



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
06/16/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes from the June 2, 2010 Plan Commission Meeting.

C. Old Business

D. Public Hearings

1. PC Case # 10-1-050 Bishop's Storehouse
Petitioner: Church of Jesus Christ of Latter-Day Saints, 50 E. North Temple, Salt Lake City, Utah 84150
Location: 2892 W. Diehl Road

Request: Conduct the public hearing for the annexation of 2892 W. Diehl Road, rezoning to I (Industrial District), approval of a preliminary/final plat of subdivision, and associated landscape and sign variances.

Official Notice: Published in the Naperville Sun on May 26, 2010

E. Reports and Recommendations

F. Correspondence

G. New Business

1. PC Case # 10-1-082 Substance Abuse Treatment Centers
Request: Initiate an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code pertaining to Substance Abuse Treatment Centers.

AGENDA
NAPERVILLE PLAN COMMISSION
06/16/2010 - 7:00 PM - COUNCIL CHAMBERS
Page 2

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 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6725 or 630-305-5205 (TDD) or via e-mail at manningm@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE PLAN COMMISSION
DRAFT MINUTES OF JUNE 2, 2010**

Call to Order

7:05 p.m.

A. Roll Call

Present: Chairman Brown, Edmonds, Gustin, Herzog, Sterlin, Meyer, Messer, Trowbridge
Absent: Meschino
Student Members: Stancey, Stimple
Staff Present: Planning Team – Thorsen, Liu

B. Minutes

Approve the minutes of May 19, 2010

Motion by: Gustin
Second by: Meyer

Approved
(8 to 0)

C. Old Business

None

D. Public Hearings

**D1. . PC# 10-1-038
Jafry Estates**

Request for approval of annexation, rezoning to the R1 District, and a preliminary/final plat of subdivision for 5 S. 575 Columbia Street

Ying Liu, Planning Services Team, gave an overview of the request.

Syed Jafry, 1100 N. Wright Street, the petitioner, discussed his proposal to annex the property and construct a new single-family home and expressed interest in obtaining city utilities.

Public Testimony:

Betty Cost, 5 S 549 Columbia Street: expressed concern about the size of the proposed home and inquired about the effect of annexation on neighboring property owners.

Plan Commission inquired about

- School and park donations
- Preservation of existing trees on the lot

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC#10-1-038, Jafry Estates, in accordance with staff's memorandum dated June 2, 2010 as amended by Commissioner Trowbridge related to payment of school and park donations.

Motion by: Trowbridge

Seconded by: Herzog

Approved

(8 to 0)

**E. Reports and
Recommendations**

None

F. Correspondence

None

G. New Business

Chairman Brown expressed appreciation to the City of Naperville as a great place to live and for the opportunity to serve on the Plan Commission.

H. Adjournment

7:21 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-050 **AGENDA DATE:** 6/16/2010
SUBJECT: Bishop's Storehouse
 Petitioner: Church of Jesus Christ of Latter-Day Saints, 50 E. North
 Temple, Salt Lake City, Utah 84150

LOCATION: 2892 W. Diehl Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests annexation of the property at 2892 W. Diehl Road to the City of Naperville and rezoning to I (Industrial District) for the purpose of constructing a building addition and parking lot expansion. Also requested are approval of a preliminary/final plat of subdivision to establish the parcel as a legal lot-of-record in the city and associated landscape and sign variances.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 1.2 acres and is located at 2892 W. Diehl Road, just east of the Canadian National Railroad. The property is currently unincorporated under the jurisdiction of DuPage County. It is improved with a food pantry and distribution center (commonly known as the Bishop's Storehouse) operated by the Church of Jesus Christ of Latter-day Saints. The petitioner has provided a narrative to explain the operation of the Bishop's Storehouse, which is included as Attachment 1.

CONTROLLING AGREEMENTS AND ORDINANCES:

N/A

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for the subject property, as adopted in the 1996 Northwest Sector Update to the Comprehensive Master Plan, is “Manufacturing/Transportation”. The proposed food distribution center is consistent with future land use designation of the property.

NATURAL FEATURES:

A number of mature trees exist on the site.

PLANNING SERVICES TEAM REVIEW:

Annexation/Rezoning/Subdivision Plat

The petitioner requests annexation of the subject property into the City of Naperville for the purpose expanding the existing facility. Upon annexation, the petitioner requests to rezone the property to I (Industrial District). The subject property is located in an industrial area and is surrounded by other manufacturing, warehouse/distribution, transportation, and utility facilities. The proposed I zoning classification is consistent with the future land use designation of the property as well as the character of the surrounding neighborhood. The proposed food distribution center is permitted by right in the requested I District. The petitioner has provided a response to the standards for rezoning in Attachment 2. Staff concurs with the petitioner’s findings.

The subject property is currently established through a deed division. A preliminary/final plat of subdivision has been submitted to establish the subject property as a legal lot-of-record. The proposed subdivision plat is in compliance with Title 7 (Subdivision Regulations) of the Naperville Municipal Code.

Site Improvements

The subject property is currently improved with a 6,360 square foot building and eight (8) parking spaces on the north side of the building. As illustrated on the site plan (Attachment 3), the planned facility expansion includes the following:

- A 2,100 square foot building addition;
- Reconfiguration of the existing parking lot to provide nine (9) parking spaces;
- Construction of a new 19-space parking lot on the west side of the building; and
- Addition of a second entrance on Diehl Road for improved truck access.

The building addition will be constructed of a split-face CMU façade to match the material and design of the existing building. Two new rooftop mechanical units will be installed and screened by the CityScapes Envisor individual screening system. As the units are located at the rear of the building, they won’t be visible from the adjacent Diehl Road based on the line-of-sight of travelers on the road. Staff finds the building elevations are consistent with the Building Design Guidelines. All proposed site improvements will comply with the requirements of the I Zoning District.

Parking

With the expansion, the facility will provide a total of 28 parking spaces, exceeding the requirements of Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville

Bishop's Storehouse – PC 10-1-050

June 16, 2010

Page 3 of 4

Municipal Code for warehouse and distribution centers. The petitioner has indicated that the facility is currently staffed with an average of 10 volunteers per day and experiences 10-15 customer pick-ups throughout the day. The building addition will provide additional storage capacity while no increase in customer pick-ups or number of staff members is anticipated.

Landscape Plan

The proposed landscape plan generally fulfills the minimum landscaping requirements as set forth in Section 5-10-3 (Landscaping and Screening) of the Municipal Code with the exception of the following variances:

- A waiver of four interior parking lot landscape islands. Section 5-10-3:5.1.1 (Parking lot Landscaping: Interior Landscaping) requires that at least one landscape island shall be located at the end of each parking row. A waiver of the landscape islands is requested so that additional parking spaces can be provided to meet the facility's parking needs.
- A waiver of trees along the west property line. Section 5-10-3:4.1 (Perimeter Landscaping: Trees) requires that shade or evergreen trees shall be spaced at 70' apart along all property lines. However, due to an existing oil pipeline easement along the west property line, the petitioner is seeking a waiver of the perimeter trees at that location.

The proposed landscape plan provides extensive landscaping along the property's frontage on Diehl Road as well as building foundation plantings and shrubs/bushes across 100% of the parking lot, in excess of the Landscape Ordinance requirements for foundation plantings and parking lot landscaping (50% required). Staff concurs with the variance requests.

Sign Variance

A monument sign is proposed along the property's Diehl Road frontage. The petitioner is seeking approval of a variance from the 5' setback requirement provided in Section 5-4-5:2.5 (Monument Sign Setback) of the Municipal Code in order to locate the sign one foot (1') away from the front property line. Staff concurs with the sign variance as the area between the existing parking lot and the front property line is too narrow to accommodate both the sign and a 5' setback and there are no other viable alternatives to relocate the sign on the site. The proposed sign complies with the area and height requirements of the Sign Ordinance.

Staff Summary

Staff supports the requested I zoning, subdivision plat approval, and sign and landscape variances for the proposed Bishop's Storehouse expansion.

ATTACHMENTS:

1. Bishop's Storehouse – Attachment 1: Narrative Re: Facility Operation – PC 10-1-050
2. Bishop's Storehouse – Attachment 2: Petitioner's Response to the Standards for Rezoning – PC 10-1-050
3. Bishop's Storehouse – Attachment 3: Site Plan – PC 10-1-050
4. Bishop's Storehouse – Development Petition – PC 10-1-050
5. Bishop's Storehouse – Legal Description – PC 10-1-050
6. Bishop's Storehouse – Location Map – PC 10-1-050
7. Bishop's Storehouse – Location Map Aerial – PC 10-1-050

8. Bishop's Storehouse – Plat of Annexation – PC 10-1-050
9. Bishop's Storehouse – Plat of Subdivision – PC 10-1-050
10. Bishop's Storehouse – Landscape Plan – PC 10-1-050
11. Bishop's Storehouse – Building Elevations – PC 10-1-050

Ladies and Gentlemen of the Naperville Transportation, Engineering and Development Department,

The following summary provides a brief overview of the mission and purpose of the Naperville Bishops' Storehouse (BSH) and Home Storage Center (HSC) of The Church of Jesus Christ of Latter-Day-Saints (the "LDS Church"). The BSH/HSC, located at 31 W 175 Diehl Road, Naperville, was built in 1978 and is one of many regional and local welfare storehouse operations owned and operated by the LDS Church throughout the world.

The BSH provides welfare support to primarily LDS Church members in need of temporary assistance. Individuals receive at no charge food and commodity items approved by their ecclesiastical leader (Bishop). The Church welfare program was initiated in the 1930's and refined over that past 80 years. Its purpose is *"..... to help Church members become self-reliant, care for the poor and needy, and serve others."* The general area served by the Naperville BSH includes Northwest Illinois, Northeast Indiana and Southern Wisconsin. The Naperville BSH also provides considerable humanitarian assistance to food banks, charitable entities and other deserving organizations, no matter their religious affiliation, located in its service area.

In addition the BSH serves as a regional collection point for items used to provide global humanitarian relief regardless of the nationality or religion of the recipient. Its purpose is *".....to build goodwill in the community and to help a greater number of poor and needy outside the church."* Humanitarian items may include hygiene kits¹, blankets, quilts, etc. and other items needed during major disasters. These are shipped to a central collection and repackaging point in Salt Lake City, Utah for global and national distribution.

The HSC provides both members and non-members the opportunity to purchase at nominal prices bulk commodities suitable for long term storage i.e. 20-30 years. The HSC provides the source and facility for canning and preserving (dry-pack canning) these items. Its purpose is to help individuals and families *".....prepare for adversity in life by having a basic supply of food and water and some money in savings."*

The Welfare, Humanitarian and Home Storage programs are primarily supported and operated by a worldwide network of volunteers. Volunteer operated production facilities include FDA approved processing plants, canneries, farms, cattle ranches, grain silos, etc.

BISHOPS' STOREHOUSE

¹ A hygiene kit includes 4 toothbrushes, 1 toothpaste, 2 towels, 2 combs, 2 bars of soap packed in a heavy sealed gallon plastic bag. This past month the BSH shipped 5,000 kits to the Humanitarian Center produced primarily by an Eagle Scout in Belvedere, IL. as part of his Eagle Scout project.

The LDS Church operates 23 canning and production facilities that provide over 140 specific food and commodity items to 115 Bishops' Storehouses. The Naperville BSH is one of those "Storehouses". Available items range from canned fruits, vegetables and frozen meats to baby formula, diapers and personal hygiene products. Fresh items such as bread, dairy and produce are purchased from local vendors. 70% of the orders are delivered by the BSH truck to 12 different LDS Church meeting houses for ease of pickup by the recipients. Recipients living close to the BSH pick up their order at the Storehouse. The facility and order delivery processes operate completely with volunteers.

HUMANITARIAN

The LDS Church humanitarian outreach is local as well as global. The massive response by the LDS Church to Katrina, for example, continues to this day. Local humanitarian donations made by the Naperville BSH over the past 12 months include significant case good contributions to community food pantries in Naperville, Aurora, Ottawa, Elgin, Wheaton, Woodridge and Crystal Lake. In addition several hundred cases of canned goods were donated to the community of Watseka, IL after their recent historical floods.

Some of the other global aid provided by the LDS Church since January of 2010 include the following:

Haiti - Earthquake - Housing in church buildings, tents, hygiene, medical supplies, food, etc.

Tubuai, French Polynesia - Cyclone Oli - Food, hygiene kits, etc.

Aitutaki, Cook Islands - Cyclone Pat -- Needs assessment under way

Mexico City, Mexico - Flooding/Mud Slides - Food, water, blankets, locally purchased items.

Tuba City, Arizona - Snow/Blizzard - Food, water, blankets, hygiene kits, coal, wood to cut-off Hopi and Navajo Reservations.

Mongolia - Sever Drought - Food, clothing, medical supplies, candles, fuel, hygiene items

Niue Samoa - Cyclones/Tsunami - Survival equipment and supplies

Chili - Earthquake - Food, medical supplies, tents, clothing

HOME STORAGE CENTER

Individuals or families wishing to develop a food reserve may order these items and reserve canning time at the HSC through a "Canning Specialist" located in each of the Bishops' congregations. Many non members of the LDS Church become familiar with the opportunity on the internet (www.providentliving.org) and call directly to the volunteer HSC manager to schedule a session. The nominal costs are paid only as the commodities are canned and taken home by the recipients.

In 2009 the HSC provided approximately 180,000 Lbs. of low moisture storage foods all packed by the recipients in #10 oxygen inhibited cans. The commodities include red

and white wheat, rolled oats, rice, black, pinto, white and refried beans, potato flakes, sugar, flour, powdered milk, carrots, onions, macaroni, spaghetti, etc.

The planned building enlargement and improvements will increase the reserve capacity for the welfare and humanitarian efforts as well as providing the added reserves needed for the HSC operation. The added entry and parking will benefit the numerous volunteers, many which are the food order recipients, as well as improved the access for the trucks that restock the BSH/HSC on a weekly basis.

Responses to The Standards for Zoning Amendments

Section 6-3-7:2 Standards For Amendments: The Commission shall not recommend nor shall the City Council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

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

Response:

1. The amendment promotes the public health, safety comfort, convenience and general welfare and complies with the policies and official land use plan, and other plans of the City. The Bishops' Storehouse on Diehl Road provides meals to about 4,000 needy families in the greater Chicagoland area including Milwaukee. Assistance is given to people of any faith.
2. The requested I Zoning classification fits the trend of development in the area. This food storage is surrounded by other warehouses.
3. The requested zoning classification of I permits the current use of this building.
4. This property can yield a reasonable return if permitted to be zoned I.
5. The subject property has been in incorporated DuPage County for 32 years and now it will be utilized under the I (Industrial) classification when annexed to the City.
6. The amendment, if granted, will not alter the character of the neighborhood and it will not be a detriment to adjacent properties. The truck traffic is minimal for this building. They get 1 or 2 semi loads delivered per week and then 2 straight trucks make deliveries of food to the needy on a daily or as-needed basis. About 4,000 families were served last year.

MARK	DATE	REVISION
1	5/17/10	PER CITY REVIEW (5/17/10)
2	6/01/10	PER CITY REVIEW (5/27/10)

Larson & Darby Group
Architects Engineers Planners



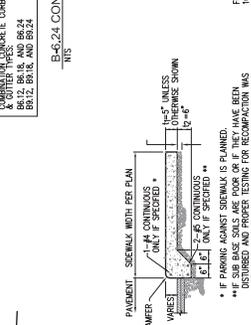
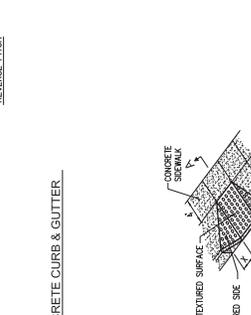
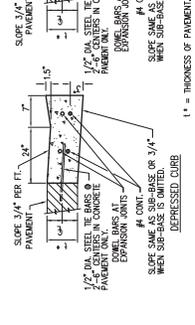
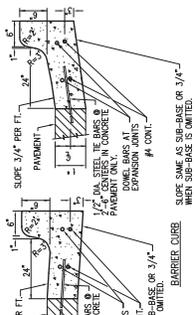
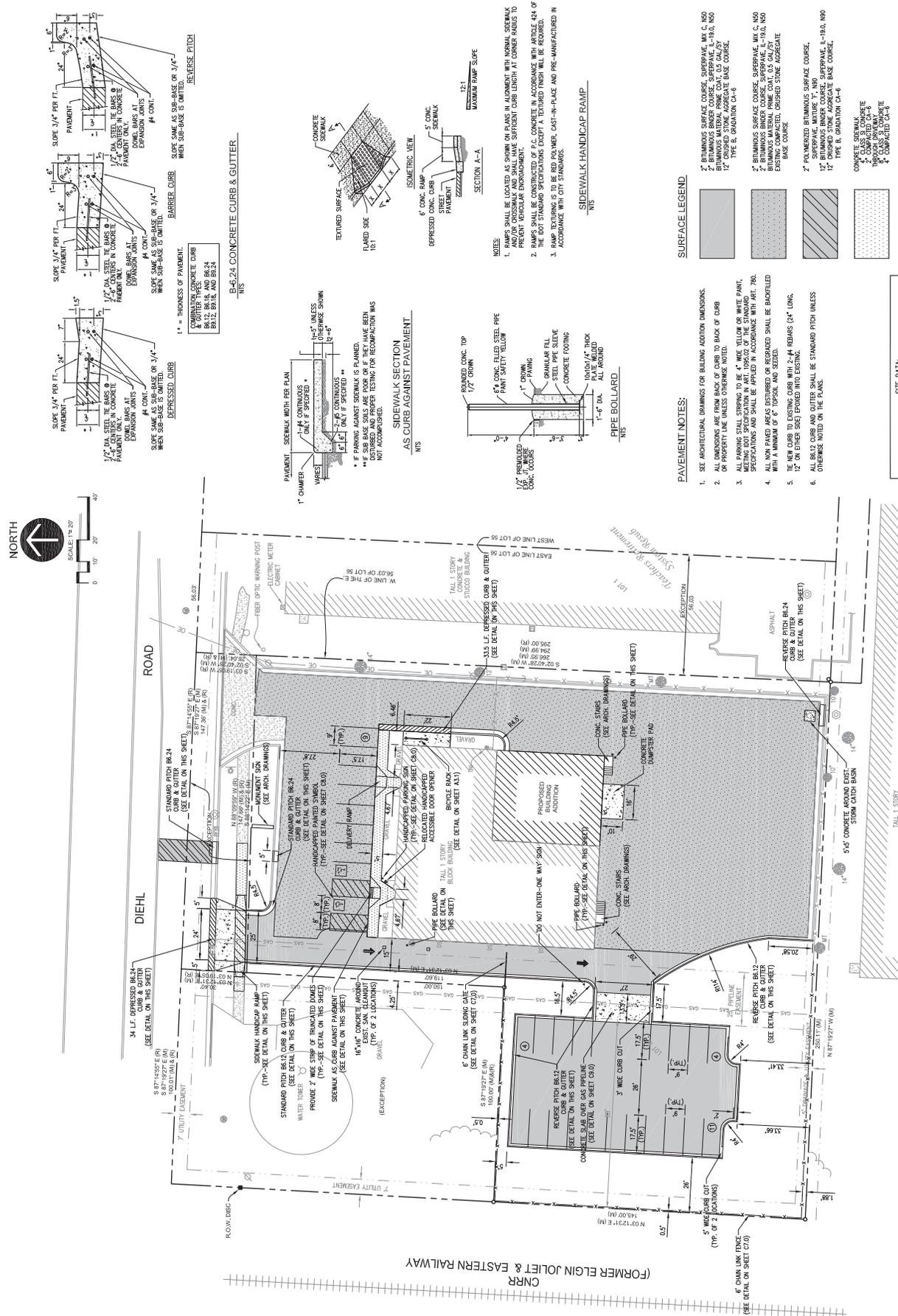
Larson Engineering, Inc.
Naperville, IL 60563-0000
www.larsoneng.com

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PROJECT NAME
NAPEVILLE IL
BIRCHWOOD CENTER
& HOME STORAGE CENTER

PROJECT ADDRESS
31 W. 175 DIEHL ROAD
NAPEVILLE, ILLINOIS 60563

SHEET TITLE
GEOMETRIC PAVING PLAN

PROJECT DESIGNATION
BUILDING ADDITION & MODEL
PROPERTY NUMBER
57-387-090(01)
REVISION
DATE
04/28/10
SHEET
18 OF 33



NOTES:
1. RAMP SHALL BE LOCATED AS SHOWN ON PLANS IN ALIGNMENT WITH NORMAL SIDEWALK TO PREVENT VEHICULAR ENCHANCEMENT. THE SURFACING CURB LENGTH AT CORNER RADII TO PREVENT VEHICULAR ENCHANCEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 424 OF THE DOT STANDARD SPECIFICATIONS EXCEPT A TEXTURED FINISH WILL BE REQUIRED.
2. RAMP TYPING IS TO BE RED POLYMER, CAST-IN-PLACE AND PRE-MANUFACTURED IN ACCORDANCE WITH DOT STANDARDS.

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING ADDITION DIMENSIONS.
2. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
3. ALL FINISHES SHALL BE AS SHOWN ON THIS SHEET OR UNLESS OTHERWISE SPECIFIED.
4. ALL NON PAVED AREAS DESTROYED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6\"/>

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SURFACE LEGEND

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PAVEMENT NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR BUILDING ADDITION DIMENSIONS.
- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
- ALL FINISHES SHALL BE AS SHOWN ON THIS SHEET OR UNLESS OTHERWISE SPECIFIED.
- ALL NON PAVED AREAS DESTROYED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6\"/>

GEOMETRIC PAVING PLAN

SITE DATA:
GROSS FLOOR AREA FOR EXIST. BUILDING: 6,360 SF
GROSS FLOOR AREA FOR PROPOSED ADDITION: 2,100 SF
TOTAL PARKING STALLS: 28

LOT 2
Teachers Retirement System West

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

Development Name (should be consistent with plat): Bishop's Storehouse

Development Address: 31W175 Diehl Road, Naperville, Illinois

Date of Submission: March 10, 2010

I. APPLICANT:

Harold Pann, AIA Larson and Darby Group
Name Corporation

4949 Harrison Avenue, Suite 100
Street

Rockford Illinois 61108
City State Zip Code

Harold Pann same 815/484-0739
Primary Contact Person Relationship to Applicant Telephone Number

815/229-9867 hpann@larsondarby.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

The Church of Jesus Christ of Latter-day Saints
Name

50 E. North Temple, Salt Lake City, Utah 84150
Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: _____ Telephone Number: _____

Email Address: _____ Fax Number: _____

Address: _____

Engineer: Larson and Darby Group Telephone Number: 815/484-0739

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

This food storage distribution center is improving their site with new parking lot and 2,100 s.f. addition.

- Naperville Water and Sewer
2. Existing Utility Services (water, sewer, electricity): Com Ed for electric service.
 3. Existing zoning on the site: Storage
 4. Existing Land Use: Warehouse
 5. Acreage & Square Footage of the site: 1.34 acres 58,455 s.f.
 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office
 Industrial Other: _____

2. Proposed Zoning: Storage

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

The building will continue to be used as a food distribution center for needy people in the greater Chicagoland area.

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

Food storage facility has 7,000 s.f. We propose to add 2,000 s.f. of warehouse and add parking 18 cars in back of the building.

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

None.

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

None.

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

None anticipated.

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		1.34								
% of Total		100%								

*Please explain:

8. Development Densities:

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

Comrel.			NA	NA	NA			
Office			NA	NA	NA			
Industrial			NA	NA	NA			

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

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

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

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

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

N/A

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

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

N/A

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

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

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

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

*Please Explain:

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

Respectfully Submitted,

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

Harold Pann

By: Harold Pann

[Type in Name of Signatory]

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

Architect

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 10th day of March, 2010 A.D.



By: Debra L. Traver

Debra L. Traver

[Type in Name of Notary]

Notary Public

LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

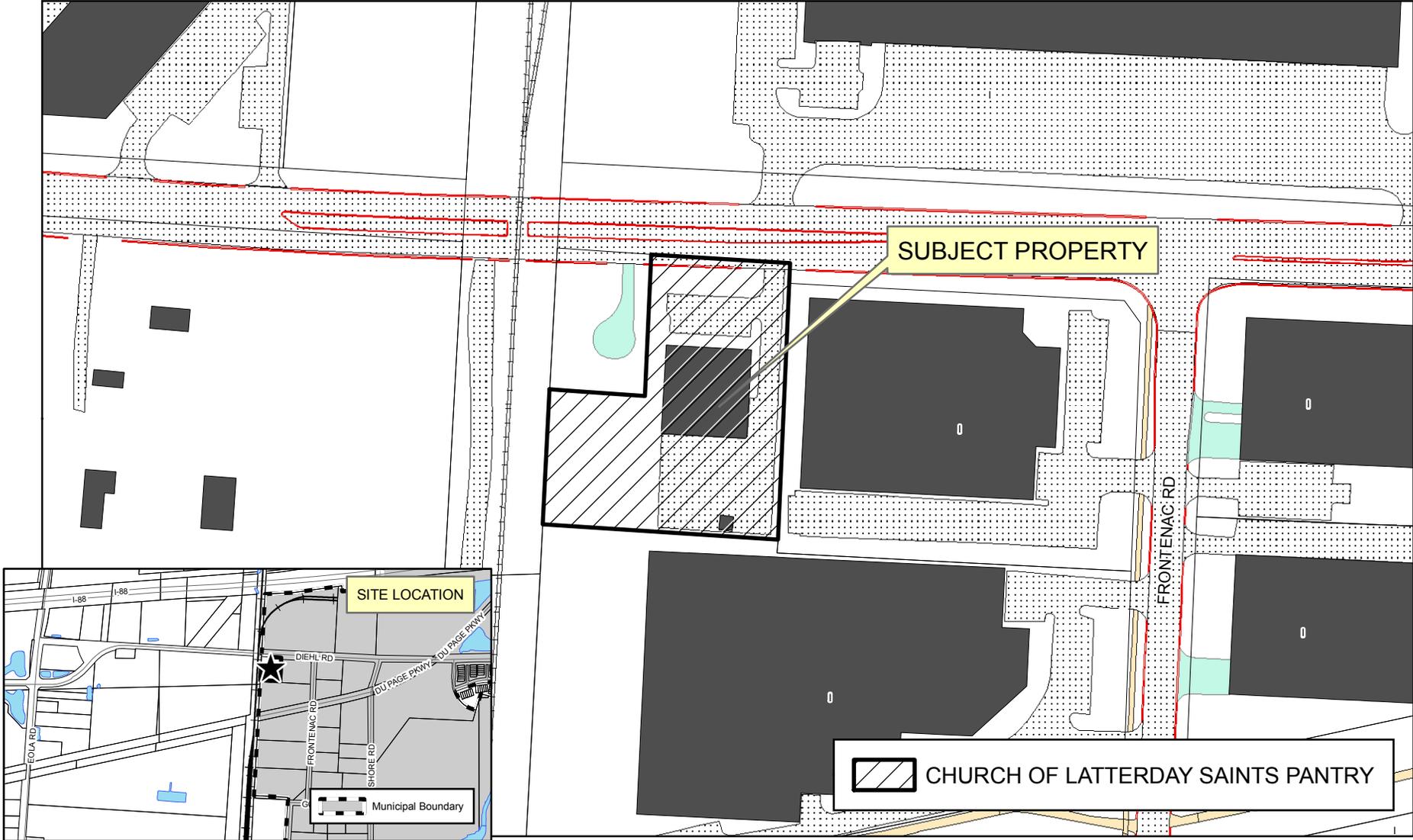
Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

Diehl Road Church Subdivision

Legal Description

LOT 56, EXCEPT THE WEST 100.00 FEET OF THE NORTH 150.00 FEET THEREOF, AND EXCEPT THE EAST 56.03 FEET (AS MEASURED ALONG THE NORTH LINE) THEREOF, AND EXCEPT THAT PART OF SAID LOT 56 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 56 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST ALONG NORTH LINE OF LOT 56, A DISTANCE OF 100.01 FEET TO A LINE 100.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 56 AND FOR A POINT OF BEINNING; THENCE CONTINUING SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST, 147.36 FEET TO THE WEST LINE OF THE EAST 56.03 FEET OF LOT 56; THENCE SOUTH 03 DEGREES 19 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE, 28.04 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 59 SECONDS WEST, 147.40 FEET TO THE PARALLEL LINE AFORESAID; THENCE NORTH 03 DEGREES 19 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL LINE, 30.40 FEET TO THE POINT OF BEGINNING, IN COUNTRY LAKES INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SECTION 4, 5, 8, 9 AND 17, ALL IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1973 AS DOCUMENT NO. R73-74119 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 25, 1974 AS DOCUMENT NO. R74-08512, IN DUPAGE COUNTY, ILLINOIS.

City of Naperville
BISHOP'S STOREHOUSE

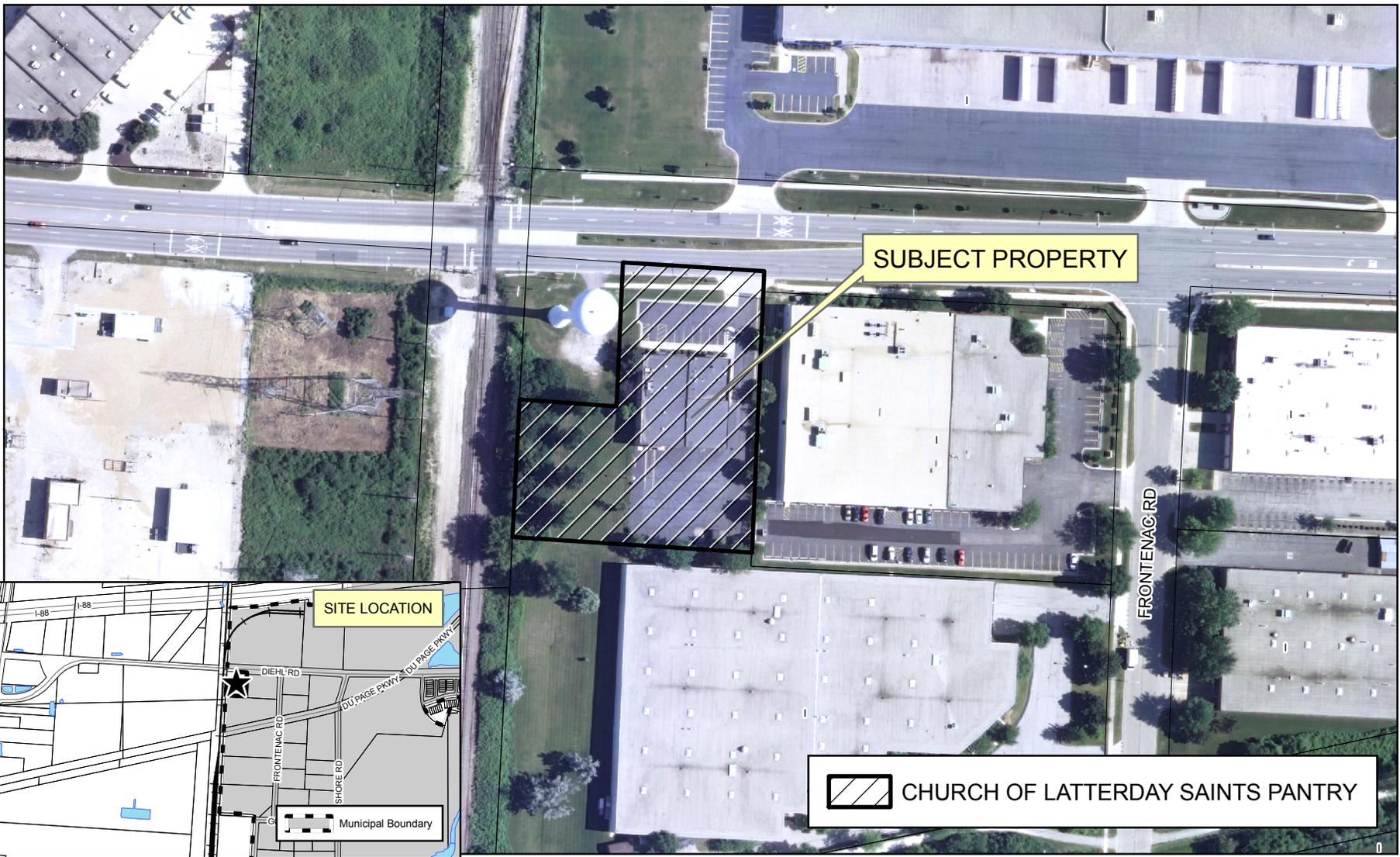


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 June 2010



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City of Naperville BISHOP'S STOREHOUSE



Transportation, Engineering and
Development Business Group
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June 2010



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PLAT OF ANNEXATION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY,
ILLINOIS.



Grid North
Scale 1" = 30'

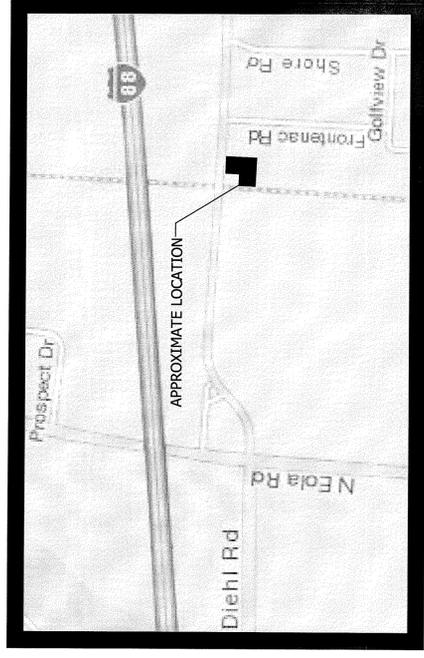


LINE TYPE LEGEND

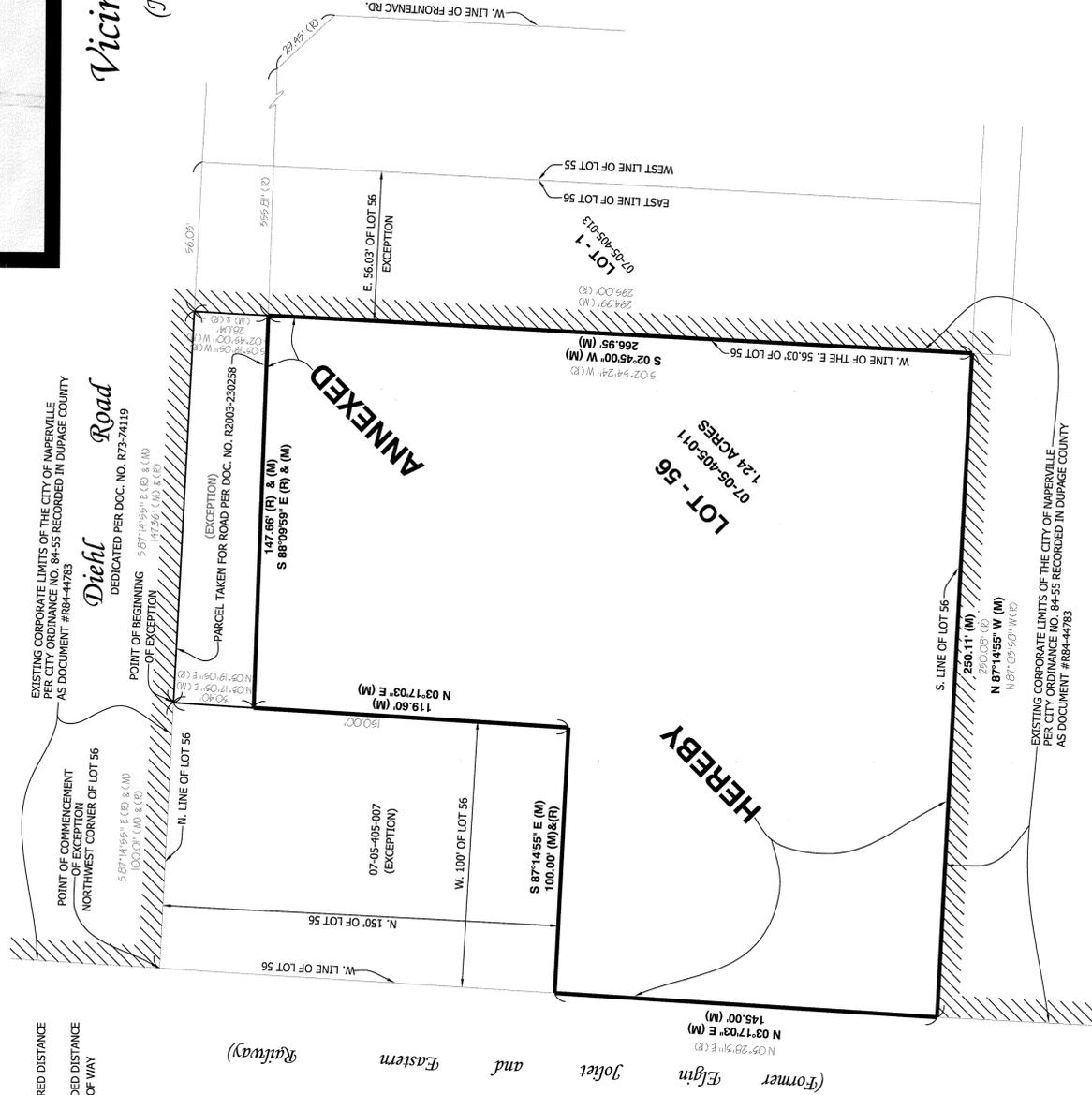
- = PROPERTY LINE
- = SUBDIVISION LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- = ROW LINE
- = ANNEXATION BOUNDARY LINE
- = EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE

ABBREVIATION LEGEND

- E = EAST
- M = MEASURED DISTANCE
- N = NORTH
- R = RECORDED DISTANCE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- W = WEST



Vicinity Map
(No Scale)



ANNEXATION AREA SUMMARY
PARCEL CONTAINS 1.24+ ACRES (54,064.66+ SQ. FT.)

OWNER / APPLICANT/SUBDIVIDER
CORPORATION OF PRESIDENT BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS
CONTACT: DENNIS ALLSOP
4615 PALMER LANE
EAU CLAIRE, WISCONSIN 54701
PHONE: (612)-991-7037
FAX: (715)-836-7646

ENGINEER:
LARSON ENGINEERING OF ILLINOIS
1488 BOND STREET
SUITE 100
NAPERVILLE, ILLINOIS 60563
PHONE: (630) 357-0540
FAX: (630) 357-0164

SURVEYOR:
RIDGELINE CONSULTANTS, LLC.
1661 ALCUTT ROAD
MONTGOMERY, ILLINOIS 60058
PHONE: (630) 892-1369
FAX: (630) 892-3544

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE CITY OF NAPERVILLE OF WILL AND DUPAGE COUNTIES BY ORDINANCE NO. _____ ADOPTED BY THE CITY COUNCIL AT A MEETING HELD ON THE ____ OF _____ A.D., 20____.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

DUPAGE COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

LOT 56, EXCEPT THE WEST 100.00 FEET OF THE NORTH 150.00 FEET THEREOF, AND EXCEPT THE EAST 56.03 FEET (AS MEASURED ALONG THE NORTH LINE) THEREOF, AND EXCEPT THAT PART OF SAID LOT 56 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 56 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST ALONG NORTH LINE OF LOT 56, A DISTANCE OF 100.04 FEET TO A LINE 100.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 56 AND FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST, 197.36 FEET TO THE WEST LINE ALONG SAID WEST LINE 26.04 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE 30.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 19 MINUTES 05 SECONDS EAST SAID PARALLEL LINE, 30.40 FEET TO THE POINT OF BEGINNING, IN COUNTRY LAKES INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SECTION 4, 5, 8, 9, AND 17, ALL IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1973 AS DOCUMENT NO. R73-74119 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 25, 1974 AS DOCUMENT NO. R74-08512, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 31W175 DIEHL ROAD, NAPERVILLE, ILLINOIS.

SURVEYORS NOTES

- 1.) ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 2.) THERE ARE NOT ANY ENCLOSURES THAT RESIDE ON THE PROPERTY ANNEXED HEREBY.
- 3.) THERE ARE HABITABLE STRUCTURES ON THE PROPERTY ANNEXED HEREBY.
- 4.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 56 IN COUNTRY LAKES INDUSTRIAL PARK UNIT 1 HAVING A BEARING OF S 87°14'55" E PER DOC. #R2003-230258.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR #2580, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ANNEXATION AND THAT THIS PLAT REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE LAND TO BE ANNEXED HERewith.

DATED THIS 1st DAY OF June, 2010.

George H. Skulavik
GEORGE H. SKULAVIK
ILLINOIS PROFESSIONAL LAND SURVEYOR #2580



DIEHL ROAD CHURCH SUBDIVISION
CITY PROJECT #10-10000050



GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2010
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2010
PROFESSIONAL DESIGN FIRM NO. 184-004766
661 ALCUTT ROAD
MONTGOMERY, ILLINOIS 60058
PHONE 630-801-7927 FAX 630-701-1385

RECORDING DATE	5-10-2010
CITY REVIEW LETTER	5-3-10
BOOK #	11-36
PAGE #	1
DRAWN BY	MS
CHECKED BY	GHS
FIELD WORK COMPLETED	
CLIENT	LARSON ENGINEERING
PROJECT NO.	2010-0034-ANNEXATION

PRELIMINARY / FINAL PLAT OF SUBDIVISION

TAX PARCEL INDEX NUMBERS (P.I.N.)
07-05-405-011
2892 W. DIEHL ROAD, NAPERVILLE, ILLINOIS

DIEHL ROAD CHURCH SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

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

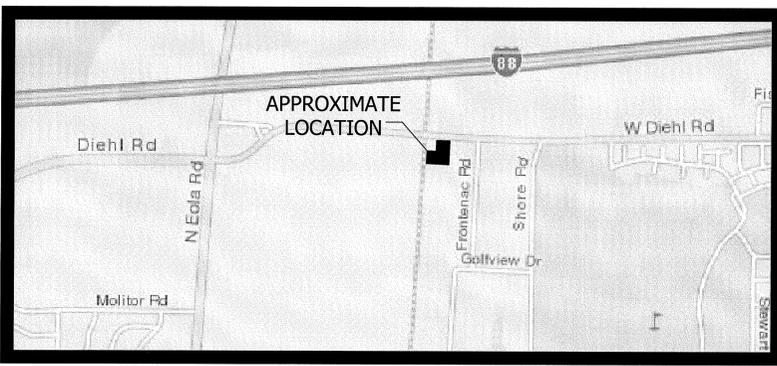


SYMBOL & LINE TYPE LEGEND

- = CONCRETE MONUMENT SET
- = IRON PIPE FOUND
- - - = EASEMENT LINE
- = PROPERTY LINE
- - - = BUILDING LINE
- = SUBDIVISION BOUNDARY LINE
- - - = CENTERLINE
- = RIGHT OF WAY LINE

ABBREVIATION LEGEND

- E = EAST
- M = MEASURED
- N = NORTH
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R = RECORD
- S = SOUTH
- W = WEST



Vicinity Map
(No Scale)

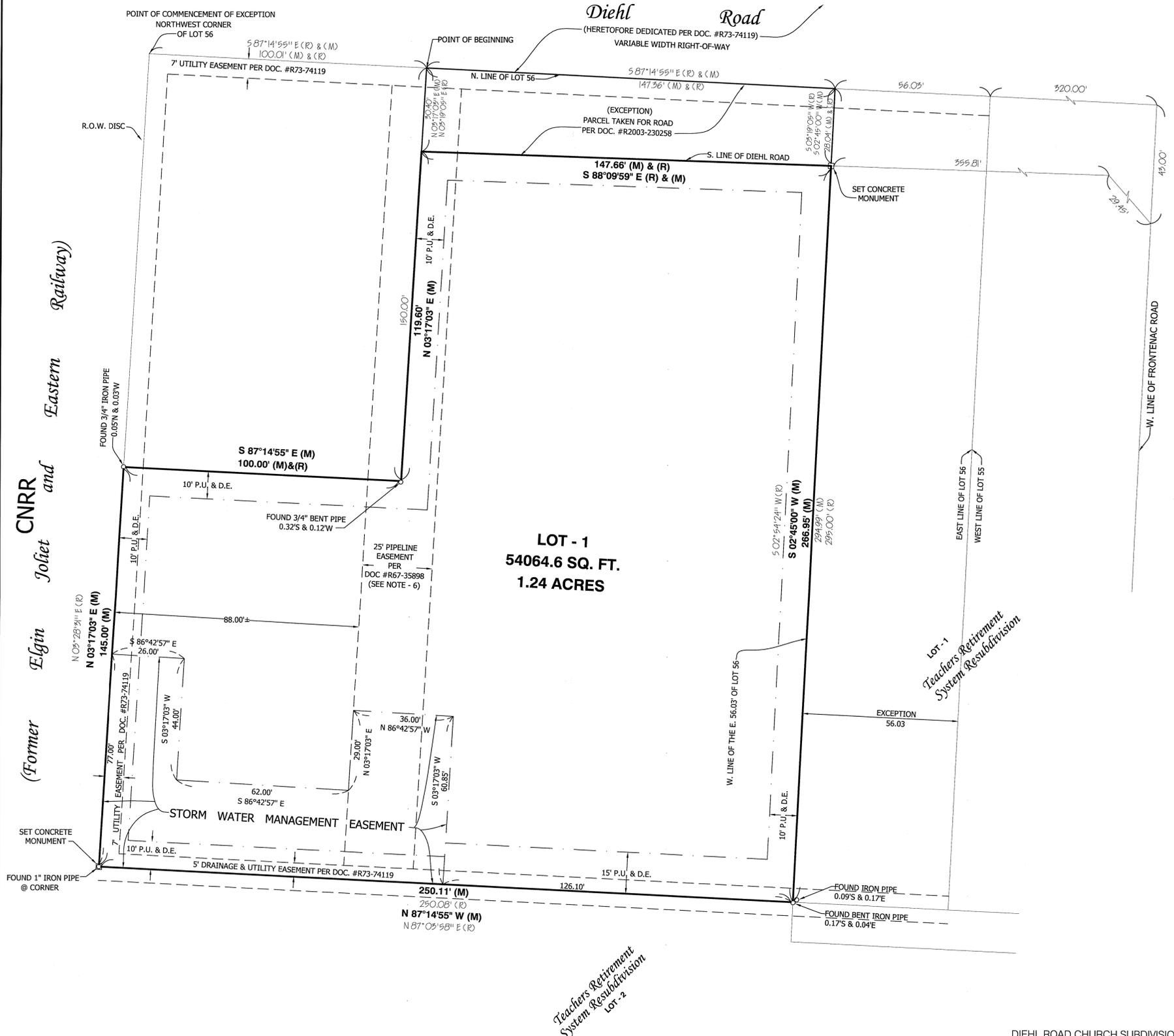
OWNER / APPLICANT / SUBDIVIDER
CORPORATION OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
CONTACT: DENNIS ALLSOP
4615 PALMER LANE
EAU CLAIRE, WISCONSIN 54701
PHONE: (612)-991-7037
FAX: (715)-836-7646

ENGINEER:
LARSON ENGINEERING OF ILLINOIS
1488 BOND STREET
SUITE 100
NAPERVILLE, ILLINOIS 60563
PHONE: (630) 357-0540
FAX: (630) 357-0164

SURVEYOR:
RIDGELINE CONSULTANTS, LLC.
1661 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE (630) 892-1309
FAX: (630) 892-5544

SURVEYOR NOTES

1. 3/4 INCH DIAMETER X 24" IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE NORTH LINE OF LOT 56 IN COUNTRY LAKES INDUSTRIAL PARK UNIT 1 HAVING A BEARING OF S 87°14'55" E PER DOC. #R2003-2302580.
4. ALL 10' WIDE EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
5. ALL WATER AND SANITARY LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. PIPELINE EASEMENT IS 18.00' EASTERLY AND 7.00' WESTERLY OF EXISTING PIPELINE.



LOT - 1
54064.6 SQ. FT.
1.24 ACRES

Lot - 1
Teachers Retirement System Subdivision

DIEHL ROAD CHURCH SUBDIVISION
CITY PROJECT NUMBER #10-10000050
PAGE 1 OF 2



GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2010
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2010
PROFESSIONAL DESIGN FIRM NO. 184-004766
1661 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385

PREPARED ON APRIL 5, 2010

REV.	DATE	REV. DESCRIPTION
5-10-2010		CITY REVIEW LETTER 5-3-10
BOOK #	RI-26	PLWG. SIZE U
DRAWN BY:	TMS	CHECKED BY:
REFERENCE		
FIELD WORK COMPLETED		
CLIENT:	LARSON ENGINEERING	
PROJECT NO.	2010-0034-SUBDIVISION	

S:\SC14\WORK\2010 Projects\2010-0034\dwg\2010-0034-SUBDIVISION PLAT.dwg, 5/11/2010 2:07:09 PM

PRELIMINARY / FINAL PLAT OF SUBDIVISION

DIEHL ROAD CHURCH SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION
AT A MEETING HELD THE ___ DAY OF ___, A.D., 20__.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE ___ DAY OF ___, A.D., 20__.

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST
THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF,

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

OWNER: THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE.

BY: AUTHORIZED AGENT

TITLE:

ATTEST:

TITLE:

OWNER'S CERTIFICATE

STATE OF ___)
)SS
COUNTY OF ___)
THIS IS TO CERTIFY THAT THE THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, IS THE OWNER OF THE
PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED
AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT ___, ILLINOIS, THIS ___ DAY OF ___, A.D. 20__.

BY: AUTHORIZED AGENT

TITLE:

ATTEST:

TITLE:

STATE OF ___)

ON THIS ___ DAY OF ___, 20___, PERSONALLY
APPEARED BEFORE ME ___, PERSONALLY
KNOWN TO ME TO BE AN AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO
ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED
AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE
WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE
FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN
MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT
ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS, A UTAH CORPORATION SOLE IS THE OWNER OF THE PROPERTY
LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY
OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY
REFERENCE; AND
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH
THE TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
INDIAN PRAIRIE SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, IL 60504

BY: AUTHORIZED AGENT

TITLE:

ATTEST:

TITLE:

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, A.D., 20__.

NOTARY PUBLIC

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
THIS INSTRUMENT ___, WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE ___ DAY OF ___, A.D., 20__

AT ___ O'CLOCK ___ M, AND WAS RECORDED IN

BOOK ___ OF PLATS ON PAGE ___.

RECORDER OF DEEDS

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)
I, COUNTY CLERK OF DU PAGE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL
TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE
ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON,
ILLINOIS,

THIS ___ DAY OF ___, A.D., 20__.

COUNTY CLERK

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND
TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF
NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T
ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS
MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE
PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR,
INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS,
COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS,
TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES
AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER,
UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS
ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE
WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE
EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO
PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR
GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE
WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND
OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF
THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER
GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE
ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER
GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND
MAINTENANCE.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER MANAGEMENT
DETENTION/RETENTION AREAS ON LOT 1.

THE OWNER SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED
ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT
THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL
APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS. NEITHER THE OWNER, OR
ANY OF HIS AGENTS, OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES
WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE
OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER
FACILITIES ON LOT 1.

THE OWNER SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION FOR THE COST TO MAINTAIN THE
STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 1 AS WELL AS FOR THE REAL
ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE ENTIRETY OF LOT 1. PERPETUAL
PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF
NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY
HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS AND UNDER
ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR
THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND
OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON LOT
1.
2. ENTERING ONTO LOT 1 OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH
1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY
OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING
STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON LOT 1 WHICH INTERFERE WITH THE
OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE STORMWATER
MANAGEMENT EASEMENT AREA BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT
SAID EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR
CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE
OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT 1. THE CITY OF NAPERVILLE IS HEREBY
GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH
ALL OF THE STORMWATER MANAGEMENT EASEMENT AREA FOR THE PURPOSES OF CONSTRUCTION
AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY
CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON SAID EASEMENT ONLY AFTER SUBMITTING AND
RECEIVING APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S
DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK
ON SAID EASEMENT RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE
CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK. IF THE OWNER FAILS
TO MAINTAIN THE STORMWATER DETENTION/ RETENTION FACILITIES ON LOT 1
AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION
OVER DRAINAGE OR STORMWATER FACILITIES ON LOT 1, SHALL HAVE THE RIGHT, BUT NOT THE
OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR
RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON SAID EASEMENT
AREA.

THE OWNER OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES,
ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS
INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE
OR STORMWATER FACILITIES ON LOT 1, IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10
%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES, INCLUDING THE COSTS OF IN-HOUSE
COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE ACTUAL COSTS OF THE CITY, OR
OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS
DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TEN (10%) PERCENT AND
ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE LOT, WHICH LIEN MAY BE
FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF
OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY. THE PROVISIONS OF THESE COVENANTS AND
DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR
ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL
ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT 1. ALL OF THE
ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS,
CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST THE LOT CREATED BY THIS
FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE
CONVEYANCE OF THE LOT.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO STATE THAT I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR #2580
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 56, EXCEPT THE WEST 100.00 FEET OF THE NORTH 150.00 FEET THEREOF, AND EXCEPT THE EAST
56.03 FEET (AS MEASURED ALONG THE NORTH LINE) THEREOF, AND EXCEPT THAT PART OF SAID LOT
56 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 56 AFORESAID;
THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST ALONG
NORTH LINE OF LOT 56, A DISTANCE OF 100.01 FEET TO A LINE 100.00 FEET EAST OF AND PARALLEL
WITH THE WEST LINE OF LOT 56 AND FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH 87
DEGREES 14 MINUTES 55 SECONDS EAST, 147.36 FEET TO THE WEST LINE OF THE EAST 56.03 FEET OF
LOT 56; THENCE SOUTH 03 DEGREES 19 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE, 28.04
FEET; THENCE NORTH 88 DEGREES 09 MINUTES 59 SECONDS WEST, 147.40 FEET TO THE PARALLEL
LINE AFORESAID; THENCE NORTH 03 DEGREES 19 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL
LINE, 30.40 FEET TO THE POINT OF BEGINNING, IN COUNTRY LAKES INDUSTRIAL PARK UNIT ONE,
BEING A SUBDIVISION IN SECTION 4, 5, 8, 9, AND 17, ALL IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1973
AS DOCUMENT NO. R73-74119 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 25, 1974 AS
DOCUMENT NO. R74-08512, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE
LIMITS OF THE CITY OF NAPERVILLE. THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL
COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF
ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION DOES NOT FALL IN ANY SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON
THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, COMMUNITY PANEL
NUMBER 170430701C EFFECTIVE DATE APRIL 5, 2007.

STATE OF ILLINOIS, VILLAGE OF MONTGOMERY, COUNTY OF KANE THIS 1st DAY OF
June, A.D. 2010

By: George H. Skulavik
ILLINOIS PROFESSIONAL LAND SURVEYOR #2580
LICENSE EXPIRATION / RENEWAL DATE 11-30-2010



DIEHL ROAD CHURCH SUBDIVISION
CITY PROJECT NUMBER #10-10000050

PREPARED ON APRIL 5, 2010

Table with 2 columns: REV. DATE, REV. DESCRIPTION. Row 1: 5-10-2010, CITY REVIEW LETTER 5-3-10.

GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2010
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2010
PROFESSIONAL DESIGN FIRM NO. 184-004766
1661 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385



MARK	DATE	REVISION
△	6/12/09	Tree Added
△	6/12/09	Dumpster Screen
△	6/12/09	Ex. trees shown as removed

Larson & Darby Group
Architects Engineers Planners



Rockford Office - 4949 Harrison Ave., Suite 100, P.O. Box 5207, Rockford, IL 61225 Tel: 815.484.0739 Fax: 815.229.2967
 Peoria Office - 124 SW Adams St., Suite 450, Peoria, IL 61602 Tel: 309.673.3100 Fax: 309.673.3420
 St. Charles Office - 2019 Dean St., St. Charles, IL 60154 Tel: 630.444.2172 Fax: 630.444.2176

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME
NAPEVILLE IL BISHOP'S STOREHOUSE & HOME STORAGE CENTER

PROJECT ADDRESS
**81 W. 175 DIEHL ROAD
NAPEVILLE, ILLINOIS 60563**

SHEET TITLE
LANDSCAPING PLAN & DETAILS

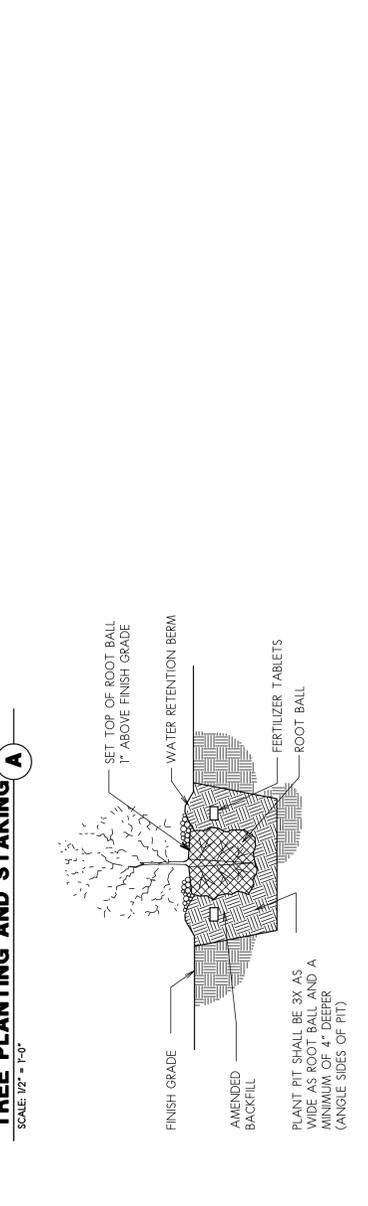
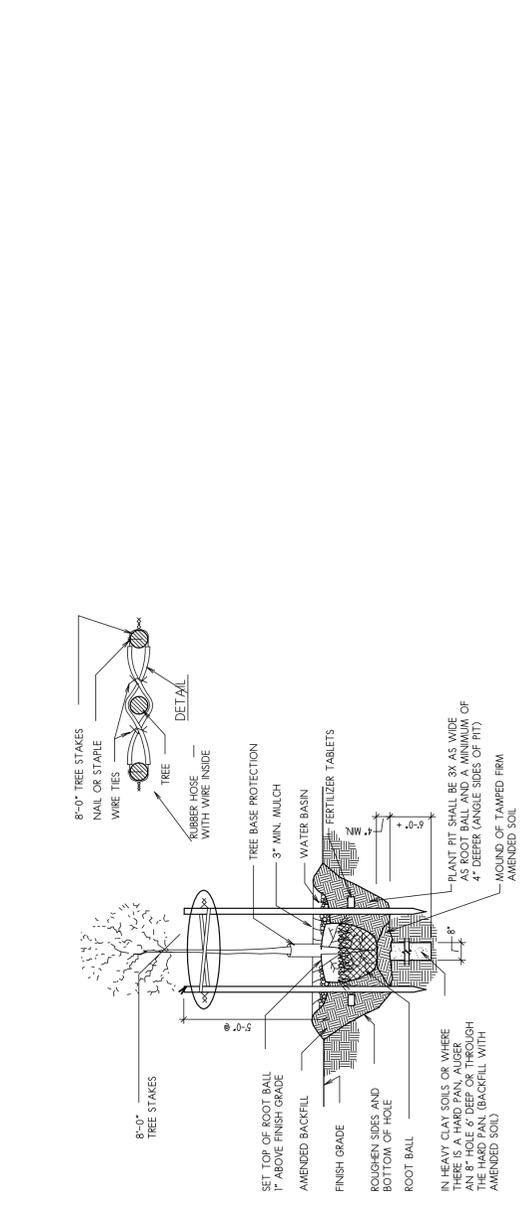
PROJECT DESIGNATION
BUILDING ADDITION & REMODEL

PROPERTY NUMBER
517-3957-09060010

DEVELOPMENT NUMBER
L1.1

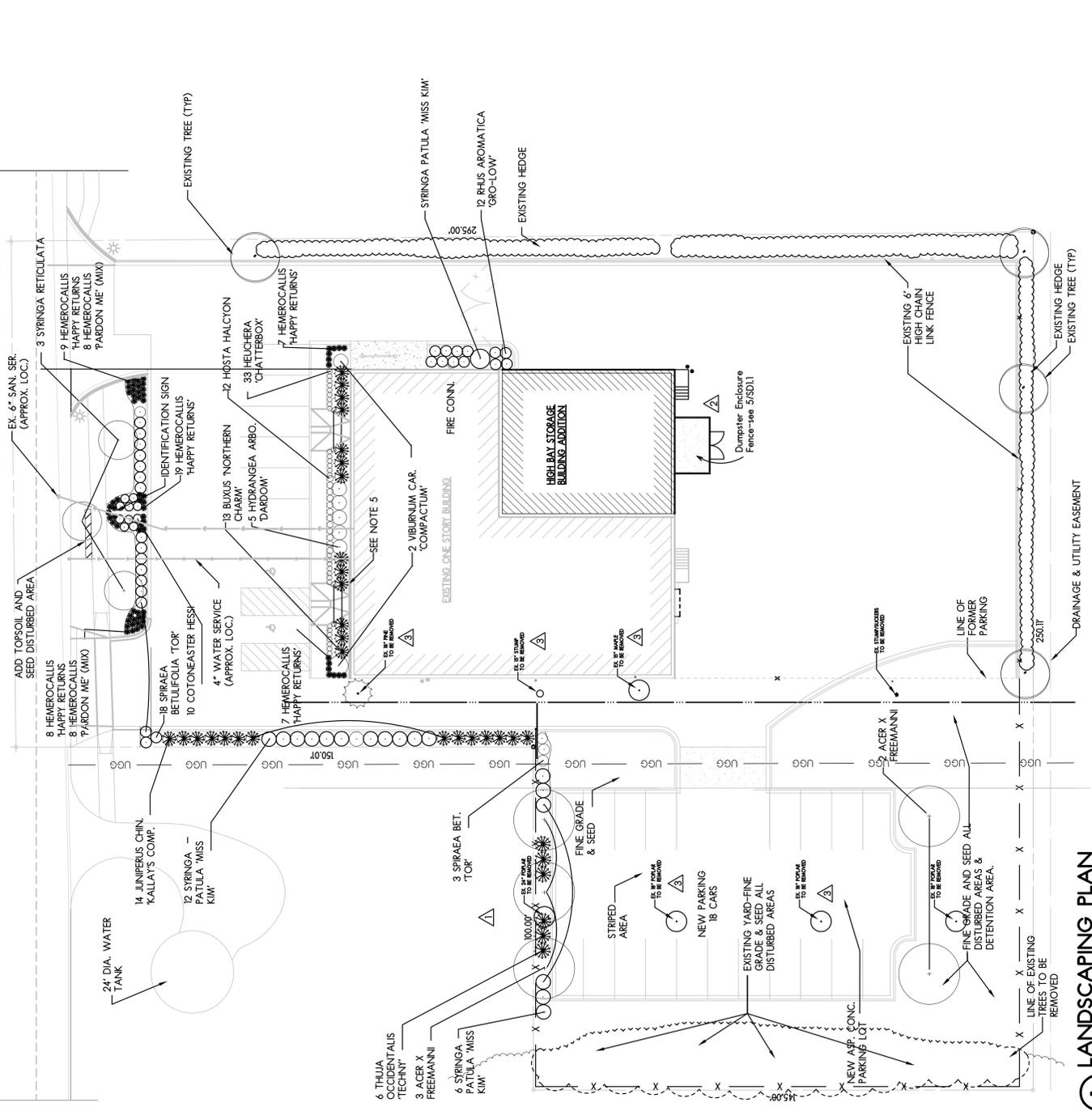
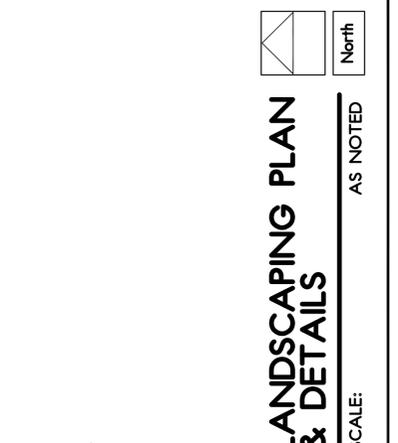
DATE
04/28/10

SHEET 12 OF 33



Plant List
SCALE 1/2" = 1'-0"

QUANTITY	BOTANICAL NAME	SIZE	COMMON NAME
3	Japanese Tree Lilac (Lonicera japonica)	2' x 4'	JAPANESE TREE LIAC
4	Spring redbud (Cercis canadensis)	2' x 4'	AUTUMN BLOSS. WARD
8	Evergreen trees (various)	5'	MISSION ARBOVITAE
13	Banksia (various)	18"	(NORTHERN CHAIN BOWWOOD)
14	Juniperus (various)	45"	(GALATI'S COMP. FITZGERALD)
21	Deciduous shrubs (various)	45"	TOX SPEC.
22	Hydrangea (various)	45"	(MISS. SIA LIAC)
23	Hydrangea (various)	45"	(WHITE DOME HYDRANGEA)
24	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
25	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
26	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
27	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
28	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
29	Hydrangea (various)	45"	(GR. COY. SIA LIAC)
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100	Hydrangea (various)	45"	(GR. COY. SIA LIAC)



Planting Notes

- NOTE THAT PLANT LIST QUANTITIES AND LAWN WORK QUANTITIES ARE FOR CONTRACTOR'S USE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY VISUALLY CHECKING THE SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES BY VISUALLY CHECKING THE SITE PRIOR TO CONSTRUCTION.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE FINISHED WITH 3" LAYER OF MULCH. MULCH SHALL BE INSTALLED PRIOR TO PLANTING. PLANTING AREAS SHALL BE EXCAVATED OR EQUAL BEFORE MULCH INSTALLATION. PLANTING AREAS SHALL BE EXCAVATED SO THAT TOP 3" LAYER CONCLUDES WITH ADJACENT FINISH GRADE.
- SEE SPECIFICATIONS FOR FURTHER INFORMATION ON GUARANTEE, MAINTENANCE, AND REPLACEMENT.
- EXISTING SHRUBS ALONG NORTH SIDE OF BUILDING TO BE REMOVED. REMOVE EX. GRAVEL UNDER SHRUBS. PROVIDE MULCH UNDER ALL PERENNIALS.
- PERENNIALS SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL LINES. PERENNIALS SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS.



Naperville

PLAN COMMISSION AGENDA ITEM

SUBJECT: Substance Abuse Treatment Centers **AGENDA DATE:** **6/16/2010**

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

This is a request to initiate an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code pertaining to Substance Abuse Treatment Centers.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Initiate the amendment.

PREPARED BY: Suzanne Thorsen, AICP, Project Manager

DISCUSSION:

Through recent land use discussions, staff has identified substance abuse treatment centers as a distinct land use that should be addressed within the Zoning Regulations. Such facilities may offer detoxification, rehabilitation, and distribution of prescription maintenance treatments for opioid addiction such as methadone or buprenorphine. Substance abuse treatment centers may provide daytime outpatient or overnight services, and may be affiliated with a hospital or private company.

Through the proposed amendment, substance abuse treatment centers will be defined and appropriate districts and/or conditions under which such uses may be located within the city will be identified. The proposed amendment will be subject to Plan Commission review and public hearing prior to City Council's final consideration.

