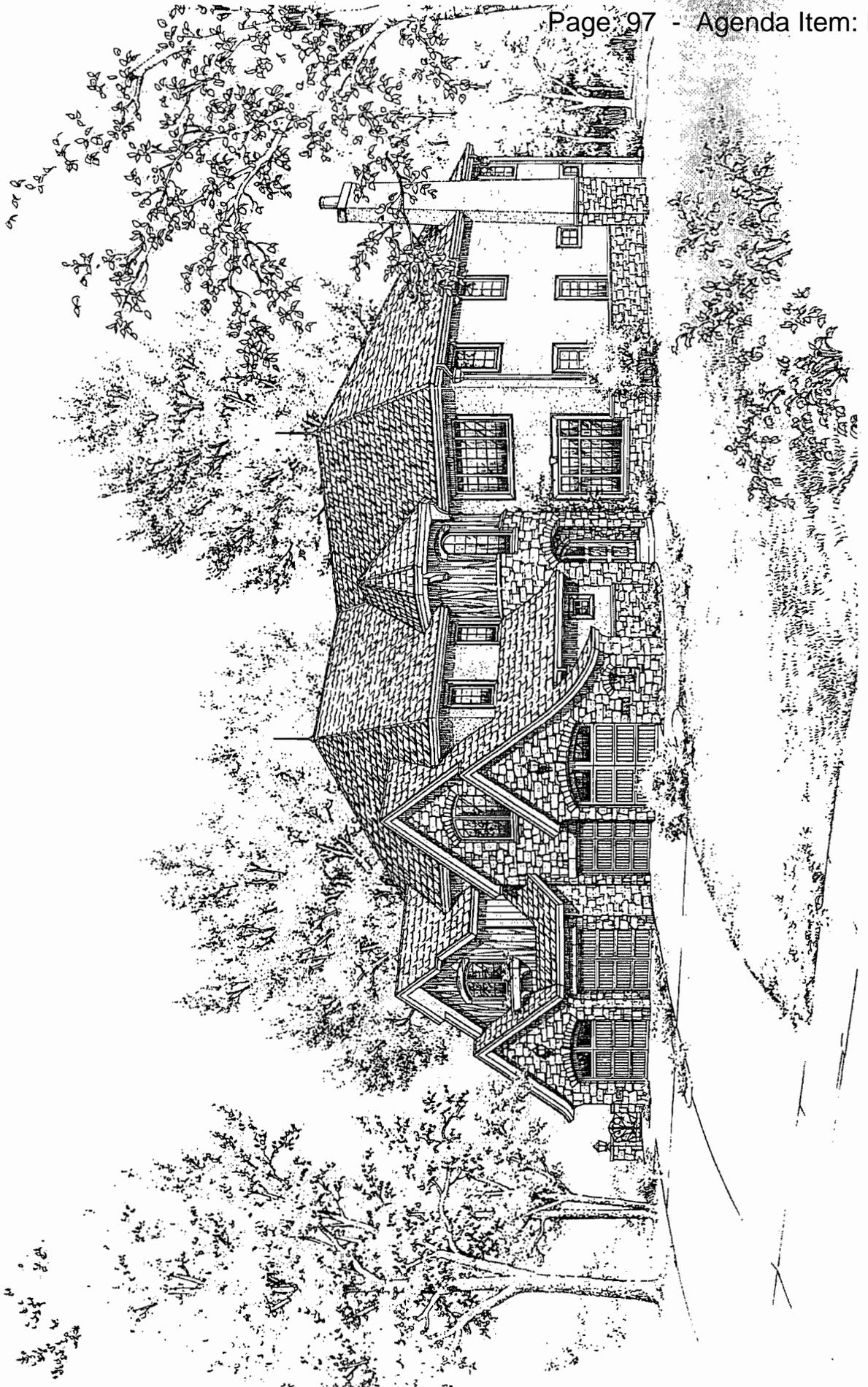
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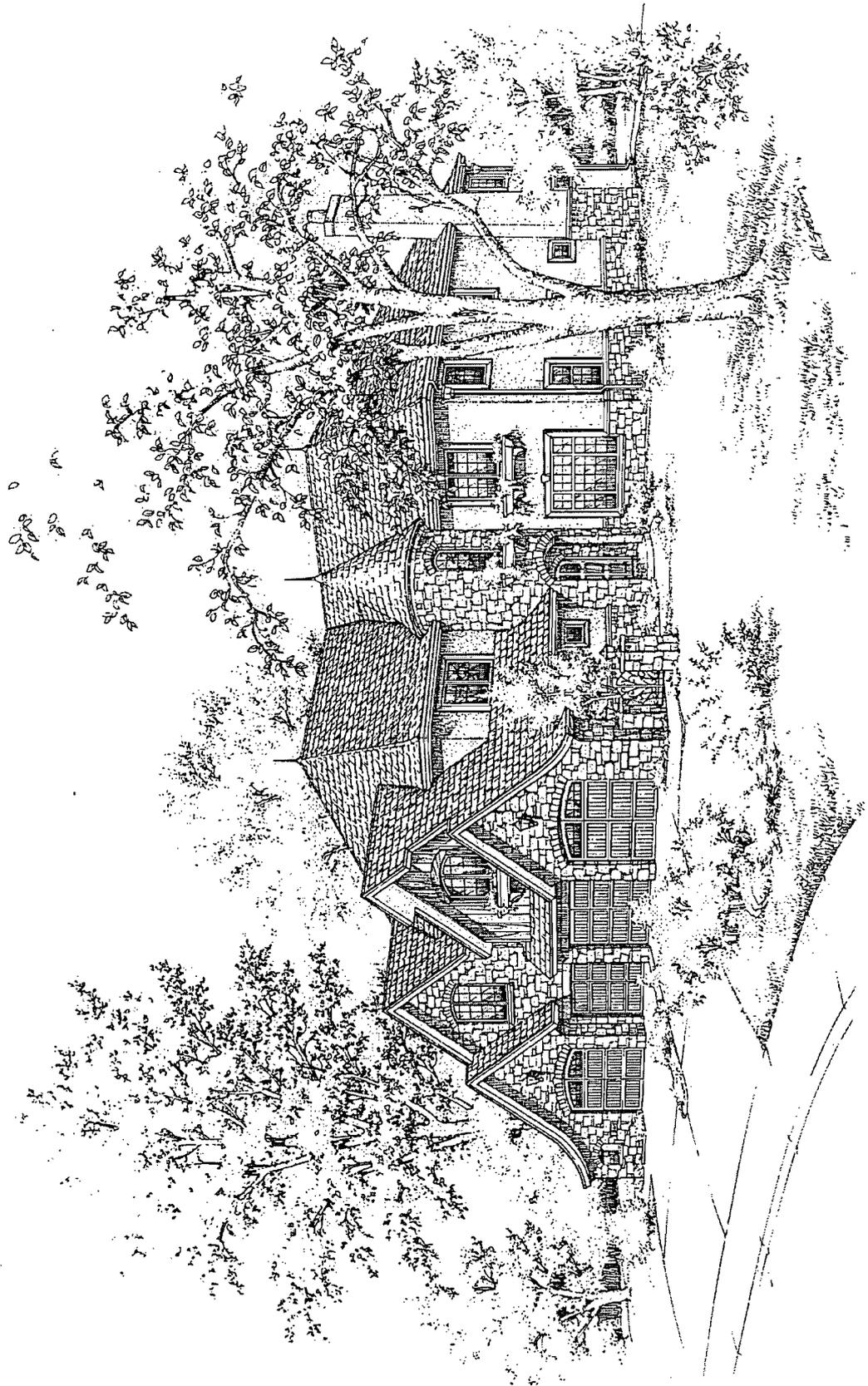
REVISED: 3-2-10
REVISED: 10-21-09
REVISED: 12-15-08
REVISED: 7-29-08

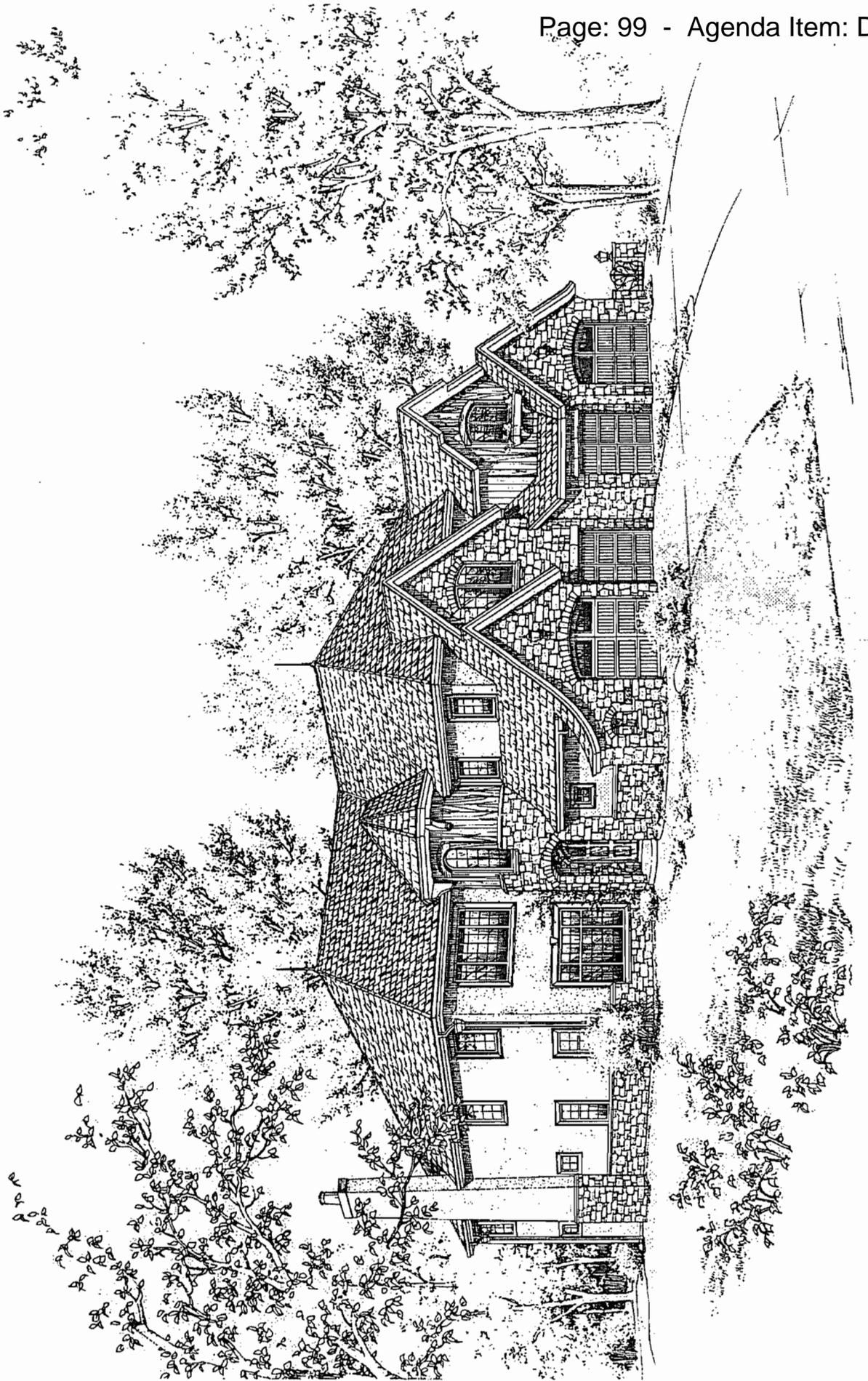
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PRELIMINARY PLANNED UNIT DEVELOPMENT - PARK'S EDGE SUBDIVISION









Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: **10-1-021** **AGENDA DATE:** **3/17/2010**

SUBJECT: PC Case # 10-1-021 DRAFT Plank Road Study
City of Naperville

Location: Unincorporated properties near the intersection of Naper Boulevard and Plank Road, as well as, unincorporated properties fronting Plank Road from Columbia Street to the city's eastern planning area boundary.

Official Notice: Published in Naperville Sun on February 21, 23 and 23, 2010.

Request: Consider transportation and future land use recommendations for the Plank Road Study area.

LOCATION: Plank Road between Columbia Street and eastern Planning Area Boundary as depicted on Figure 2 of the report.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

This is a draft of the Plank Road Study, a small area update to the East Sector Master Plan. Based on an evaluation of site location, land use compatibility, site context, zoning, platting patterns, infrastructure availability, transportation conditions, natural features and public input, staff recommendations for the future land use have been provided for Plan Commission consideration.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

BACKGROUND:

The City of Naperville is conducting the Plank Road Study to evaluate future land use of unincorporated properties along Plank Road pursuant to City Council direction received in 2007-

08 relative to the East Sector Plan and the Planning Services Team FY 09-10 Work Program. The purpose of the Plank Road Study is to:

- Re-evaluate the 1998 East Sector Update to the Comprehensive Master Plan and establish recommendations that will guide the future land use of property within the study area.
- Evaluate and identify opportunities in relation to the transportation network serving the area (including the roadways, sidewalks, vehicular, bicycle and pedestrian access).
- Evaluate and give special consideration to neighborhoods within and surrounding the study area to protect existing neighborhood character and natural resources.
- Evaluate existing infrastructure and availability of infrastructure to properties within the study area.
- Develop a plan to serve as an amendment to the Naperville Comprehensive Master Plan – 1998 East Sector Update through a public process which includes area residents, property owners, developers, the city and other interested stakeholders.

Planning Process¹

The planning process was initiated in May 2009. Throughout the process, the city solicited information from the public to understand factors affecting the area and key considerations for land use through:

- A direct mailing to all property owners of land being studied (August 2009);
- An interactive project web site (www.naperville.il.us/plankroadstudy.aspx);
- A Open House event on September 22, 2009 to solicit stakeholder feedback about existing conditions, concerns, and opportunities for the future;
- A December 9, 2009 Open House to obtain stakeholder feedback about alternative land use scenarios and draft transportation recommendations for the study area; and
- A February 2010 Open House for stakeholders to view draft recommendations and provide constructive feedback.

In addition to the procedures outlined above, study participants and interested community members received timely and frequent updates about the status of the Plank Road Study via the City of Naperville's e-News.

DISCUSSION:

Through the course of the Plank Road Study, several draft alternatives for land use were evaluated for each of the properties included within the scope of the study. The final study recommendations were developed based on an evaluation and careful consideration of site location, land use compatibility, site context, zoning, platting patterns, infrastructure availability, transportation conditions, natural features and public input.

Future Land Use Map

A proposed future land use map for the study area is provided on page 15 of the draft Plank Road Study. The future land use map delineates areas into different categories of land use such as residential and office. The future land use map acts as a guide to determine what zoning classifications and land uses are appropriate for different areas of the city at such time as

¹ For more information about community input, please refer to sections 5.1 and 5.2 of the draft plan.

development and redevelopment proposals arise. Note that the scope of the Plank Road Study does not include annexation and zoning of parcels in the study area. Moreover, specific redevelopment plans have not been evaluated as part of the study. *Specific site development plans will be evaluated at a future date using the Plank Road Study as a guide for land use.*

To appreciate the unique attributes of different areas along the corridor, the Plank Road Study has been divided into six sub-areas. The future land use recommendation for each sub-area is provided in the table below. This table also notes the recommendation contained in the 1998 plan for each sub-area.

Sub-Area #	1998 Plan Future Land Use Recommendation	Proposed Future Land Use	Plan Page # Reference
1	Low-Density Residential	Low-Density Residential	17 - 18
2	Medium-Density Residential	Medium-Density Residential and Utilities	19
3	Low-Density Residential	Residential, Office & Limited Commercial (ROLC) and Low-Density Residential	20-21
4	Low-Density Residential	ROLC at intersection Naper Boulevard and Plank Road Medium-Density Residential east of Tuthill and south of Plank Low-Density Residential west of Tuthill	22
5	Low-Density Residential	Rural Estate Residential	23
6	Low-Density Residential	Rural Estate Residential	23

Three (3) new categories of land use, not previously recommended in the 1998 plan for the study area are recommended by staff: Utilities, ROLC, and Rural Estate Single-Family Residential. A description of these categories is provided below:

- Utilities – The eastern portion of Sub-Area 2 was recently acquired by the City of Naperville for stormwater improvements. As such, staff is recommending that the future land use for this area be noted as utilities to reflect the property use.
- Residential, Office, and Limited Commercial (ROLC) – Staff proposes “ROLC”² for properties immediately south of Ogden Avenue, west of Naper Boulevard, including properties at the intersection of Plank Road and Naper Boulevard within Sub-Areas 3 and 4. These areas transition between more intensive commercial uses on Ogden Avenue (B3 District) and outlying single-family residential uses. ROLC development could include:
 - Single-family detached, two-family (i.e. duplexes) or single-family attached housing (i.e. townhouses) up to a gross density of 8 units per acre.

² Please note, ROLC was introduced and utilized as a future land use category in the 75th Street Study completed in 2009.

- 1-2 story professional or medical office uses.
- New commercial uses limited to small-scale neighborhood convenience retail and service uses, oriented toward Ogden Avenue and at the signalized intersection of Plank Road and Naper Boulevard, accessory to the overall development concept.
- Rural Estate Single-Family Residential - The future land use category “Rural Estate Single-Family Residential” was assigned to parcels east of Naper Boulevard. In contrast to the parcels west of Naper Boulevard, these areas have a generally consistent lot size, building setback and lot width [similar to the City of Naperville’s E3 (Estate Transition) zoning district]. These properties also do not have the direct access to Ogden Avenue that properties on the west side of Naper Boulevard have via Tuthill Road and Naperville/Wheaton Road. In addition to the established platting pattern, there are infrastructure challenges that make serving areas east of Naper Boulevard with adequate City of Naperville water, sewer and electric service a limiting factor for development in the plan horizon period. “Rural Estate Single-Family Residential” would allow for single-family detached housing up to a gross density of two (2) units per acre.

Supplemental Recommendations

Based on public input received throughout the planning process and the priorities identified during the open houses, supplemental policy recommendations (refer to pages 24, 25 & 32) have been developed for the study area. The supplemental recommendations provide additional land use and transportation policies and guidelines for future redevelopment in the study area. The future land use map and supplemental recommendations would be used in tandem to guide potential redevelopment within the study area.

Summary

At the conclusion of the public hearing, Plan Commission recommendations are being requested relative to the land use map and supplemental land use recommendation materials. The Plan Commission may either provide a single recommendation to City Council or offer recommendations specific to each sub-area.

Attachments:

1. Plank Road Study – Draft Plan Report – PC 10-1-021
2. Plank Road Study - Correspondence Received Prior to 2/24/10 – PC 10-1-021
3. Plank Road Study - Correspondence Received After 2/24/10 (Public Open House) – PC 10-1-021

PLANK ROAD STUDY

DRAFT



Naperville

Transportation, Engineering, and Development Business Group

Acknowledgements

City Council

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James E. Boyajian

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APPENDIX

- A. Public Meeting Summary
- B. Property Catalogue

1.0 Executive Summary

The Plank Road Study was conducted to plan the future land use of unincorporated areas along Plank Road between Columbia Street and Naperville's eastern planning boundary. The purpose of the study was to provide recommendations that will be used to evaluate any requests for annexation, including zoning, transportation improvements, and infrastructure extensions.

The recommendations contained in this report were developed based on a comprehensive planning process that extended over a period of approximately nine months and considered a number of factors, including:

- Public input on existing conditions (*Section 4.1 Summary of Community Input*) and future opportunities;
- An evaluation of land use in the study area, including site location and context, compatibility, zoning, and platting patterns (*Appendix B: Property Catalogue*);
- An analysis of natural features (*Section 3.3*) and infrastructure availability (*Section 3.4*); and
- An examination of existing and future transportation conditions (*Section 5.0 Transportation and Access*).

Based on public input received throughout the planning process combined with a professional analysis of existing conditions and trends, a future land use map was developed (*Page 15*). The map will serve as a guide to determine land uses that would be appropriate if annexation and redevelopment is proposed. Supplemental recommendations are also provided to offer clarification and supporting information.

Vision Statement

The 2030 vision for the Plank Road Study Area is below. This vision expresses concepts that cannot be easily illustrated on plan maps or other graphics. It provides a focus – a purpose and common pursuit – for implementation.

In 2030, the Plank Road Study Area is a predominately residential area that offers mature trees, sizable lots and unique park spaces. Residents take great pride in their neighborhood and enjoy easy access to commercial uses along Ogden Avenue and downtown Naperville. Bicycle, pedestrian and vehicle traffic flows smoothly through the area with connections to Ogden Avenue and the Naperville Metra Station. Through careful land planning, transitional uses have established in limited areas immediately south of Ogden Avenue along Naper Boulevard. These uses effectively buffer outlying single-family residential neighborhoods from intensive commercial activity along Ogden Avenue. As a result, the character of the Plank Road corridor is maintained, while allowing growth and development to occur.

2.0 Introduction

2.1 EAST SECTOR UPDATE

The City of Naperville's Comprehensive Master Plan, first adopted in 1985, serves as a guide for growth and development in the city. The plan is divided into three main planning sectors: the East Sector, Northwest Sector and Southwest Community Area, as shown in *Figure 1: Sector Map*. As a guiding document, the Comprehensive Master Plan is subject to amendments or updates from time to time in order to ensure that it remains a reliable document to guide the city's growth.

The East Sector is Naperville's largest planning area, encompassing more than 27 square miles of land and a number of community resources, including downtown Naperville, the Naperville Metra Station, the Historic District, North Central College, the I-88 Tollway Corridor and numerous established neighborhoods and institutions. Since the adoption of the 1998 East Sector Update, the sector has continued to experience growth and is now almost fully developed. Nevertheless, the area remains desirable for continued infill development and redevelopment activity.

In order to re-examine the 1998 East Sector Plan and provide updated guidance and policy direction for the future development of the East Sector, on August 6, 2007, the Naperville City Council initiated amendments to the East Sector Plan. The Plan will be updated through a series of eight small area studies, including the Plank Road Study. Two sub-area plans have been completed: The 75th Corridor Study (2008) and the 5th Avenue Study (2009).

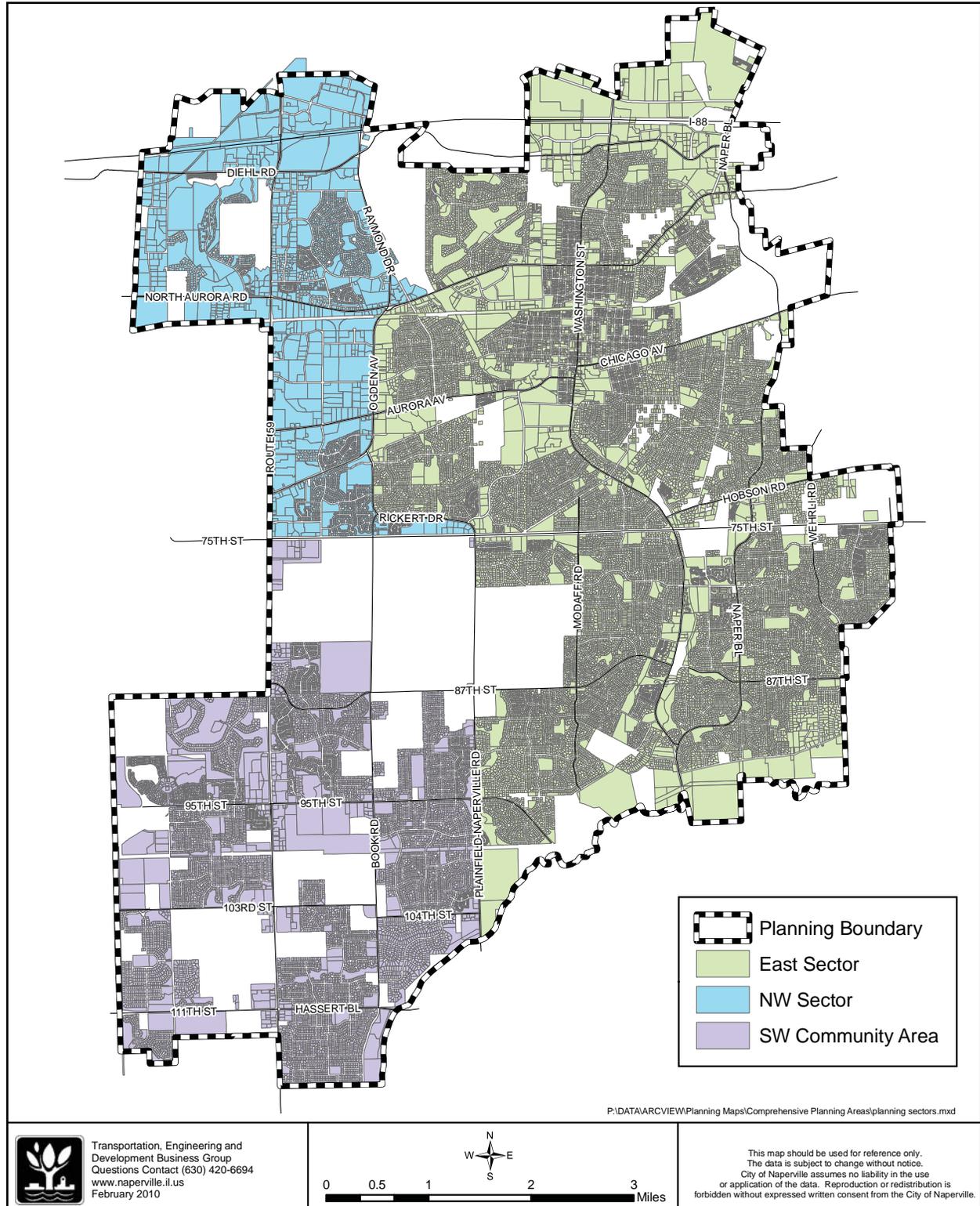
Did you know?

The City of Naperville's Comprehensive Master Plan

includes all properties within the Naperville "Planning Boundary". This boundary includes unincorporated areas adjacent to Naperville defined as a result of agreements with neighboring jurisdictions. The unincorporated parcels in the Plank Road Study Area are located entirely within the Naperville planning boundary.

2.0 Introduction

Figure 1: City of Naperville Planning Sector Map



2.2 PURPOSE

The City of Naperville is conducting the Plank Road Study to evaluate the future land use of unincorporated areas along Plank Road. The study provides an opportunity to ensure that the Comprehensive Master Plan remains current in light of concepts, conditions, and community objectives which may have changed since adoption of the 1998 East Sector Update.

The purpose of this study is to:

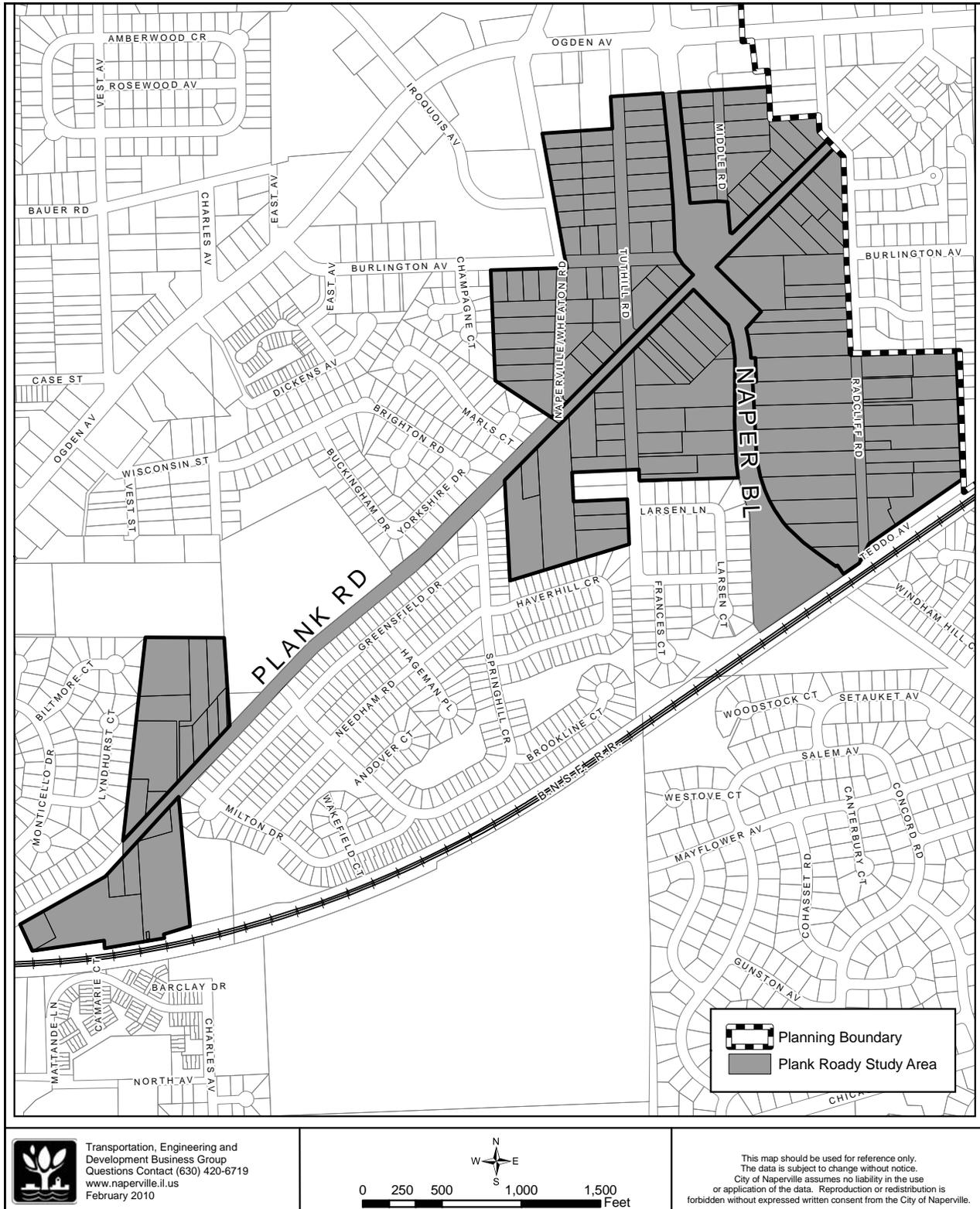
1. Re-evaluate the 1998 East Sector Update and establish recommendations that will guide the future land use and density of property within the study boundary.
2. Evaluate and identify opportunities in relation to the transportation network serving the area including the roadways, sidewalks, vehicular, bicycle and pedestrian access.
3. Evaluate and give special consideration to neighborhoods within and surrounding the study area to protect existing neighborhood character and natural resources.
4. Evaluate existing infrastructure and the availability of infrastructure to properties within the study area.
5. Develop a plan to serve as an addendum to the 1998 East Sector Update to the Naperville Comprehensive Master Plan through a public process which includes area residents, landowners, interested developers, the city and other stakeholders in the study area.

2.3 STUDY BOUNDARY

The Plank Road Study Area includes unincorporated properties near the intersection of Naper Boulevard and Plank Road, as well as unincorporated properties fronting Plank Road from Columbia Street to the city's planning area boundary east of Naper Boulevard as identified in *Figure 2: Plank Road Study Area*. For the purpose of this document, the "Plank Road Study Area" refers to the area identified in *Figure 2: Plank Road Study Area*.

2.0 Introduction

Figure 2: Plank Road Study Area



2.4 PLANNING PROCESS

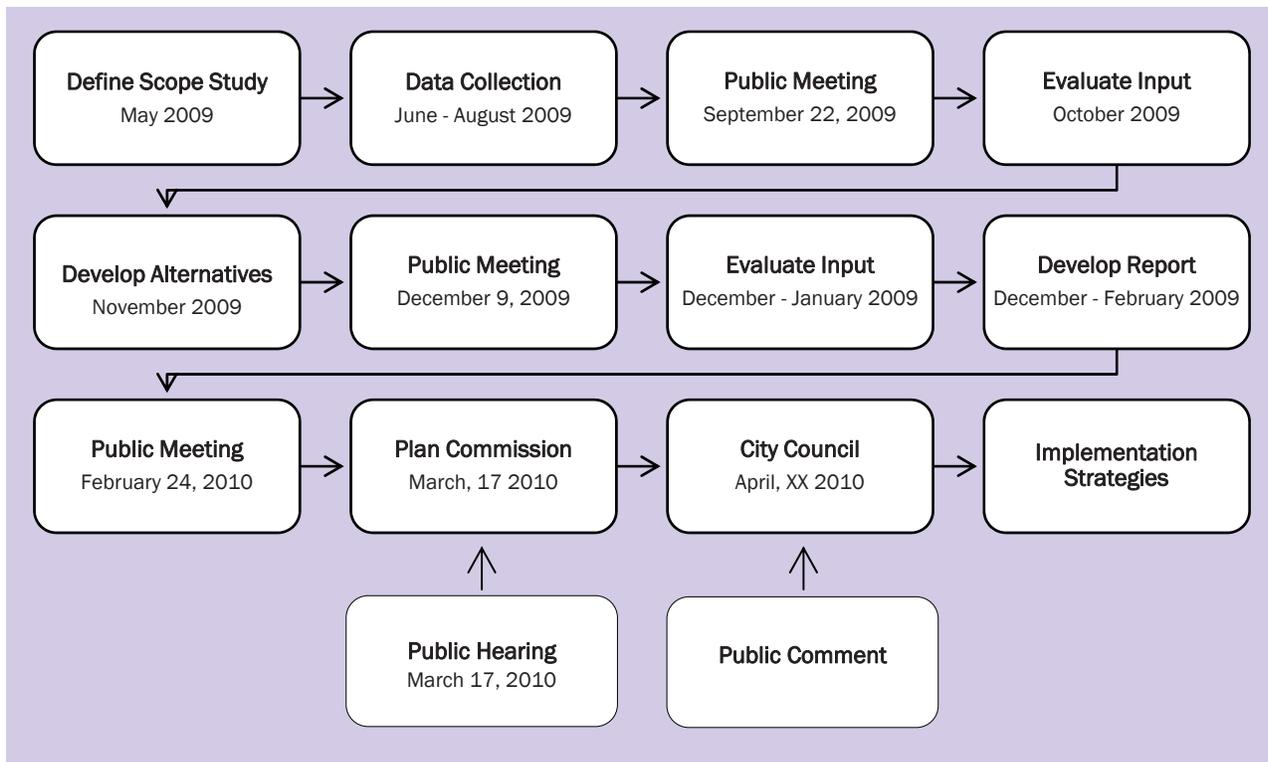
The planning process for the Plank Road Study was initiated in May 2009 and progressed over the course of approximately nine months (see below). Throughout the process, the city solicited information from the public to understand factors affecting the area and key considerations for land use.

The city held three public open houses during the planning stage of the Plank Road Study. The first meeting was held in September 2009 to provide an introduction to the study and seek input from stakeholders regarding their priorities and concerns, ideas for future land use and future changes in the study area. A second public open house was held in December 2009 in order to present and seek input on preliminary land use alternatives and vision for the study area. A final public open house was conducted in February 2010 to reveal the final land use recommendations for the study area and obtain community feedback.

Over the course of two public hearings in March and April 2010, the Plan Commission considered recommendations and received public input pertaining to the recommendations of the Plank Road Study. On XX, 2010, the Plan Commission recommended:

Public comments received during the planning process are included as *Appendix A: Summary of Public Input*.

Figure 3: Public Input Process Summary



3.0 Existing Conditions

3.1 EXISTING LAND USES

The Plank Road Study Area is comprised of approximately 136 acres of land, with individual parcels varying in size from .05 acres to 4.42 acres. While the vast majority of the study area is either currently improved with single-family residences or is vacant, there are a limited number of non-residential land uses, including office/industrial (south of Plank Road, west of Old Plank Park) and commercial (south of Plank Road, west of Tuthill Road), located within the study area. Overall, the study area offers mature trees, sizable lots, and ample park spaces including Seager Park and Old Plank Park located both within and adjacent to the study area.

In order to provide an overview of the property characteristics, the Plank Road Study Area was divided into six sub-areas using Naper Boulevard and Plank Road as dividing features (see *Figure 4: Plank Road Study Sub-Area Map*). Specific details regarding each of the six sub-areas, including key features, current zoning, existing land use, parcel sizes, and adjacent land uses, can be found in *Appendix B: Property Catalog*.

3.2 EXISTING ZONING

All properties included within the Plank Road Study Area are unincorporated properties that are governed by the zoning regulations of DuPage County. Each of the study area properties is located within one of the three following DuPage County Zoning Districts: R3 (Single-Family Residence District), R4 (Single-Family Residence District), and I-1 (Light Industrial District). For each of these zoning districts, DuPage County provides and enforces regulations regarding the allowable uses, minimum lot sizes, and other development requirements. DuPage County remains as the regulatory body overseeing unincorporated properties until such time that those properties are annexed into a municipality. *Plank Road Study Spotlight #1* (pg. 9) provides a map displaying each property's DuPage County Zoning District designation, as well as a brief description of the uses which may be permitted within that zoning designation.

Upon annexation to the City of Naperville, each property receives a zoning classification based upon the requested improvement and future land use designation. Zoning is subject to a public hearing before the City of Naperville Plan Commission and final approval by the Naperville City Council.

3.0 Existing Conditions

Figure 4: Plank Road Study Sub-Area Map



3.0 Existing Conditions

PLANK ROAD STUDY SPOTLIGHT #1

DuPage County Zoning

All properties included as part of the Plank Road Study are unincorporated lands and are governed by the zoning regulations of DuPage County. City of Naperville zoning regulations only apply to properties that are incorporated in the city.

Properties in the Plank Road Study Area fall within one of the three zoning designations under the DuPage County Zoning Ordinance. The map below depicts the various zoning districts within the Plank Road Study Area with a brief description of each corresponding zoning designation as determined and enforced by DuPage County.

I-1 Light Industrial District

The Light Industrial District is intended to provide areas for the development of manufacturing and industrial uses in close proximity to residential and business uses. The district regulations are structured to provide for the operation of a wide range of manufacturing, wholesale and warehousing activities and limited retail and service business uses.



R3 Single-Family Residence District

The R3 Single-Family Residence District was established to preserve and maintain existing single-family areas of the county and permit the continued development of residential uses. A typical detached single-family residence in the R3 District maintains a minimum lot size of 40,000 square feet. While properties zoned R3 within the study area are generally comprised of detached single-family residences, the DuPage County Zoning Ordinance also permits group homes and public buildings. Additional uses, including a bed and breakfast and greenhouse, may be allowable under a conditional use in the R3 District.

R4 Single-Family Residence District

Similar to the R3 District, the R4 Single-Family Residence District was established to preserve and maintain existing single-family areas of the county. Properties located in the R4 District also require a minimum lot size of 40,000 square feet and generally consist of detached single-family residences and the district permits similar uses as summarized under the R3 District. The R4 District allows for a greater residential bulk through increased floor area ratio (FAR).

For more information about the DuPage County Ordinance please refer to <http://www.co.dupage.il.us>

3.0 Existing Conditions

PLANK ROAD STUDY SPOTLIGHT #2

Village of Lisle Boundary Agreement

In April 2002, ordinances were approved by both the Village of Lisle and the City of Naperville establishing a 20-year boundary agreement between the two municipalities.¹ The approved boundary agreement specifies which municipality a property will be annexed to (in the event that annexation is requested), in effect establishing the eastern most limits of the City of Naperville. This boundary agreement is particularly relevant to Sub-Area 6 of the Plank Road Study Area, as the Naperville/Lisle boundary runs along the eastern edge of this sub-area.

Since the adoption of the Naperville/Lisle boundary agreement in 2002, there have been several requests to amend the adopted boundary agreement. In 2005, an amendment to the Naperville/Lisle boundary was approved at the request of a land owner to allow 5S439, 5S451, 5S461, and 5S481 Radcliff Road (located at the southeast corner of Burlington Avenue and Radcliff Road) to transfer from the Naperville to the Lisle Planning Boundary.² Following transfer, these properties were developed with a single-family subdivision.

Subsequent requests to allow for similar land transfers from Naperville's Planning Boundary to Lisle's were later denied by the Naperville City Council in September 2005 (Radcliff Road area) and February 2008 (Karns Road area). During discussion of the requested boundary amendments, some affected property owners raised concerns related to the ability to affordably extend Naperville utilities to their properties, noting that Lisle utilities are currently available and appropriately sized. In their denial of the requested boundary amendments, Naperville City Council encouraged staff to inform developers and area residents that the city encourages them to develop their properties within the City of Naperville corporate limits.

Based upon City Council action related to the Naperville/Lisle boundary in recent years, no amendments to the established Naperville/Lisle boundary are being considered with the current Plank Road Study. The current Naperville/Lisle boundary is displayed in Figure 4.

Notes:

1. Naperville Ordinance 02-71 authorized the execution of a boundary agreement between the Village of Lisle and the City of Naperville.
2. Naperville Ordinance 05-186 authorized the execution of the first amendment to the boundary agreement between the Village of Lisle and the City of Naperville.

3.0 Existing Conditions

3.3 NATURAL FEATURES

Throughout the planning process participants noted the importance of character-defining natural features within and adjacent to the study area. Seager Park was identified as a key natural area for the Plank Road corridor. Notable natural features within the study area include:

- Slope. Areas of significant slope (more than 15%) exist on the north side of Plank Road west of Seager Park, on the south side of Plank Road west of Spring Hill Subdivision, and along the Burlington Northern Santa Fe rail line.
- Mature Trees. Based on a field assessment by the City Forester, a significant stand of quality tree specimens exists within Seager Park and properties immediately adjacent to this property. While mature trees are found elsewhere within the study area, other trees are not of the same size, specie variety, or quality as those within and adjacent to Seager Park.
- Wildlife. The study area is home to a variety of wildlife. Natural areas within Seager Park provide a significant habitat for wildlife within the study area.

3.4 INFRASTRUCTURE

Upon annexation, properties are connected to City of Naperville water, sewer and electric utility services. All sub-areas have the ability to connect to city utilities through annexation, but the cost of service extension will vary depending on the location of existing services in proximity to the property in question. The cost of extending utilities is the sole responsibility of the property owner, but the city may assist with the administration of recapture agreements.

- Water. Water service can be extended to all areas within the Plank Road Study Area. Given existing line locations, the most challenging areas to serve are east of Naper Boulevard (Sub-Areas 5 and 6), as these locations are at the outermost limits of the city service network. As such, a property owner will incur significant expenses to extend services to these areas. The nearest water main to these areas is at the southeast corner of Naper Boulevard and Ogden Avenue.
- Sewer. Municipal sewer service can be extended to all areas within the Plank Road Study Area. Similar to water service, the most challenging areas to serve are east of Naper Boulevard (Sub-Areas 5 and 6) due to existing line locations. The cost for service in this area is associated with the pumping needed to carry waste to the plant for processing. Sewer service to this area would become more accessible if areas west of Naper Boulevard were to annex to the city; this would place higher capacity sewer lines in closer proximity to areas east of Naper Boulevard. There is currently a sanitary sewer line along the east side of Naper Boulevard that serves properties on the west side of Middle Road. The cost to extend the line to serve additional properties in this area is difficult due to capacity limitations and cost to extend infrastructure.
- Electric. Providing electric utility service to support development in Sub-Areas 1, 2, 3 and 4 can be accomplished by extending the existing Naperville Development Public Utility-Electric (NDPU-E) network as needed. NDPU-E service for Sub-Areas 5 and 6 will require installation of utility infrastructure facilities into the areas at a significant financial cost.

3.0 Existing Conditions

PLANK ROAD STUDY SPOTLIGHT #3

Stormwater

Land use plans offer generalized guidelines and show patterns of land use, but do not identify specific improvements such as water line locations, sewer line locations and connections, stormwater systems, roadway specifications, etc. Because stormwater engineering is tied specifically to site development plans, limited information about stormwater is included in this land use plan. Any improvement in the Plank Road Study Area will need to comply with both city and DuPage County stormwater requirements, which establish comprehensive stormwater standards to ensure that new development does not have an adverse impact on adjacent properties with respect to both stormwater runoff and water quality.

The study area is included in the Steeple Run watershed, for which Naperville has established a detailed stormwater plan. Any proposed improvements must be compatible with the watershed plan. A watershed is an area of land where all the water that “sheds” or drains from the land after rain falls or snow melts. The Steeple Run Watershed begins east of Naper Boulevard and flows southwest, flowing into the DuPage River at North Central College. Since the flood in 1996, the City of Naperville, in partnership with DuPage County and the Naperville Park District, has been working to address flood management in the Steeple Run Watershed. Improvements undertaken as a result of engineering studies and public input modifying the drainage in the area and relocating flood waters in Country Commons Park and Old Plank Park that occur as a result of major rainstorms. With the improvements, the excess water will be temporarily held in detention areas until the downstream sewers can reasonably accept the flow. These measures are intended to better protect all properties in the Steeple Run Watershed from flood waters.



4.0 Future Land Use

4.1 SUMMARY OF COMMUNITY INPUT

During the public input process for the Plank Road Study, participants were asked to identify land uses that they believed to be compatible with the surrounding neighborhood and character of the corridor. While the majority of study participants noted **low-density residential** as a compatible use within all of the sub-areas, the following uses also received noteworthy interest for each specific sub-area: **other institutional** (Sub -Area 1), **office/research** (Sub-Area 2), and **park/open space** (all sub-areas).

Participants in the planning process were also asked to indicate the two characteristics that are most desirable within the existing study area; the two biggest challenges facing the existing study area; and the two characteristics that they desire to see most within the study area in the year 2030. Table 1 provides a summary of participant responses.

Table 1: Public Input Regarding Future Land Use

Ranking	Most Desirable	Biggest Challenge	Most Desired for 2030
#1	<ol style="list-style-type: none"> 1. Predominantly low-density residential land uses 2. Residential land use pattern 	Maintaining the current residential land uses	Continued prevalence of low- density residential land uses
#2	<ol style="list-style-type: none"> 1. Mature trees 2. Landscaping 	Vehicle traffic on Plank Road	Preservation of mature trees

The top themes noted above were consistently carried through subsequent public meetings where the preliminary and final land use recommendations for the study area were presented. Consequently, these themes were noted and carefully weighed by staff when developing the final land use recommendations for the study area.

Low-Density Residential is intended to provide an environment suitable for single-family residences consisting of housing not to exceed 2.5 units per acre

Other Institutional includes educational and religious uses.

Office Research is intended to provide an environment suitable for and limited to research and development activities, engineering and testing activities, and office uses, that will not have an adverse effect upon the environmental quality of the community.

Park/Open Space is an area of land, usually in a largely natural state, for the enjoyment of the public, having facilities for rest and recreation.

4.0 Future Land Use

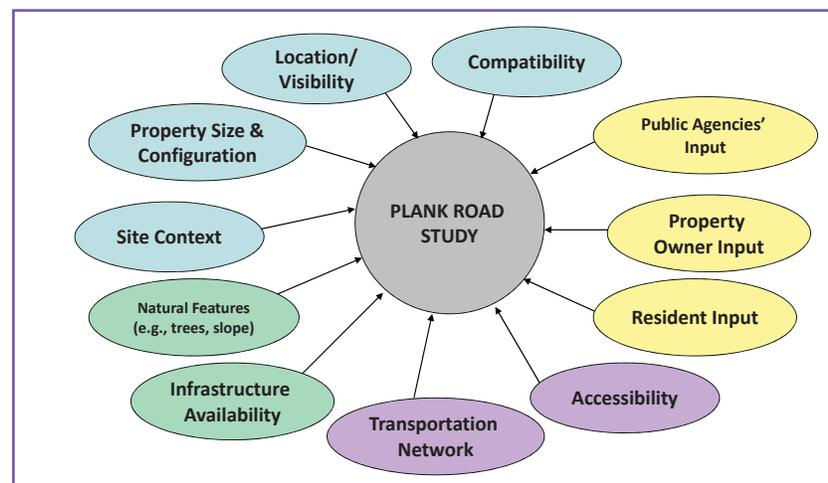
4.2 FUTURE LAND USE CONSIDERATIONS AND MAP

Utilizing all study factors (i.e., existing land use, existing zoning, natural features, infrastructure and community input), the following three sections have been developed to serve as a general policy to guide future development and redevelopment of the Plank Road Study Area (see *Figure 5, Factors Considered*). Together, the following sections work to achieve the primary goal of the East Sector Plan Update to promote development that is viable, compatible and sensitive to adjacent land uses.

1. **Future Land Use Map**
2. **Future Land Use Objectives and Actions**
3. **Individual Sub-Area Recommendations**
4. **Future Land Use Supplemental Recommendations**

The land use pattern recommended by the Future Land Use Map (Figure 6) strategically sites land uses in a manner that complements existing conditions and known study features, while also providing necessary transitions. New commercial, office, and higher density residential uses are planned in close proximity to existing office and commercial uses, major arterial streets, and signalized intersections (i.e., Ogden Avenue and Naper Boulevard). The lowest intensity land uses are situated adjacent to Seager Park and east of Naper Boulevard. Recommended development density increases again in the western most portions of the study area near the Burlington Northern Santa Fe railroad and areas west approaching the Naperville Metra Station. With this approach, a spectrum of intensity is provided wherein the most intensive land uses are situated on the perimeter of the Plank Road Study Area and the least intensive uses are centrally located along the corridor near Seager Park.

Figure 5: Factors Considered

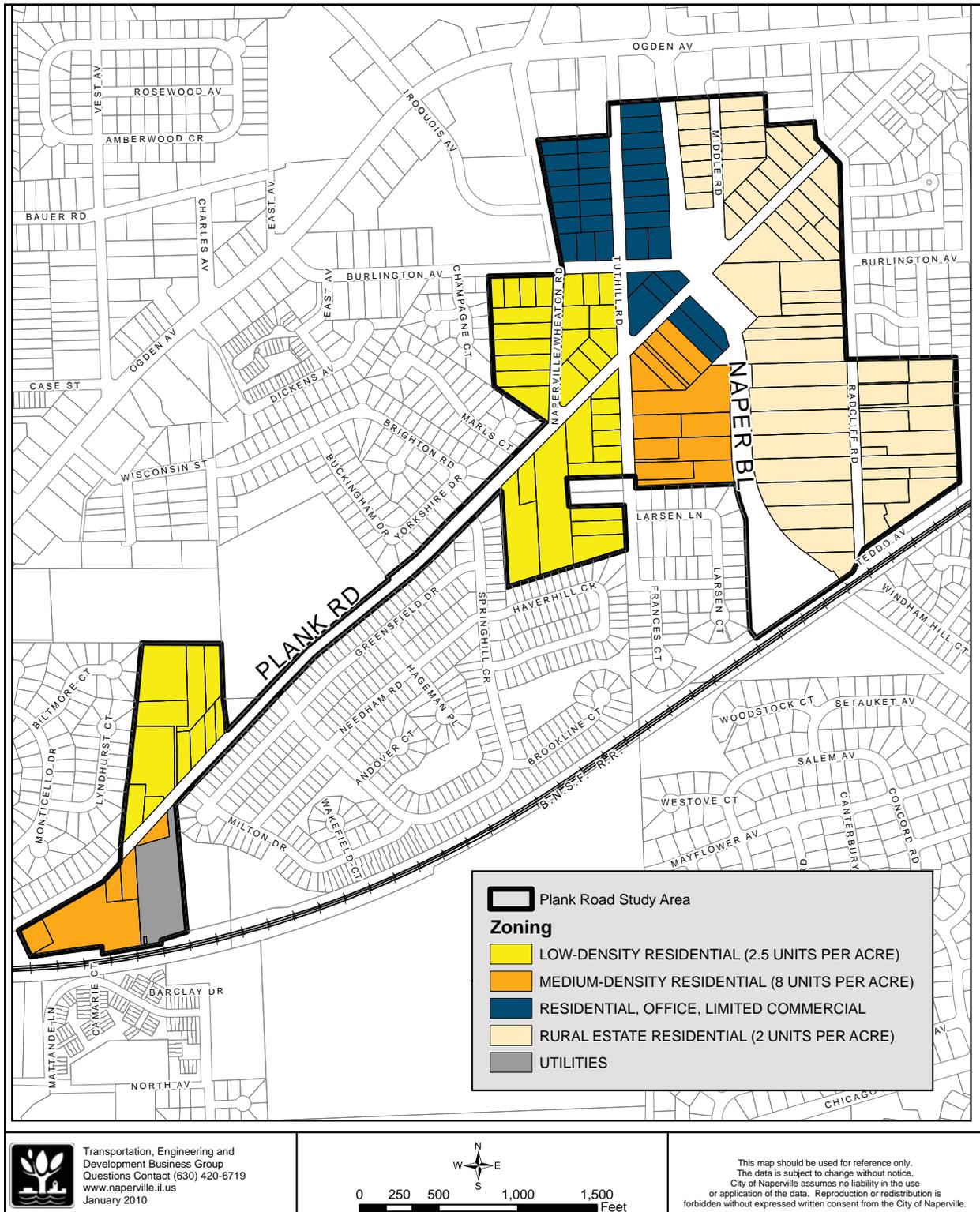


It is important to note that while the Future Land Use Map designates a general land use category for each parcel in the Plank Road Study Area, it comprises only one component of the recommendations for the study. Supporting sub-area descriptions, goals, objective statements and supplemental recommendations provide additional land use policies and guidelines for future development in each land use category.

Accordingly, the Future Land Use Map and supporting documentation should be used in tandem to accomplish the overall land use goal and objectives recommended in this plan.

4.0 Future Land Use

Figure 6: Future Land Use Map



Transportation, Engineering and Development Business Group
 Questions Contact (630) 420-6719
 www.naperville.il.us
 January 2010



0 250 500 1,000 1,500 Feet

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

4.0 Future Land Use

4.3 FUTURE LAND USE OBJECTIVES AND ACTIONS

The following land use objectives and actions apply to the entire Plank Road Study Area:

Objective 1:

Acknowledge the different characteristics of various properties within the study area in terms of location, access, lot size, configuration and adjacent uses.

Action A. Adopt the Future Land Use Map, which is based upon:

- Impact of site location on land use compatibility and site accessibility;
- Site context and appropriateness, in which existing floodplain locations, property slope, roadway access, parcel configuration, visibility, utility availability and existing land use patterns are considered;
- Public and stakeholder input.

Objective 2:

Promote compatibility between adjacent developments.

Action A. Require landscape buffering and screening for new non-residential uses adjacent to established single-family residential neighborhoods (through annexation and redevelopment).

Action B. Require new construction or redevelopment that is compatible with the scale and appearance of adjacent properties.

Action C. Protect quality tree specimens as identified by the City Forester. Where tree preservation is not feasible, encourage replacement with high quality specimens that will restore the wooded character of the area over time.

Objective 3:

Encourage coordinated, cohesive development or redevelopment on multiple parcels, where appropriate.

Action A. Encourage coordinated annexation of multiple parcels as an efficient means to obtain utility services.

Action B. Encourage comprehensive site planning on multiple parcels to provide efficient internal circulation, limit cut-through traffic, and provide strategic access to major arterial roadways (e.g., Ogden Avenue and Naper Boulevard) so as not to impede traffic flow.

4.0 Future Land Use

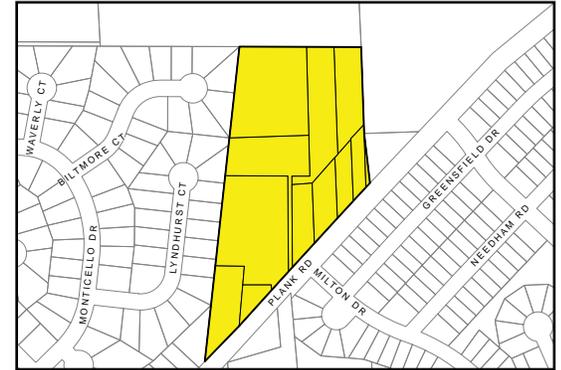
4.3 SUB-AREA RECOMMENDATIONS



Sub-Area 1

“Low-Density Residential” consisting of housing not to exceed 2.5 units per acre is recommended for Sub-Area 1. Development of this style and character establishes a transition from the adjacent neighborhood (Columbia Estates Subdivision), to Seager Park, as well as an appropriate context to the existing single-family homes along Plank Road. Detached single-family structures are preferred to provide consistency with the low intensity character of the neighborhood, as all adjacent properties are either also developed with single-family detached homes or parkland. However, clustered single-family or duplex uses may be appropriate if their design helps to achieve overall preservation of natural features and open space. Please refer to *Plank Road Study Spotlight #4 (Page 18)* to learn more about how conservation design can achieve this.

Future Land Use Map



Low-Density Residential

Sub-Area 1 Land Use Goals:

- 1. Facilitate the low-density residential character of the area.**
- 2. Maintain natural, wooded views along Plank Road and from areas within Seager Park. Preferably this would be achieved through preservation of existing mature landscaping supplemented by installation of new plant materials as required by the Naperville Municipal Code.**

4.0 Future Land Use

PLANK ROAD STUDY SPOTLIGHT #4

Conservation Design

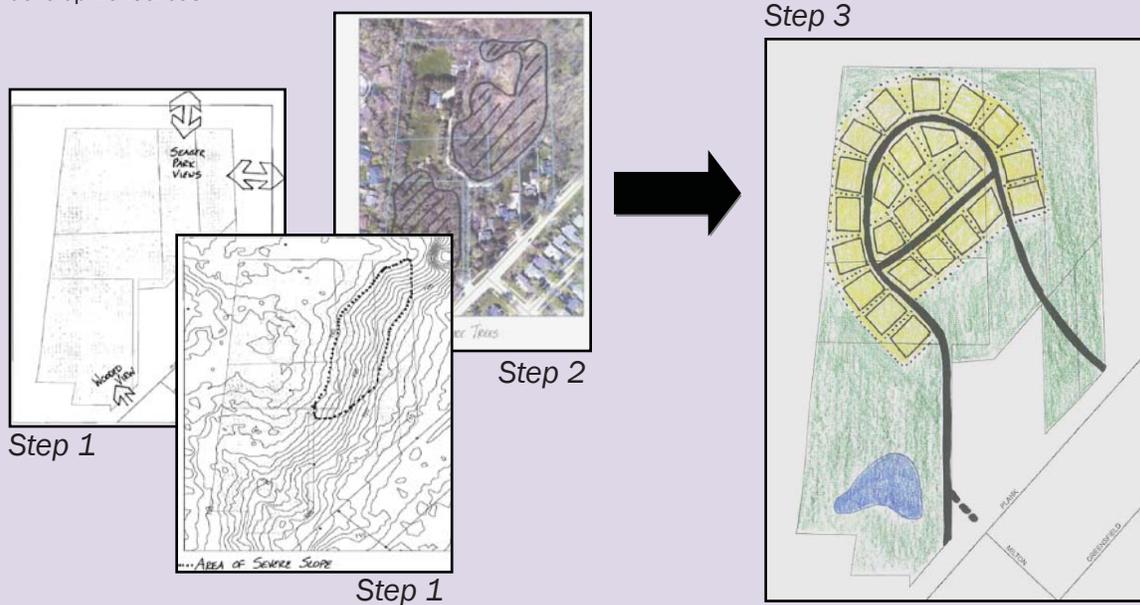
Conservation Subdivision Design (CSD) can help preserve open space and natural areas in residential housing developments by reformulating the approach to conventional subdivision design. Conservation subdivision design strategically concentrates home sites to protect sensitive and valuable open space, habitat, and other environmental resources while maintaining overall density consistent with the land use designation.

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

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

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

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



In this example:

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

** Please note that this schematic represents a simplified illustration which provides an example of how the Conservation Subdivision Design can be achieved. The final design of the site will be determined by the property owner and will require review and approval by the City of Naperville.*

4.0 Future Land Use

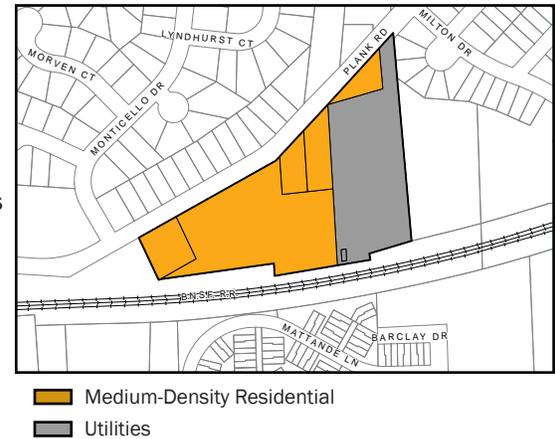


Sub-Area 2

“Medium-Density Residential”, which would allow for townhomes, duplexes, and single-family detached residential structures at a density up to 8 units per acre, is recommended for the western portions of

Sub-Area 2. This recommendation offers a transition between residential neighborhoods and the railroad corridor. It also places new residential units within close proximity to the Naperville Metra Station. The eastern portion of Sub-Area 2 was recently acquired by the City of Naperville for stormwater improvements. As such, this area is designated as “Utilities” on the Future Land Use Map. This is consistent with the future land use designation assigned to other municipal infrastructure uses throughout the city.

Future Land Use Map



Sub-Area 2 Land Use Goals:

- 1. Respect the established residential neighborhood character along Plank Road. This may be achieved through:**
 - Site design approaches wherein parking areas are located away from the Plank Road frontage and buildings are oriented parallel to Plank Road.
 - Use of exterior building finish materials common in residential neighborhoods (e.g., brick, stone, wood, and vinyl siding).
 - Building design that provides multiple projections (e.g., bay windows, pilasters, columns, piers, decks, porches, etc.) along the façade to achieve desired modulation and provide visual interest and unit distinction, and break-up the surface of the wall.
 - Provide offset rooflines (either horizontally or vertically) to add visual interest and break-up the mass of a building.
- 2. Provide a transition between the railroad corridor and surrounding residential uses.**



Sub-Area 3

Within Sub-Area 3, “Residential, Office and Limited Commercial” (ROLC) uses are recommended for the parcels between Naper Boulevard and Tuthill Road, the parcels north of Burlington Avenue between Tuthill Road and Naperville/Wheaton Road, and the parcels south of Burlington Avenue between Tuthill and Plank Road. For the remainder of this sub-area (west of the Naper Boulevard frontage), “Low-Density Residential” development is recommended as a transition to outlying neighborhoods. This approach allows for new neighborhood commercial uses oriented toward Ogden Avenue and extension of future professional office space from Iroquois Drive. For parcels fronting Naper Boulevard, intensive commercial uses such as fast food restaurants, regional shopping centers and destination retail are not recommended as they are more appropriately situated along the existing Ogden Avenue commercial corridor. *Plank Road Study Spotlight #5 (page 21)* focuses exclusively on land use opportunities for the Naper Boulevard frontage within Sub-Area 3. If the street pattern is modified with redevelopment of this sub-area, a traffic study will be required to demonstrate there is no adverse impact on established neighborhoods and surrounding streets. When reconfiguration options are considered the traffic study should demonstrate the new street pattern will improve traffic flow and improve linkages between similar uses.

Future Land Use Map



Sub-Area 3 Land Use Goals:

- 1. Recognize that this area serves as a transition between the Ogden Avenue commercial corridor and adjacent residential uses to the south and east. The area is also a transition from heavily traveled roadways (i.e., Naper Boulevard and Ogden Avenue) to residential neighborhoods. From Ogden Avenue to the residential neighborhood, the transition of the built environment can be achieved through the reduced intensity of the building style, height and setback, as well as landscape improvements.**
- 2. Recognize that this area is immediately adjacent to established commercial uses on Ogden Avenue and several existing roadways (e.g., Tuthill Road, Naper Boulevard and Naperville/Wheaton Road) which provide direct connection to existing commercial uses.**
- 3. Recognize that any new residential uses in this area would benefit from their close proximity to nearby existing retail and service uses (e.g., grocery store, bank and restaurant) available on Ogden Avenue and encourage adequate pedestrian connectivity.**
- 4. To preserve the feeling of spaciousness and openness that characterizes Plank Road, entry features such as detention areas or increased landscape setback from Naper Boulevard and Plank Road should be provided so that buildings will not crowd intersections. The landscaping should make a statement before buildings at this location; a mix of deciduous and evergreen trees should be planted along the perimeter of properties fronting Plank Road. Clustering of trees, rather than an evenly spaced planting pattern, will also help to promote the feeling of a natural landscape pattern more consistent with the overall character of the study area.**

4.0 Future Land Use

PLANK ROAD STUDY SPOTLIGHT #5

Naper Boulevard Frontage Options

Sub-Area 3 is unique given its multitude of direct connections to Ogden Avenue at Naperville/Wheaton Road, Tuthill Road, and Plank Road. Due to the market potential that exists for redevelopment along the Naper Boulevard frontage, four development opportunities have been identified: medium density residential, office, live/work space, and neighborhood commercial. In any scenario, special attention would be given to building height, building design, landscaping and setbacks to transition to adjacent land uses.

MEDIUM-DENSITY RESIDENTIAL: Medium-density residential uses (i.e., duplexes and townhomes) would serve as a transition between the businesses (e.g., motel, bank, retail, and automobile sales) found along Ogden Avenue and nearby single-family residential neighborhoods. Higher density residential may be approved for unique projects that meet the transition goals and include seamlessly integrated amenities such as preservation of stands of mature trees, bicycle accommodations, and live/work spaces.

OFFICE: 1-2 story office development styled in a residential manner (such as pitched roof, brick and stone building materials, limited footprint per building) to be compatible with adjacent residential uses.

LIVE/WORK SPACES: Development styled in a residential manner that allows for first floor office, studio or similar small-scale businesses with a single residential unit above.

NEIGHBORHOOD COMMERCIAL: 1-2 story commercial uses developed in conjunction with properties fronting Ogden Avenue.



Example Medium Density Residential



Example Office Development



Example Live/Work Space



Example Neighborhood Commercial

4.0 Future Land Use



Sub-Area 4

In this sub-area, “Residential, Office and Limited Commercial” (ROLC) land uses are recommended at the signalized intersection of Plank Road and Naper Boulevard, consistent with the recommendation for Sub-Area 3. “Medium-Density Residential” is recommended in the remaining areas between Tuthill Road and Naper Boulevard. This would consist of mostly single-family detached, single-family attached (i.e., townhome) and duplex residential structures up to 8 units per acre. Access to residential areas should be provided from Tuthill Road, rather than Naper Boulevard. New residential development should provide for extensive tree preservation or mitigation and should integrate internal nature walking trails to promote enjoyment of the natural setting and bicycle path connections to provide transportation choices for residents. All areas west of Tuthill Road are recommended for “Low-Density Residential” development (single-family detached residential up to 2.5 units per acre).

Future Land Use Map



- Residential, Office and Limited Commercial
- Medium-Density Residential
- Low-Density Residential

Sub-Area 4 Land Use Goals:

- 1. Buffer established residential neighborhoods from new development oriented toward the intersection of Naper Boulevard and Plank Road through application of appropriate setbacks, landscape enhancements, and fencing.**
- 2. Protect quality tree specimens, as determined by the City Forester.**

4.0 Future Land Use



Sub-Areas 5 & 6

The resubdivision of existing lots in Sub-Areas 5 and 6 has been fairly limited to date. As such, there is a generally consistent lot size and width, which contributes significantly to the rural character of these neighborhoods. Departures from this established pattern, such as smaller lots on improved streets (i.e., wider streets with curb, gutter and sidewalks or cul-de-sacs), could detract from the established rural atmosphere.

Currently, nearly every parcel in these two areas has at least 100 feet of road frontage, includes at least 20,000 square feet of lot area, and has a 35-foot (or greater) building setback. These characteristics are consistent with the City of Naperville's E3 (Estate Transition) zoning district. The estate zoning is intended to recognize and maintain areas of rural character and atmosphere and is recommended for properties in these sub-areas.

Properties in Sub-Areas 5 and 6 have no direct access points to Ogden Avenue. As such, they are separated from the commercial activity along Ogden Avenue. Access to properties within this sub-area should remain limited to the residential streets.

Given the established platting pattern, coupled with known infrastructure challenges that make serving this area with adequate City of Naperville water, sewer and electric service a limiting factor for development in the plan horizon period, a rural estate future land use is recommended in Sub-Areas 5 and 6.

Future Land Use Map



Yellow box legend: Rural Estate Single-Family Residential

Sub-Area 5 Land Use Goals:

1. **Maintain the planning area boundary.**
2. **Respect the well-defined existing rural estate residential character established by the larger estate size lots, mature trees and rural roadway design (e.g., no curb, gutter or sidewalks).**
3. **Avoid the creation of flag lots.**

4.0 Future Land Use

4.5 SUPPLEMENTAL RECOMMENDATIONS

The following paragraphs provide supplemental policy recommendation for each future land use category shown on the Future Land Use Map.

Rural Estate Single-Family Residential:

The following supplemental recommendations should apply to properties designated as “Rural Estate Single-Family Residential”:

- 1. Allow single-family detached housing up to a gross density of 2 units per acre, consistent with the E3 (Estate Transition) Zoning District (20,000 square foot lot minimum).**
- 2. Require a tree preservation and protection plan for each lot upon annexation, with particular emphasis on preservation of mature trees. Efforts to protect premiere specimens, as identified by the city forester in the front yard of new residential homes are encouraged to maintain the natural setting and street character.**

Low-Density Residential:

The following supplemental recommendations should apply to properties designated as “Low-Density Residential”:

- 1. Allow housing up to a gross density of 2.5 dwelling units per acre consistent with the R1 (Low Density Single-Family Residential) Zoning District (13,000 square foot lot minimum).**
- 2. Require a tree preservation and protection plan for each lot, with particular emphasis on preservation of mature trees. An effort to protect premiere specimens in the front yard of new residential homes is also encouraged to maintain the natural setting and street character.**
- 3. Preservation of open spaces (through common areas or increased individual lot area).**

Medium-Density Residential:

The following supplemental recommendations should apply to properties designated as “Medium-Density Residential”:

- 1. Encourage comprehensive site planning on multiple parcels to provide consolidated ingress/ egress from Naper Boulevard and Plank Road as well as cross-access between sites as appropriate.**
- 2. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.**

4.0 Future Land Use

Residential, Office and Limited Commercial (ROLC):

The following supplemental recommendations should apply to properties designated as “Residential, Office and Limited Commercial” (ROLC):

- 1. The ROLC area should provide sites for low- or medium-density Residential uses, small-scale office or commercial development, institutional facilities, live-work spaces and similar uses.**
 - **New residential development should be in the form of single-family detached, two-family (i.e., duplexes), or single-family attached housing (i.e. townhouses) up to a gross density of 8 units per acre.**
 - **New commercial development should be limited to small-scale neighborhood convenience retail and service uses, oriented toward Ogden Avenue and at the signalized intersection of Plank Road and Naper Boulevard, and accessory to the overall development concept.**
 - **Higher intensity uses, such as commercial, should be concentrated near the intersection of Ogden Avenue and Naper Boulevard. Lower-intensity uses, such as residential, should be located adjacent to the existing single-family neighborhoods. Appropriately scaled office, institutional, or live/work uses may be sited in either location.**
- 2. New construction should be designed and developed in a manner that is compatible with the adjoining neighborhoods in scale and appearance.**
 - **Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.**
 - **New buildings and building additions should comply with the Building Design Guidelines and be constructed of masonry material (e.g., brick and stone), include a pitched roof, and limited footprint per building.**
- 3. Comprehensive site planning on multiple parcels is encouraged to provide consolidated ingress/egress from Naper Boulevard and Plank Road. Cross-access must be provided between adjacent sites as appropriate to the land use.**
- 4. Landscaped buffer areas shall be provided in accordance with Section 5-10-3 (Landscaping and Screening) of the Municipal Code. In addition, where non-residential uses abut residential lots, fences and landscaping should be constructed across the shared lot line to provide 100% opacity. Other buffering or screening features may be required as appropriate to fit harmoniously with the adjoining properties.**

4.6 IMPLEMENTATION

Future land use and supplemental land use recommendations should be considered on a case-by-case basis, as private property owners request to develop or redevelop their properties. Any requests for annexation and rezoning will be considered through a public process, during which additional public testimony will be taken; the recommendations in this section will be utilized in consideration of the specific request. During the review of these cases, further site details will additionally be for public review.

5.0 Transportation and Access

5.1 EXISTING TRANSPORTATION NETWORK

Plank Road provides northeast-southwest access from Columbia Street on the west to the Village of Lisle on the east. Plank Road provides connectivity between the residential neighborhoods along Plank Road (e.g., Spring Hill, Yorkshire Manor, Columbia Estates) and the Naperville Metra Station and downtown Naperville to the southwest and Naper Boulevard to the east.

The Plank Road **right-of-way (ROW)** ranges from approximately 66 to 80 feet wide and currently includes a single lane in each direction. Left-turn lanes are provided at key intersections along the roadway. Based on 2009 vehicle traffic counts conducted by the City of Naperville, Plank Road carries approximately 7,300 vehicles per day (VPD) on the segment west of Naper Boulevard.

Plank Road is within the jurisdiction of the City of Naperville, with the exception of a limited segment between Spring Hill Subdivision and Columbia Estates Subdivision, which is within the jurisdiction of Lisle Township. Lisle Township also has jurisdiction of the portion of Plank Road east of Naperville/Wheaton Road.

Naper Boulevard provides north-south access between Highview Drive (located just south of Diehl Road) on the north (transitions to Naperville Road) and Royce Road on the south near the Village of Bolingbrook. The intersection of Plank Road and Naper Boulevard provides key access to the Ogden Avenue commercial corridor, as well as I-88 to the northeast. In the vicinity of the study area, Naper Boulevard is under the jurisdiction of the City of Naperville. Naper Boulevard carries approximately 31,200 VPD north of Plank Road and approximately 35,700 VPD south of its intersection with Plank Road.

Other north-south roadways in the study area include Naperville/Wheaton Road, Tuthill Road, Middle Road and Radcliff Road. Burlington Avenue provides east-west access north of Plank Road in the study area. These roadways have one travel lane in each direction and provide access to the established residential neighborhoods north and south of Plank Road, and the existing commercial uses on Ogden Avenue.

Right-Of-Way (ROW) is a term used to describe an area of land over which people and goods have the right to pass or travel. Right-of-way is any public thoroughfare such as a street, road or alley. The right-of-way also usually includes the median, utility poles, sidewalks, and parkway (i.e., unpaved, landscaped area immediately adjacent to the street). Right-of-way is not located on the adjacent private properties; right-of-way is publicly owned property.

5.0 Transportation and Access

Existing Pedestrian and Bicycle Amenities

Sidewalk is provided along portions of the north side of Plank Road; sidewalk is not currently provided along the south side of the street. In the vicinity of the study area, sidewalk is not provided on Burlington Avenue, Naperville/ Wheaton Road, Naper Boulevard, Tuthill Road, Middle Road or Radcliff Road. Sidewalk is provided within the established residential subdivisions located north and south of Plank Road (e.g., Spring Hill, Yorkshire Manor, Columbia Estates).

A dedicated bicycle route is not currently provided within the study area. At this time, the **City of Naperville Bicycle Implementation Plan** (adopted on June 20, 2006) does not propose any new bicycle routes or paths in the study area. As shown in *Figure 7: Potential Bikeways in the Vicinity of the Plank Road Study Area*, the Bicycle Implementation Map includes a potential future off- and on-street bicycle path/route west of the study area, along Washington Street from Warrenville Road to just south of Iroquois Street and then continuing along Loomis Street to 4th Avenue. This planned path/route would provide a connection from the DuPage Herrick Lake Forest Preserve Trail and Prairie Path connection to the Naperville Metra Station.

5.2 SUMMARY OF COMMUNITY INPUT

During the public input process for the Plank Road Study, opportunities to improve the multi-modal accessibility and amenities in the study area were identified to address the following common public comments related to transportation:

- Existing **sight distance** concerns at the intersection of Tuthill Road and Plank Road.
- Existing **cut-through traffic** on Tuthill Road and concern for potential increased traffic on this roadway with future development of adjacent property.
- Limit the number of curb cuts (i.e., driveways) along Plank Road and Naper Boulevard.
- Enhance pedestrian and bicycle access and safety in the study area.

Did you know?

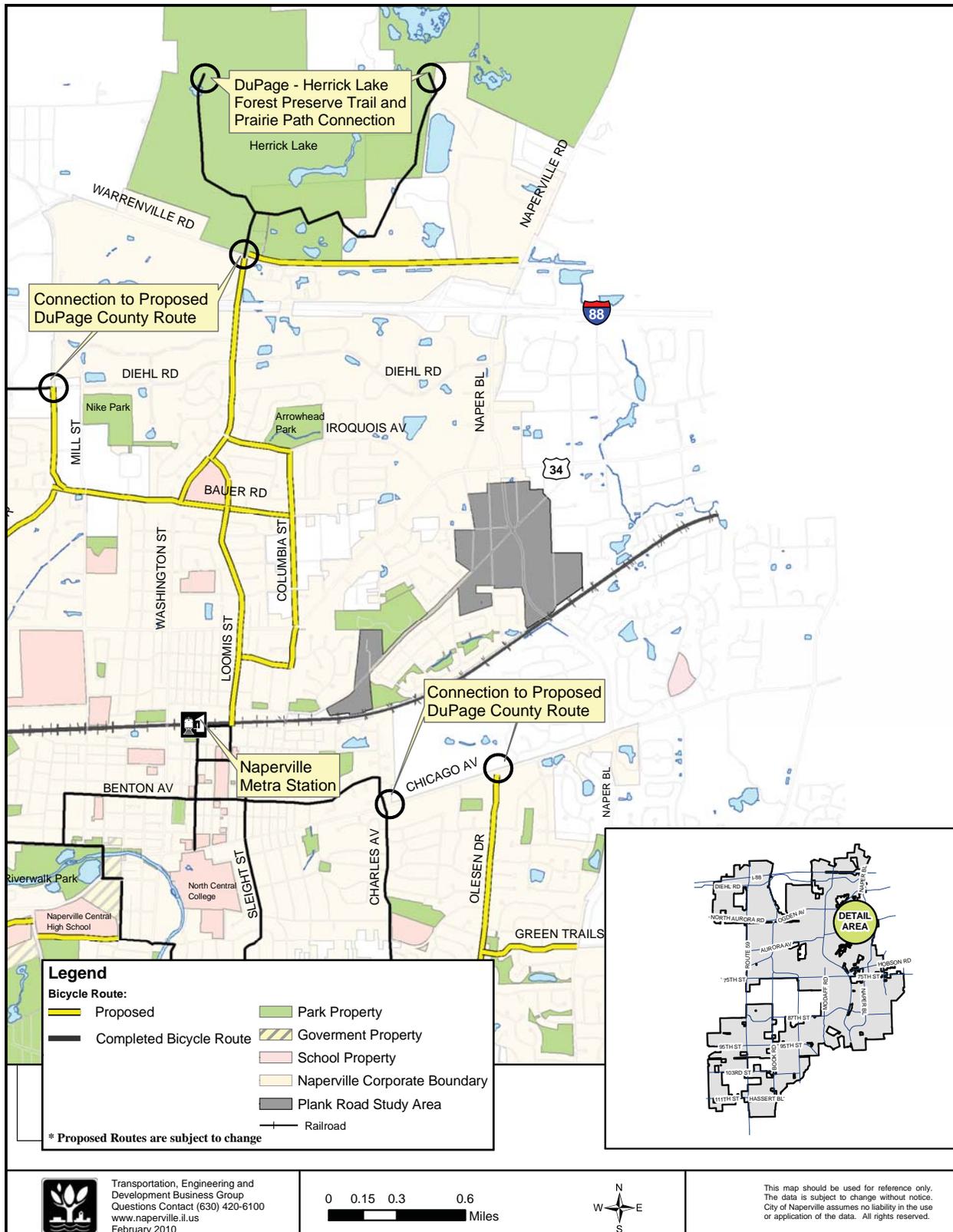
The **City of Naperville Bicycle Implementation Plan** guides the establishment of new bicycle facilities throughout the city. Each fiscal year, staff prepares a work program that outlines which tasks will be accomplished during that year in order to implement routes identified in the Bicycle Implementation Plan.

Sight Distance the distance required for a driver to perceive dangerous situations ahead in order to take preventative action.

Cut-Through Traffic is traffic not originating in or destined to the immediate neighborhood. This Definition applies to Neighborhood Connectors and Local Streets, as defined by the *City of Naperville Master Thoroughfare Plan*.

5.0 Transportation and Access

Figure 7: Potential Bikeways in the Vicinity of the Plank Road Study Area



5.0 Transportation and Access

5.3 MASTER THOROUGHFARE PLAN

The purpose of the **City of Naperville Master Thoroughfare Plan** is to create and maintain a street system which promotes local and regional connectivity, allows for the appropriate level of access, and facilitates the movement of people and goods in a safe and efficient manner. The Master Thoroughfare Plan identifies street classifications within the city. Street classifications influence and factor into transportation and land use decisions.

The street classification impacts many aspects of roadway design, including road width, pavement markings, speed limits, lighting standards, landscaping and access control.

The Master Thoroughfare Plan provides a framework of streets and access that works in coordination with the Future Land Use Map. There is a direct relationship between the location of specific sites within this system and the intensity of land use which is appropriate for that area. For example, commercial developments will generally locate along arterial or collector roadways.

As shown in *Figure 8: Master Thoroughfare Plan*, Plank Road is designated a **collector street**. The primary function of the roadway is to connect neighborhood streets to arterial roadways such as Naper Boulevard. Designated a **major arterial roadway**, Naper Boulevard provides a north-south intercity and intracity route, with access to Highview Drive (located just south of Diehl Road) on the north (transitions to Naperville Road), and the Village of Bolingbrook on the south.

The jurisdictional responsibility and classification for other roadways within the immediate vicinity of the study area is provided in Table 2. The jurisdictional responsibility is important as city services such as police enforcement (e.g., speed enforcement) and roadway maintenance and improvements are only extended to those roadways which are under the jurisdiction of the City of Naperville.

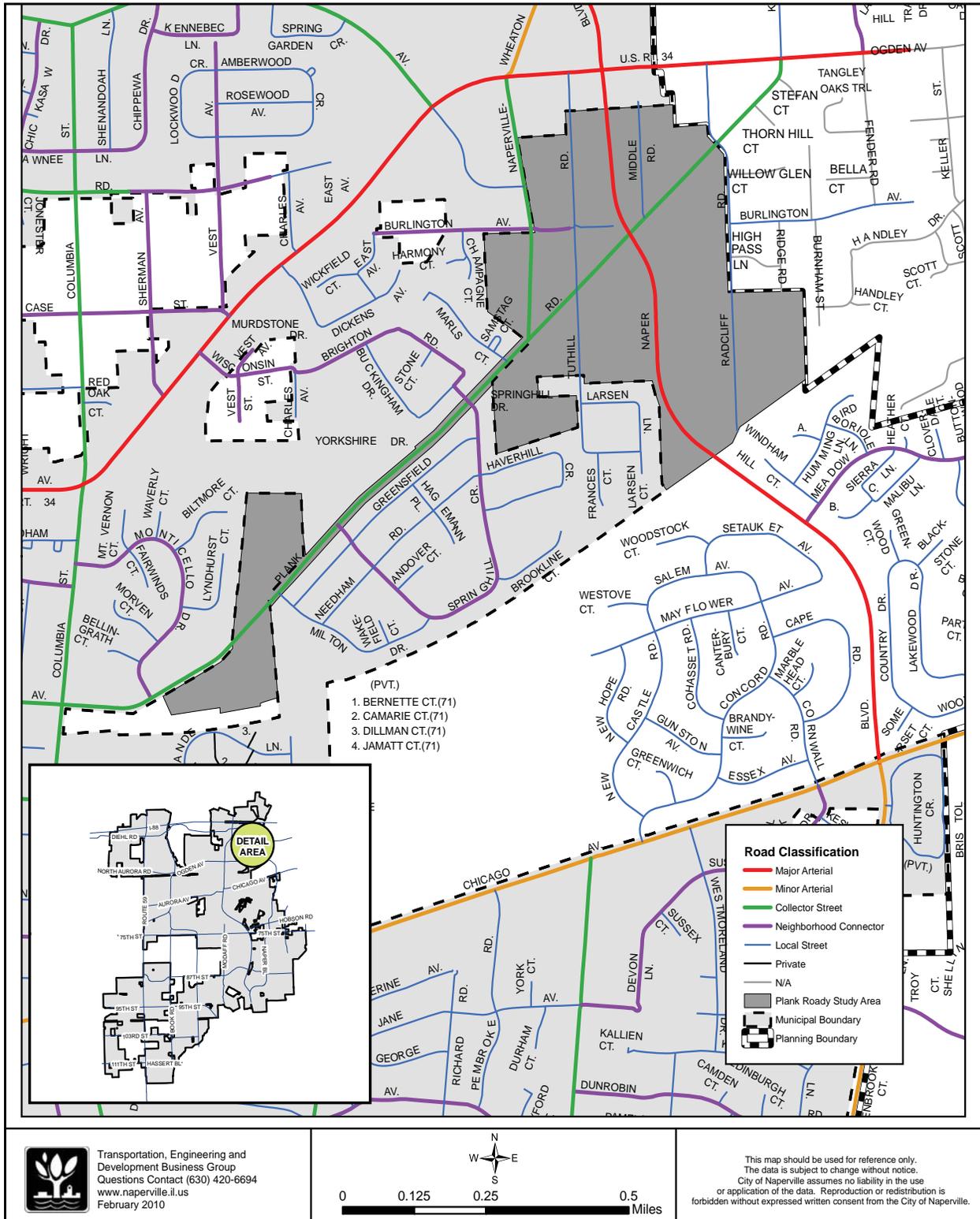
Did you know?

The **City of Naperville Comprehensive Transportation Plan** (adopted on December 17, 2002) identifies traffic calming techniques to address cut-through traffic (e.g., public education programs, speed enforcement programs, and engineering techniques such as speed humps and curb extensions). Most applications require that established threshold values are reached before traffic calming measures can be considered.

The city's official traffic calming program, Friendly Streets, categorizes traffic calming tools into three categories: education, enforcement, and engineering.

5.0 Transportation and Access

Figure 8: Master Thoroughfare Plan



5.0 Transportation and Access

Table 2: Roadway Classification and Jurisdictional Responsibility for Study Roadways

Roadway	Classification	Jurisdiction
Burlington Avenue	Neighborhood Connector	Lisle Township
Plank Road	Collector Street	City of Naperville ¹
Naperville/Wheaton Road	Minor Arterial north of Ogden Avenue Collector Street south of Ogden Avenue	Lisle Township
Tuthill Road	Local Street	Lisle Township
Naper Boulevard	Major Arterial north of Chicago Avenue Minor Arterial south of Chicago Avenue	City of Naperville
Middle Road	Local Street	Lisle Township
Radcliff Road	Local Street	Lisle Township

Notes:

1. Approximately 500 feet of Plank Road, between Monticello Drive and Milton Drive, is within the jurisdiction of Lisle Township. The Township also has jurisdiction of the portion of Plank Road that is east of Naperville/Wheaton Road.

The recommendations provided in *Section 5.4: Transportation Recommendations* are intended to enhance the efficient and safe movement of people and goods in accordance with the planned roadway function, while also providing for non-motorized transportation, such as bicycles and pedestrians.

A **Collector Street** connects residential and local streets and neighborhood connector streets through or adjacent to more than one neighborhood and have continuity between arterial streets. Collector streets convey traffic out of the neighborhoods to the arterial streets. The positive benefit of collector streets is to reduce the traffic on the other residential streets in the neighborhood. Collector streets are the route of choice into and out of the neighborhoods.

A **Major Arterial Roadway** is a principal street within the network for the provision of both intercity and intracity traffic movement within the Chicagoland region. The major arterial provides for efficient traffic flow and a restricted level of access to fronting properties. Access is limited in order not to impede the movement of traffic. Full access points are spaced no closer than 1/8 of a mile apart with full access points at the 1/4 of a mile spacing and sometimes traffic signal controlled. Other access is restricted to right-in and right-out turns. Land use along such arterials may be more intensive.

5.0 Transportation and Access

5.4 TRANSPORTATION RECOMMENDATIONS

The recommendations contained in this section were formulated based on an evaluation of a number of factors, including:

- **Public input on existing conditions and future opportunities (Section 2.4: Planning Process);**
- **An inventory of existing infrastructure, including roadways and pedestrian and bicycle amenities within the study area (Section 5.1: Existing Transportation Network); and**
- **An evaluation of land use in the study area, including site location and accessibility (Chapter 4.0 Land Use).**

Through coordination between the public and private sectors, the following objectives and actions are recommended in order to enhance vehicle, bicycle and pedestrian mobility in the study area, consistent with the vision statement (page 1).

Objective 1.

Maintain the function of Plank Road as a collector street and Naper Boulevard as a major arterial.

Action A. With future development, minimize curb cuts (i.e., driveways) on Plank Road.

Action B. With future development and redevelopment of property fronting Plank Road, improve the roadway to collector street standards, where appropriate.

Action C. With future development, limit curb cuts (i.e. driveways) on Naper Boulevard to maintain function as a major arterial roadway. Where curb cuts are necessary, consider only restricted access on Naper Boulevard.

Action D. At such time that improvements are installed at the intersection of Ogden Avenue and Naper Boulevard, consider improvements to the intersection of Plank Road and Naper Boulevard as identified in the *Naperville Road - Phase I Engineering Feasibility Study*.

4.0 Transportation and Access

Objective 2.

Provide for safe and efficient vehicular access in the study area.

Action A. Where appropriate to the land use, require **vehicular cross-access** between adjacent sites.

Action B. When necessary, review the traffic impacts of development and redevelopment to address the potential impacts associated with vehicular trip generation, access, site configuration, and intersection and roadway capacity.

Action C. With future residential development, new public roadways should be stubbed for future extension to provide connectivity to later residential development.

Vehicular Cross-Access is a practice by which parking areas between like uses are internally connected so that additional access from the street is not required.

Objective 3.

Enhance pedestrian and bicycle access and amenities in the study area.

Action A. With future annexation of property fronting Plank Road, require property owners to install sidewalk along right-of-way frontage.

Action B. Following annexation of properties fronting Plank Road, evaluate sidewalk gaps along Plank Road between Columbia Street and Naper Boulevard; where appropriate, consider options to close the sidewalk gap. If sidewalk construction is funded by the city, seek a recapture once the properties develop.

Action C. Coordinate with Lisle Township to improve bicycle and pedestrian mobility at the intersection of Plank Road and Naper Boulevard.

Action D. At such time that the *City of Naperville Bicycle Implementation Plan* is updated, consider a bicycle route along Plank Road.

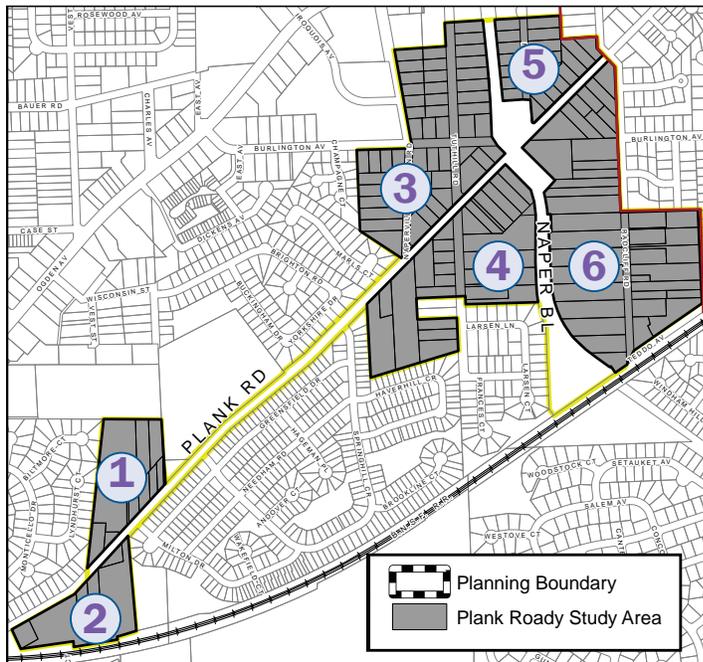
Action E. Coordinate with the Village of Lisle to provide connectivity with future bicycle and pedestrian improvements as identified in the *Village of Lisle Bicycle and Pedestrian Plan*.

Appendix B - Property Catalogue

INTRODUCTION

The purpose of the property catalogue is to provide a snapshot of the Plank Road Study Area. On the following pages, the study area has been divided into six sub-areas (numbered below) in order to provide an overview of property characteristics. Each sub-area was generally determined by using both Naper Boulevard and Plank Road as dividing features. Below is a map highlighting the properties included in the Plank Road Study Area.

Plank Road Study Area



QUICK FACTS

Comprehensive Planning Area

1998 East Sector Plan

1998 Future Land Use Recommendations

Low Density Residential

Medium Density Residential

Property Jurisdiction

Unincorporated DuPage County

Controlling Zoning Ordinance

DuPage County Zoning Ordinance

Roadway Network

Naper Boulevard (major arterial)

Plank Road (collector street)

Local Roadways

Parcel Size Range

.05 - 4.42 acres

Total Study Area Size

136 acres

DID YOU KNOW?

The East Sector is Naperville's largest planning area encompassing approximately 17,280 acres. Within the East Sector, the Plank Road Study area occupies approximately 136 acres.

Appendix B - Property Catalogue

SUB-AREA 1



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



QUICK FACTS

DuPage County Zoning
R4 Single-Family Residence District

1998 Future Land Use
Low-Density Residential

Existing Land Uses
Single-Family Residential
Vacant Property

Adjacent Land Uses
Seager Park (north & east)
Single-Family (west & south)

Parcel Size Range
.05 - 2.65 acres

Total Sub-Area Size
12.42 acres

KEY FEATURES

Properties located in Sub-Area 1 include wooded residential and vacant lots. All properties are within close proximity to Seager Park which is maintained by the Naperville Park District. Improved properties are currently accessible from Plank Road, while several unimproved lots do not have direct frontage on Plank Road. The sub-area is adjacent to single-family subdivisions to the west (Columbia Estates) and south (Spring Hill Subdivision), both of which are located within the City of Naperville municipal boundary.



Pictured Left: The intersection of Columbia Avenue and Plank Road looking northeast prior to entering the study area. Pictured Right: Existing unincorporated single-family residences just east of Seager Park.



View of an interior walking path in Seager Park.

Appendix B - Property Catalogue

SUB-AREA 2



Sub-Area 2 (in yellow) is bordered by Plank Road on the north, the Burlington Northern Santa Fe (BNSF) Railroad on the south and west, and single-family residential and Old Plank Park to the east.



QUICK FACTS

DuPage County Zoning

I-1 Light Industrial District
R4 Single-Family Residence District

1998 Future Land Use

Medium-Density Residential

Existing Land Uses

Industrial/Office
Single-Family Residential
Vacant Property

Adjacent Land Uses

Single-Family (north & east)
BNSF Railroad (south & west)
Open Space/Park (east)

Parcel Size Range

.41 - 4.42 acres

Total Sub-Area Size

11 acres

KEY FEATURES

Properties located in Sub-Area 2 include single-family residential, a variety of office and industrial uses, and property to be utilized as part of the Steeple Run Watershed Project implementation. Several properties within the sub-area directly abut the BNSF railroad right-of-way to the south. Lots not improved with commercial/industrial buildings and surface parking are improved with single-family residences (excluding city owned property). All properties within Sub-Area 2 have frontage along Plank Road.



View of properties fronting Plank Road within the study area which are occupied by a combination of office and industrial uses (i.e., professional office, auto repair) as permitted by the DuPage County Zoning Ordinance.

DID YOU KNOW?

To determine measures that would help protect homes in this area from future flooding, the City of Naperville and DuPage County prepared the Steeple Run Watershed Study. As a result, the Huffman Street Flood Control Plan was identified to protect homes along Huffman Street and improve the overall quality of life for residents living in the Steeple Run Watershed. The project is slated for completion in 2011.



Properties fronting Plank Road.



View of the BNSF railroad abutting the subject area to the south.

Appendix B - Property Catalogue

SUB-AREA 3



Sub-Area 3 (in yellow) is bordered by Naper Boulevard to the east, Plank Road to the south, commercial, office and single-family residential on the west and additional commercial and office uses to the north.



QUICK FACTS

DuPage County Zoning
R3 Single-Family Residence District

1998 Future Land Use
Low-Density Residential

Existing Land Uses
Single-Family Residential
Vacant Property

Adjacent Land Uses
Single-Family (south, west & east)
Office/Commercial (north & east)

Parcel Size Range
.31 - 1.01 acres

Total Sub-Area Size
27.7 acres

KEY FEATURES

Properties located in Sub-Area 3 are comprised primarily of single-family residential structures. Directly north and west of the sub-area are office and commercial uses located within the City of Naperville limits zoned B3 General Commercial District.

Sub-Area 3 is unique in terms of its close proximity to the retail and service uses on Ogden Avenue. A large vacant tract of land is located at the northwest corner of Naper Boulevard and Plank Road. The sub-area has also experienced residential teardown and infill development.



View of Tuthill Road looking north.



Pictured Left: Vacant property located at the northwest corner of Naper Boulevard and Plank Road. Pictured Right: The intersection of Naper Boulevard and Plank Road looking east from Plank Road.



Naperville/Wheaton Road looking south entering sub-area 3.

Appendix B - Property Catalogue

SUB-AREA 4



Sub-Area 4 (in yellow) is bordered by Plank Road on the north, Naper Boulevard on the east, and single-family residential on the south and west.



QUICK FACTS

DuPage County Zoning
R3 Single-Family Residence District

1998 Future Land Use
Low-Density Residential

Existing Land Uses
Commercial
Single-Family Residential
Vacant Property

Adjacent Land Uses
Single-Family Residential

Parcel Size Range
.23 - 4.02 acres

Total Sub-Area Size
28.58 acres

KEY FEATURES

The sub-area includes single-family residential uses and The Growing Place, a garden center abutting one another. The existing garden center is permitted through a conditional use under DuPage County's R3 Single-Family Residence Zoning District. Multiple properties within the sub-area have street frontage on both Naper Boulevard and Tuthill Road. Similar to Sub-Areas 5 and 6, existing mature landscaping provides a buffer for those properties that have frontage on both Tuthill Road and Naper Boulevard.



Front entrance of the Growing Place, a garden center fronting Plank Road.



Vacant property located in the sub-area fronting the south side of Plank Road.

Appendix B - Property Catalogue

SUB-AREA 5



Sub-Area 5 (in yellow) is bordered by commercial uses on the north, Naper Boulevard on the west and single-family residential on the east and south.



QUICK FACTS

DuPage County Zoning
R3 Single-Family Residence District

1998 Future Land Use
Low-Density Residential

Existing Land Uses
Single-Family Residential
Vacant Property

Adjacent Land Uses
Single-Family (all directions)
Commercial (i.e., Ogden Avenue)

Parcel Size Range
.40 - 1.07 acres

Total Sub-Area Size
16.52 acres

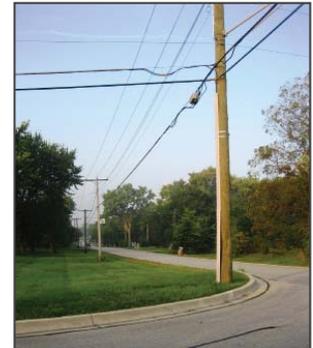
KEY FEATURES

Properties within Sub-Area 5 are comprised of single-family residential. Similar to the properties in Sub-Area 4 to the west, Sub-Area 5 is within close proximity to the Ogden Avenue corridor which is comprised of a variety of commercial and office uses.

Existing residences are generally located on lots with mature landscaping, which provides a buffer for those residences that maintain frontage on both Middle Road and Naper Boulevard.



Pictured Left: View of Middle Road looking south from the existing cul-de-sac. Pictured Right: A view from Middle Road (cul-de-sac) of a gas station in close proximity to residential uses on Ogden Avenue.



Properties fronting Plank Road looking west from Radcliff Road.



Naper Boulevard looking north approaching the intersection of Naper Boulevard and Plank Road.

DID YOU KNOW?

All properties within the Plank Road Study boundaries are unincorporated lands that are zoned by DuPage County. City of Naperville zoning regulations only apply to properties that are incorporated in the City of Naperville.

Appendix B - Property Catalogue

SUB AREA 6



Sub-Area 6 (in yellow) is bounded by the Burlington Northern Santa Fe (BNSF) Railroad tracks on the south, Naper Boulevard on the west and single-family residential to the immediate east. The northern boundary extends from Plank Road the city's eastern planning area boundary.



QUICK FACTS

DuPage County Zoning
R3 Single-Family Residence District

1998 Future Land Use
Low Density Residential

Existing Land Uses
Single-Family Residential
Vacant Property

Adjacent Land Uses
Single-Family (all directions)
BNSF Railroad (south)

Parcel Size Range
.21 - 2.41 acres

Total Sub-Area Size
39.8 acres

KEY FEATURES

Unique to Sub-Area 6 are deep residential lots with frontage on both Naper Boulevard and Radcliff Road. In recent years, teardown and infill development has occurred within unincorporated DuPage County and the Village of Lisle resulting in new single-family homes and a single-family subdivision to the immediate northeast corner of the city's planning boundary. As a result of redevelopment and infill development, northern portions of the Radcliff Road right-of-way have been improved (i.e., curb, gutter, sidewalk) while the southern portions remain unimproved.



Pictured Left: Southern portions of Radcliff Road remain unimproved. Pictured Right: Northern portions of Radcliff Road have been improved as a result of teardown and infill development.



View of infill development adjacent to Sub-Area 6, located in the Village of Lisle.



Single-family homes fronting Radcliff Road.

DID YOU KNOW?

If annexation is desired, an unincorporated property must be zoned by the City of Naperville. The Plank Road Study will serve as a guide for future zoning decisions.

**Attachment 2
Plank Road Study
Correspondence Received Prior to February 24, 2010 Open House**

From: Paula Macal [mailto:paulamacal@gmail.com]
Sent: Saturday, September 26, 2009 7:43 AM
To: Emery-Graunke, Amy
Subject: Plank Road Study

Hi Amy,

I did not attend the Plank Rd meeting this week but did want to voice an opinion.

I understand the need for revenue generating properties for the city but hope the value of open land and mature wooded areas have a value placed on them too.

I walk down Plank Rd daily to Seager Park and find this type of area so unique in Naperville. I am not opposed to any zoning as long as the trees and congestion of the area are not altered.

Thanks to all of you in Naperville city that listen to us and take our concern in consideration as these decisions are made.

--

Paula Macal
paulamacal@gmail.com
630-269-7536

From: photo-jon@comcast.net [mailto:photo-jon@comcast.net]
Sent: Thursday, October 01, 2009 6:12 PM
To: Emery-Graunke, Amy
Cc: NBClub; nancy
Subject: Re: [NBC] Can We Make Plank Road Better for Cyclists?

Though I'm sure that many have already said that the narrow Plank Road needs either bike lanes or side path, the bigger issue, to me, is Plank's crossing at Naper Blvd.

There are no pushbuttons to stop traffic, and the sensors in the roadway do not detect bicycles. The cyclist must wait for a car to come along, that is traveling in the same direction, to trigger the light to change. Most cars are turning left (triggering only a turn arrow) or right (not there long enough to trigger a light change) onto Naper Blvd.

Cars coming in the opposite direction on Plank only trigger the light for themselves, not those on the opposite side of Naper Blvd. This leads to another complete cycle before the light will have a chance to again change on the side of the road where the cyclist is waiting.

If no car comes along to help out, a cyclist is forced to treat the intersection as a two way stop sign, and cross when there is a clearing in traffic, against the red light. Not the best, or safest way, to deal with a very busy street crossing, with a blind curve for traffic coming from the south.

Jon Cunningham
Lisle Bike/Ped
Advisory Committee

----- Original Message -----

From: "nancy" <riceken@netzero.net>
To: "NBClub" <nbclub@googlegroups.com>
Sent: Thursday, October 1, 2009 1:06:19 PM GMT -06:00 US/Canada Central
Subject: [NBC] Can We Make Plank Road Better for Cyclists?

Naperville is asking for comments on its plans to redo Plank road. Right now, the road is narrow with inadequate shoulders, but it has potential to be a cyclist friendly alternative to the Ogden corridor if we can get the city to put in a bike path or bike lane. Comments are due through Friday, October 2nd and should be sent to: emerya@naperville.il.us

The background of the project and a short worksheet they would like you to fill out can be found at

www.naperville.il.us/plankroadstudy.aspx

If you don't want to fill out the worksheet, just email a note that they consider making the street bikefriendly. I wrote them the following - feel free to borrow from it, if you think I'm right:

" The bicycle plan for Naperville has no safe routes for bicyclists in the northeast sector of Naperville. People in the Plank road neighborhoods cannot safely get by bike to their neighborhood parks, the Metra station, or to Columbia, the nearest point to safely cross the railroad, because Plank Road is narrow, with no bike lane or bike paths.

The plan to redo Plank Road offers the opportunity to make Plank Road a pedestrian/bicyclist friendly corridor that will help give the northeast corner of Naperville its share of pedestrian and bicycling accommodations."

Nancy Rice

From: Kc Swininoga [mailto:kcswininoga@yahoo.com]
Sent: Friday, December 04, 2009 12:54 PM

To: Emery-Graunke, Amy; Emery-Graunke, Amy
Cc: Bob Swininoga
Subject: Plank Road Open House

Amy--

Will Erskine and his team be at the Open House next week?

We have significant concerns about impact of future development of the areas that are currently heavily wooded, and the additional water runoff that will be running through the watershed as a result. I understand that the Huffman Street project is also defined to address these issues under current conditions, but am more interested in the future impact in this area specifically. We would appreciate it if the "water team" would be present to talk to us directly. We would like to understand how they deal with these situations in more detail.

Thanks again for your efforts! (sorry for the duplicates--which email address should I use?)

--KC Swininoga
P.R.I.D.E. on Plank
1241 Marls Ct.
Naperville 60563
630-961-1649
kcswininoga@yahoo.com

Good Afternoon KC –

You raise a number of points in your message so I am going to do my best to respond. If I missed anything, please let me know.

RE: Staff at Next Meeting

Engineering staff will not be at the meeting next week. As you know by now, at the December 9th workshop planning staff will present several different land use alternatives for each sub area. The focus of this meeting is very much on land use and transportation. This approach is very common during a planning process. We actually find it is helpful to take a three step approach:

1. Assess existing conditions (which would include storm water and regulations impacting study area). You experienced this at the September 22, 2009 Meeting.
2. Focus on appropriate land use patterns in the context of existing conditions and capabilities (December 9, 2009 Meeting)
3. Finalize land use recommendations including supplemental guidelines related to transportation, utilities and storm water features.

Using this approach, we do anticipate having Engineering Staff available at the next Open House – Feb 24, 2010 – when final draft recommendations are displayed for public feedback.

RE: Storm Water in the Context of a Land Use Plan

Please appreciate, that just because the storm water team will not be at the December 9, 2009 meeting, that is not to say that planners are not sensitive to the issue. We realize fully that storm water will need to comply with DuPage County Code Requirements. Planning staff also appreciate that DuPage County has a very restrictive ordinance. This ordinance will ensure that any new development addresses its storm water needs. Otherwise, it will not be approved.

Given that storm water system design is an engineering function, tied very specifically to site development plans, limited information about storm water is actually included in a land use plan. Land use plans offer more generalized guidelines and show patterns of land use, but do not engineer specific improvements like water line locations, sewer line locations and connections, storm water systems, roadway specifications, etc. These improvements are designed/engineered in the specific context of a development request in accordance with adopted ordinance standards.

In reviewing the land use alternatives on display at the December 9, 2009 workshop, if you should have any storm water questions, please use the comment forms to ask. If you have general storm water questions that are not specific to the study you can ask those as well and we will gladly share these questions with the engineering team and get responses back to you.

RE: Huffman Street Project

You mentioned in your message that the Huffman Street project will address current concerns. Actually, this project was designed to accommodate flows at a rate greater than the 100 year storm event. As such, it offers a much higher standard of stormwater protection. Of course, any change in land use would require full compliance with county requirements which does not allow for any increase in flow.

RE: E-Mail

You can send the message to the e-mail in my sign-off below as it is shorter. Both e-mail addresses work.

I think I have responded to all your inquiries. I look forward to seeing you next week and getting your feedback on the different sub area land use alternatives.

Amy Emery, AICP
Community Planner
emerya@naperville.il.us

From: Pete Adamovich [mailto:pAdamovich@ellisontechnologies.com]

Sent: Thursday, December 10, 2009 4:00 PM

To: Emery-Graunke, Amy; Fancler, Rory; Thorsen, Suzanne; Forystek, Katie; jlomas@napervilleparks.org; jwutke@napervilleparks.org

Subject: Thank You

To all,

Thank you for the presentation that you put on last night. It is always obvious that much thought and hard work goes into anything that your group presents. It also stands out that you all take a great deal of pride in your work.

As always thank you for the professional job and taking the time to listen to the people Naperville, it is greatly appreciated.

Pete Adamovich
1021 N. Charles St

-----Original Message-----

From: Frederick Conforti [mailto:fred.conforti@sbcglobal.net]

Sent: Friday, December 18, 2009 4:15 PM

To: Emery-Graunke, Amy

Cc: Russell G. Whitaker

Subject: Comments on Plank Road study

Amy:

Even though staff is aware of my position concerning this study, I need to memorialize it so there is a paper trail of my continued participation in the process. Please find attached my questions and comments.

Have a great holiday

Fred

City Planning Staff:

After listening to your presentation and reviewing online material, we have the following questions and comments regarding Sub Area #1 on your Plank Road study.

The Overall Goals contain four bullet points.

- Maintain the low density residential character of the area

"The area" is clearly delineated in the presentation drawings to include approximately 11 acres of unincorporated DuPage County north of Plank Road. Of these 11 acres, there are 5 owners of 10 individual properties. The properties range from a grand 1930's estate to a couple vacant orphan

lots. 5 of the homes fronting Plank Road are very small, 80 year old structures, on irregularly shaped lots. Development of any kind will result in fundamental change to the character of the area. That is clear from staff's own drawings.

If "the area" staff is referring to in goal #1 is a broader area than what is designated by the boundaries of sub area #1, then how broad of an area is under consideration? "Zooming out" from sub area #1 would then include sub area #2, Columbia Estates, Spring Hill, and Seager Park. If these surrounding areas are taken into account as influences as to how sub area #1 is planned then it needs to be noted that both Columbia Estates and Spring Hill were platted having R-2 components and combined densities over 3 units per acre. Columbia Estates and Spring Hill have lot areas of 10,000sf and 6,000 sf respectively. Sub area #2, also directly adjacent to sub area #1, is being planned for medium density residential as a transition to the RR tracks. So how is staff singling out sub area #1 to a.) exclude a duplex use and, b.) further restrict its density to a cap of 2.5 units per acre and, c.) increase lot sizes 30-100% and, d.) NOT be in direct conflict with the stated goal? What planning principals can staff reference to support these changes?

The 1998 Plan specifically encourages diversity of housing types under the umbrella of "low density residential." Excluding duplex housing is a significant departure not only from the 1998 Plan but all current planning trends. Where is staff getting their direction for infill re-development? Basic online research or a visit to a book store's magazine rack overwhelmingly supports the reduction of lot sizes and increases in density for infill developments. Earning points towards sustainable development through third party verifiers is precisely based on decreasing lot sizes and increasing densities. Additionally, 8 of the 10 Plan Commissioners who evaluated The Woods Along Old Plank Road last year supported the R-2 duplex concept as being consistent with the 1998 Plan.

- Apply appropriate setbacks and tree preservation efforts to new residential neighborhoods

What does staff mean by "appropriate setbacks?" The city codes and ordinances are quite clear on these requirements and that variances of these can be granted under proper circumstances.

The word "appropriate" is subjective in nature. Appropriate to what? . . . as determined by whom? Similarly, what is an "appropriate tree preservation effort?" Appropriate to what? and determined by whom?

- Maintain natural, wooded views along Plank Road and from areas within Seager Park

Can staff explain what is meant by a "natural, wooded views along Plank Road"? As mentioned, sub area #1 is currently fronted by six homes. There are no woods along Plank Road fronting sub area #1. There are trees in the front yards of some of these homes but there are no woods.

The two westernmost properties have zero natural, wooded views of them. The middle two properties have a handful of beautiful, mature trees in their front yards. But the other, larger part of these front lawns is open turf area above their septic fields. The eastern two properties likewise, have septic fields in their front yards, dead or dying trees, and the homes on these properties are in disrepair. Please clarify what is meant by a natural, wooded view along Plank Road in sub area #1.

Further clarification is needed concerning "... from areas within Seager Park." We have no experience with, nor could we find any examples where land planning adjacent to a park did not include buildings and views of those buildings. By any definition, a park is a commonly owned piece of property for recreational use in an urban area. To say that views FROM the park need to be considered when planning adjacent properties seems to neglect the obvious point that people buy properties next to parks precisely so that they can look into the park. Whether its Lincoln Park in Chicago or Seager Park in Naperville, housing and offices are built around the parks for the view OF the parks and the availability of places to use for recreational purposes. Very few people stand at the property line of parks looking OUT and expect to find a view.

- Protect quality tree specimens as determined by the City Forester

Will the City Forester be using a predictable national standard ... something a prospective developer could be aware of prior to purchasing wooded property?

Concerning Conservation Subdivision Design (CSD), the website from which staffed cribbed the definition of CSD specifically defines this planning concept for use in rural areas larger than 40 acres. How is staff justifying this approach to an eleven acre infill parcel one mile from downtown Naperville?

Thank you in advance for considering these comments and answering these questions. We look forward to your response.

Fred Conforti, Architect
LEED-AP
Stakeholder

On Dec 18, 2009, at 4:24 PM, Emery-Graunke, Amy wrote:

Mr. Conforti-

Thank you so much for taking the time to prepare the written response. I appreciate your detailed feedback and will route it to all planners working on the Plank Road Study. Our next step in the process is to develop final staff recommendations and the draft plan report. A February 24, 2010 open house has been tentatively scheduled to release this information for feedback. Following this February event, the draft plan will be routed to the Plan Commission for a Public Hearing and then to City Council.

Thanks again for submitting this information. I hope you have an enjoyable holiday season as well.

Amy Emery, AICP
Community Planner
630-420-4179
emerya@naperville.il.us

From: Liz Reiser-Loeber [mailto:campingliz@gmail.com]
Sent: Sunday, December 20, 2009 10:49 AM
To: Emery-Graunke, Amy
Subject: Plank Road Study

Hello Amy,

Unfortunately my husband and I have not been able to attend the meetings due to time constraints.

We have reviewed the Plank Road studies, and we appreciate the goal of retaining the natural beauty of the wooded views, as well as trying to maintain the species of trees and plants that would not easily be replaced. It is a perk to living in the Springhill subdivision on Milton Road that we enjoy.

We have not seen a lot of information concerning the water drainage/runoff issues. Every time it rains, the drainage area next to our house, and across the street floods. Thankfully we have several sump pumps and battery operated sump pumps that only gave us a trickle of water in our basement during the last deluge. Our neighbors on Neeham Road did not fair so well and their basement was a complete loss. Our block/grid often has frequent 'brown outs' when it rains since our transformer is located in a spot that apparently floods and shorts out. This is obviously contributing to our flooding issues.

It is our concern that further development, in an otherwise empty area, would cause even worse problems to the inadequate drainage solutions currently in place for the Springhill subdivision. Can you please forward information to us that better addresses our concerns? Perhaps we are not looking in the correct area. I do know that our subdivision has been working on discussions with Naperville to address these concerns, and I imagine that something has been done during our absence at meetings.

We can appreciate the development taking place, as it should increase the value of the area. However, the value added will be a complete loss if we are flooded out!

Thank you and happy holidays!
Dr. Elizabeth Reiser-Loeber & Zachary Loeber
590 Milton Drive

From: Cheryl Broz [mailto:cabroz@sbcglobal.net]
Sent: Monday, December 21, 2009 8:31 AM
To: Emery-Graunke, Amy
Subject: Plank Road Study Comments

Hi Amy,

This is in response to the December 9th Plank Road study presentation.

Sub Area 1, Poster #3:

I prefer this proposal of land use as it clusters the single family home sites much closer which has less of an impact on the surrounding area. I would prefer, however, fewer homes per acre; perhaps a minimum lot size of 20,000 square feet. I feel it is very important to preserve as much of the wooded area as possible in order to encourage wildlife and natural habitat. I am also concerned about protecting the views across the ravine in Seager Park as it is very unique and has rural feel.

Sub Area 3, Poster #6:

In regards to the three diagrams, C appealed to me because I strongly oppose any medium or high density housing. I am concerned that this could set precedence for development in pockets of other unincorporated areas just north of the study. I believe that medium or high density housing would not be in line with keeping the character of the neighborhood. I am also concerned about the street configuration in diagram C and how it might impact the traffic flow through Yorkshire Manor subdivision. For instance, would closing Naperville Rd at Plank change the traffic patterns?

Thank you for the opportunity to present my concerns,

Cheryl Broz
1020 N. Charles St.
Yorkshire Manor Subdivision

From: Marilyn Winnie [mailto:marilynwinnie@hotmail.com]
Sent: Monday, December 21, 2009 9:33 PM
To: Emery-Graunke, Amy
Subject: plank road study

I am unable to refer to poster numbers due to technical difficulties with computer.

I would like to say that ideally I would like to see Plank Road remain residential. There is so much vacant office space it seems wasteful to build more. There is much along Odgen Avenue/Iroquois and all over Naperville and that was so even before the recent economic downturn. Iroquois mall has had vacancies for 20 years as well as the strip malls along Odgen Ave.

As far as the Plank woods project, I would like the option with the homes concentrated closely and therefor uses the road that exits to the west near Milton. The slope of the road would be safer in inclement weather and I think exiting would be safer there as far as traffic is concerned.

On a personal note I just don't want to see more roads jutting out onto Plank Road- especially if all are actively used.

it would also be less intrusive to Seger Park and many residents of the area use the park and I would ideally not like to see tall homes built near the boundary line. That plan seemed to be better for that.

I do realize it is private property. The person that owns the land will build what he wants to make the most money as long as the zoning is ok etc. I really don't see how the city can control that. But ultimately I hope it is pleasant and frankly I am sorry that all that land is back there and he isn't just rebuilding the two existing homes as teardowns.

I should have filled out the form that night/was tired.

Thank you your efforts to compile all this.

Marilyn Winnie
Springhill resident

From: Frederick Conforti <fred.conforti@sbcglobal.net>
Date: February 11, 2010 12:26:29 PM CST
To: "Emery-Graunke, Amy" <Emery-GraunkeA@naperville.il.us>
Cc: "Russell G. Whitaker III" <russ@rw-attorneys.com>
Subject: Re: Comments on Plank Road study

Hi Amy:

As a follow up to my comments in December, please also include this link from the APA . . .

<http://www.planning.org/thecommissioner/2000/sum.htm>

- encourage a diverse housing stock so the population can age in place
- "prevent" larger lots from being developed in infill developments
- encourage clustering the development
- increase density along transit corridors

I believe that with supportive planning principles like this, we can provide the Plan Commission with the hard evidence they need to support Park's Edge. Can we meet in person next week to discuss the direction of the open house?

Thank you in advance.

Fred Conforti, Architect
(312) 388-3030

From: Frederick Conforti [<mailto:fred.conforti@sbcglobal.net>]
Sent: Monday, February 22, 2010 1:55 PM
To: Emery-Graunke, Amy
Cc: Russell G. Whitaker III
Subject: Fwd: Comments on Plank Road study

Hi Amy:

I haven't heard back from you regarding my request to meet prior to the open house on Wednesday.

I am assuming your presentation on Wednesday will be the same presentation you are making to Plan Commission on the 17th of March? Concerning sub-area #1, I need to see the worksheets/poster boards from the September open house . . . you remember, the poster boards with all the red sticky dots? I am specifically interested in the "write-in" suggestions provided by neighbors that were not offered by staff. Please let me know when is a good time for me to come in and see them.

I look forward to your responses to my questions from this email and December's email.

Fred Conforti

On Feb 22, 2010, at 2:04 PM, Emery-Graunke, Amy wrote:

Hi Fred-

I am sorry for not responding to you directly. I was under the impression that Allison Laff had spoken with Mr. Whitaker and decided it was not to meet. I apologize for the communication breakdown.

RE: Wednesday Open House Presentation

The presentation on Wednesday will be very, very brief. It simply a recap of the study process. Like the December 9, 2010 Meeting, participants will be directed to a series of stations for individual review of the recommendations for each sub-area. Staff will be available at the stations to answer questions and receive feedback. Written comment forms will also be available.

RE: Plan Commission Public Hearing

The presentation before the Plan Commission will be more detailed. During this presentation, staff will review recommendations for each sub-area contained in the final plan document.

RE: "Red Sticky-Dot" Graphic

This information is available on the Plank Road Web Site

at: <http://www.naperville.il.us/emplibrary/POST%20Workshop%20Exercise%20Final.pdf> . The dots were counted (refer to numbers in columns). All written responses are on the linked file as well. Staff offered the first few suggestions in each graphic, but the rest were from the public.

Amy Emery, AICP
Community Planner
emerya@naperville.il.us

**Attachment 3
Plank Road Study
Correspondence Received AFTER February 24, 2010 Open House**

From: Emery-Graunke, Amy
Sent: Monday, March 01, 2010 10:20 AM
To: 'Kevin Madden'
Subject: RE: Plank Road Study - Staff Recommendations Feedback

Mr. Madden-

Thank you for taking the time to share your comments. We truly value your feedback as a resident from the area. Please know that as a part of the planning process our team has regularly visited the corridor on different days of the week and weekend and at different times to experience changes in the traffic volumes and flows. This has helped us to appreciate the situation you describe.

With respect to Sub Area 4, there are two land use classifications recommended: Low-Density Single Family Residential and Residential Office, and Limited Commercial (ROLC). The Low-Density Residential classification is one of the least intensive zoning use classifications in the city's code. The remaining areas that are classified as ROLC are intended to provide a buffer between the more intensive commercial uses along Ogden Avenue and the residential uses to the south and west. Please understand that any development approved for this area would require a traffic study and analysis to ensure that new development will not adversely impact traffic flows elsewhere. It is possible that a new development in this area could also result in a change to the layout of roads (e.g. eliminating the thru connection between Ogden and Plank at Tuthill, a new traffic signal, or a roadway realignment). Any improvement would be the result of careful analysis of uses proposed, traffic capacity and volume. Like you, our primary concern is safety. We would not want to see a development create an unsafe or hazardous situation.

One final point I would like to raise. The properties we are studying are currently unincorporated. In fact, we are actually just updating an existing plan that has been in place since 1998. The plan the City of Naperville is preparing will only impact these properties should they seek to annex into the City. If the properties remain unincorporated the plan does not apply.

The next public meeting on the Plank Road Study will be March 17, 2010 at 7pm in the Naperville Municipal Center. At this time, the Naperville Plan Commission will host a public hearing. You may attend this meeting to share your concerns and comments with the Plan Commission.

Thank you again for sharing your feedback. If I can be of further assistance, please feel free to contact me directly (contact information provided below).

Amy Emery, AICP
Community Planner



Please consider the environment before printing this e-mail.

From: Kevin Madden [mailto:kemadden@yahoo.com]
Sent: Friday, February 26, 2010 7:18 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study - Staff Recommendations Feedback

Ms Emery,

I would like to comment on the Staff Recommendations for Sub-Area 4. Given the precarious nature of the Plank & Tuthill intersection - the angled cross and the blind hill on Tuthill just north of Plank - the volume of traffic traveling north on Tuthill from south of Plank should be limited to the extent possible. There is a high probability that someday there is going to be a very serious accident, possibly a fatal accident, at this intersection. I would like to see the chances of this occurring minimized to the extent possible. Accordingly, I strongly urge the Staff and Plan Commission to limit development to the lowest density possible. If you don't believe me, I encourage you to drive north on Tuthill from the neighborhood south of Plank (preferably at rush hour) to experience it yourself.

Kevin Madden
1411 Larsen Lane
Naperville, IL 60563
630-621-0883

From: Emery-Graunke, Amy
Sent: Monday, March 01, 2010 11:37 AM
To: 'Heather'
Subject: RE: Plank Road Study

Ms. Rozhon-

Thank you for taking the time to provide your feedback. If you will allow I would like to clarify a few points you made in your e-mail.

1) RE: Traffic

Please know that as a part of the planning process our team has regularly visited the corridor on different days of the week and weekend and at different times to experience changes in the traffic volumes and flows. This has helped us to appreciate the traffic conditions you described in your message.

With respect to the recommendations made in the Plank Road Study, the vast majority of the area is recommended for low-intensity residential uses. The only exception is a recommendation for Residential Office, and Limited Commercial (ROLC) uses immediately west of Naper Boulevard, north of Plank Road. This recommendation is intended to provide a buffer between the more intensive commercial uses along Ogden Avenue and the single-family residential uses to the south and west.

Please understand that any development approved would require a traffic analysis to ensure that new development will not adversely impact traffic flows elsewhere.

It is possible that a new development in this area could result in a change to the layout of roads (e.g. eliminating the thru connection between Ogden and Plank at Tuthill, a new traffic signal, or a roadway realignment). Any improvement would be the result of careful analysis of uses proposed, traffic capacity and volume. Any development proposal would also be subject to a public review process, including a public hearing during which you could provide feedback. The City's primary concern is safety. We would not want to see a development create an unsafe or hazardous situation.

2) RE: Annexation

In your message below you note, " now the City of Naperville wants to anex county property and take peoples homes." This statement could not be further from the truth. Please understand that the City of Naperville is NOT annexing any property or recommending any property be annexed. We are simply updating a plan that was first completed in 1998 that recommends land uses SHOULD A PROPERTY OWNER DECIDE to ask for annexation. This plan helps the city to select appropriate zoning classifications and consider the area fully when reviewing annexation requests. As I noted above, the last plan for this same area was completed in 1998. None of the properties have annexed since that time. It is entirely possible that none of the properties being studied will seek annexation in the next 10 years, but if they do, the city will have a plan tool to use.

3) RE: Vacant Commercial Property

In your message to me you state, " There enough vacant commercial properties here in Naperville as it is." As I noted above the vast majority of the Plank Road study recommends residential uses, much like what you see along the corridor today. The only exception is a small area recommended for ROLC west of Naper Boulevard. Within the ROLC designation commercial uses are limited to smaller scale, residentially styled buildings. Residential uses could also develop exclusively in this area. By providing flexibility in the land use recommendation, the market can help determine the most appropriate land use. If as you have noted, there is an overabundance of commercial or office uses, the market for these developments will not be strong and residential uses will result.

4) RE: Low Income Housing

I am not sure where your reference to low-income housing and crime is coming from. There is no recommendation of this type contained anywhere within the Plank Road Study.

5) RE: Natural Wooded Character

Our planning staff absolutely appreciates the value of the trees in the study area. As such, the plan recommends tree preservation be a critical component of any development proposed. Repeatedly the plan discuss the importance of tree preservation. We are fortunately in the City of Naperville to have a forester who is an expert in this matter and can work with property owners to ensure the highest quality specimens are protected. However, please be aware that the City's tree preservation guidelines and recommendations are only effective once a

property annexes into the City. As such, the clear cutting you saw with the ROC property, because the land is unincorporated and not under the City's jurisdiction, is not regulated by City tree preservation/protection codes and ordinances. The DuPage County Ordinances allow for this type of tree removal. If you have concerns about future tree removal on UNINCORPORATED properties, I suggest you contact the DuPage County Zoning Office directly at 630-407-6700.

I do hope these comments provide you with some additional information and clarification. If I can be of further assistance I am happy to discuss the plan and its recommendations (my contact information is below). Otherwise, I invite you to track plan progress on the internet at www.naperville.il.us/plankroadstudy.aspx or plan to attend the Public Hearing to be held March 17, 2010 at 7pm in the Naperville Municipal Center.

Thank you again for taking the time to comment.

Amy Emery, AICP
Community Planner
630-420-4179
emerya@naperville.il.us

-----Original Message-----

From: Heather [<mailto:hrozho01@comcast.net>]
Sent: Friday, February 26, 2010 9:26 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study

Plank Road is busy enough as it is during rush hours. There enough vacant commercial properties here in Naperville as it is. It's known fact the downtown area is all ready concerned due businesses closing, now the City of Naperville wants to annex county property and take peoples homes. There are families here who love living here and have no intentions on leaving. No one wants low income housing, more traffic nor the crime that comes with it. Would you want that in your backyard? I don't think so! It's bad enough with Roc clear cutting trees without a permit. Now we have to look weeds. There very few open spaces left. We need to keep them to preserve the ecosystem. Even if didn't live here I would be against this. I always loved driving down Plank Rd because of the old trees and land. I hope that you really take the time to consider why this is not a bright idea and do not destroy what IS here.

Thank you for your time

Heather Rozhon

From: Emery-Graunke, Amy
Sent: Wednesday, March 03, 2010 11:20 AM
To: 'roshaninc@netscape.net'
Subject: RE: Draft Plank Road Study recommendations

Good Morning. I am happy to forward all your correspondence to the Naperville Plan Commission for their review and consideration. I have not yet been able to locate the Naperville Road Phase I – Engineering Study On-line. I am checking with the Engineering Services Team and will get back to you with respect to the availability of this report.

Thank you again for your feedback. Your comments are very appreciated.

Amy Emery, AICP
Community Planner
PH: 630-420-4179
emerya@naperville.il.us

From: Zenat Vakili
Sent: Wednesday, March 03, 2010 11:11 AM
To: Emery-Graunke, Amy
Subject: Re: Draft Plank Road Study recommendations

Hello, Ms. Emery;

Thank you for your prompt reply.

>Please find my suggestion for Sub-Area 5 land use regulations in comment #3 of my March 1st letter: "For Sub-Area 5, a more appropriate recommendation would be rural estate *and* low-density residential, with an emphasis on the larger low-density lot sizes. This would take into account Sub-Area 5's greater proximity to municipal utility services." Of course, there can only be "proximity to municipal services" if Sub-Area 5 is viewed in a real, physical sense, as opposed to a political, sphere-of-influence sense. In fact, the entirety of our correspondence to date arises from these very different starting points, which boil down to individual property rights vs. governmental control.

>Thank you for clarifying the location of the Study's (north/south) border between Sub-Areas 5 & 6. I was amused by how a slight difference in the way we direct the imaginary Burlington Ave. line so clearly reveals the differing starting points mentioned above. As a homeowner living in Sub-Area 5, the termination of Burlington Ave. into Radcliff Road is a prominent landmark - so I direct its imaginary extension westward to Plank. As a City of Naperville planner working with a Council-directed boundary, you naturally direct the portion of Burlington Ave. which terminates at Naper Blvd. eastward to the current Planning Boundary.

>An especial thank you for thoroughly explaining Sub-Area 5's current access to City of Naperville utilities.

>A question included in the closing of my March 1st letter may have gotten lost in the shuffle: "By the way, is the Naperville Road - Phase I Engineering Feasibility Study available online?"

Please do provide my March 1st letter, and our subsequent correspondence (your email response, and this email), to the Naperville Plan Commission for their consideration at the March 17, 2010 Public

Hearing, which I plan to attend.

I appreciate the approachability and professionalism of all City of Naperville employees with whom I have had contact to date.

Sincerely,
Zenat Vakili

From: Emery-Graunke, Amy
Sent: Tuesday, March 02, 2010 12:32 PM
To: Zenat Vakili
Subject: RE: Draft Plank Road Study recommendations

Good Afternoon. Thank you so much for taking the time to provide your detailed feedback about the planning study. I am very happy to know that you are generally satisfied with the recommendations that have been made by staff. With respect to the concerns you have raised, I would like to try to clarify and respond to a couple of the points you raise:

RE: Boundary Description Between Sub-Areas 5 & 6

The language in the property catalogue is being modified to clearly convey that the northern boundary for sub-area 6 extends from Plank Road to the planning boundary to recognize that the boundary is not actually Plank Road, but the imaginary line, as you describe it, that would extend Burlington to the east. Thank you for noticing this apparent inconsistency. Hopefully the revised language coupled with the map will make it clear to everyone.

RE: The Planning Boundary

The Naperville City Council in authorizing the Plank Road Study was clear in expressing their position that the study was to maintain the limits of the Planning Boundary. As such, the recommendation you see reflected in the plan expresses the scope of the study as directed to staff by the Naperville City Council.

RE: Sub-Area 5 Access to Municipal Utilities

Through the planning process, the City's Planners have worked closely with the Naperville Utility Department. As such, we appreciate that there is currently a sanitary sewer along the east side of Naper Blvd. that serves the west side to the Middle Road. The east side of Middle Road could potentially be served by extending the existing sanitary sewer at Plank and Naper east to Middle Road and then extending it north. However, this line is at the end of a service run, has limited capacity and will require significant cost to add additional capacity. There is a water main at the Mobile Station that could also be extended south as well, but again, because the line is "at the end of the line" extension costs are increased.

As per City policy, the developer (or property owner) pays for the water and sanitary sewer extensions and deeds the utilities over to the City for operation and maintenance. Over the years, there has been little interest from the development community (or property owners in this area) to front the money to extend the water main from the north and the sanitary sewer from the south and pay for the per foot roadway frontage fees to improve for a few lots on the east side of Middle Road. The situation is even more challenging with respect to electric utility extension. The economic viability may improve if development occurs west of Naper Boulevard to bring

higher capacity services nearer to these properties. The Naperville Utility Department and Naperville Electric Utility have reviewed and endorsed the rural estate residential recommendations in this area given the inefficiencies of utility extension costs. Given there are no changes to the Planning Boundary, the availability of nearby utility serves in Lisle is not a factor considered as a part of the study.

RE: Recommendation for Sub Area 5

Do you have a specific suggestion for land use regulations in Sub-Area 5? You indicate you object to the grouping of Sub Area 5 with 6, but I did not see a specific recommendation for land use.

Thank you again for providing feedback. If there are any questions I can answer or additional information I can provide, please let me know. Also, I am happy to forward any written correspondence I receive to the Naperville Plan Commission for their consideration at the March 17, 2010 Public Hearing. You are certainly invited to this meeting as well. It will begin at 7pm in the Naperville Municipal Center (400 S. Eagle Street).

Amy Emery, AICP
Community Planner
emerya@naperville.il.us



Please consider the environment before printing this e-mail.

From: Zenat Vakili
Sent: Monday, March 01, 2010 9:56 PM
To: Emery-Graunke, Amy
Subject: Draft Plank Road Study recommendations

Hello, Ms. Emery;

Attached please find a WordPerfect file containing my letter providing feedback on the February 24 Plank Road Study recommendations. In case you have trouble opening the file, I have pasted a copy of it, below:

March 1, 2010 Sent Via Email to emerya@naperville.il.us

Amy Emery, AICP
Community Planner
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Dear Ms. Emery;

Overall, the February 24th Draft Plank Road Study (the "Study") recommendations seem well thought

out and tailored to most Sub-Areas. I am especially pleased with the emphasis on preserving natural beauty and encouraging pedestrian access. I do object to a few items in the Draft Land Use Recommendations (the "Draft").

Before getting to those objections, I need clarification of the boundary location between Sub-Areas 5 & 6. In visuals provided last year in the Property Catalog for the Study, Sub-Area 5 is shown as encompassing residential properties south of Ogden Ave., east of Naper Blvd., west of the existing Planning Boundary with the Village of Lisle, and north of an imaginary line extending Burlington Ave. west to Plank Rd. Sub-Area 6 is shown as south of that imaginary line, with similarly-characterized east and west boundaries, and its southern boundary the Burlington Railroad tracks. However, the Property Catalog's verbal descriptions of the boundary between Sub-Areas 5 & 6 are alternately imprecise and contradictory: Sub-Area 5's border is described as "single family residential on the east and south"; Sub-Area 6's northern border is described as Plank Road.

Presumably, the Study attempts to group the properties falling in Sub-Areas 5 & 6 in such a way as to recognize their existing primary differences. It is true that the properties north of the imaginary Burlington Ave. line are mostly smaller than those located south of that line, and that they generally abut either Plank or Middle. As such, the visual grouping provided in the Property Catalog is more accurate than that provided by the verbal descriptions of Sub-Areas 5 & 6.

There are further distinctions which characterize Sub-Area 5 (as visually defined). Most of its lots have reasonably good access to municipal utilities. As I understand the situation, Sub-Area 5 properties off Middle Rd. currently have Naperville sewer; Naperville water could be provided to them fairly easily from a connection located just south of the Mobil gas station on the southeast corner of Naper and Ogden. Municipal water & sewer are but a street's width away from the Sub-Area 5 properties located immediately west of the Willow Glen subdivision - but the municipality is the Village of Lisle. To further complicate matters, it is also true that curb-and-gutter, one of the items the Draft seeks to avoid, already lines both sides of Radcliff Road south of Plank to the end of Radcliff Ridge. This situation arose when, beginning in 2002, the City of Naperville moved the Planning Boundary westward to accommodate Airhart Construction, Inland Realty, and the property owners who sold to them, in order to develop those properties into the Willow Glen and Radcliff Ridge subdivisions of the Village of Lisle. The developing parties had argued that attempting to build these subdivisions as part of the City of Naperville was so costly and impracticable, given the lack of Naperville sewer and water access, as to make the projects financially infeasible.

Taking these facts into account, I have the following objections to the Draft recommendations for Sub-Areas 5 & 6:

1. I object to Sub-Areas 5 & 6 being treated as one Sub-Area in the Draft, since doing so results in recommendations for both areas which ignore their differences. A north-south boundary between the two Sub-Areas at the imaginary line extending Burlington Ave. west to Plank, or a line no more south than the southernmost edge of Radcliff Ridge, would allow for more-tailored recommendations.

2. I object to Draft recommendation #1: "Maintain the planning area boundary."

The Planning Area Boundary should be a flexible one which takes into account the needs of the area property owners and the prevailing physical realities, rather than the territorial control interests of any municipal entity. I would suggest instead, "Generally maintain the planning area boundary while allowing for changes based on municipal sewer and water availability." The Draft states that "known infrastructure challenges [...] make serving this area with adequate City of Naperville water, sewer and electric service a limiting factor for development in the plan horizon period." Naperville's limiting factors should not prevent property owners from obtaining access to utilities! While there may be a general preference for incorporating into Naperville as opposed to Lisle, precluding or hindering a homeowner from incorporating into Lisle effectively denies access to readily-available, cost-effective municipal utilities, and unfairly restricts homeowner property rights.

3. Draft recommendation #2, recommending "rural estate" future land use, is more applicable to Sub-Area 6 than to Sub-Area 5, especially if Sub-Area 6's most northern edge is defined as the imaginary line extending from Burlington Ave. west to Plank. For Sub-Area 5, a more appropriate recommendation would be rural estate and low-density residential, with an emphasis on the larger low-density lot sizes. This would take into account Sub-Area 5's greater proximity to municipal utility services. It would also take into account enactment of the Draft Transportation Recommendation's Action Objective 3, Item A, "With future annexation of property fronting Plank Road, require property owners to install sidewalk." A sidewalk along Plank Road is a good idea, but having one will give properties along it the feel of low-density residential, rather than of rural estate.

Thank you for requesting area homeowner feedback on the Draft Plank Road Study recommendations. Please feel free to contact me should you have any questions regarding this feedback. By the way, is the Naperville Road - Phase I Engineering Feasibility Study available online?

Sincerely yours,

Zenat Vakili
25 W 225 Plank Road
Naperville, Illinois 60563

From: Emery-Graunke, Amy
Sent: Thursday, March 04, 2010 10:58 AM
To: 'kevmeg2@aol.com'
Subject: RE: Plank Road Question

Good Morning Ms. Lewis-

There are no changes to this area recommended from the previous meeting. The complete plan report was posted on-line yesterday. I invite you to take a closer look for yourself. The report is available: [://www.naperville.il.us/emplibrary/Plank%20Road%20Study%20Report%20-%20March%202010.pdf](http://www.naperville.il.us/emplibrary/Plank%20Road%20Study%20Report%20-%20March%202010.pdf)

If you have any additional questions, I am happy to help.

Thanks!

Amy Emery, AICP
Community Planner
630-420-4179
[@naperville.il.us](mailto:amy@naperville.il.us)

From: kevmeg2@aol.com [mailto:kevmeg2@aol.com]
Sent: Wednesday, March 03, 2010 6:21 PM
To: Emery-Graunke, Amy
Subject: Plank Road Question

I was not able to make the last meeting regarding the Plank Road Study. Can you tell me what changes, if any, are being recommended for Radcliff Road south of Plank Road east of Naper Blvd.

Thank You,
Kate Lewis

From: Kevin Madden [mailto:kemadden@yahoo.com]
Sent: Friday, March 05, 2010 3:33 PM
To: Emery-Graunke, Amy
Subject: Re: Plank Road Study - Staff Recommendations Feedback

Ms Emery,

Thank you for your response to my e-mail. The only suggestion I have is that the Transportation Recommendations include a statement that the intersection of Plank and Tuthill Roads should be improved (i.e., made safer) should further development occur in this area. Maybe this should be an Action under Objective 1?

Regards,
Kevin Madden

From: "Emery-Graunke, Amy" <Emery-GraunkeA@naperville.il.us>
To: Kevin Madden <kemadden@yahoo.com>
Sent: Mon, March 1, 2010 10:20:26 AM
Subject: RE: Plank Road Study - Staff Recommendations Feedback

Mr. Madden-

Thank you for taking the time to share your comments. We truly value your feedback as a resident from the area. Please know that as a part of the planning process our team has regularly visited the corridor on different days of the week and weekend and at different times to experience changes in the traffic volumes and flows. This has helped us to appreciate the situation you describe.

With respect to Sub Area 4, there are two land use classifications recommended: Low-Density Single Family Residential and Residential Office, and Limited Commercial (ROLC). The Low-Density Residential classification is one of the least intensive zoning use classifications in the city's code. The remaining areas that are classified as ROLC are intended to provide a buffer between the more intensive commercial uses along Ogden Avenue and the residential uses to the south and west. Please understand that any development approved for this area would require a traffic study and analysis to ensure that new development will not adversely impact traffic flows elsewhere. It is possible that a new development in this area could also result in a change to the layout of roads (e.g. eliminating the thru connection between Ogden and Plank at Tuthill, a new traffic signal, or a roadway realignment). Any improvement would be the result of careful analysis of uses proposed, traffic capacity and volume. Like you, our primary concern is safety. We would not want to see a development create an unsafe or hazardous situation.

One final point I would like to raise. The properties we are studying are currently unincorporated. In fact, we are actually just updating an existing plan that has been in place since 1998. The plan the City of Naperville is preparing will only impact these properties should they seek to annex into the City. If the properties remain unincorporated the plan does not apply.

The next public meeting on the Plank Road Study will be March 17, 2010 at 7pm in the Naperville Municipal Center. At this time, the Naperville Plan Commission will host a public hearing. You may attend this meeting to share your concerns and comments with the Plan Commission.

Thank you again for sharing your feedback. If I can be of further assistance, please feel free to contact me directly (contact information provided below).

Amy Emery, AICP
Community Planner
emerya@naperville.il.us



Please consider the environment before printing this e-mail.

From: Kevin Madden [mailto:kemadden@yahoo.com]
Sent: Friday, February 26, 2010 7:18 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study - Staff Recommendations Feedback

Ms Emery,

I would like to comment on the Staff Recommendations for Sub-Area 4. Given the precarious nature of the Plank & Tuthill intersection - the angled cross and the blind hill on Tuthill just north of Plank - the volume of traffic traveling north on Tuthill from south of Plank should be limited to the extent possible. There is a high probability that someday there is going to be a very serious accident, possibly a fatal accident, at this intersection. I would like to see the chances of this occurring minimized to the extent possible. Accordingly, I strongly urge the Staff and Plan Commission to limit development to the lowest density possible. If you don't believe me, I encourage you to drive north on Tuthill from the neighborhood south of Plank (preferably at rush hour) to experience it yourself.

Kevin Madden
1411 Larsen Lane
Naperville, IL 60563
630-621-0883

From: Alexandra Nusko [mailto:agnusko@noctrl.edu]
Sent: Tuesday, March 09, 2010 1:58 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study Comments for the Plan Commission

Dear Ms. Emery,

Attached please find my comment letter on the *Plank Road Study* draft recommendations, which I would like to submit for inclusion with the March 17th Plan Commission agenda packets.

If you have any questions or need additional information, please feel free to contact me.

Thank you,
Alexandra (Sandy) Nusko

March 9, 2010

Dear Naperville Plan Commission:

Having written to the Plan Commission just a little over four months ago, I would like to reiterate to you, the current Plan Commission members, my deep concerns for the preservation of trees in the City of Naperville as a whole and within the *Plank Road Study* area in particular.

With the latest City of Naperville concentration being given to the *Plank Road Study*, it has come to light that the Staff, given the charge of updating Naperville's *Tree Preservation Policy* almost two years ago, has within recent months requested yet another 12 months to scrutinize and enhance this very important policy. As a 22-plus year resident of the Plank Road area, I find this to be unacceptable. This particular area of Naperville is surrounded by an extensive array of mature trees, all in jeopardy, as the Plan Commission currently considers the *Plank Road Study*, with no guidelines for preserving Plank Road's mature surroundings. These trees help clean our air, provide habitats for wildlife, and help conserve energy in our neighborhood.

The Plan Commission, as well as the City of Naperville, seems to have forgotten that Naperville has been named *Tree City U.S.A.* by the Arbor Day Foundation for 19 consecutive years. The Arbor Day web page on the City of Naperville's web site even states that "*the city recognizes that trees beautify and lend value to our homes, neighborhoods, parks and business areas.*" There is no value for the Plan Commission, to resign itself to a 12-month extension for the Staff to *study the Tree Preservation Policy*, while we, the residents and tax payers, stand by and watch as one developer after another, along the *Plank Road Study* area, purchases in-fill properties and clears these properties of the existing mature trees without hesitation, due to the lack of a well-designed *Tree Preservation Policy*.

It is crucial that the Plan Commission demonstrates their authority and on behalf of the residents, renders the *Tree Preservation Policy* a priority, without delay. The Plan Commission must take

immediate action on this matter to help preserve Naperville's splendor, charm and Tree City U.S.A. designation, which the *Tree Preservation Policy* would undoubtedly ensure.

Thank you for your time and consideration of this extremely important matter for the City of Naperville and the *Plank Road Study* area in particular.

Sincerely,

Alexandra G. Nusko
1292 Marls Ct.
Naperville, IL 60563
630-717-1114

From: Emery-Graunke, Amy
Sent: Tuesday, March 09, 2010 4:09 PM
To: 'DTmop@aol.com'
Subject: RE: plank road study

Mr. and Mrs. Tillery-

Thank you so much for providing your written comments. This information will be forwarded to the Plan Commission for their consideration of the Plank Road Study at the March 17, 2010 Public Hearing. I do invite you to attend the meeting as well if you are able. It will be held in the Naperville Municipal Center (400 S. Eagle Street) beginning at 7pm.

Thank you again for your feedback and have a great day.

Amy Emery, AICP
Community Planner
630-420-4179
emerya@naperville.il.us

From: DTmop@aol.com [mailto:DTmop@aol.com]
Sent: Tuesday, March 09, 2010 3:44 PM
To: Emery-Graunke, Amy
Subject: plank road study

Dear Ms. Emery,

Thank you for your diligent and responsible work on the Plank Road Study. I've been a resident of Naperville for 20+ years, and Seager Park backs up to my home. I'd like my opinion and comments to be added to the Planning Commission. Please note that our family is opposed to the multi family building in the Seager Park area. The Park setting is so visually pleasing on Plank Rd.as you drive by and walk through the beautiful woods. I'd like to see the natural wooded views be maintained. Multi-housing is not the best use of this area. It's not consistent with what else is in the area. Please do not allow this park setting to be developed.

Sincerely,
Ron and Diane Tillery
820 Biltmore Ct.
Naperville 60563

From: Emery-Graunke, Amy
Sent: Tuesday, March 09, 2010 4:41 PM
To: 'Glpост@aol.com'
Subject: RE: Comments on the Plank Road Study

Mr. Postiglione –

Thank you for completing a thorough review of the Plank Road Study. Your efforts are very much appreciated. These comments will be forwarded to the Naperville Plan Commission for their consideration during the March 17, 2010 Public Hearing. I also invite you to attend the public hearing as you are able. The meeting will begin at 7pm in the Naperville Municipal center Council Chambers (400 S. Eagle Street).

Thank you again for your feedback.

Amy Emery, AICP
Community Planner
[@naperville.il.us](mailto:amy.emery@naperville.il.us)

From: Glpost@aol.com [mailto:Glpост@aol.com]
Sent: Monday, March 08, 2010 6:15 PM
To: Emery-Graunke, Amy
Cc: glpost@aol.com
Subject: Comments on the Plank Road Study

Naperville Plan Commission,

The Plank Road Study is an important update to the East Sector Plan. Those involved should be congratulated on a good job. However I feel that the conservation design for Area 1 needs more work to avoid high density developments without any real conservation. Without additional requirements any cluster home developer will claim they are conserving open space. Land on top of water retention vaults is not usable or preserved open space.

Additionally I have the following suggestions:

Section 3.2 **P7:**

It should be stated that on annexation the property would be zoned R1 by default.

Section 4.3 **P17:**

The text "However, clustered single-family or duplex uses may be appropriate if their design helps to achieve overall preservation of natural features and open space." conflicts with "Sub-Area 1 Land Use Goals:

1. Facilitate the low-density residential character of the area." I am not sure of the best criterion to verify that clustered homes are needed in a particular development to save natural resources but some criterion should be added.

Section 4.3 FUTURE LAND USE OBJECTIVES AND ACTIONS

Objective 2:

Promote compatibility between adjacent developments. **P16:**

Add Action C or modify Action A to require landscape buffering and screening for new residential uses abutting Seager Park.

Section 4.3 Sub-Area 1 Land Use Goals:

2. Maintain natural, wooded views along Plank Road and from areas within Seager Park.

Preferably this would be achieved through preservation of existing mature landscaping supplemented by installation of new plant materials as required by the Naperville Municipal Code. **P17:**

Change last sentence to require a 50' buffer.

Section 4.3 Spotlight #4 **P18:**

Add another step, "The conservation design must prove that it preserves usable open space and natural resources".

Gary Postiglione

From: Emery-Graunke, Amy

Sent: Tuesday, March 09, 2010 2:45 PM

To: 'james howe'

Subject: RE: Plank Road Study

Mr. Howe-

I have forwarded your comments relative to the Seager Park/Park's Edge Development to the planner addressing this case. My apologies for not catching your address reference as Springhill Subdivision. I will consider this a lesson in not responding to e-mails so late in the evening.

Thank you again for your thoughtful comments.

Amy Emery, AICP

Community Planner

emerya@naperville.il.us

630-420-4179

From: james howe [mailto:jfhowesr@yahoo.com]

Sent: Tuesday, March 09, 2010 8:48 AM

To: Emery-Graunke, Amy

Subject: Plank Road Study

Hi Amy:

You are correct that one of my major concerns is the development along Sager Park/Plank Road. The Park, in my opinion, is such a wonderful unique in-town area for Naperville residents to enjoy and I hope the City does everything possible to preserve this area. Protecting it from the development on the west end of the Park should be a top priority.

Also, just to clarify a couple of your responses. We have lived in the Springhill Subdivision since November 1980, and Springhill has been part of the City of Naperville since it was developed in the late 70s. Obviously, your annexation comments apply to those outside of our subdivision.

Thank you for considering our input.

Jim & Cathy Howe

From: Emery-Graunke, Amy
Sent: Monday, March 08, 2010 10:45 PM
To: 'james howe'
Subject: RE: Plank Road Study

Good Evening Mr. Howe-
Thank you for providing detailed comments regarding the Plank Road Study. Your input is very much appreciated. Your comments, as well as this reply, will be forwarded to the Plan Commission for consideration at the March 17, 2010 Public Hearing at 7pm at the Naperville Center. I also invite you to attend this meeting to provide feedback directly if you are able.

In response to your comments I would like to clarify a few points for your consideration.

RE: Point #1

I am happy to hear that you have been a long-time resident of the area. Please understand though that the Draft Plank Road Land Use Plan has been developed to provide the City with a tool for zoning and development IF property owners seek annexation to the city. IF a property owner, such as yourself, does not seek annexation the plan will not be used. Please remember that the Plank Road Study is an update to the East Sector Plan. That plan has been in effect since 1998. You have obviously remained unincorporated during that entire period. This is consistent with the city's policy of annexation land only IF a property owner requests it. The city is not seeking to purchase or otherwise "force annex" property into the City of Naperville.

RE: Points 2-4

These comments all appear to be specifically related to the Park's Edge Development request (formerly known as the Woods Along Old Plank Road). The Plank Road Land Use Plan simply recommends low density residential development in this area. I am copying Rory Fancier on this message. Ms. Fancier is the Project Manager handling the Park's Edge Development Request so your comments may be provided to the Plan Commission relative to this application. The Park's Edge Development petition will also be before the Plan Commission on March 17, 2010 for Public Hearing.

RE: Point #5

As you may have noted in the Transportation Recommendations contained within the Plank Road Study, only very limited access, if any, is recommended from Naper Boulevard. The Plan recognizes this is an arterial street. As such, additional full access points are not suggested. Please also understand that it is possible that if a development is requested in this area the configuration of roadways could be changed such that thru access to Plank Road and Naper Boulevard is eliminated (or highly restricted) and full access is only provided at the signalized intersections on Ogden Avenue. Access will be designed if a development is requested in this area. Consistent with City policy a traffic study will also be required to ensure that access does not create an adverse impact on exiting residential development in the vicinity.

Thank you again for your comments. I hope this clarifying information is helpful to you. If I can be of further assistance, please feel free to respond to this message.

Amy Emery, AICP
Community Planner
emerya@naperville.il.us

From: james howe [jfhowsr@yahoo.com]
Sent: Friday, March 05, 2010 10:37 PM
To: Emery-Graunke, Amy
Subject: Plank Road Study

First of all let us thank you for the opportunity to comment on this issue. We did attend the 02/24/2010 presentation and asked several questions of Naperville representatives. However, we would like to make a few more comments.

1. We have lived in the Springhill Subdivision for almost 30 years, raised our family there, and now that we are in our 60s, we have no plans on moving unless the City forces us out with ridiculous tax bills or problems within the subdivision from flooding.
2. In Re: The proposed duplexes abutting Seger Park - We understand that the 5 or 6 variances originally requested have been reduced to 2 or 3. These variances only dealt with the two lots that would be used for the group of duplexes that abut the Seger Park. As you know, there are several more lots to the west before getting to the "big house" and we would suspect that these lots will eventually be sold for development. We would also expect the property on the south side of Plank Road going west from the Springhill Subdivision will also be developed in the future. If the City allows a number of variances for the duplexes abutting the park, it seems to me that this would open the door for more and more variances as the rest of the area is developed. So..., to sum this up, if the proposed duplex construction is such a wonderful thing, why is there a need for variances? You know the old statement that "if it walks like a duck, quacks like a duck, and looks like a duck, it most likely is a duck". Asking for a number of variances to build makes me believe that there is something not right or else variances wouldn't be needed - thus it looks like a "duck".
3. We are also concerned with the water runoff from the proposed duplex area. If you have ever driven down Plank Road during a rain storm you would see that the roadway between Milton and the Seger Park entrance is like a river. Water rushing down the street from the proposed duplex development entrance/street would just add to this problem.
4. If the proposed plan for the duplexes is approved and the construction is undertaken, we would hope that the builder would be required to build a solid 8 foot fence along the west end of Seger Park. Constructing a split-rail fence is not going to protect the Park and it's wildlife. We see enough animals hit on Plank Road now, therefore, if the west side is open to a split-rail fence, we think more wild animals will wander out of the Park and meet their demise. Seger Park is truly an asset and should be protected. To the east there are trees that form a natural fence and to the north there are trees that form a barrier from the adjoining neighborhood park. The west end doesn't have this natural barrier so it is important that the Seger Park be protected with a fence or some natural barrier.
5. If commercial development is allowed on Naper Blvd from Plank to Chase Bank, I believe that having entrances and exits onto Naper Blvd or Plank Road would be asking for trouble with accidents and adding more traffic lights would be a nightmare. So, to be prudent, any commercial development along Naper Blvd should not allow entrances and exits onto Naper Blvd or Plank Road. But doing this would then force traffic down the residential Tuthill street, which also isn't a very good solution.

Thank you.
Jim and Cathy Howe
715 Springhill Circle
Naperville, IL 60563

March 10th
2010

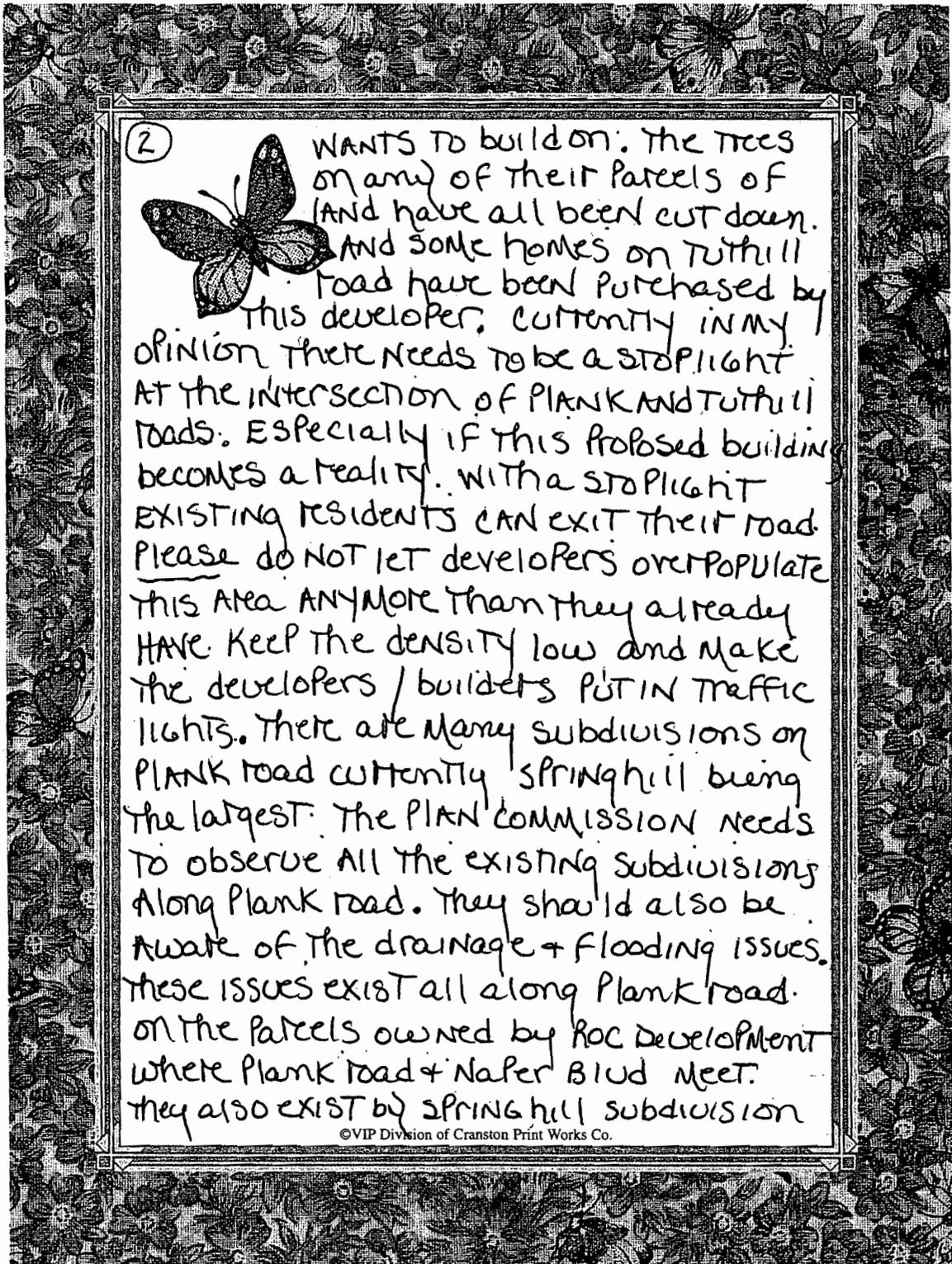
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Dear Naperville PLAN COMMISSION
I purchased my home on TUTHILL
road IN 1979 AND have lived
There for 31 years. over the
years I have observed all of
the changes that have affected the
AMA. IT has become, in my opinion very
over populated. There are 2 subdivisions
on TUTHILL road alone. TUTHILL road IS
A dead end street. AT the dead end there
IS A large subdivision, and up the
road you have mulberry subdivision.
TUTHILL road IS the only EXIT road FOR
Both of the subdivisions. TRAFFIC has
increased dramatically. During the
week between 4-6 PM IT IS A common
sight to see cars backed up on Plank
road heading towards Naper blvd. IT
has become A TASK FOR RESIDENTS OF
TUTHILL road TO exit their road. AND IT
is JUST AS "busy" on the weekends. I
shudder TO think OF what IT will be like
TO live IN this area and what traffic
will be like WITH more new development.
TUTHILL road exits onto Plank road, and
is very close TO the site that for development

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ATTACHMENT 3

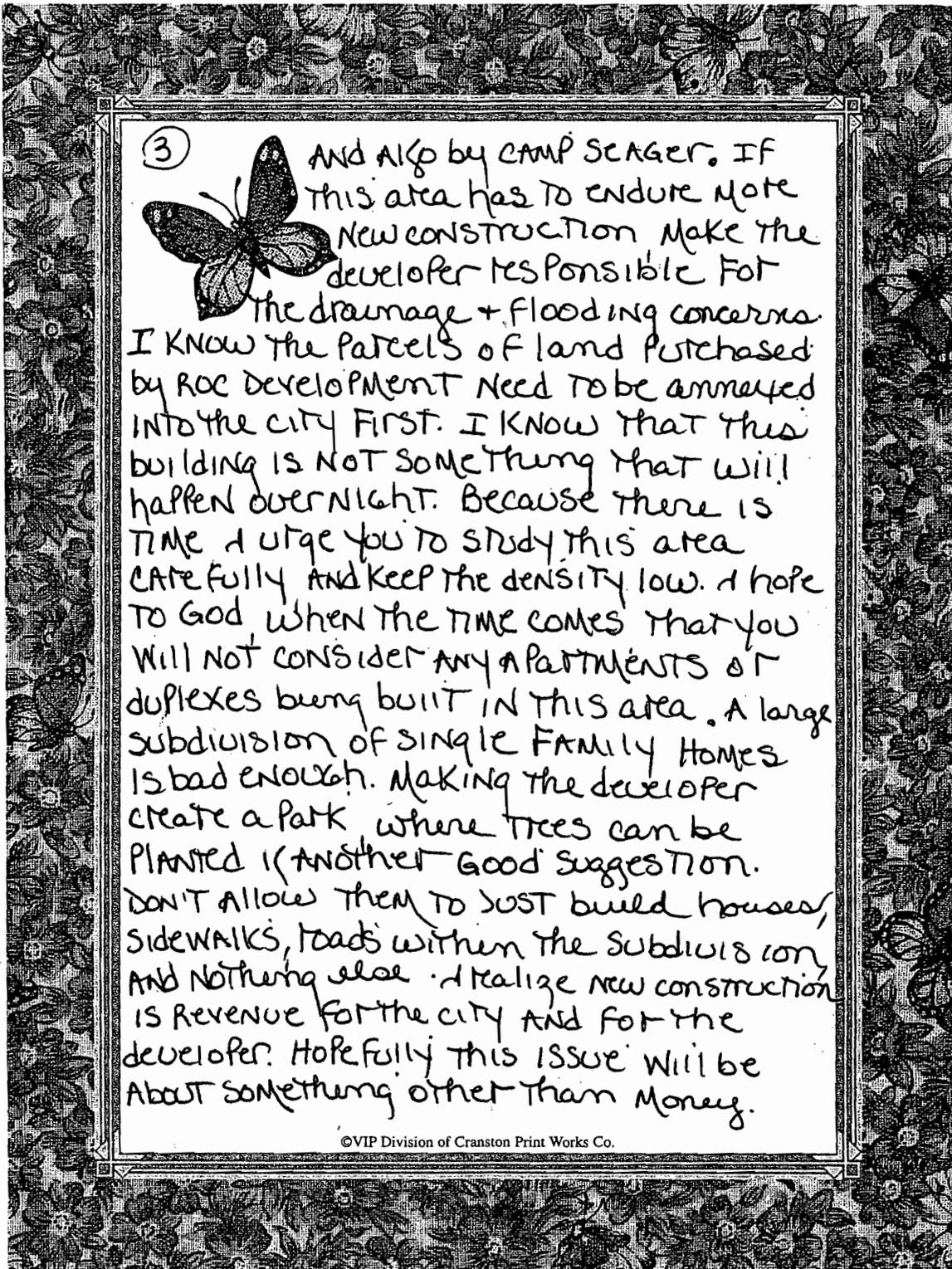


2



WANTS TO build on. The trees on any of their parcels of land have all been cut down. AND some homes on Tut Hill Road have been purchased by this developer. CURRENTLY IN MY OPINION there needs to be a STOPLIGHT AT the intersection of PLANK AND TUT HILL roads. ESPECIALLY IF THIS proposed building becomes a reality. WITH A STOPLIGHT EXISTING RESIDENTS CAN EXIT their road. PLEASE do NOT let developers overpopulate this area ANYMORE than they already HAVE. Keep the density low and make the developers / builders PUT IN traffic lights. There are many subdivisions on PLANK road currently Spring Hill being the largest. The PLAN COMMISSION needs to observe all the existing subdivisions along Plank road. They should also be aware of the drainage + flooding issues. these issues exist all along Plank road. on the parcels owned by ROC Development where Plank road + Naper Blvd meet. they also exist by Spring Hill subdivision

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④



Hopefully the area will be closely studied. Hopefully the people who have lived in this area for many years will have a voice. Hopefully their voices will be heard. I, as a resident of this area for 31 years have grave concerns on overbuilding in this area. I hope the PLAN COMMISSION TAKES A GOOD HARD LOOK AT THIS AREA. Hopefully you will keep the density low. You can protect this area, and I hope you do. I'd like to thank each and every one of you for your time, and for reading my letter. A CONCERNED RESIDENT
MAGGIE HARTIGAN
5 South 624 Tuthill Road
NAPERVILLE ILL. 60563

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March 10, 2010

Sent in person and via email to emerya@naperville.il.us

Naperville Plan Commission
City of Naperville
Attn: Amy Emery, TED Business Group
400 S. Eagle Street
Naperville, IL 60540

RE: Draft Plank Road Study for March 17, 2010 Plan Commission review

Dear Commissioners;

Overall, the Draft Plank Road Study which was posted online this March 5th (the "Draft") seems thorough and well thought out. I am especially pleased with the emphasis on preserving natural beauty and encouraging pedestrian traffic, while providing for responsible growth. The Draft's Vision Statement (page 1) is, I hope, one that will be achieved no matter which municipality or other governmental entity is involved in its implementation.

Nevertheless, as a homeowner of 24 years in the Draft's Sub-Area 5, I believe the Draft does not make abundantly clear that the Plank Road Study (the "Study") does not include an analysis of alternatives to the present location of the Study area's eastern planning boundary nor does it include an attempt to solicit residents' opinions on the subject. Since the Study is a major effort which can be expected to be referred to not just internally by City of Naperville staff, which has a reputation for professionalism, but externally, by a wide variety of third parties, I believe the words chosen in this document carry weight, and so should avoid misunderstanding. My comments mostly refer to Sub-Areas 5 & 6, plus one regarding Sub-Area 4. Please entertain my suggestions, listed below, which I believe would provide greater transparency with respect to the boundary issue, and which consider additional possible land uses.

1. Re. Section 3.0, Existing Conditions, Plank Road Study Spotlight #2, Village of Lisle Boundary Agreement, p. 10:

a. Addition of a final sentence such as,

The scope of this Study does not include an analysis of alternatives to the present location of the Study area's eastern planning boundary nor an attempt to solicit Study area residents' opinions on the subject. It should not be construed, given the various public meetings held as the Study progressed, as constituting a public referendum on the subject.

b. Inclusion of a more complete history of the Agreement, since doing so will acknowledge the ongoing potential for cost-effective utilities access to be a problem, in search of a solution, within the Study's time horizon.

As I understand the situation, a boundary agreement had existed for many years prior to 2002, when it was up for renewal. After a contentious series of City of Naperville and Village of Lisle council meetings involving the parties (a group of homeowners and developer Airhart Construction), the City of Naperville “ceded” what became the Willow Glen subdivision to the Village of Lisle, and renewed the boundary agreement with that change. The petitioning parties had argued that attempting to build this subdivision as part of the City of Naperville was so costly and impracticable, given the lack of Naperville utilities access, as to make the project financially infeasible. The second boundary change, in 2005, was accorded to developer Inland Realty and to the listed properties on the same grounds.

c. There is an apparent minor editing oversight in the final sentence of the first paragraph, where “Sub-Area 5” should be included. The sentence would read:

This boundary agreement is particularly relevant to Sub-Areas 5 & 6 of the Plank Road Study Area, as the Naperville/Lisle boundary runs along the eastern edge of these sub-areas.

2. Re. Section 4.0, Future Land Use, Sub-Section 4.4, Sub-Area Recommendations, Sub-Areas 5 & 6, p.23.

a. Since readers often will read only the pages of a study which they believe affect them directly, and because Goal #1 was not arrived at through the Study process, as were other goals, but pre-determined at the outset, I suggest that an asterisk be added to “Goal 1. Maintain the planning area boundary,” which directs the reader to the discussion (as amended above) found in Section 3.0, Existing Conditions, Plank Road Study Spotlight #2, Village of Lisle Boundary Agreement (Draft, p.10).

b. In addition to the Draft’s E3 (Estate Transition) zoning district recommendation, the Sub-Area 5 characteristics listed in point #4, below, eventually may make it desirable to allow larger-sized, low-density residential zoning on lots which satisfy remaining area E3 Supplemental Land Use and Transportation and Access Recommendations.

3. Re. Section 4.2, Future Land Use Considerations and Map, p. 14, second paragraph, final sentence.

Sentence wording inadvertently seems at odds with the Draft’s recommendations; some clarification would be helpful. The sentence states:

“With this approach, a spectrum of intensity is provided wherein the **most** intensive land uses are situated on the perimeter of the Plank Road Study Area and the **least** intensive uses are centrally located along the corridor near Seager Park.” (emphasis mine)

I understand the Draft's recommendations to be that the **least** intensive land uses are situated on either side of Seager Park and on the Plank Road Study Area's eastern boundary (part of the Area's perimeter), and the **most** intensive land uses are situated centrally, just west of the Ogden/Naper intersection, and on the western perimeter of the Plank Road Study Area.

4. Re. Appendix B - Property Catalogue, Introduction, p. B-1.

A minor editing oversight: This map should be changed to correctly identify the Study's boundary between Sub-Areas 5 & 6, as specified on pages B-6 and B-7.

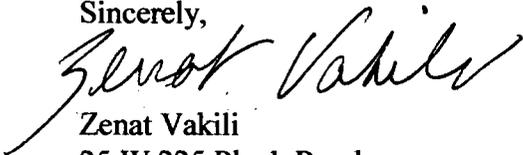
The existing primary differences between properties falling in Sub-Areas 5 & 6 are that the properties north of an imaginary east-west Burlington Ave. delimiter (Sub-Area 5) are mostly smaller than those located south of that line (Sub-Area 6), they generally abut either Plank or Middle, and they presently have more cost-effective potential access to either City of Naperville or Village of Lisle utilities, depending on property location.

5. Re. Section 4.0, Future Land Use, Sub-Section 4.4, Sub-Area Recommendations, Sub-Area 4, p. 22.

The future low-density residential recommendation for Sub-Area 4 west of Tuthill Road does not seem to allow for continuation of an enterprise such as The Growing Place, a plant nursery, an organization which I believe contributes positively to this Area's character. How would Sub-Area 4's annexation to Naperville impact this nursery?

Thank you for your consideration of these suggestions.

Sincerely,



Zenat Vakili
25 W 225 Plank Road
Naperville, IL 60563

Dear Sirs / Madams of the Naperville Plan Commission:

I am writing to comment on the proposed Plank Road development plan in general and the Sub-Area 1 plan in particular

In general, the study and plan are thorough and well done. However, the plan's wideranging scale and scope are hopelessly unrealistic, consistent with an economic era long gone, when:

- businesses flourished in downtown Naperville, in the Kroehler furniture factory, on Route 59, in the Mall, and along Ogden Ave
- new housing construction would seemingly go on forever, with new subdivisions appearing every year, and the values of existing homes climbing steadily
- the success of new mixed-use developments was a foregone conclusion

Has the Planning Commission not noticed today's economic and development reality?:

- the land at the intersection of Plank and Naperville Roads was brutally cleared of its forest, only to sit stark and vacant since that time
- the empty store fronts on Jefferson Ave, Ogden Ave, in the Mall and on Route 59
- the deafening silence of 5th Avenue Station
- the unfinished new construction and vacant cleared lots on Benton Ave west of Washington
- the precipitous drop in property values in Naperville in the last few years
- the wave of housing foreclosures

Is it therefore in any way realistic to believe that additional housing and commercial development on Plank Road is necessary or destined for success and long term self-sustainability?

With regard to Sub-Area 1, the disagreement between the developer of the 2 residential plots immediately west of Seager Park and the residents of the 3 adjacent subdivisions and users of Seager Park are well-documented:

- Can the proposed duplex development "facilitate the low-density residential character of the area" a goal of the Sub-Area 1 plan? How could it when by definition a duplex contains double the quantity of residential units per structure, and the plan calls for 5 duplex units where the existing "character" would contain only one or two single family units?
- How could structures as obtrusive (3 stories tall from the Seager Park side, as so succinctly pointed out by Councilman Furstenau during the last series of hearings) as those proposed "maintain natural, wooded views along Plank Road and from areas within Seager Park", again a goal of the Sub-Area 1 plan?
- How can the installation of 5 duplex units into a wooded area adjacent to a park "preserve existing mature landscaping", a goal of the Sub-Area 1 plan?
- Will the underground water vaults be able to hold the runoff from a paved 15 degree grade property of this size (see Julian Avenue flooding file..)

Must the profit motives of a developer be facilitated by the City of Naperville and the Plan Commission at the cost of the sanctity and scenic beauty of Seager Park, the area's rural / wooded residential setting and the water management efforts of adjacent subdivisions?

During the last series of City Council meetings in which this issue was discussed the counsel for the developer stated that "Naperville needs this product". On the contrary, and as agreed upon by the City Council the last time they voted on it, neither Naperville nor the subdivisions of the Plank Road neighborhood need this project. It is destructive, obtrusive and unnecessary. We look forward to your NO vote this March 17.

Regards

Robert and Francine McCabe

825 Biltmore Court residents since 1999

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: March 17, 2010
TO: Plan Commission
FROM: Allison Laff, AICP, Operations Manager – TED Business Group
SUBJECT: Plan Commission Consideration of Market Information

PURPOSE:

To provide a response to Commissioner Gustin’s request for clarification about Plan Commission consideration of market/economic information for zoning cases.

BACKGROUND:

On February 17, 2010 the Plan Commission requested clarification about consideration of market and economic data relevant to zoning requests. The Plan Commission has recently considered cases in which economic information, including unit pricing, marketing, and market need, was requested or provided during the course of public hearing proceedings.

Current Standards of the Municipal Code

Section 2-2-3 (Plan Commission Powers and Duties) of the Municipal Code grants the Plan Commission authority to make recommendations on land use issues including zoning amendments; conditional uses; variances; planned unit developments; comprehensive planning and related matters. Economic factors are incorporated as a standard for approval in three types of cases, outlined below:

- Variances (Section 6-3-5:2.3): “The property cannot yield a *reasonable return* if permitted to be used only under the conditions allowed by this title”;
- Rezoning (Section 6-3-7:2.4): “The property cannot yield a *reasonable return* if permitted to be used only under the conditions allowed under the existing zoning classification”;
- Conditional Uses (Section 6-3-8:2.2): “The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, *nor substantially diminish and impair property values* within the neighborhood”.

Previous Plan Commission Approach

The Plan Commission has historically received market data in some instances when presented with a development proposal or Comprehensive Plan update, however even when economic information has been provided, the Plan Commission’s recommendations have been based on the Comprehensive Plan’s recommendations and the appropriate variance, rezoning and conditional use standards. The Comprehensive Plan’s

recommendations and the Code's standards are carefully drafted in accordance with Illinois State Statute so as to clearly support a valid public purpose. In contrast, courts have found that recommendations based solely on economic considerations do not support a valid public purpose and exceed a municipality's regulatory authority, primarily because of the high potential for anti-competitive outcomes.

DISCUSSION:

Reasonable Return

The Municipal Code standards for Variances and Map Amendments (rezoning) bring economic considerations into the Plan Commission's purview, insofar as they relate to the viable use of property under existing regulations. The question at hand is not whether granting a requested action will result in a larger profit. Rather, it is *whether a property can derive a reasonable return from the land under existing zoning standards*. The following example may provide clarification on this point:

Example: A petitioner claims that a rezoning from a low-density residential district to a medium density residential district, as well a zoning variance for density is necessary in order to maximize return on investment by allowing a greater number of units on a single parcel of land.

An *appropriate* consideration for the Plan Commission in this case is whether a reasonable number of units can be built under the existing zoning regulations if the variance is denied. It would be *inappropriate* for the Plan Commission to base its recommendation on the size or pricing of the units, how the petitioner plans to market the units, or the general need for the type of unit proposed. Instead, the Plan Commission should consider the impacts to the surrounding properties, relationship to the Comprehensive Master Plan, and trend of development in the area.

Impact of Conditional Use to Property Values

The second instance under which the Plan Commission may explicitly consider market information is when a conditional use is requested. The Municipal Code states that a conditional use should not substantially diminish and impair property values within the neighborhood. In this instance, there is no clear delineation between a substantial and nominal impact to property values. The Plan Commission must weigh this factor in concert with the other standards for conditional uses also provided in the Municipal Code.

The Plan Commission must also realize that factors not related to zoning can also impact property values – for example, a neighbor who selects unusual paint colors, a change in school district, economic conditions outside of municipal purview and the like. It is not a reasonable standard to say that no use may be permitted which impacts property values whatsoever, particularly when the economic outcome of a requested action is unclear. An appropriate approach is to consider whether the use provides a benefit to the community and neighborhood and whether it is compatible with the surrounding area. The following example may provide clarification on this point:

Example: A petitioner wishes to construct a nursery school in a residential zoning district. The neighborhood claims that the nursery school will result in increased traffic and a negative impact on property values.

An *appropriate* consideration for the Plan Commission in this case is whether the nursery school meets the other criteria for a conditional use, and whether the neighborhood or the petitioner can produce empirical data relative to the claim that the property value impact will be substantial. An *inappropriate* consideration for the Plan Commission in this case is the market need for the nursery school, which is not considered to be a valid public purpose.

Market Studies and Economic Data

Occasionally, the Plan Commission may request or receive a market study or other economic data to illustrate the community need for a facility or the trend of development. These are typically provided when a proposal deviates from the underlying comprehensive plan recommendation or existing zoning. It's important to remember that more information may be provided than is necessary to formulate a recommendation and also that conflicting information is often a part of the public hearing process. Recommendations based on economic grounds have been invalidated by the courts as being arbitrary and anti-competitive. The most appropriate approach for commissioners is to first look to the entire set of standards relative to the request (standards are provided for conditional uses, rezoning, variances and planned unit developments) and to consider the following:

- Whether the request generally supports the comprehensive plan, zoning regulations and the policies of the city;
- Whether the proposal is an appropriate use of land, in and of itself but also within the surrounding context; and
- Whether the proposal provides a community benefit, or at the least minimizes negative or nuisance impacts to the community.

RECOMMENDATION:

Receive the report.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: AGENDA DATE: 3/17/2010
SUBJECT: Planning Services Team FY10-11 Work Program

Request: Approve the Planning Team FY 10-11 Work Program.

LOCATION: N/A.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

Since FY 06-07, the Planning Team has forwarded a work program to the Plan Commission and City Council on an annual basis that reflects special studies that are identified as Strategic Plan Initiatives by the City Council, requested by the Plan Commission, or proposed by staff. The projects contained within each year's work program are prioritized based upon resource availability, project complexity, strategic plan status, and anticipated community benefit.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item	Action
		n/a

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Approve the proposed FY10-11 Planning Team Work Program.

PREPARED BY: Allison Laff, AICP, Planning Services Team Operations Manager

BACKGROUND/DISCUSSION:

Workload Analysis

To determine the number of special studies and text amendments that can be accommodated within FY 10-11, staff analyzed the workload of the current Planning Team (comprised of 5 planners). Approximately 50% of the planners' time in FY 10-11 is available for special projects; the remaining time will be attributed to standard duties¹ (30%) and current planning (20%). Please note that the percentage of time allocated to standard duties and current planning has been reduced from previous fiscal years based on current economic conditions.

¹ Standard duties include support for 5 boards and commissions and the City Council, miscellaneous customer meetings, and planner on duty.

The total number of studies that can be undertaken in FY 10-11 was based upon the total amount of staff time available for these studies (i.e., 50% noted above) divided by the amount of time projected to undertake each type of study.

Proposed FY 10-11 Work Program

The Planning Team's projected work program for FY 10-11 (see Attachment 1) is largely comprised of implementation items related to Strategic Plan Initiatives and other planning projects undertaken in recent years. Staff finds that continued implementation of these items is critical to the success of the adopted plans. The remaining projects listed in Attachment 1 are current projects that will carry over into FY 10-11 (Architectural Windshield Survey); and new items to be initiated in FY 10-11 (Tollway Corridor Study; various text amendments); descriptions of these projects are provided below for reference. It should be noted that the Strategic Plan Initiatives approved by the City Council on March 2, 2010 have been included within the proposed FY 10-11 work program.

Carry-Over Projects: Architectural Windshield Survey

In 2007, the Naperville Heritage Society (NHS), in coordination with the City of Naperville, conducted an architectural windshield survey of the commercial downtown and surrounding residential neighborhoods (excluding the local historic district) in order to establish a baseline for future decision-making related to preservation. Following completion of the survey, NHS discussed the findings of the survey and prioritized action steps (see Attachment 2). To date, implementation of architectural windshield survey has not been directly pursued given other pending workload priorities.

However, since 2007, staff has undertaken two projects (the Unified Recommendation pertaining to Naperville's Local Historic District and preservation discussions related to the Downtown Plan Update) which are in furtherance of the objectives noted in the architectural windshield survey. In this respect, in FY 10-11, staff will continue to implement the Unified Recommendations (see Attachment 1 for details), as well as undertake an intensive survey of Downtown Naperville significant buildings (new project with consultant assistance). These projects fulfill the immediate objectives of the architectural windshield survey; additional implementation items related to the architectural windshield survey may be recommended in future fiscal year work programs. Peggy Frank, Executive Director of Naper Settlement/NHS, is in agreement with staff's recommended next steps, as noted above.

New Project: Tollway Corridor Strategic Plan

Working in concert with the Naperville Development Partnership and area landowners, the City will complete a strategic plan for the Tollway Corridor to affirm the City's vision for this distinctive area based upon community objectives, economic data and market trends. The resulting document will not be a traditional land use study, but rather will offer strategic recommendations to serve as an important economic development resource and a guide for future use of the corridor. The Tollway Corridor Strategic Plan will be undertaken in-house (no consultant assistance or funds requested) with assistance from the Naperville Development Partnership.

FY 10-11 Planning Team Work Program

March 17, 2010

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New Project: Various Text Amendments

Variety of code amendments identified as necessary to address existing code limitations or respond to new uses.

Summary

The proposed FY 10-11 Planning Team Work Program is attached for consideration. Staff will be available at the March 17, 2010 Plan Commission meeting to further discuss any of the work program items proposed or to respond to any questions raised.

Attachments:

1. FY 10-11 Work Plan
2. Architectural Windshield Survey Action Items

PLANNING TEAM FY 10-11 DRAFT WORK PROGRAM

IMPLEMENTATION ITEMS	Project	Project overview	Deliverables for FY10
	Naperville 2030 Downtown Plan Implementation (<i>FY10-11 Strategic Plan Initiative</i>)	The Downtown Plan update will be completed in Summer/Fall 2010. The adopted study will include a specific list of implementation items. The Downtown Advisory Committee (DAC) has additionally adopted a 2010 work program (see attached).	To be determined based on the implementation schedule adopted in the Naperville 2030 Downtown Plan, but will include analysis of the Downtown restaurant/bar mix (<i>FY11 Strategic Plan Initiative</i>).
	5 th Avenue Study Implementation (<i>FY10 Strategic Plan Initiative</i>)	The 5 th Avenue Study was approved in December 2009. The adopted study included an implementation matrix which identified specific tasks as “Priority 1” to be completed by the Planning Services Team in the next 1-3 years.	<ul style="list-style-type: none"> ▪ Completion of the Mixed Use Zoning District Text Amendment. ▪ Completion of text amendments related to the Streetscape Program.
	Attainable Housing Implementation (<i>FY 08-11 Strategic Plan Initiative</i>)	The Fair Housing Advisory Committee (FHAC) and the Advisory Commission on Disabilities (ACD) accepted staff’s recommended actions regarding Attainable Housing for low-income seniors and disabled residents in February 2010 (City Council action is pending). Several implementation items are recommended.	<ul style="list-style-type: none"> ▪ Development of a clear goal statement. ▪ Creation of an attainable housing web page and toolkit. ▪ Continuance of ongoing efforts.
	Caroline Martin Mitchell (<i>FY09-11 Strategic Plan Initiative</i>)	Collaboration with various property owner interests within the study area on topics related to land use and the broader civic campus.	Ongoing coordination as needed.
	Implementation of the Ogden Avenue Corridor Enhancement Initiative (<i>FY07-08 Strategic Plan Initiative</i>)	The Ogden Avenue Corridor Enhancement Initiative was adopted in 2008 and included a specific list of implementation items.	<ul style="list-style-type: none"> ▪ Amendments to the B3 zoning district. ▪ CIP assistance related to the implementation of the adopted streetscape plan.
	Greener Business Program Implementation	A matching grant providing qualifying and accepted applicants funds towards energy efficiency improvements, up to \$10,000 per business.	Work with grantees to complete awarded projects, including inspections and reimbursement.
	Implementation Items related to the Historic Preservation Unified Recommendation	The Unified Recommendation for revisions to Naperville’s Historic Preservation Ordinance and Historic Sites Commission were approved in 2009. The approved report included many implementation items related to the unified recommendation.	<ul style="list-style-type: none"> ▪ Publication, outreach, and training related to the Historic Building Design and Resource Manual . ▪ Title 6 text amendment. ▪ Commission and resident training.

Planning Services Team
 FY 10/11 Projected Work Program

<p style="text-align: center;">CARRYOVER PROJECTS</p>	<p>Architectural Windshield Survey</p>	<p>Implementation items related to an architectural windshield survey of Central Naperville completed in 2007 by the Naperville Heritage Society in coordination with the City of Naperville. To date, work specific to this survey has not yet begun due to other pending projects/priorities.</p>	<ul style="list-style-type: none"> ▪ Intensive Survey of Downtown Naperville significant buildings (per direction of 2030 Downtown Plan update). ▪ Continued focus on implementation items related to the existing historic district based upon the Unified Recommendations.
	<p style="text-align: center;">NEW PROJECTS</p>	<p>East Sector Update: Tollway Corridor <i>(FY 10 Strategic Plan Initiative)</i></p>	<p>Working in concert with the Naperville Development Partnership and area landowners, affirm the City’s vision for the I-88 Tollway Corridor based upon community objectives, economic data and market trends. Resulting document will serve as an important economic development resource and a guide for future use of the corridor.</p>
<p>Various Text Amendments</p>		<p>Code amendments required to address existing code limitations or to respond to new uses.</p>	<ul style="list-style-type: none"> ▪ Zoning requirements for Alternative Energy Sources (i.e., wind turbines, solar panels, etc.) ▪ Residential Tree Preservation ▪ Landscape Best Management Practices ▪ Non-profit drop boxes

2007 WINDSHIELD SURVEY OF CENTRAL NAPERVILLE

In 2007 the Naperville Heritage Society, in coordination with the City of Naperville, conducted an architectural windshield survey of the commercial downtown and surrounding residential neighborhoods (excluding the Local Historic District) in order to better understand what might be worthy of preservation as a baseline of information for future decision-making. Approximately 500 properties of the 3,200 surveyed were listed as significant. Following the completion of the survey, the Naperville Heritage Society discussed the findings of the survey and prioritized action steps at the request of City staff. Most of these action steps (historical documentation, landmark or district designation, development of new guidelines and creation of financial incentives) will require significant commitment of the City's financial and staff resources, as well as more involved participation from the Historic Sites Commission. Correspondence from the Naperville Heritage Society is attached.

ATTACHMENT 2



MEMORANDUM

TO: Allison Laff, Special Projects Team Leader, TED
 Ying Liu, Community Planner, TED
 Suzanne Thorsen, Community Planner, TED

FROM: Naperville Heritage Society Board of Directors

DATE: April 8, 2008

SUBJECT: Response to Architectural Windshield Survey

For several years the Naperville Heritage Society has expressed concern to the City Manager's Office in regards to the impact of development on commercial and residential architecture in central Naperville. The outcome of these discussions was the City's Transportation, Engineering and Development department (TED) allocating funds in FY07 for a professional architectural windshield survey.

This study was designed to capture information on the integrity of existing 19th and 20th century historical architecture in order to better understand what might be considered significant and worthy of preservation. The survey area was defined by the commercial downtown and surrounding residential neighborhoods. It was hoped that the data gathered by an outside, independent preservation architect would provide a baseline of important information to assist with future decision making.

The survey objectives were two-fold:

- to quantify and classify the primary structures within the designated study boundaries, and
- formulate recommendations and priorities for consideration by the City planning staff.

The classification system utilized identified three types of structures:

1. *Significant*: Structures with architecturally distinctive physical characteristics, design construction or form relative to the community or region; the structure serves as an intact example important to the community's architectural history.
2. *Contributing*: Structures with architecture that helps to define the character of the neighborhood or block; is representative of a style, building material or construction method typical to the area, but may not retain all original features.
3. *Non-contributing*: The structure detracts from the neighborhood; the condition, style or building type is not conforming to the area and detracts from those structures which are contributing or significant.

The windshield survey contract was awarded to Johnson-Lasky Architects, preservation architects, through a RFP process facilitated by City planners in the TED department and Naper Settlement Preservation Services staff. Johnson-Lasky Architects conducted the survey in late winter 2006-early Spring 2007, resulting in a written report and generation of fifty-two maps including maps keyed to zones, construction eras and

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significance of structures. Of over 3,200 properties included in the four zones contained within the survey boundaries, just over 500 properties were listed as significant. The report concludes with recommendations and prioritized action steps.

City planning staff requested the study be reviewed by the Naperville Heritage Society (NHS), as the community's local history and preservation agency, for input on the report's findings and recommendations. To that end, an ad-hoc board, staff and volunteer committee was formed to provide an evaluation. The committee shared their recommendations with the full NHS Board of Directors which supports the following recommendations. -

NHS Review, Comments and Recommendations:

We acknowledge that the completed survey and resultant report and maps represent an enormous amount of information. While the language used to convey the information is common to the preservation field and typical of other windshield surveys, without background information accompanying it, the report may cause angst with property owners. Public presentation of this information must be given careful consideration as people may interpret the classifications as either positive or negative depending upon their perspective, their perceived intentions of the City based on the findings, or overall concern of potentially more governmental regulation that might result in cost or flexibility implications.

During the review, it became apparent that the commercial and residential areas may be best addressed separately given the different perspectives of the respective property owners. While the recommendations may be similar, a separate approach for the commercial and residential properties independent of the other may be more reasonable. Outlined below are the recommendations we suggest you consider in using the windshield survey and encouraging public engagement on this topic that dramatically impacts the town in which we live.

On behalf of the Naperville Heritage Society, we thank you for the opportunity to formally review the windshield survey report and comment on the recommendations. Naperville's 19th and 20th century architecture mirrors its rich heritage and is deserving of the City's attention as to how it can be retained, and where appropriate, best be preserved.

Naperville Heritage Society Recommendations Regarding the 2006-2007 Historical Architectural Windshield Study

Commercial Areas	Residential Areas
<p>Define Boundaries</p> <ul style="list-style-type: none"> • Incorporate the windshield survey information into the ongoing conversation about the boundaries of downtown Naperville, its potential future expansion and transition areas. • Consider the impact on existing architecture when contemplating possible changes. • Acknowledge that the data in the report helps identify individual structures and streetscapes that shape the aesthetic and historical appearance of Naperville. <p><i>(Related to JLA Report Recommendation 7b)</i></p>	<p>Define Neighborhoods</p> <ul style="list-style-type: none"> • Define and identify residential neighborhoods prioritized on risk of loss and historical significance contained within them. • For example, Moser's first subdivision, The Forest Preserves, built in the late 1940s and comprised of 61 homes in the vicinity of Douglas and Benton, is becoming a target of teardowns. • Another example is sections within the Highlands where there are intact blocks of individually-designed homes typifying the high-end 1970s-1980s residence. <p><i>(Related to JLA Report Recommendation 1)</i></p>
<p>Document Significant and Contributing Buildings</p> <ul style="list-style-type: none"> • Complete basic documentation (Level I, see page 5) on significant and contributing 19th and 20th century buildings. • Combine the new data with the windshield study material to create a map highlighting and prioritizing structures potentially eligible for National Register nomination. • This graphic tool would quickly identify the most important historical areas of concentration that might be worthy of the greatest preservation awareness or effort. <p><i>(Related to JLA Report Recommendations 1h)</i></p>	<p>Document Significant and Contributing Buildings/Neighborhoods</p> <ul style="list-style-type: none"> • Further document and research individual buildings and neighborhoods built or developed in the 19th and 20th century as necessary to determine next steps and where more extensive study is merited (Levels I through III, see page 5). • Prioritize the suggested areas within the report in conjunction with current development trends in those neighborhoods. <p><i>(Related to JLA Report Recommendation 1)</i></p>
<p>Designate Historical Landmarks or District</p> <ul style="list-style-type: none"> • If landmark designation is desired by the community or individual property owners (i.e. the former City Hall, now La Sorella di Francesca restaurant), create a tiered system to identify and prioritize efforts (Levels I through III, see page 5). • Research and document groups of concentrated buildings deemed significant or contributing to help determine if an overlay district is warranted for a contiguous row or block of buildings, for example, Jefferson Avenue between Main and Washington Streets. • The existing Naperville Historic Preservation Ordinance provides for both individual landmarking and establishment of new districts. <p><i>(Related to JLA Report Recommendation 2d)</i></p>	<p>Designate Historical Landmarks or District</p> <ul style="list-style-type: none"> • Identify potential individual landmarks and areas that merit consideration for district designation. • Designation can bring recognition as well as potential qualification for financial incentives. Designation is a criterion to qualify for the State of Illinois property tax freeze program for renovation of a historic residential structure. • Identify other tools available on the local level that offer the desired benefits of defining and maintaining neighborhood character and appreciation of architecture, such as conservation districts. There may be a combination of other alternative zoning and design planning tools that will net the desired effects and also meet property owner's expectations. <p><i>(Related to JLA Report Recommendation 1, 2, 3 and 5)</i></p>

NHS Recommendations Regarding the 2006-2007 Historical Architectural Windshield Study continued	
Commercial Areas	Residential Areas
<p>Develop Design Guidelines</p> <ul style="list-style-type: none"> • Create design guidelines specific to the downtown core identifying the architectural integrity of existing buildings that might undergo renovation and historically appropriate and compatible features to incorporate into new construction. • Use the windshield survey findings in tandem with the Downtown Plan Technical Update, the North Downtown Study, and the Fifth Avenue Study. These other planning projects present opportunities to also address how the city can preserve buildings deemed important in defining the character and architectural history of the downtown area. <p><i>(Related to JLA Report Recommendation 6)</i></p>	<p>Expand Current Historic District Boundaries</p> <ul style="list-style-type: none"> • Expand the current historic district boundaries to include the blocks identified in the survey as being of similar architectural style and time period as those within the historic district. • Some residences just outside the district would add to the overall quality of the current historic district. • The current historic district boundary cutoffs are not easily understood or identifiable given the architecture represented in the area and the fact that the boundaries do not necessarily follow other traditional lines of distinction (roadways, railroad tracks, major architectural change, etc.) <p><i>(Related to JLA Report Recommendation 4)</i></p>
<p>Financial Incentives</p> <ul style="list-style-type: none"> • Explore financial incentives for re-use of existing structures to encourage renovation over teardown, particularly for those historical and architecturally significant landmarks and cohesive city blocks that define the charm of Naperville's downtown district. • Identify incentives offered at the local level by other municipalities to help in determining reasonable options for Naperville to consider. • Share information and encourage property owners of commercial structure to use available incentives. Coupled with state incentives, these may be influential in a property owner's decision as to ultimate building and land use for properties within the downtown. <p><i>(Related to JLA Report Recommendation 7a)</i></p>	<p>Assess Community Interest</p> <ul style="list-style-type: none"> • Acknowledge the remaining 19th century residential properties and explore the community's interest in their preservation. • If there is a desire to maintain physical examples in situ of the working family's 19th century home in Naperville (i.e. homes in the vicinity of Ewing & Benton, on Douglas, remaining cottages on Jackson), then discussion needs to follow to determine how that is best achieved. • If there is an interest in collecting historical information pertaining to these structures and documenting the architecture, but the physical building in and of itself is not deemed significant or worthy of preservation, then a detailed documentation (Level III, page 5) can be identified and completed. <p><i>(Related to JLA Report Recommendation 1 and 5)</i></p>
<p>Educational Opportunities</p> <ul style="list-style-type: none"> • Share information from the windshield study with the public and property owners in a positive, educational manner. • Present the basic findings as a tool to gauge community interest in pursuing historical preservation efforts such as those outlined above. • Add interpretive signage, streetscape improvements, and/or architectural walking tours (guided or self-guided via print, web, podcast, cell phone, etc.) as educational outcomes of this study. If implemented, these types of services could bring recognition and acknowledgement to Naperville's rich architectural heritage. 	<p>Educational Opportunities</p> <ul style="list-style-type: none"> • Share information from the windshield study with the public and property owners in a positive, educational manner. • Present the basic findings as a tool to gauge community interest in pursuing historical preservation efforts such as those outlined above. • Add interpretive signage, streetscape improvements, and/or architectural walking tours (guided or self-guided via print, web, podcast, cell phone, etc.) as educational outcomes of this study. If implemented, these types of services could bring recognition and acknowledgement to Naperville's rich architectural heritage.

Documenting significant and contributing historical architecture is an important recommendation in both the commercial and residential sectors. A tiered approach to this process may be used to calculate the resources needed to gather additional data.

Historical Documentation Options		
Level I Basic documentation	Level II Licensed architect	Level III Licensed historical preservation architect
<ul style="list-style-type: none"> Use college interns (paid or unpaid working for college credit), under the direction of City planning staff or Naper Settlement preservation services staff, to complete photographic documentation and brief research to determine historical importance along with remaining architectural integrity and significance. Properties identified in the report as significant could be prioritized and completed first, followed by those identified as contributing. <i>Associated Cost:</i> \$3-7/property using nonpaid interns ~ covers photographic prints, supervisory time 	<ul style="list-style-type: none"> In combination with Level I, engage a local architect to produce measured architectural drawings of the structure(s). Documentation would include exterior facades and integral features; interior floor plans; significant interior features, i.e. trim, window or door details, built-in's, fireplaces, etc. <i>Associated costs:</i> \$90/hour ~ time needed determined by building size, detail and amount of historical data to be compiled 	<ul style="list-style-type: none"> In cases of significant historic or architectural structures with high risk of deterioration or teardown, consideration should be given to document the building or home to a higher degree of detail. Similar to completing a Historic Structures Report (HSR), a preservation architect would capture the architectural detail of the exterior and interior through measured drawings, keyed to photographs and historical documentation utilizing primary and secondary resources, and carefully detailed documentation of all features contributing to the landmark potential of the structure. <i>Associated costs:</i> \$150/hour ~ hours needed depends on building size, detail and amount of historical data to be compiled

The Heritage Society identified potential stakeholders for continued engagement on this topic. The list follows:

Community First
 Downtown Naperville Alliance (DNA)
 Downtown Plan Implementation Committee (DPIC)
 Downtown Property Owners
 Eastside Community Homeowners Association (ECHO)
 Heritage YMCA
 Live Downtown Naperville Partnership (LDNP)
 Major Developers in Naperville
 Naperville Area Chamber of Commerce

Naperville Area Homeowners Confederation (NAHC)
 Naperville Cemetery Association
 Naperville Development Partnership (NDP)
 Naperville Township
 Naperville Woman's Club
 North Central College
 Other Homeowners Associations
 Truth Lutheran Church (old Nichols Library)
 US Post Office (Washington Street)
 Westside Home Owners Association (WHOA)

