



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
12/15/2010 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the December 1, 2010 Plan Commission Meeting.

C. Old Business

D. Public Hearings

1. PC Case # 10-1-139 United Car Care
Petitioner: Mustang Construction on behalf of Mohammed A. Razi,
dba United Car Care
Location: 1665 Quincy Avenue, Suite 187, located near the northeast
corner of Quincy Avenue and Brookshire Court.

Request: Conduct the public hearing and recommend the City Council
approve a conditional use for a motor vehicle repair facility.

Official Notice: Published in the Naperville Sun on November 17,
2010

2. PC Case # 10-1-145 Dick's Sporting Goods
Location: Lots 7, 8 and 9 of Springbrook Prairie Pavilion

Request: Conduct the public hearing and recommend the City Council
approve a major change to the Springbrook Prairie Pavilion PUD,
Final PUD Plat and Preliminary/Final Plat of Subdivision.

Official Notice: Published in the Naperville Sun on November 30,
2010

3. PC Case # 10-1-150 B4 Text Amendments

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Petitioner: City of Naperville
Location: Properties Zoned B4 (Downtown Core) District

Request: Conduct the public hearing and recommend City Council approval of B4 Text Amendments.

Official Notice: Published in the Naperville Sun on November 28, 29 and 30, 2010.

E. Reports and Recommendations

F. Correspondence

G. New Business

1. PC Case # 10-1-135 DuPage River Park
Petitioner: Naperville Park District
Location: 808 Royce Road, Naperville, IL 60440

Request: Recommend approval of a preliminary/final plat of subdivision for DuPage River Park.

2. PC Case # 10-1-136 Country Commons Park Subdivision
Petitioner: City of Naperville
Location: 919 School Street, Naperville, IL 60540

Request: Recommend approval of a preliminary/final plat of subdivision for Country Commons Park.

3. PC Case # PC 10-1-142 Naperville Cemetery Association
Petitioner: Naperville Cemetery Association
Location: 705 S. Washington Street

Request: Recommend approval of a preliminary/final plat of subdivision.

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-

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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 DECEMBER 1, 2010**

Call to Order

7:02 p.m.

A. Roll Call

Present: Bruno, Meschino, Messer, Meyer, Trowbridge, Gustin, Herzog
Absent: Edmonds, Sterlin
Student Members: Wallace, Uber
Staff Present: Planning Team – Emery, Zawila, Forystek

Vice Chairman Herzog welcomed new student members.

Gustin expressed condolences on behalf of the Plan Commission to Chairman Edmonds and her family after their recent loss.

B. Minutes

Approve the minutes of October 20, 2010

Meyer requested revision in attendance roster to reflect Commissioner Sterlin’s absence. Staff was also asked to confirm reference to Park Addition or Parkside subdivision as it relates to meeting held with residents on October 19, 2010 about the Downtown2030 Plan.

Motion by: Gustin subject to technical corrections
Second by: Trowbridge
Approved
(7 to 0)

C. Old Business

D. Public Hearings

Herzog announced that PC Case 10-1-139 will be continued to December 15, 2010 due to a publication issue.

**D1. 10-1-140
Euro Tech**

Conduct the public hearing and recommend City Council approve a conditional use for an automobile repair facility in the I district per section 6-8C-3:5 of the Municipal Code.

Jason Zawila, Planning Services Team, gave an overview of the request.

Len Monson, Kuhn, Heap and Monson, 552 S. Washington, attorney on behalf of the petitioner (Euro Tech Inc.):

- Reviewed the site location in relation to railroad tracks and adjacent properties
- Clarified that parking is adequate to meet the planned use of the site by a single auto mechanic

- Noted that the petitioner agrees to the recommended condition to prevent the storage of inoperable vehicles outside

Plan Commission inquired about:

- The number and condition of spaces within the parking lot dedicated to the proposed use
- How automobile waste will be handled
- Test driving of vehicles and impact this will have on traffic at North High School
- The number of customers expected to use the property each month

Petitioner responded to Plan Commission inquiries:

- 23 spaces are required for the entire building. 9 spaces are dedicated to the specific tenant. All outdoor spaces are clearly striped and marked. A parking variance is not necessary.
- To handle waste, the site already has a triple basin and all waste will be disposed of properly per code requirements. No parts will be left on site.
- Any test driving will follow all applicable traffic laws and is not expected to noticeably impact traffic patterns in the vicinity.
- The number of customer will be limited due to the fact that there is only one mechanic working from this facility.

Public Testimony:

No one provided testimony on this case.

Plan Commission closed the public hearing.

Plan Commission Discussion:

Plan Commission moved to recommend approval of PC Case 10-1-140 in accordance with the condition outlined in staff's memo dated December 1, 2010.

Motion by: Trowbridge
Seconded by: Meyer

Approved
(7 to 0)

**PC 10-1-141
Seasons Commons**

Conduct the public hearing and recommend City Council approve rezoning from ORI (Office, Research, Light Industry) to OCI (Office, Commercial, Institutional), a conditional use per Section 6-7F-3 for a convalescent and nursing home (e.g. hospice facility), a preliminary/final plat of subdivision, and variances to Section 5-10-3 of the Municipal Code for landscaping.

Amy Emery, Planning Services Team, gave an overview of the request.

Vince Rosanova, Rosanova and Whittaker, 23 W. Jefferson Avenue, attorney representing the petitioner (Naperville Hospice LLC):

- Reviewed details of application, including access to the site, proposed landscape treatments, building elevations and setbacks.
- Noted that a reciprocal parking agreement will be provided between the two proposed lots.
- Clarified that only one monument sign is proposed along Diehl Road.
- Described the interior layout to highlight that each of the 14 private resident rooms include a private bathroom and seating area. Common areas, including a chapel, are also located within the building.

Paul Krockett, 346 Sweetgum Drive, Bolingbrook, IL representing Seasons Hospice

- Provided information about Seasons Commons, noting it is the 5th largest private hospice in US
- Explained the need for a facility in Naperville to compliment a very limited number of facilities serving the region
- Overviewed the services provided to patients and their families

Plan Commission inquired about:

- Parking requirements for the proposed use
- Clarified the foundation landscaping variance request is for the east elevation of the building.

Public Testimony:

Anissa Olley – 101 Springwood

- Asked about the timeframe for development of Lot 2 and the condition of this lot if development is delayed
- Inquired about Plan Commission approvals required for Lot 2
- Sought confirmation of whether the municipal code parking requirement is based on ITE standards.

Petitioner responded to testimony

- Petitioner has the option to purchase Lot 2 and is interested in establishing a use as soon as possible in order to create synergy between the Seasons Commons facility and a new medical office facility. If there is a delay in development of Lot 2, there will be minimal disturbance to that lot with construction of the Seasons Commons facility.
- Plan Commission review of Lot 2 is only required if variances, rezoning or conditional uses are required. Plan Commission review is not required for development of a medical office building.
- The petitioner is providing four times more parking than is required by the Municipal Code. Parking is expected to be more than adequate based on petitioner's operation experience with similar facilities.

Plan Commission inquired about:

- Access to Diehl Road. Staff and petitioner confirmed no additional access points will be provided to Diehl Road.
- Traffic in this area. Staff confirmed that the City's Transportation Engineering and Development Services Division will respond to resident inquiries and concerns about traffic. A traffic signal is not warranted based on traffic generation anticipated from the proposed use of the subject property. All streets in this area are functioning at an acceptable level of service. Access to the proposed facility is limited to right in and right out.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Noted that landscape variances are necessary to accommodate emergency patient loading
- Confirmed that building complies with the building design guidelines
- Complimented the project as a great infill use of a vacant property and much needed community amenity

Plan Commission moved to recommend approval subject to variances noted in staff report dated December 1, 2010.

Motion by: Meyer
Seconded by: Messer

Approved
(7 to 0)

**D3. 10-1-062
DuPage Unitarian
Universalist Church**

Conduct the public hearing and recommend City Council approve the annexation of the subject property located at 4s535 Old Naperville Road, amendment to the zoning map to zone the subject property R1 (Low Density Single-Family Residence District); approval of a conditional use for a religious institution; and approval of a preliminary/final plat of subdivision.

Katie Forystek, Planning Services Team, gave an overview of the request.

Len Monson, Kuhn, Heap and Monson, 552 S. Washington, attorney on behalf of the petitioner (DuPage Unitarian Universalist Church):

- Provided an overview of site location, building design, and tree removal plans
- Noted that the on-site parking supply will be increased by 50%

- Explained that a verbal agreement has been reached with the property owner across the street to allow for church use of parking. Since that agreement has gone into effect there has been no parking issues or complaints.
- Proposed use is consistent with master plan recommendation

Plan Commission inquired about:

- Status of off-site license agreement. Petitioner confirmed it is a verbal agreement at this time. A written license agreement with no end term will be executed upon approval of the application by the City.
- Parking signs along the street. Petitioner confirmed signs were placed by church.
- Connection to city utilities upon annexation
- Provisions for termination of the parking license agreement and means to provide city notice of any termination
- Options that might be pursued if the off-site parking agreement were to be terminated
- Address reassignment upon annexation
- LEED certification of the building. Petitioner confirmed the building will not be LEED certified.

Public Testimony:

Jeanne Schlax – 945 Aldeen and 25 W 250 Cambridge Court

- When the church purchased the property in 1965 it was zoned in unincorporated DuPage County. Why does it need to be annexed?
- Why does the property need to be rezoned?
- What is it necessary to consolidate the 3 lots?
- What is the height of the tower feature? Will it exceed the tree canopy?
- Where will any solar panels be located?
- How does height of new facility relate to the existing building?
- What percent of mature trees will remain?
- How much of the building will have exterior illumination at night and where?
- Conditional use for religious institution – does that relate to parking?
- What additional land is available for parking if the off-site parking license agreement were to be terminated?
- Noted that if parking becomes an issue and green space is paved over to create additional on-site parking that will be a detriment to her property.

Petitioner responded to testimony:

- Reason for annexation: The DuPage County stormwater requirements make a much larger stormwater detention area necessary than currently exists on the property. The lot area is not sufficient to accommodate both stormwater detention and a septic system field. Therefore, the septic

system is being removed. Connection to city utilities requires annexation.

- Rezoning to a City of Naperville designation is required upon annexation.
- A conditional use is required under the city's zoning ordinance to accommodate a church in a residential zoning district.
- The City of Naperville requires lot consolidation to create a legal lot of record and apply applicable setback requirements.
- While the petitioner has to pay a fee to the city to finance upgrade to curb, sidewalk and the street to city standards, the city has no immediate plans install improvements. Sidewalk will be installed by petitioner.
- The proposed tower is 35.5 feet tall.
- No solar panels are proposed at this time.
- The height of the building addition is in accordance with code requirements. No variance is requested.
- Tree preservation requirements of the City of Naperville are being met. No variances have been requested.
- Only low light illumination for safety purposes is planned. No lighting in the parking area is proposed.
- The petitioner has started a dialog with Nicor to possibly secure additional property for parking. There has been no commitment, license or agreement. Conversations have only been initiated at this point.

Plan Commission inquired about:

- Illumination impact on the rural character of area. Staff confirmed that the code does not require parking lot illumination the church is not proposing any.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Noted that off-site parking helps to preserve the character of the area.
- Great addition for this church.
- Requested language in the written agreement to note that if the parking license is terminated by either party that the petitioner notice the city and discuss options.

Plan Commission moved to recommend approval of PC 10-1-062, subject to the condition that the city will receive a copy of the executed parking agreement that includes a notice provision to the city of termination of the agreement and the conditions in the staff memo dated December 1, 2010.

Naperville Plan Commission
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Motion by: Gustin
Seconded by: Meyer

Approved
(7 to 0)

**D4. 10-1-139
United Car Care**

Continue to the December 15, 2010 Plan Commission meeting.

Public hearing was opened.
Motion by Gustin to continue to December 15, 2010.
Second: Meyer

Approved
(7 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

Motion By: Meser
Second: Meyer

8:32 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-139 **AGENDA DATE:** 12/15/2010
SUBJECT: United Car Care
 Petitioner: Mustang Construction on behalf of Mohammed A. Razi, dba
 United Car Care, 1665 Quincy Avenue, Naperville, Illinois 60540

LOCATION: 1665 Quincy Avenue, Suite 187, located near the northeast corner of
 Quincy Avenue and Brookshire Court.

Correspondence New Business Old Business Public Hearing

SYNOPSIS: The petitioner requests a conditional use for a garage in the I (Industrial) District.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
12/1/2010	N/A	On December 1, 2010 the Plan Commission continued the public hearing to the December 15, 2010 meeting.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, commonly known as 1665 Quincy Avenue, Suite 187, is located near the northeast corner of Quincy Avenue and Brookshire Court. The property consists of approximately 4.46 acres and is zoned I (Industrial). The property is currently improved with a 70,871 square foot multi-tenant building and a surface parking lot.

Controlling Agreements and Ordinances:

Ordinance 83-103: Zoning the subject property to the I (Industrial) District.

Ordinance 09-128: Approving a conditional use for an acting studio and theater production training studio for the Kidz Kabaret located at 1665 West Quincy and approving a parking variance from Section 6-9-3 to allow for a reduction in the required 104 spaces to 93 spaces.

Relationship to the Adopted Official Plan of the City of Naperville:

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

Utility Service:

The subject property is served by city sewer, water and electric utilities.

REQUEST:

The petitioner requests a conditional use for a garage in the I (Industrial) District.

PLANNING SERVICES TEAM REVIEW:

The petitioner, United Car Care, requests a conditional use to occupy a 3,000 square foot tenant space in a multi-unit industrial building for the purposes of servicing motor vehicles. The proposed garage will have one employee that will utilize the building's parking lot. Vehicles to be serviced will be stored inside or in dedicated parking spaces.

Conditional Use:

Staff finds the proposed vehicle repair use is compatible and appropriate in the context of the industrial park, which includes a mixture of manufacturing and warehousing uses. Additionally, the subject property is adjacent to a variety of automotive users along Ogden Avenue. The function of the site will be of a similar intensity as the existing uses in the industrial park and would not adversely impact the neighboring properties. The petitioner has provided a response to Section 6-3-8:2 (Standards for granting a conditional use), which is included as Attachment 1. Staff generally concurs with the petitioner's findings.

Off-Street Parking

The proposed 3,000 square foot auto garage requires a total of 14 off-street parking spaces. Staff has examined the tenant roster for all uses on the property and determined that a total of 213 off-street parking spaces are required. Currently, 222 off-street parking spaces are provided, therefore; adequate parking exists to serve the proposed use (Attachment 2: Naperville Parking Requirements).

Given that United Car Care plans to store vehicles on the surface parking lot, staff recommends a condition be placed on the approval to avoid the long term storage of vehicles on site and any potential negative impacts to the parking supply. The following condition is recommended:

The tenant is prohibited from storing inoperable vehicles in a required off-street parking stall. Vehicles that are being actively restored, as defined by the Naperville Municipal Code, shall be permissible in a required off-street parking stall provided that the location of such vehicles in these stalls does not adversely impact the parking supply for the tenant or overall building.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

*PC 10-1-139
December 15, 2010
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- 1) United Car Care – Attachment 1: Naperville Parking Requirements – PC 10-1-139
- 2) United Car Care – Petition – PC 10-1-139
- 3) United Car Care – Location Map – PC 10-1-139
- 4) United Car Care – Aerial Map – PC 10-1-139

Parking Analysis 1665 Quincy Avenue					
Unit	Tenant	SF	Use - Per Schedule of Off-Street Parking Requirements	Code Parking Ratio	Parking Stalls Required
103R	Storage of Paper Supplies	1,500	Warehouses, storage and distribution facilities	1 space / 1,000 sf	2
103F, 107	Calibration Lab	4,500	Laboratories for engineering and testing	2.5 spaces / 1,000 sf	11
111	Sales and Storage of Floral Arrangements	3,150	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
115	Sales & Storage Subcontractor	2,850	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
119	Sales & Storage for Quarry Equipment	3,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
123	Sales & Storage for Calibration Company	3,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
127	Storage of Light Fixtures	3,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
131-143	Kidz Kabaret	14,271	Acting and Theater Production Training Studio	5 spaces / 1,000 sf	93
147	Sales & Storage Electronic Monitoring	3,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
151	Sales & Storage Electronic Monitoring	3,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	3
155	Dental Lab & Storage	3,000	Laboratories for engineering and testing activities/r	2.5 spaces / 1,000 sf	8
159	Property Company	3,000	Office	3.3 spaces / 1,000 sf	5
163 & 167	Dance Studio	6,000	Training Studio	5 spaces / 1,000 sf	30
171	Dance Studio	3,000	Training Studio	5 spaces / 1,000 sf	15
175	Carpet Cleaning Equipment & Disaster Recovery Service	3,000	Office	3.3 spaces / 1,000 sf	5
179 & 183	Vacant	6,000	Warehouses, storage and distribution facilities	1 space / 1,000 sf	6
187	United Car Care (proposed)	3,000	Automobile service station and repair facility	4.5 space / 1,000 sf	14
191	Auto Glass Storage	2,600	Warehouse and storage	4.5 spaces / 1,000 sf	3
Total Square Footage		70,871			
Total Parking Required					213
Total Parking Provided					222

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

Development Name (should be consistent with plat): Mohammed A. Razi, dba United Car Care

Development Address: 1665 Quincy Ave., Unit 187

Date of Submission: October 26, 2010.

I. APPLICANT:

Mustang Construction on behalf of Mohammed A. Razi, dba United Car Care
Name Corporation

1665 Quincy. #187.
Street

Naperville Illinois 60540
City State Zip Code

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

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

II. OWNER OF THE PROPERTY:

Mustang Construction
Name

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

III. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

Engineer: N/A Telephone Number: _____

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

The entire site is 4.46 acres with one industrial type building containing 23 units and 222 parking spaces.

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

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

- 4. Existing Land Use: Industrial Building

- 5. Acreage & Square Footage of the site: 194,278 square foot / 4.46 acres

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

83-103; Ordinance amending zoning to I.

91-161; Ordinance granting a conditional use to allow auto repair

92-217; Ordinance granting a conditional use for recreational facility.

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office

Industrial Other: _____

- 2. Proposed Zoning: "I" Conditional Use for a motor vehicle repair facility.

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

Petition to allow a garage for motor vehicle servicing. The operation will have one employee that will use the building's parking lot. Vehicles to be serviced shall be stored inside or in dedicated parking spaces. The business shall maintain traditional business hours, including Saturdays.

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

The existing site consists of one building with 222 parking spaces. The subject building is approximately 69,941 square feet. The subject premises of the petition consists of one unit, approximately 3,000 square feet.

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

N/A.

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

None

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

None

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres				4.46						
% 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-						NA		

Family								
Townhome						NA		
Duplex						NA		
Apartment						NA		
Comrc.	1 bldg	4.46	NA	NA	NA	69,941	4.46	4.46
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 (already provided for)

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

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

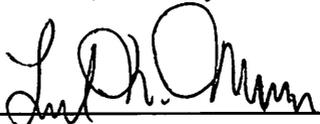
	Private -- Homeowners Association	Public --To be Dedicated	Other (acres)*	Total (acres)

	(acres)*	(acres)		
Open Space*				
a. Park Site				
b. Common Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

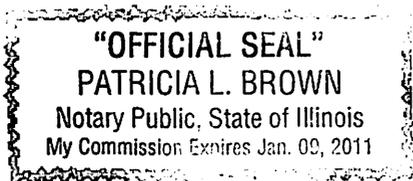
Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers,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

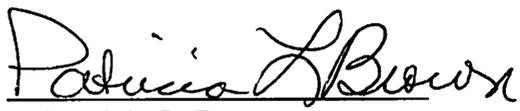
Respectfully Re-Submitted,
Leonard M. Monson, Attorney for Petitioner

By: 
Leonard M. Monson
Attorney for Petitioner

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

The foregoing petition was acknowledged before me by Leonard M. Monson on the 6th day of December, 2010 A.D.



By: 
Patricia L. Brown
Notary Public

Mohammed A. Razi, dba United Car Care

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

Standards For Conditional Uses: The commission shall not recommend nor the city council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

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

One unit in the same building as the Subject Premises is currently being used as an auto repair facility under a conditional use granted by the City of Naperville. The current petition is for the very similar use of repair facility. Therefore, the establishment of the conditional use is a continuation of the already existing conditional use, which has not been, nor is a detrimental to, or endangers the public health, safety and general welfare; and,

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

The surrounding neighborhood is fairly well established. The existing conditional use has not substantially diminished or impaired property values within the neighborhood; and

3. **The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)**

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

**Mohammed A. Razi, dba United Car Care
Conditional Use Application**

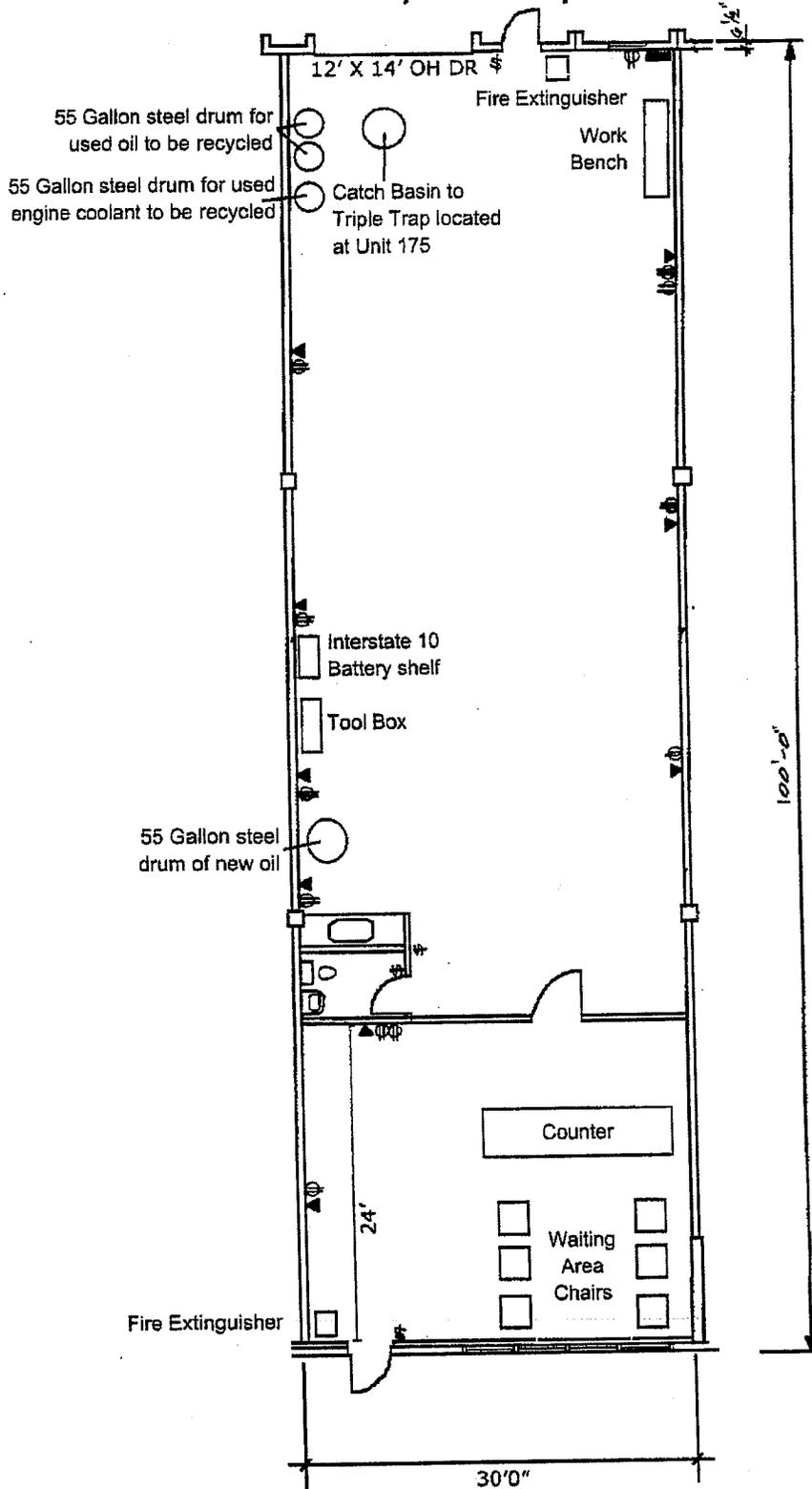
Legal Description:

LOTS 1 AND 2 IN BROOKSHIRE COMMERCIAL SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN QUINCY/OGDEN SMALL BUSINESS CENTER IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BROOKSHIRE COMMERCIAL SUBDIVISION RECORDED OCTOBER 24, 1991 AS DOCUMENT R91-140927 IN DUPAGE COUNTY, ILLINOIS

PIN: 07-15-402-004

UPPER CAR CARE
1665 Quincy Avenue
Unit 187

3,000 Sq. Ft.

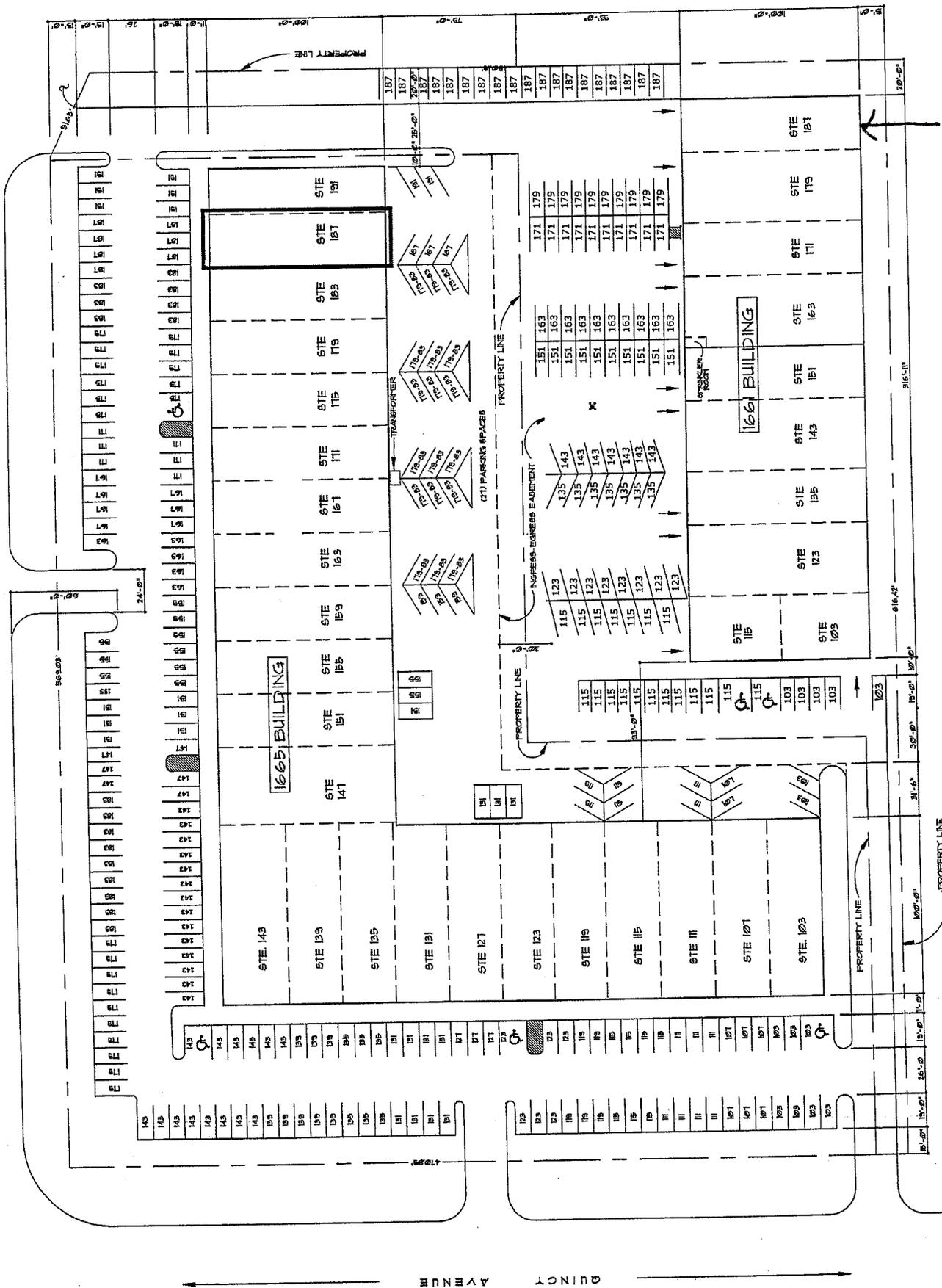


MO Under (Ch 20)

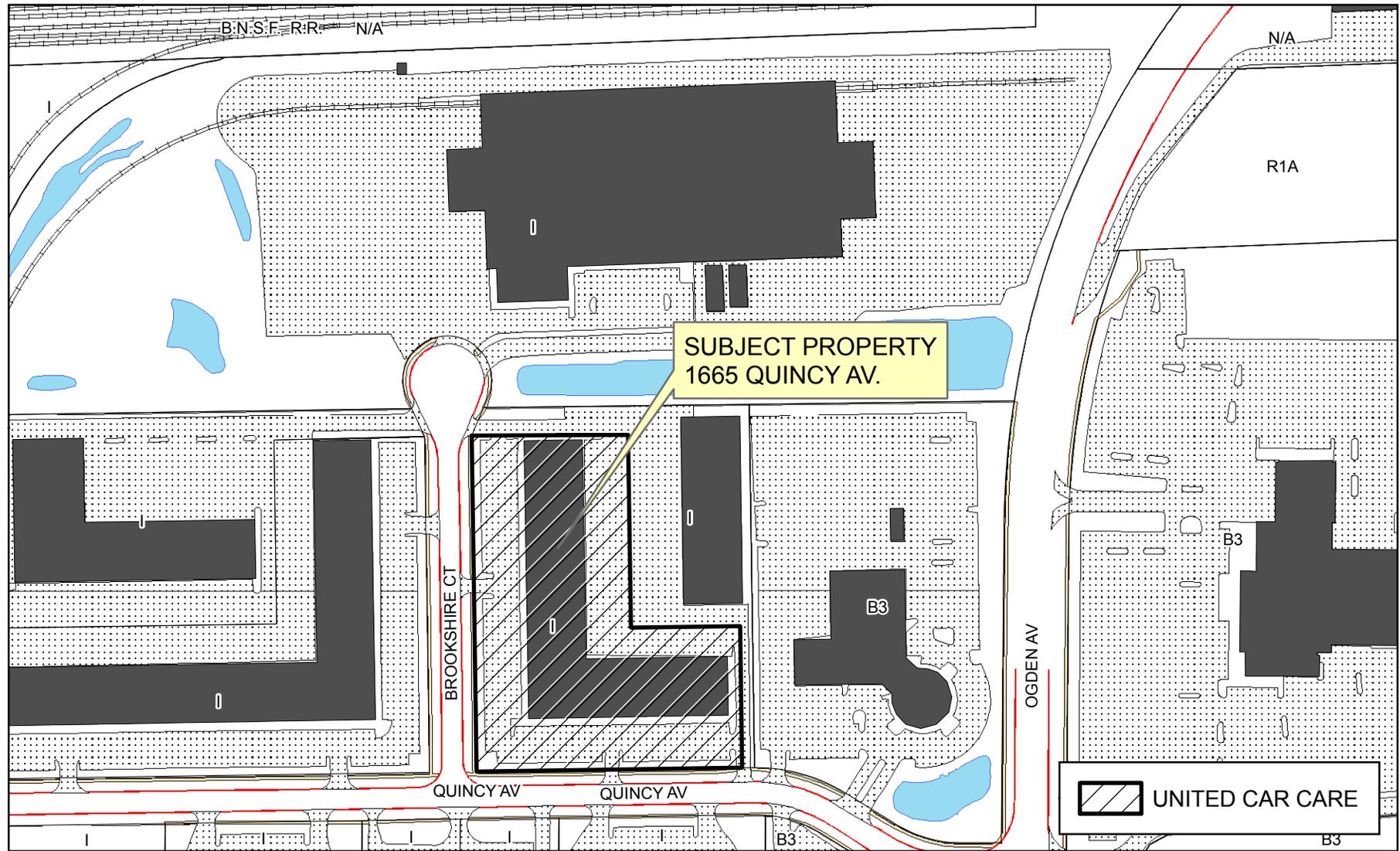
UNITED CAR CARE

BROOKSHIRE COURT

SUBJECT PROPERTY



City of Naperville
UNITED CAR CARE

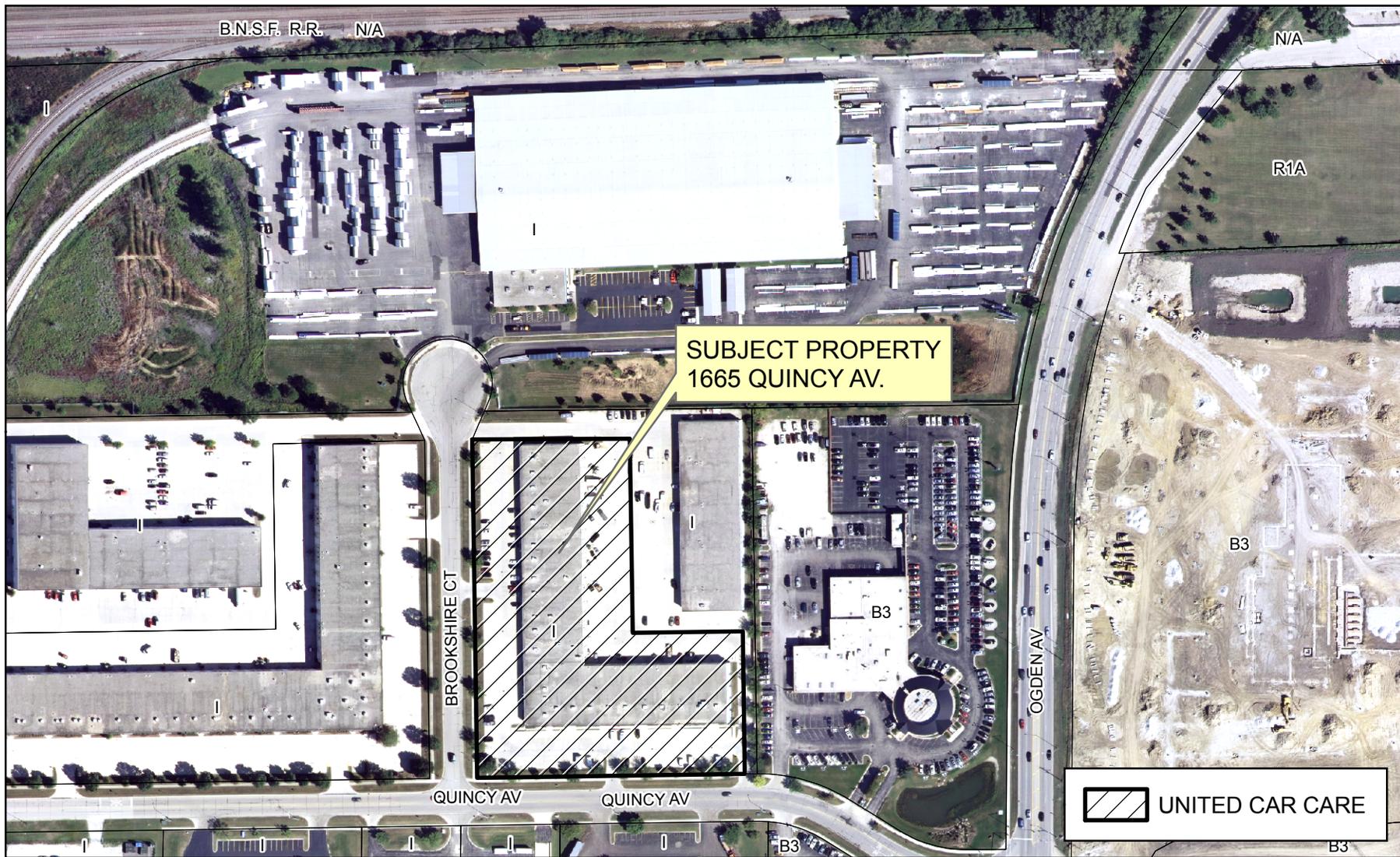


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 November 2010



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City of Naperville UNITED CAR CARE



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Development Business Group
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November 2010



UNITED CAR CARE

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Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-145 **AGENDA DATE:** 12/15/2010
SUBJECT: Dick's Sporting Goods
Petitioner: Springbrook Prairie Pavilion, LLC, 350 W. Hubbard Street,
Suite 450, Chicago, IL 60654

LOCATION: Lots 7, 8 and 9 of the Springbrook Prairie Pavilion Planned Unit
Development located west of Route 59 and north of 75th Street.

Correspondence New Business Old Business Public Hearing

SYNOPSIS: The petitioner requests approval of a major change to the Springbrook Prairie Pavilion PUD, Final PUD Plat and Preliminary/Final Plat of Subdivision to construct a retail building on lots 7, 8 and 9 (proposed lot 1) of the Springbrook Prairie Pavilion PUD. The petitioner also seeks to establish controlling building elevations and landscape plans including a landscape variance for the subject property.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, TED Business Group

EXISTING ZONING, LAND USE, AND LOCATION:

The subject properties, lots 7, 8 and 9 of the Springbrook Prairie Pavilion Planned Unit Development, are located west of Route 59 and north of 75th Street. The lots consist of 3.8 acres presently zoned B2 PUD in the City of Naperville. The site is currently vacant.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ord. 07-144:	Approving a plat of subdivision of Phase 1, a final PUD plat of Phase 1, and the Owner's Acknowledgement and Acceptance.
Ord. 07-193:	Approving a Plat of Subdivision for Springbrook Prairie Pavilion.
Ord. 08-023:	Approving a major change to the PUD and a variance and deviation for Lot 2.
Ord. 08-024:	Approving a minor change to the PUD for Lot 6.
Ord. 08-167:	Approving a major change to the PUD and variances for Lot 3.

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

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

PLANNING SERVICES TEAM REVIEW:

Preliminary/Final Plat of Subdivision

The subject properties are part of phase 2 of the Springbrook Prairie Pavilion PUD comprised of lots 7, 8 and 9. The petitioner requests to consolidate lots 7, 8 and 9 for the purposes of constructing a one story retail building occupied by Dick's Sporting Goods. Staff has reviewed the subdivision plat and determined that it is in substantial compliance with the Municipal Code.

Final PUD Plat

The original Springbrook Prairie Pavilion final PUD plat does not include a specific site plan or uses for lots 7, 8 and 9 of phase 2. The proposed major change would allow for construction of a 50,113 square foot retail building. Staff finds that the proposed building and use are in keeping with the harmony and intent of the Springbrook Prairie Pavilion PUD which also includes a combination of office, restaurant and retail users.

Off-Street Parking

The proposed 50,113 square foot building requires a total of 200 parking spaces for Dick's Sporting Goods (200 spaces provided)¹. Upon completion of the proposed retail building, the Springbrook Prairie Pavilion PUD will be comprised of office, restaurant and retail buildings totaling 277,205 square feet and 1,343 on-site parking stalls. The combination of on-site uses requires a total of 1,234 parking stalls (surplus of 109 parking stalls). All parking spaces in the development are available for use by potential customers and employees. The existing and proposed parking field meets the requirement of the Municipal Code and a parking analysis is provided as Attachment 1.

Landscaping

The petitioner proposes to install perimeter landscape, parking lot landscape and foundation plantings on-site. Staff finds that the proposed landscape plan is generally in compliance with the landscape requirements of the Municipal Code with the exception of one variance requested by the petitioner.

Section 5-10-3:5.2 (Perimeter Parking Lot Landscape) of the Municipal Code requires where a parking lot abuts a property zoned for nonresidential use, landscaping shall be provided across 50% of the parking lot. The petitioner has agreed to comply with this landscape requirement by providing the required landscape along the south and southeast property lines prior to City Council consideration of the proposal. Staff recommends that the following condition of approval:

¹ Per Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code, a shopping center equal to or greater than 250,000 square feet, exclusive of fast food, eating and/or drinking establishments shall be calculated at a parking ratio of 4 spaces per 1,000 square feet of gross floor area. Restaurant uses shall be calculated according to the requirements laid out in the schedule of off-street parking requirements.

Dick's Sporting Goods – PC 10-1-145
December 15, 2010
Page 3 of 3

Prior to City Council consideration, the Landscape Plan shall be updated to provide landscaping along the required portions of the east and southeast property lines in compliance with Section 5-10-3 (Landscape and Screening) of the Municipal Code which states, "Where a parking lot abuts a property zoned for nonresidential use, landscaping shall be provided across fifty percent (50%) of the parking lot to a minimum height of thirty (30) inches. Such landscaping shall consist of evergreen or deciduous shrubbery and hedges spaced at a maximum of four (4) feet on center".

As part of the Springbrook Prairie Pavilion PUD, perimeter landscape was installed along the west property fulfilling the perimeter landscape screening requirements. While the existing landscape meets the requirements, staff has concerns that the existing landscape could potentially be damaged throughout the construction process. Staff recommends and the petitioner has agreed to the following condition:

In the event that any of the existing perimeter landscape screening along the west property line is damaged or not living when construction on-site has been completed, such landscape shall be replaced to be in compliance with the approved landscape plan.

Perimeter Parking Lot Landscape Variance

Section 5-10-3:5.2 (Perimeter Parking Lot Landscaping) requires that a minimum 5' wide landscape area shall be provided around that part of the perimeter of all parking lots which abut another parcel. The petitioner requests a variance to reduce the width of the perimeter landscape from 5' to 3.5' along the south property line. While the petitioner requests to reduce the width of the perimeter landscape, the screening requirements have been met and exceeded in conjunction with the adjacent landscape providing 100% screening in this area, meeting the overall intent of the perimeter parking lot landscape requirements. Staff supports the requested landscape variance.

Building Elevations

Staff has reviewed the proposed elevations for Dick's Sporting Goods and finds that they are consistent with the city's Building Design Guidelines and the design guidelines associated with the Springbrook Prairie Pavilion PUD. The proposed elevations provide special attention to detail on all sides, include quality materials, vertical articulation through the use of columns and awnings, and uses decorative lighting to complement the architecture of the building.

ATTACHMENTS:

- 1) Dick's Sporting Goods – Attachment 1: Parking Analysis – PC 10-1-145
- 2) Dick's Sporting Goods – Petition – PC 10-1-145
- 3) Dick's Sporting Goods – Location Map – PC 10-1-145
- 4) Dick's Sporting Goods – Aerial Map – PC 10-1-145
- 5) Dick's Sporting Goods – Preliminary/Final Plat of Subdivision – PC 10-1-145
- 6) Dick's Sporting Goods – Final PUD Plat – PC 10-1-145
- 7) Dick's Sporting Goods – Landscape Plan – PC 10-1-145
- 8) Dick's Sporting Goods – Building Elevations – PC 10-1-145

**TENANT ROSTER AND PARKING CHART
 SPRINGBROOK PRAIRIE PAVILION
 PER SHOPPING CENTER DESIGNATION**

	Category	Square Feet	Parking Req.	Stalls Required	Stalls Provided
Parcel 1					
HomeGoods	Retail	30,400	4.0 / 1000 sf	122	
Jazzercise	Training Studio	1,819	4.0 / 1000 sf	7	
Denise Murmann, DDS	Dental Office	1,727	4.0 / 1000 sf	7	
TBD	Retail	6,044	4.0 / 1000 sf	24	
Hallmark	Retail	4,099	4.0 / 1000 sf	16	
Charles Ifergan	Beauty Shop	3,062	4.0 / 1000 sf	12	
LaVida Massage	Retail	2,247	4.0/1000 sf	9	
Two Bostons	Retail	2,694	4.0 / 1000 sf	11	
World Market	Retail	18,280	4.0 / 1000 sf	73	
Loehmann's	Retail	25,014	4.0 / 1000 sf	100	
Nordstrom Rack	Retail	37,271	4.0 / 1000 sf	149	
Totals		132,657		531	443
Parcel 2					
Chase Bank	Bank	4,583	4.0/1000 sf	18	42
Parcel 3					
Buffalo Wild Wings	Restaurant	6,538	10/1000 sf	65	
Maggie Moo's	Restaurant	993	10/1000 sf	10	
Road Runner Sports	Retail	7,211	4.0/1000 sf	29	
Relax the Back	Retail	3,004	4.0/1000 sf	12	
TBD	Retail	1,435	4.0/1000 sf	6	
Jersey Mike's Subs	Restaurant	1,574	10/1000 sf	16	
Fannie May	Retail	1,225	4.0/1000 sf	5	
Pizza Fusion	Restaurant	2,011	10/1000 sf	20	
Meat Heads	Restaurant	2,258	10/1000 sf	23	
Totals		26,249		185	201
Parcel 4					
Whole Foods	Retail	50,043	4.0 / 1000 sf	200	323
Parcel 5					
Noodles & Company	Restaurant	2,717	10/1000 sf	27	
T-Mobile Limited	Retail	1,480	4.0/1000 sf	6	
Eggsperience	Restaurant	4,786	10/1000 sf	48	
Totals		8,983		81	111
Parcel 6					
Bank of America	Bank	4,577	4.0/1000 sf	18	23
Parcel 7					
Dick's Sporting Goods (proposed)	Retail	50,113	4.0/1000	200	200
Site Totals		277,205		1,234	1,343

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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND
PLAN COMMISSION FOR ENTITLEMENTS REGARDING
LOTS 7, 8 & 9 IN SPRINGBROOK PRAIRIE PAVILION – PHASE 2**

THE UNDERSIGNED Petitioner, Springbrook Prairie Pavilion, LLC, (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to grant a major change to the conditional use for a planned unit development and such other relief as is appropriate and necessary for the development of Lots 7, 8 and 9 in the Springbrook Prairie Pavilion (hereinafter the “Subject Property”) as depicted on the Final Planned Unit Development Plat, pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Subject Property is commonly known as Lots 7, 8 and 9 in the Springbrook Prairie Pavilion Subdivision, which property is legally described on Exhibit A, attached hereto and made a part hereof;
2. The Petitioner, Springbrook Prairie Pavilion, LLC, whose office is located at 350 W. Hubbard Street, Suite 450, Chicago, Illinois 60654, is the Petitioner and owner of the Subject Property (hereinafter the “Petitioner”).
3. The Subject Property consists of approximately 3.8 acres generally located west of Illinois State Route 59 and 75th Street in Naperville, Illinois.
4. The Subject Property is part of the larger 27 acre Springbrook Prairie Pavilion

Subdivision that was approved and developed in the City pursuant to ordinance numbers 07-144, 07-193, 08-023, 08-024, and 08-167.

5. The existing land uses surrounding the Subject Property are as follows:

- a. North: Vacant/medium density residential;
- b. East: Park/school/electric utility;
- c. South: Vacant/commercial (across 75th Street);
- d. West: Commercial.

6. The Subject Property is located in the City of Naperville, Naperville Township, Dupage County, Illinois, and is unimproved.

7. The Petitioner seeks to consolidate the existing lots 7, 8 and 9 into a single lot of record comprising approximately 3.8 acres.

8. The proposed lot consolidation is necessary to facilitate the development of the Subject Property for a single-user retail development consisting of approximately fifty thousand square feet.

9. Consistent with the approved ordinances for the Springbrook PUD, the Petitioner seeks a major change to the Springbrook PUD to permit the development of Phase 2.

10. The proposed major change is appropriate and meets the standards of City's Ordinances as follows:

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

The proposed development of the Subject Property is consistent with the underlying planned unit development approvals for the Springbrook Prairie Pavilion Planned Unit Development (the "Springbrook PUD"). The Springbrook PUD integrated innovative and creative features into the commercial development including a brick paver parking system, LEED Core & Shell approval, a central landscaped courtyard along with a number of other pedestrian and environmental amenities. The subject request will complete the coordinated development of this shopping center.

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

The planned unit development meets the applicable design standards and criteria for a planned unit development pursuant Section 6-4-3 of the Code as generally depicted on the attached Final Planned Unit Development Plat and as more specifically detailed in the composite site and data chart shown thereon. No deviation, departure or other relief from the design standards and criteria is 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.*

The Subject Property, while vacant, is in a semi-developed or “pad-ready” state. The Subject Property was mass graded, roadway infrastructure was installed, access rights granted and utilities were stubbed to the property lines as part of the development of the larger Springbrook PUD. Accordingly, adequate transportation and public facilities were addressed during initial approvals and incorporated into the development of the Subject Property. The consolidation of the individual lots and utilization of the property for a single big-box retail use does not materially impact the adequacy of the infrastructure.

- d. Open space, outdoor common area, and recreational facilities are provided.

Outdoor common areas and recreational facilities were master-planned as part of the initial development of the Springbrook PUD. The proposed development of the Subject Property is consistent with the master-planned design for open space, outdoor common area and recreational facilities.

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

The Subject Property is bound on three sides by commercial development of a character and intensity substantially consistent with that proposed by the Petitioner. Moreover, the Subject Property was master-planned for commercial development appropriate under the B-2 zoning designation pursuant to the Springbrook PUD. The proposed development of the Subject Property addresses the property to the north in a manner substantially consistent with the existing Springbrook PUD. Four sided architecture is provided to create interest in all visible elevations. Parking facilities have been located away from the residential uses and loading facilities are screened with an architectural retaining wall consistent with the remainder of the development.

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

The City's Comprehensive Plan designates the property for commercial use. The proposed use is consistent with the plan designation. Moreover, the proposed major change is consistent with the underlying Springbrook PUD which is a recent reflection of the City's planning policy for the Subject Property.

11. For the foregoing reasons detailed above and to facilitate orderly development of property in the City of Naperville the Plan Commission should recommend and the City Council should approve the proposed major change to the planned unit development.

12. The Petitioner also requests that the City take appropriate action to update required parking ratios for the Springbrook PUD.

13. The development of Subject Property will add approximately fifty thousand square feet to the Springbrook PUD.

14. The total resulting gross square footage of the Springbrook PUD will exceed 250,000 square feet.

15. The parking requirement for the Springbrook PUD is currently calculated at a retail ratio of 4.5 spaces per 1,000 square feet of gross floor area.

16. The parking requirement for the Springbrook PUD should be reclassified as a result of the proposed major change and should hereafter be calculated based on a "Shopping Center" classification which requires 4.0 parking spaces per 1,000 square feet of gross floor area.

17. The Petitioner requests that the City take such action as is necessary and appropriate to update required parking for the Springbrook PUD.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) approve the proposed Plat of

*Retail
Parking
Ratio*

Consolidation for existing lots 7, 8 and 9 of Springbrook Prairie Pavilion; 2) approve the proposed major change to the conditional use for a planned unit development for Lots 7, 8 and 9 of Springbrook Prairie Pavilion; and 3) take such action as is necessary to update to the required parking ratios under the Springbrook Prairie Pavilion planned unit development.

RESPECTFULLY SUBMITTED this 10th day of November, 2010.

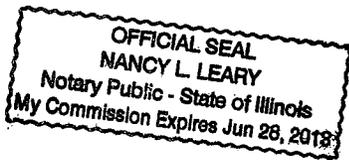
PETITIONER

Attorney for Petitioner

State of Illinois)
)ss.
County of DuPage)

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

Given under my hand and official seal this 10th day of November, 2010.




Notary Public

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

DEVELOPMENT NAME: Springbrook Prairie Pavilion
DEVELOPMENT ADDRESS: Lots 7, 8 and 9 of the Springbrook Prairie Pavilion PUD
located on 75th Street
Naperville, IL 60540

Date of Submission: November 10, 2010

I. APPLICANT/PETITIONER:

Name: Springbrook Prairie Pavilion, LLC.

Address: 350 W. Hubbard Street, Suite 450
Chicago, Illinois 60654

Contact Person: Damon Dance

Telephone Number: 312-853-0070

Email Address: ddance@bondcompanies.com

Relationship of Applicant to Subject Property: Owner

II. OWNER OF THE PROPERTY:

Name: Springbrook Prairie Pavilion, LLC

Address: 350 W. Hubbard Street, Suite 450
Chicago, Illinois 60654

Phone: 312-853-0070

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Russell G. Whitaker
Email: Russ@RW-Attorneys.com
Address: 23 W. Jefferson Ave. #200,
Naperville, IL 60540

Telephone Number: 630-355-4600
Fax Number: 630-352-3610

Engineer: V3 Companies
Laura Schafer

Telephone Number: 630-724-9200

Architect: Herschman Architects
Address: 25001 Emery Road Suite 400
Cleveland, Ohio 44128

Telephone Number: 216-223-3200

Landscape: Hitchcock Design Group
Geoff Roehll

Telephone Number: 630-961-1787

IV. ACTION REQUESTED:

- | | |
|---|--|
| <input type="checkbox"/> Annexation
(See Section V below) | <input type="checkbox"/> Rezoning
(Complete Exhibit 1) |
| <input type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input checked="" type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <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 checked="" 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"/> Subdivision Waiver/Deviation to
Platted Setback Line
(Complete Exhibit 4) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input checked="" type="checkbox"/> Plat of Easement (as Part of Final Plat) | |

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*

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.): The Subject Property consists of three lots in the larger Springbrook Prairie Pavilion Subdivision commercial subdivision. The Subject Property is improved with roadway access and utilities but remains vacant and used for agricultural purposes.
2. Existing Utility Services (water, sewer, electricity): Water, electric and sewer are available
3. Existing zoning on the site: B2 - PUD
4. Existing Land Use: Agricultural

5. Acreage & Square Footage of the site: Approximately 3.8 Acres (165,057.55 sq. ft.)
6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.): The subject property consists of Lot #'s 7, 8, and 9 in the Springbrook Prairie Pavilion and is governed by the provisions of the City's B2 zoning district as well as the following Ordinances: 07-144, 07-193, 08-023, 08-024, and 08-167.

VII. PROPOSED DEVELOPMENT:

1. Type of Development:
 Residential Commercial Office
 Industrial Other:
2. Proposed Zoning: No Change.
3. Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information) – attach additional pages if necessary): The proposed use of the property is for the development of an approximately 50,000 square foot commercial/retail building which will be operated by Dick's Sporting Goods. The Springbrook Prairie Pavilion Planned Unit Development fulfills the City's parking standards pursuant to regulations governing a "shopping center" and a reciprocal parking agreements among individual lots.
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.): None.
6. Deviations from the Landscaping Regulations NOTE: Complete this section as well as **Exhibit 6** – attach additional pages if necessary: None.
7. General Land Use Data:

	Resid.	Comm.	Office	Indust.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		3.8								100%
% of Total		100%								100%

*Please explain:

VIII. PRIVATE FACILITIES

- 1. Private open space and recreational facilities include: Outdoor common areas and recreational facilities were master-planned as part of the initial development of the Springbrook PUD. The proposed development of the Subject Property is consistent with the master-planned design for open space, outdoor common area and recreational facilities.

Which will be maintained by: ___ The City of Naperville
 ___ Business
 X Other (Private Association)

- 2. Outlots and/or detention/retention facilities include (size, number and location) Detention is existing per coordinated development of Phase 1 of Springbrook Prairie Pavilion PUD.

Which will be maintained by: ___ The City of Naperville
 ___ Homeowners Association
 X Other (Private Association)

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

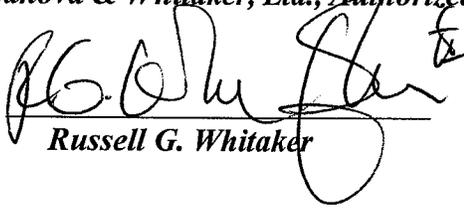
	Private – Homeowners Association (acres)*	Public – To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common Areas*				
c. Private Facility				
Sub-total				
School Site				
Total				

*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 purposes.) Common areas, open space, and detention facilities were master-planned and accommodated through the original approvals for the Springbrook Prairie Pavilion PUD.

Respectfully Submitted,
Rosanova & Whitaker, Ltd., Authorized Agent

By:

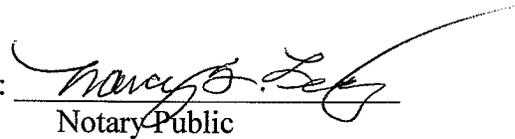

Russell G. Whitaker

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

The forgoing petition was acknowledged before me by Russell G. Whitaker on the 10th day of Nov., 2010.



By:


Notary Public

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

1. Applicant: **Bond Naperville, LLC**
2. Nature of benefit sought: Major Change to Conditional Use for PUD
3. Nature of Applicant: (Please check one)
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - g. Limited Liability Company **X**
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant. Petitioner is a Banking Association
5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.	Bond Capital Investors II, LLC	c/o Bond Companies 350 W. Hubbard, Suite 450 Chicago, IL 60654	100%

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Russell G. Whitaker, III, Rosanova & Whitaker, Ltd, 23 W. Jefferson Street, Naperville Illinois 60540.

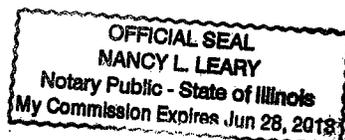
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each such entity.

VERIFICATION

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

Subscribed and sworn to before me this
10th day of November, 2010.

Nancy L. Leary
Notary Public



CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

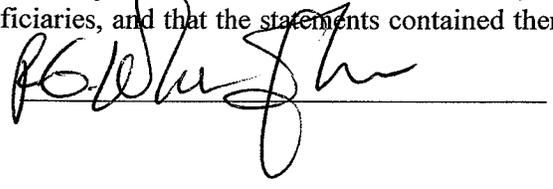
1. Applicant: **Springbrook Prairie Pavilion, LLC**
2. Nature of benefit sought: Major Change to Conditional Use for PUD
3. Nature of Applicant: (Please check one)
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - g. Limited Liability Company **X**
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant. Petitioner is a Banking Association
5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.	Bond Naperville, LLC	c/o Bond Companies 350 W. Hubbard, Suite 450 Chicago, IL 60654	50%
b.	MDC Naperville, LLC	c/o MDC Properties, Inc. 907 North Elm Street, Suite 100 Hinsdale, IL 60521-364	25%
c.	Scott Stefanik Revocable Trust Dated February 6, 2001	c/o Scott Stefanik Midwest Commercial Realty 1 Tower Lane, Suite 1800 Oakbrook Terrace, IL 60181	25%

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Russell G. Whitaker, III, Rosanova & Whitaker, Ltd, 23 W. Jefferson Street, Naperville Illinois 60540.

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

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



Subscribed and sworn to before me this
__th day of _____, 2010.

Notary Public

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: **Bond Capital Investors II, LLC**
2. Nature of benefit sought: Major Change to Conditional Use for PUD
3. Nature of Applicant: (Please check one)
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
 - g. Limited Liability Company **X**
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant. Petitioner is a Banking Association
5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

Name	Address	Interest
a. Bond Investment Company II, LLC	c/o Bond Companies 350 W. Hubbard, Suite 450 Chicago, IL 60654	50%

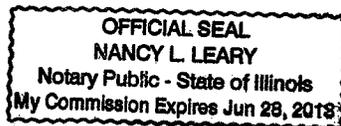
6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Russell G. Whitaker, III, Rosanova & Whitaker, Ltd, 23 W. Jefferson Street, Naperville Illinois 60540.

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

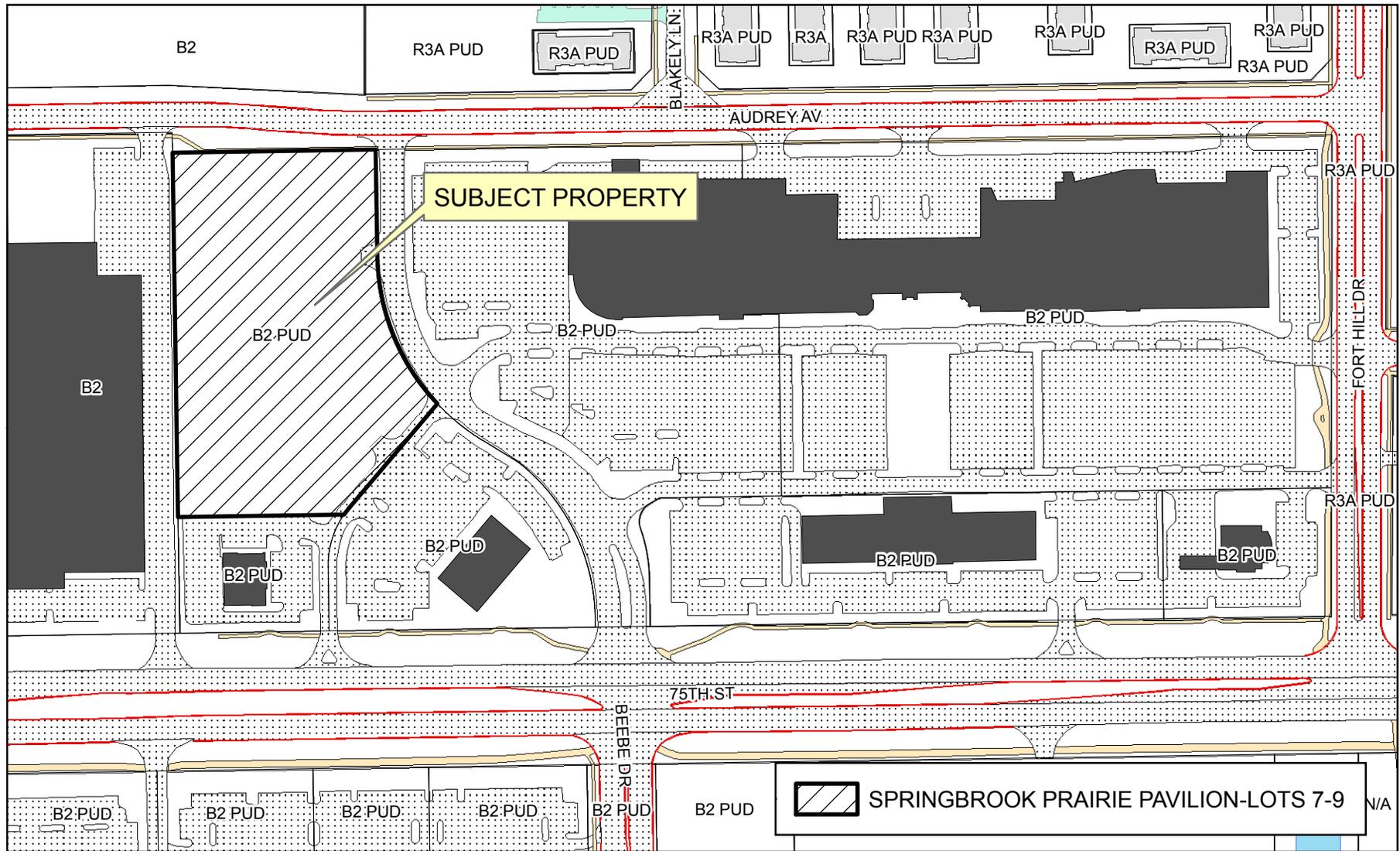
VERIFICATION

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

Subscribed and sworn to before me this
10th day of November, 2010.



City of Naperville
SPRINGBROOK PRAIRE PAVILION - LOTS 7-9

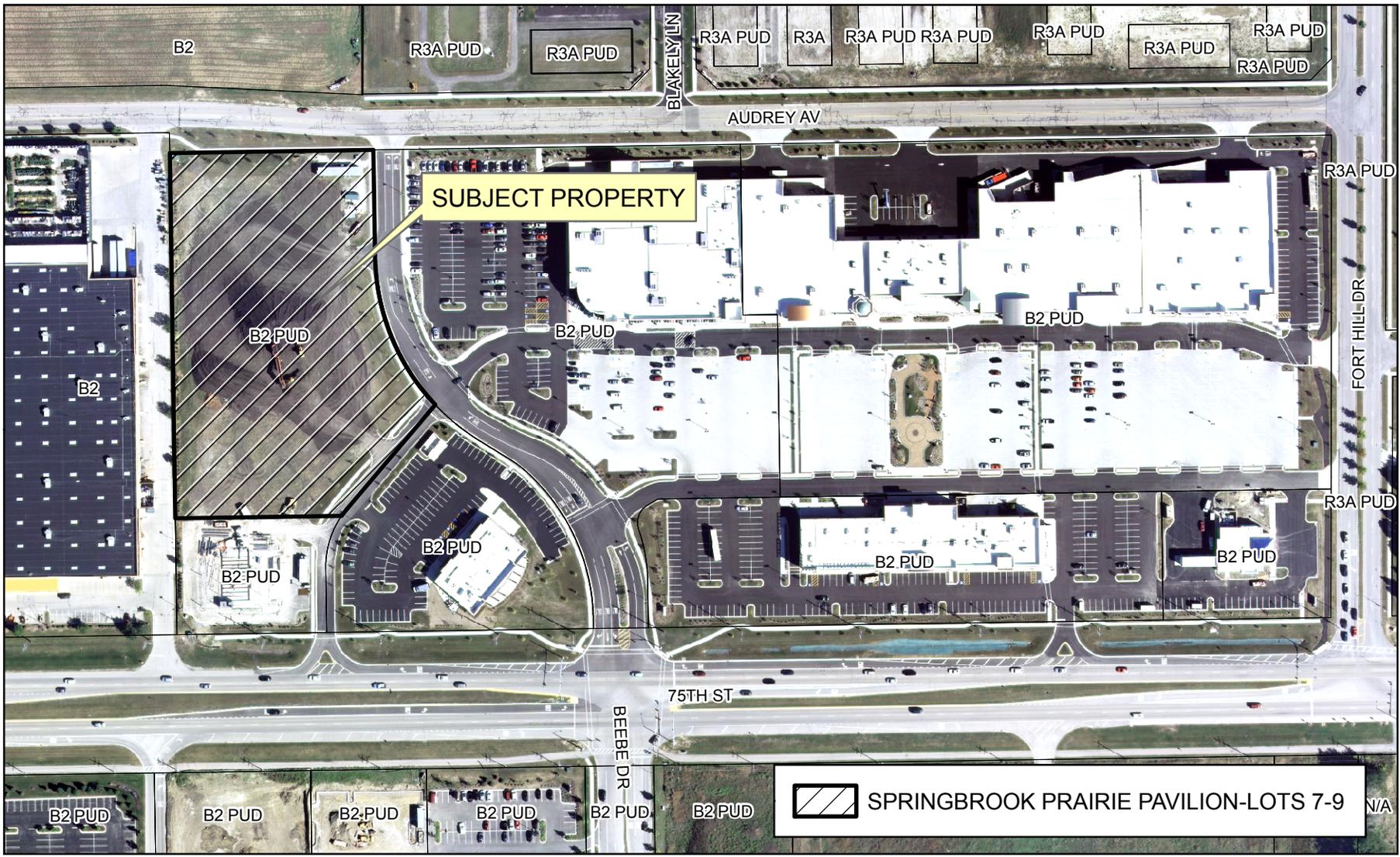


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 December 2010



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City of Naperville SPRINGBROOK PRAIRE PAVILION - LOTS 7-9




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



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COVER SHEET

THE INFORMATION SHOWN BELOW IS PROVIDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

PHASE 2

THIS STATE PLANNED ZONE MAP IS PREPARED BY G.S. ENGINEERS, INC. IN ACCORDANCE WITH THE ILLINOIS ZONING ACT, CHAPTER 127, SECTION 1-1. THIS ZONING MAP IS A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 9 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SPRINGBROOK, ILLINOIS. THIS ZONING MAP IS SUBJECT TO THE ILLINOIS ZONING ACT, CHAPTER 127, SECTION 1-1. THIS ZONING MAP IS SUBJECT TO THE ILLINOIS ZONING ACT, CHAPTER 127, SECTION 1-1.

FINAL PLANNED UNIT DEVELOPMENT PLAT
 LOTS 7, 8, AND 9
SPRINGBROOK PRAIRIE PAVILION - PHASE 2
 NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SPRINGBROOK, ILLINOIS.

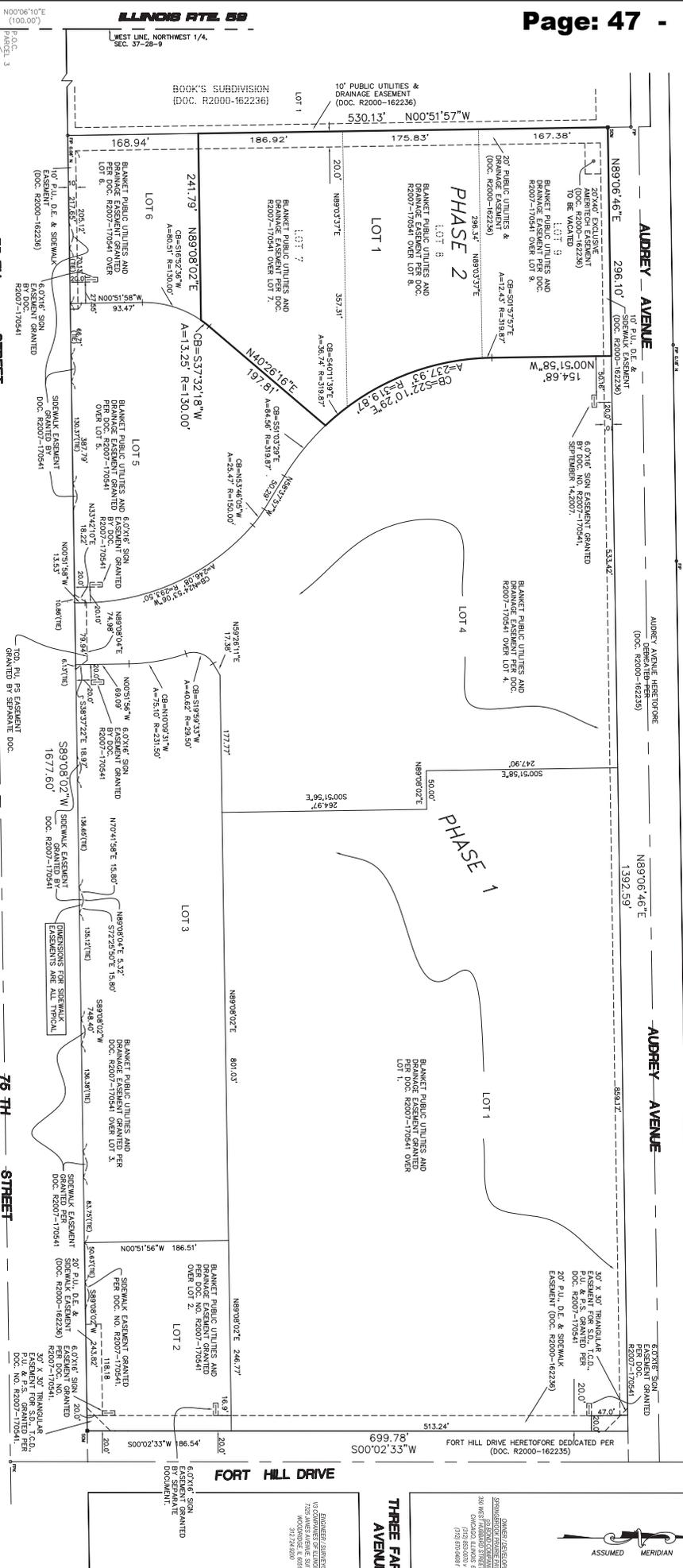
P.L.N. 07-27-108-009
 07-27-108-010
 07-27-108-011

THIS PLAN HAS BEEN SUBMITTED TO THE SPRINGBROOK PRAIRIE PAVILION BOARD AND RETURNED TO THE ENGINEER WITH APPROVAL. THE BOARD'S APPROVAL IS LIMITED TO THE INFORMATION PROVIDED HEREON AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

GRAPHIC SCALE



ASSUMED MERIDIAN



EnginTEERS
 Scientists
 Surveyors
 7325 James Avenue, Suite 100
 Woodridge, IL 60517
 630.724.8200 voice
 630.724.0294 fax
 1588@engin.com

GENERAL NOTES

- ALL DIMENSIONS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL.
- ALL DIMENSIONS ON CURVE LINES ARE ARC LENGTH DIMENSIONS, UNLESS NOTED OTHERWISE.

SPRINGBROOK PRAIRIE PAVILION, LLC
 350 WEST HILBARD STREET
 CHICAGO, ILLINOIS, 60654
 312.853.0070

LEGEND

NO.	DATE	REVISION	NO.	DATE	REVISION
1	12-03-10	REVISED PER CITY COMMENTS DATED DECEMBER 1, 2010			

ABBREVIATIONS

—	CENTERLINE	○ R	FOUND FROM ROD
---	EXISTING EASEMENT LINE	○ RS	FOUND FROM RAILROAD SPIKE
- - -	PROPOSED RIGHT-OF-WAY LINE	○ PK	FOUND FROM P.K. MARK
---	EXISTING RIGHT-OF-WAY LINE	○ PP	FOUND FROM P.P. MARK
---	PROPOSED EASEMENT LINE	○ PB	FOUND FROM P.B. MARK
---	BUILDING SETBACK LINE	○ FBC	FOUND FROM FENCE
---	SECTION LINE	○ FBC	FOUND FROM FENCE

ABBREVIATIONS

□	FOUND FROM IN CONCRETE
□	FOUND FROM WALKER
□	SET CONCRETE MONUMENT
○	FOUND FROM PUBLIC UTILITY
○	FOUND FROM DRAINAGE EASEMENT
○	FOUND FROM TRAFFIC CONTROL DEVICES EASEMENT
○	FOUND FROM PUBLIC UTILITY

REVISIONS

NO.	DATE	REVISION
1	12-03-10	REVISED PER CITY COMMENTS DATED DECEMBER 1, 2010

FINAL PLANNED UNIT DEVELOPMENT PLAT

SPRINGBROOK PRAIRIE PAVILION - PHASE 2

DATE: 11/05/10
 DRAWN BY: SKK
 CHECKED BY: CMB

CITY PROJECT NO.
 10-10000145

Project No.: 06214.01
Group No.: VP04.1
Sheet No.: 1 of 3



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Naperville, Illinois 60540
T 630.961.1787
F 630.961.9925
www.hitchcockdesigngroup.com

Preliminary/Final Plat of Subdivision of Springbrook Prairie Pavilion Phase 2

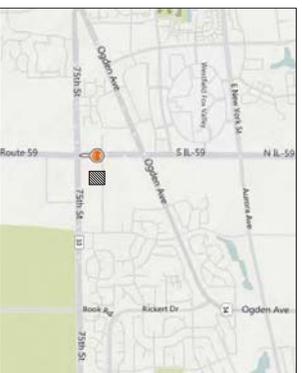
Naperville, Illinois
Landscape Plan
November 5, 2010
Revised Per City Comments - December 6, 2010
Springbrook Prairie Pavilion, LLC
350 W. Hubbard Street, Suite 450
Chicago, IL 60610
Naperville Project Number: 10-10000145
HDG Project Number: 01-0830-002-01-04

Sheet Index
L1.0 TREE REMOVALS AND
PRESERVATION PLAN
L2.0 LANDSCAPE PLAN

General Notes

1. Basemap information obtained from plans prepared by VCS Companies re-dated 12/22/10.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions or discrepancies to the Designer. The Designer is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Do not locate plants within 10' of utility structures. Do not locate plants within 5' horizontally of underground utility lines.
5. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as shown. No additional payments will be made for materials required to complete the work as shown.
6. Refer to specifications for additional conditions, standards and notes.

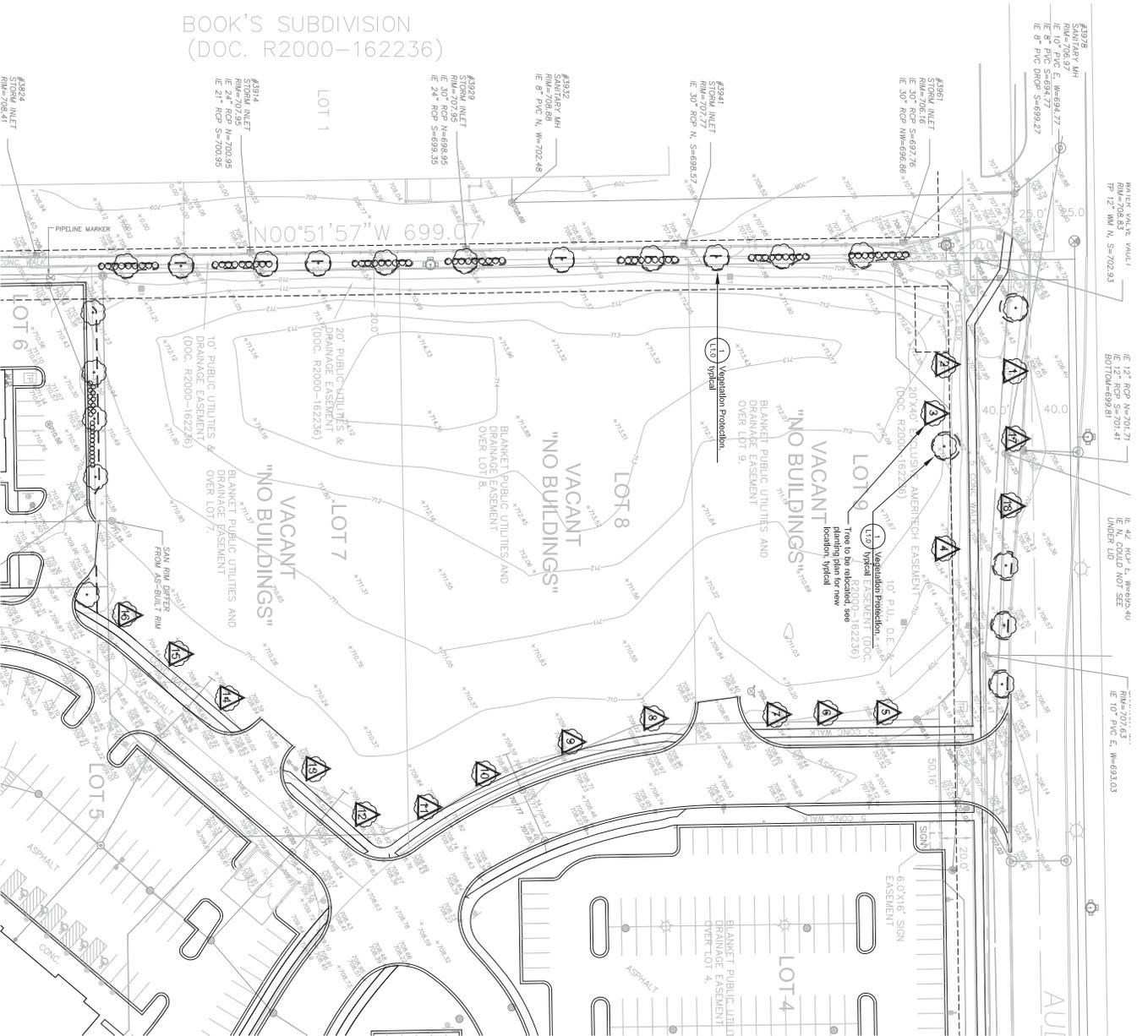
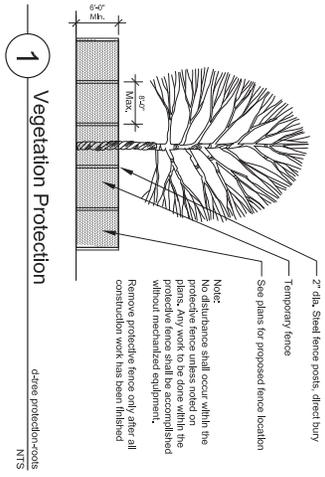
Project Location Map



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777 Call Before You Dig
TOLL FREE
800.892.0123



BOOK'S SUBDIVISION
(DOC. R2000-162236)

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Naperville, Illinois 60560
T 630.261.1787
F 630.261.5825

PREPARED FOR
Springbrook Prairie Pavilion, LLC
390 W. Hubbard Street, Suite 450
Chicago, IL 60610

PROJECT
Preliminary/
Final Plat of
Subdivision of
Springbrook
Prairie Pavilion
Phase 2
Naperville, Illinois

HOG PROJECT NUMBER:
01-0380-002-01-04

CONSULTANTS
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517

ISSUED
November 5, 2010

REGIONS
No. Date Issue
1206.01 Per City comments

CITY PROJECT NUMBER
10-10000145

SHEET TITLE
**Tree Remove
and Preserve
Plan**

SCALE IN FEET
1" = 30'
0' 15' 30'

SHEET NUMBER
L1.0

Page: 51
Agenda Item: D.2.

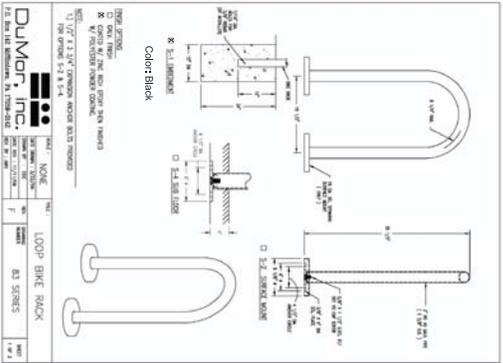
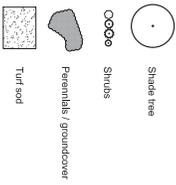
PLANT MATERIAL SELECTION LIST

Code	Botanical Name	Common Name	Size	Qty
SHRUB TREES				
SHR1	Red-tipped Dogwood	Common Noddy	3 1/2" x 4"	8
SHR2	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR3	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR4	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR5	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR6	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR7	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR8	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR9	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR10	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR11	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR12	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR13	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR14	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR15	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR16	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR17	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR18	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR19	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR20	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR21	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR22	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR23	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR24	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR25	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR26	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR27	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR28	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR29	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR30	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR31	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR32	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR33	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR34	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR35	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR36	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
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SHR43	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR44	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR45	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR46	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR47	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR48	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR49	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR50	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR51	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR52	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR53	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR54	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR55	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR56	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR57	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR58	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR59	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR60	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR61	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR62	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR63	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR64	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR65	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR66	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR67	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR68	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR69	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR70	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR71	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR72	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR73	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR74	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR75	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR76	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR77	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR78	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR79	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR80	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR81	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR82	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR83	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR84	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR85	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR86	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR87	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR88	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR89	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR90	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR91	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR92	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR93	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR94	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR95	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR96	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR97	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR98	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR99	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8
SHR100	White-flowered Dogwood	Common Noddy	2 1/2" x 3"	8

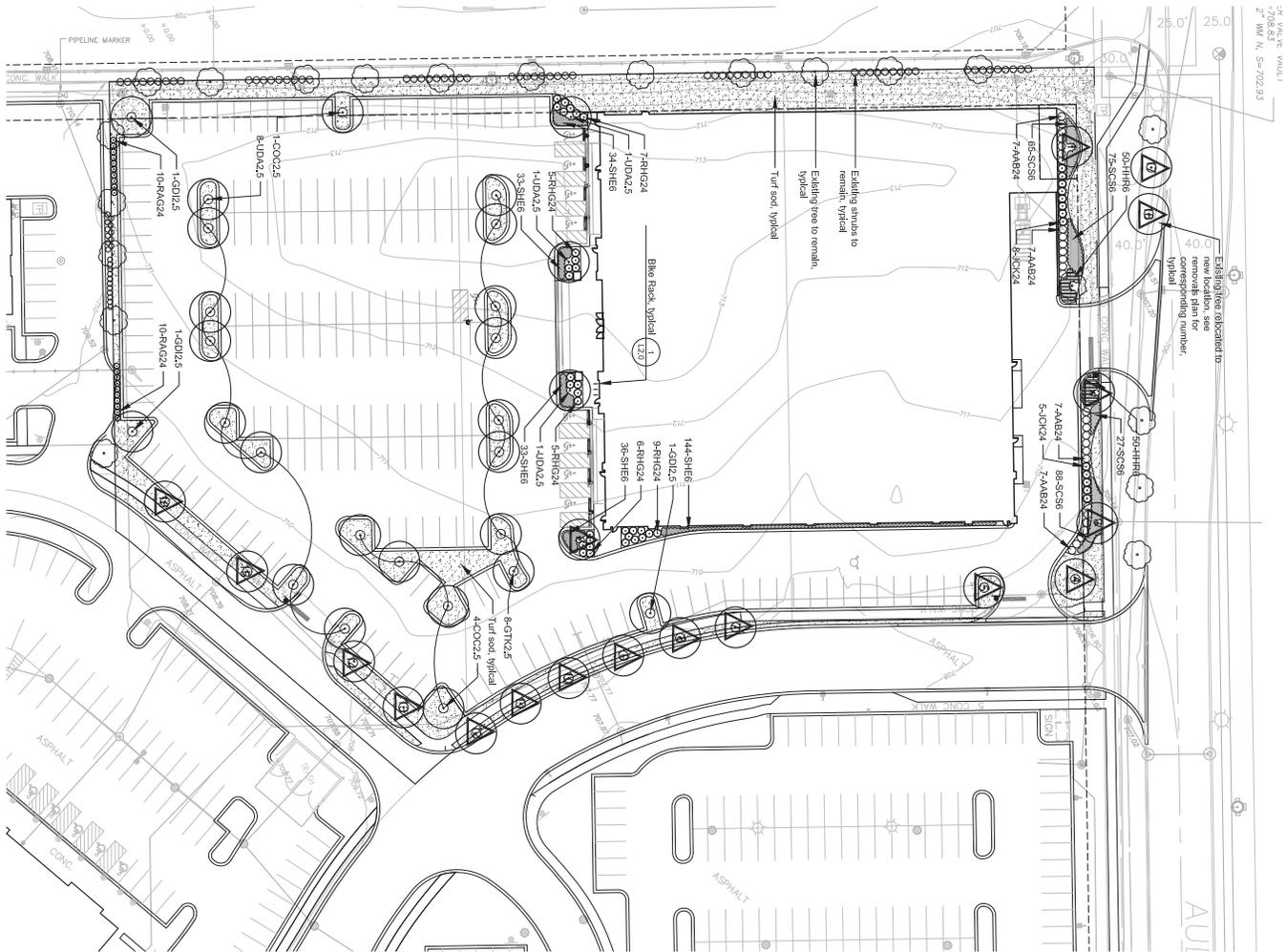
PLANTING NOTES

- Plant materials shall be selected from plants prepared by US Composites, dated 12/26/2010.
- Seed and time is approximate. Seed to final of planting and maintenance.
- Tree trunk rings are 5 diameter, 5%.
- Place erosion control blanket along all slopes greater than 4 to 1 and all slopes.
- Contractor responsible for erosion control final seeded and seeded areas.
- Do not apply plants, within 10' of utility structures. Do not loose plants within 5' immediately of underground utility lines.
- Plans and other materials are provided and submitted for the convenience of the Owner and jurisdictional agencies only. Continual and final be made for materials required to complete the work as drawn.

PLANTING LEGEND



1 Bike Rack
Scale: N=1/32"



Page: 52 | **Agenda Item: D.2**

Hitcock Design Gro
 Creating Better Places
 221 West Jefferson Avenue
 Naperville, Illinois 60563
 T 630.581.1787
 F 630.581.5825

PREPARED FOR
Springbrook I Pavilion, LLC
 350 W. Hubbard Street, S
 Chicago, IL 60610

PROJECT
Preliminary/ Final Plat of Subdivision c. Springbrook Prairie Pavilion Phase 2
 Naperville, Illinois

HOG PROJECT NUMBER:
 01-0380-00-01-04

CONSULTANTS
 V3 Companies
 7325 James Avenue
 Woodridge, IL 60517

ISSUED
 November 5, 2010

REVISIONS
 No. Date Issue
 12/06/10 Per City comments

CITY PROJECT NUMBER:
 10-10000145

SHEET TITLE
Landscape Plan

SCALE IN FEET
 1" = 30'
 0' 15' 30' 60' 90'

SHEET NUMBER
12.0

© 2010 Hitcock Design Group



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: **PC 10-1-150** **AGENDA DATE:** **12/15/2010**

SUBJECT: B4 (Downtown Core) District Text Amendment
Petitioner: City of Naperville

Official Notice: Official Notice for this case was published in the Naperville Sun November 28, 29 and 30, 2010

LOCATION: Downtown Naperville

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The City Council initiated a zoning code text amendment pertaining to first floor financial institutions in the B4 district. The proposed amendment will require financial institutions to request approval of a conditional use if proposing to locate on the first floor of a B4 zoned property, in order to maintain a vibrant, walkable retail district consistent with the recommendations of *Naperville Downtown2030*. Associated restrictions on the location of ATM facilities are also provided. This amendment does not impact financial institutions located on the second floor or above.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP

BACKGROUND:

The Naperville Municipal Code currently allows financial institutions by right in the B4 (Downtown Core) District. Financial institutions include banks and financial investment offices which collect funds from the public and place them in financial assets, such as deposits, loans and bonds. In accordance with City Council direction provided on November 16, 2010, a text amendment has been initiated to require financial institutions to request approval of a conditional

use if proposing to locate on the first floor in the B4 District. Financial institutions would continue to be allowed by right on the second story or above.

DISCUSSION:

This code amendment is directly related to recommendations included in the *Naperville Downtown2030 Plan* (available at www.naperville.il.us/napervilledowntown2030.aspx). A critical component of the plan is the maintenance and enhancement of the vibrant first floor retail environment in the downtown core. Accordingly, uses permitted on the first floor of the downtown core should enhance the pedestrian, customer and shopping experience.

Depending on their model, financial institutions may rely on ground floor visibility to attract customers. However, given their potential to provide a break in the shopping environment, it is not always appropriate to permit financial institutions by right in areas largely intended for retail. However, if appropriately located and designed, financial institutions may benefit the overall shopping environment and serve an important co-tenancy function. Given their potential impact, the City Council initiated the zoning code text amendment to require a conditional use for financial institutions on the first floor to allow for a greater level of city review prior to approval.

Provisions Existing Financial Institutions and ATMs

If this amendment is approved, existing financial institutions located on the first floor will become non-conforming. These uses will be allowed to continue operation provided they do not expand or close for more than six consecutive months. If expansion is desired, or if the use is vacant for more than six months and wishes to re-establish, a conditional use would need to be approved by the City Council. Notification of this non-conforming status has been forwarded to all affected property owners and tenants. Accessory placement of ATMs on the first floor of a building will continue to be permitted as a result of this text amendment.

Notification Efforts

To promote awareness and encourage participation in the planning process, several avenues of notification have been pursued beyond the required agenda posting, newspaper notification, and mailing to property owners of record. Specifically, a letter was mailed to all financial institution tenants of land currently zoned B4. In addition, information about this text amendment was included on the *Naperville Downtown2030* project web page as this zoning text amendment is an implementation strategy recommended in the draft plan. More than 500 stakeholders currently receive notifications about updates to that page.

ATTACHMENT:

- 1) B4 Zoning Amendment - Draft Text Language – PC 10-1-150

ATTACHMENT 1:

Proposed Amendments to Title 6 of the Naperville Municipal Code

This attachment provides detailed information about amendments proposed to the municipal code related to financial institutions. Proposed additions are shown in **bold, underline text**. Proposed deletions are shown in ~~striketrough text~~. Existing code language to remain unchanged is shown in plain font.

Definition Addition to Section 6-1-6 Definitions:

Financial Institutions: Financial institutions include banks and financial investment offices which collect funds from the public and place them in financial assets, such as deposits, loans and bonds.

Amendments to Section 6-7D-2 (Permitted Uses Downtown Core):

11. Services, including, but not limited to, barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, ~~banks and financial institutions without drive-through facilities~~, and similar stores or shops which sell services on site; excluding business related services which have a primary business office component.
12. Theaters—Indoor.
13. **Banks and financial institutions without drive-through facilities on the second floor and above.**
14. **Automated Teller Machine (ATM) inset into an exterior building wall. Free-standing ATM machines may only be located within the principal building on any parcel.**
13. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B5 district.

Amendment to Section 6-7D – 3 (Conditional Uses Downtown Core):

12. Training studios.
13. **Banks and financial institutions without drive-through facilities on the first floor.**

6-7D-4 (Required Conditions Downtown Core):

6. Downtown Core Financial Institution Factors for Consideration: In determining compliance with Section 6-3-8 (Conditional Uses), the following components of a Financial Institution proposed to be located in the B4 District shall be evaluated based on the entirety of the circumstances effecting the particular property in the context of the existing and intended future use of the subject property:

6.1 Total Square Footage of the Proposed Use

6.2 Presence of Similar Uses within the Vicinity of the Subject Property

6.3 Preservation and Enhancement of Tax Generating Potential of the Zoning District

6.4 Extent to which the Proposed Use Furthers the Objectives of *Naperville*

***Downtown2030* (e.g., primary and accessory uses of operation and the ability of each to contribute to the intended downtown shopping environment, need for first floor visibility, unmet service need, etc.)**

6.5 Extent to which the Proposed Use, Structure, and Site Design Results in an Efficient and Creative Use of the Subject Property, including Desired Co-Tenancy Impacts



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-135 **AGENDA DATE:** 12/15/2010
SUBJECT: DuPage River Park Subdivision - Presentation Case
Petitioner: Naperville Park District

LOCATION: 808 Royce Road, Naperville, IL 60440

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests approval of a preliminary/final plat of subdivision for DuPage River Park located at 808 Royce Road.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Recommend approval of a preliminary/final plat of subdivision for DuPage River Park.

PREPARED BY: Jason Zawila, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:
The subject property consists of 32.82 acres of the existing 272.52 acre DuPage River Park and is improved with one picnic shelter, restroom facilities, and a parking lot. The subject property is zoned E1 (Low Density Estate District).

CONTROLLING AGREEMENTS AND ORDINANCES:
Resolution 10-135: Intergovernmental agreement between the City of Naperville and the Naperville Park District for the exchange and improvement of property involving Country Commons Park, Old Plank Park and DuPage River Park.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:
The East Sector Update to the Comprehensive Plan designates the future land use of the subject property as “park”.

NATURAL FEATURES:
The subject property exists as an existing park area, intersected by the East Branch of the DuPage River.

PLANNING SERVICES TEAM REVIEW:

Plat of Subdivision:

On June 15, 2010 the City Council approved an intergovernmental agreement between the City of Naperville and the Naperville Park District for the exchange and improvement of property involving Country Commons Park, Old Plank Park and DuPage River Park (total of 32.82 acres). As part of the agreement, the Park District now owns 21.71 acres of the total property for DuPage River Park (“Lot 1” for the proposed subdivision). The property was previously leased by the Park District and contains a parking lot and segments of a bike trail. The city will retain ownership of the remaining 11.10 acres of the proposed subdivision for stormwater management purposes.

This case is being referred to the Plan Commission as a presentation case pursuant to Section 7-2-3 of the Naperville Municipal Code as the property exceeds 5 acres in size. A Plan Commission recommendation is requested at this meeting; however, a public hearing is not required.

The proposed plat of subdivision complies with the requirements of the E1 District.

ATTACHMENTS:

1. DuPage River Park Subdivision – Development Petition – PC 10-1-135
2. DuPage River Park Subdivision – Legal Description – PC 10-1-135
3. DuPage River Park Subdivision – Location Map – PC 10-1-135
4. DuPage River Park Subdivision – Final Subdivision Plat – PC 10-1-135

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

Development Name (should be consistent with plat): DuPage River Park

Development Address: 808 Royce Road, Naperville, IL 60440

Date of Submission: 10/7/2010

I. APPLICANT:

Naperville Park District N/A
Name Corporation

320 W Jackson Avenue
Street

Naperville IL 60540
City State Zip Code

Eric Shutes Director of Planning 630-848-5014
Primary Contact Person Relationship to Applicant Telephone Number

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

II. OWNER OF THE PROPERTY:

Naperville Park District
Name

320 W Jackson Avenue, Naperville, IL 60540 630-848-5014
Address Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Derke J. Price Telephone Number: 630-596-4612

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

Address: 1111 East Warrenville Road, Naperville, IL 60563

Engineer: CEMCON Telephone Number: 630-862-2100

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ____ To ____
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input checked="" type="checkbox"/> Final Plat of Subdivision |
| <input 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

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

The 32.809 acre site is part of the overall 272.52 acres of the existing DuPage River Park which consists of one picnic shelter, restroom facilities, and 63 parking spaces.

- 2. Existing Utility Services (water, sewer, electricity): Water, sewer, and electric
- 3. Existing zoning on the site: E1
- 4. Existing Land Use: Park Land
- 5. Acreage & Square Footage of the site: 32.809 acres/1,381,051 square feet
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):
Ordinance 722 – approved IGA with City for Land Swap

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office
 Industrial Other: Park Land

- 2. Proposed Zoning: E1

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):

Intergovernmental agreement with City for land swap with Country Commons in exchange for ownership for 21.71 acres of DuPage River Park.

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

N/A

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

N/A

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

N/A

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

N/A

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres					1.104	31.705				
% of Total					3%	97%				

*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	Average Lot Size
Single-Family						NA			
ownhome						NA			
Duplex						NA			
partment						NA			

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,

Naperville Park District

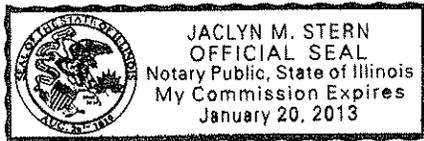
By: 

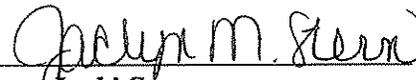
Eric Shutes

Director of Planning, Naperville Park District

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

The foregoing petition was acknowledged before me by *Jacki Stern* on the 6th day of October, 2010 A.D.



By: 
Jacki Stern
 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.



**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING, & DEVELOPMENT SERVICES TEAM (TED) BUSINESS GROUP
SUBMITTAL REQUIREMENTS**

ATTACHMENT 1

To determine the items that must be submitted in conjunction with the action you are requesting, please review the chart below. If an "X" is found under the applicable requested action area, this item must be submitted in the quantity shown under the "Number of Submittals" column.

Once all of the applicable documents are prepared, please contact the Development Review Team (DRT) at (630) 420-6069 to schedule an appointment to submit the completed packet of information. Incomplete packets will not be accepted.

Required Documents	Number of Submittals	Requested Action						
		Subdivision	Conditional Use/ Changes to a Conditional Use	PUD/Changes to a PUD	Subdivision Waiver/ Platted Setback Line	Annexation	Rezoning	Engineering Approval ¹
Application	12 copies	X						
Trust Disclosure	1 original, 1 copy	X						
Legal Description	1 copy (8.5" x 11")	X						
Completed Exhibit	12 copies							
Site Plan	12 copies, 1 reduced, CD	X						
Subdivision Plat	12 copies, 1 reduced, CD	X						
Easements/ condos	12 copies, 1 reduced, CD							
PUD Plat	12 copies, 1 reduced, CD							
Engineering Plans Prelim or Final)	8 copies, CD							
Landscaping Plan	12 copies, 1 reduced, CD							
Building Elevations ²	6 copies, 1 reduced, CD							
Photometric Plans	4 copies, CD							

¹For projects requiring engineering approval only, 8 copies of the landscaping plans and building elevations will be required (rather than what is as noted above)

²Applies to all developments other than single-family residential developments

Exhibits are required for new conditional use/PUD applications and major changes to a conditional use/PUD only.

CD = Please see end of packet for standard guidelines in submitting the electronic copies on CD-ROM

LOT 1 DUPAGE RIVER PARK – LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AS ESTABLISHED PER MONUMENT RECORD RECORDED AS DOCUMENT R2001-013887; THENCE NORTH 88 DEGREES 01 MINUTES 55 SECONDS EAST, 1321.50 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 54 MINUTES 50 SECONDS WEST, 646.97 FEET ALONG THE EAST LINE OF SAID WEST HALF (BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 1235 IN UNIVERSITY HEIGHTS UNIT 3B SUBDIVISION AS DESCRIBED IN FINAL PLAT RECORDED AS DOCUMENT R84-29111) TO THE POINT OF BEGINNING IN THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER; THENCE NORTH 01 DEGREES 54 MINUTES 50 SECONDS WEST, 409.03 FEET ALONG THE LAST DESCRIBED LINE TO A CORNER IN THE WESTERLY LINE OF SAID LOT 1235; THENCE SOUTH 88 DEGREES 01 MINUTES 55 SECONDS WEST, 148.50 FEET ALONG SAID WESTERLY LINE TO A CORNER IN SAID LINE; THENCE NORTH 01 DEGREES 54 MINUTES 50 SECONDS WEST, 261.05 FEET ALONG SAID WESTERLY LINE TO A LINE THAT IS 40 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ROYCE ROAD; THENCE SOUTH 86 DEGREES 05 MINUTES 49 SECONDS WEST, 353.87 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 81 DEGREES 37 MINUTES 26 SECONDS WEST, ALONG A LINE THAT IS 40 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF ROYCE ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 01 DEGREES 54 MINUTES 04 SECONDS EAST, 696.82 FEET ALONG SAID WEST LINE TO THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER (THE FOLLOWING ELEVEN COURSES ARE ALONG THE CENTER OF SAID RIVER); THENCE NORTH 71 DEGREES 30 MINUTES 56 SECONDS EAST, 67.19 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 55 SECONDS EAST, 130.94 FEET; THENCE NORTH 63 DEGREES 47 MINUTES 56 SECONDS EAST, 402.38 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 21 SECONDS EAST, 42.81 FEET; THENCE SOUTH 71 DEGREES 25 MINUTES 34 SECONDS EAST, 60.20 FEET; THENCE SOUTH 06 DEGREES 03 MINUTES 48 SECONDS EAST, 43.60 FEET; THENCE SOUTH 43 DEGREES 18 MINUTES 13 SECONDS WEST, 89.07 FEET; THENCE SOUTH 13 DEGREES 52 MINUTES 29 SECONDS WEST, 274.75 FEET; THENCE SOUTH 17 DEGREES 08 MINUTES 31 SECONDS EAST, 65.14 FEET; THENCE SOUTH 39 DEGREES 05 MINUTES 12 SECONDS EAST, 77.55 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 38 SECONDS EAST, 186.06 FEET TO THE NORTH LINE OF THE SOUTH 205 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 01 MINUTES 55 SECONDS EAST, 80.39 FEET ALONG SAID NORTH LINE TO THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER (THE FOLLOWING SIX COURSES ARE ALONG THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER); THENCE NORTH 40 DEGREES 21 MINUTES 25 SECONDS EAST, 113.83 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 14 SECONDS WEST, 142.57 FEET; THENCE NORTH 27 DEGREES 39 MINUTES 37 SECONDS EAST, 131.28 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 12 SECONDS EAST, 208.05 FEET; THENCE NORTH 77 DEGREES 48 MINUTES 17 SECONDS EAST, 146.21 FEET; THENCE SOUTH 49 DEGREES 31 MINUTES 37 SECONDS EAST, 61.94 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

Naperville Park District
DUPAGE RIVER PARK - SITE PLAN



Planning Department
Questions Contact (630) 848-5000
www.napervilleparks.org
October 2010



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

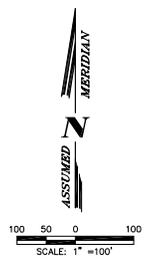


VICINITY MAP

SITE LOCATION

PRELIMINARY/FINAL PLAT OF SUBDIVISION
FOR
DUPAGE RIVER PARK

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.



PARCEL INDEX NUMBER
02-05-400-016

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

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Light Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- CENTERLINE (Single Dashed Line)
- TOP OF BANK (Double Dotted Line)
- - SET CONCRETE MONUMENT

ABBREVIATION TABLE

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- NW - NORTHWEST
- SEC - SECTION
- Chd. Brg. - CHORD BEARING
- DOC. - DOCUMENT
- REC. - RECORDED
- TYP. - TYPICAL
- ch. - CHAINS
- R.O.W. - RIGHT-OF-WAY
- N.P.D. - NAPERVILLE PARK DISTRICT

ACCESS NOTE

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED OVER THE EAST 10 FEET AND THE WEST 10 FEET OF LOT 1 PLATTED HEREIN FOR THE BENEFIT OF THE CITY OF NAPERVILLE, IT'S SUCCESSORS, ASSIGNS, BENEFICIARIES AND CONTRACTORS FOR THE RIGHTS OF INGRESS AND EGRESS ACROSS SAID EASEMENT AREA TO LOTS 2a AND 2b PLATTED HEREIN.

LINE	LENGTH	BEARING
L1	67.19'	S 71°50'06" W
L2	130.94'	S 48°54'55" W
L3	402.38'	S 63°47'56" W
L4	42.81'	N 86°26'21" W
L5	60.20'	N 71°25'34" W
L6	43.60'	N 06°03'48" W
L7	89.07'	N 43°18'13" E
L8	274.75'	N 13°52'29" E
L9	65.14'	N 17°08'31" W
L10	77.55'	S 39°05'12" W
L11	186.06'	N 73°53'38" W
L12	113.83'	S 40°21'25" W
L13	142.57'	S 01°47'14" E
L14	131.28'	S 27°39'37" W
L15	208.00'	S 53°49'12" W
L16	146.21'	S 77°48'17" W
L17	61.94'	N 49°31'37" W

AREA SUMMARY

LOTS 1-2a = 31.705 Ac.
R.O.W. = 1.104 Ac.
TOTAL = 32.809 Ac.
(More or Less)

LOT AREA TABLE

LOT NO.	AREA (ACRES)	AREA (SQ. FT.)
1	21.707	945,057
2a	5.883	256,270
2b	4.114	179,224

NOTES

N.P.D. MONUMENTS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. SOUTH LINE LOT 1 NOT MONUMENTED.
F.I.P. = FOUND IRON PIPE (9 AS SHOWN)
BEARINGS SHOWN HEREON BASED UPON NAD 83
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
DIMENSIONS ENCLOSED WITH I J ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

PREPARED BY:

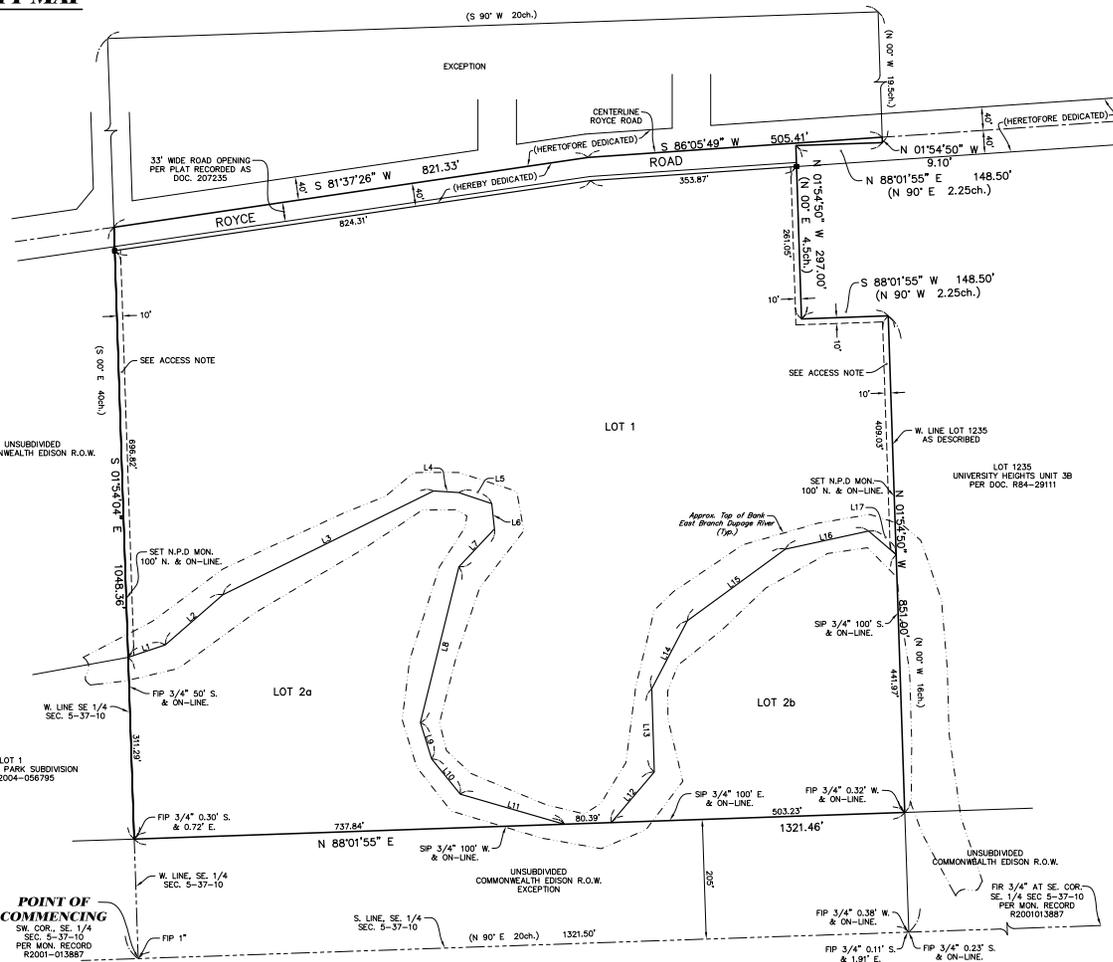
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60502-9675
PH: (630) 862-2100 FAX: (630) 862-2199
e-mail: cemcon@cemcon.com

DISC NO.: R284027 FILE NAME: DRT SUBPLAT
DRAWN BY: KJA FLD. BK. / PG. NO.: D3/42-46
COMPLETION DATE: 05-12-10 JOB NO.: 284.027
REVISED: 5-21-10/KJA PER CITY COMMENTS DATED 5-20-10

SHEET 1 OF 2

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PREPARED FOR:
NAPERVILLE PARK DISTRICT
320 WEST JACKSON AVENUE
NAPERVILLE, IL. 60540

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE CITY OF NAPERVILLE HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

APPROVED BY THE CITY OF NAPERVILLE, AT A MEETING HELD THE DAY OF A.D., 20
IN WITNESS WHEREOF THE CITY OF NAPERVILLE HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED THIS DAY

OWNER: CITY OF NAPERVILLE
BY: ATTEST:
CITY MANAGER CITY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE NAPERVILLE PARK DISTRICT, DU PAGE AND WILL COUNTIES ILLINOIS, AN ILLINOIS UNIT OF LOCAL GOVERNMENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

APPROVED BY THE NAPERVILLE PARK DISTRICT BOARD OF COMMISSIONERS, AT A MEETING HELD THE DAY OF A.D., 20
IN WITNESS WHEREOF THE NAPERVILLE PARK DISTRICT HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED THIS DAY

OWNER: NAPERVILLE PARK DISTRICT
BY: ATTEST:
MIKE REILLY JACKI STERN
PRESIDENT SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
APPROVED AND ACCEPTED BY THE CITY MANAGER AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE DAY OF A.D., 20
BY: CITY MANAGER ATTEST: CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.
DATED AT NAPERVILLE, ILLINOIS, THIS DAY OF A.D., 20
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL 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

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT 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 JOLIET, ILLINOIS, THIS DAY OF A.D., 20
COUNTY CLERK

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)
DATED THIS DAY OF A.D., 20
DIRECTOR



PREPARED FOR:
NAPERVILLE PARK DISTRICT
320 WEST JACKSON AVENUE
NAPERVILLE, IL. 60540

DISC NO.: R284027 FILE NAME: DRT SUBPLAT
DRAWN BY: KJA FLD. BK. / PG. NO.: D3/42
COMPLETION DATE: 05-12-10 JOB NO.: 284.02
REVISED: SEE SHEET 1

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
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, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF A.D., 20

SIGNATURE
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER
REGISTRATION EXPIRATION DATE

OWNER: NAPERVILLE PARK DISTRICT
BY: ATTEST:
ITS:
R: CITY OF NAPERVILLE
CITY MANAGER CITY CLERK

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CITY MANAGER, AND CITY CLERK, OF THE CITY OF NAPERVILLE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH CITY MANAGER AND CITY CLERK, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE CITY OF NAPERVILLE AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID CITY CLERK DID ALSO THEN AND THERE ACKNOWLEDGE THAT THEY, AS CUSTODIAN OF THE OFFICIAL SEAL OF THE CITY OF NAPERVILLE, DID AFFIX SAID SEAL OF THE CITY OF NAPERVILLE TO SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE CITY OF NAPERVILLE, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20
(SEAL)
NOTARY PUBLIC

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MIKE REILLY, PRESIDENT AND JACKI STERN, SECRETARY, OF THE NAPERVILLE PARK DISTRICT, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE NAPERVILLE PARK DISTRICT AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT SHE, AS CUSTODIAN OF THE OFFICIAL SEAL OF THE NAPERVILLE PARK DISTRICT, DID AFFIX SAID SEAL OF THE NAPERVILLE PARK DISTRICT TO SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE NAPERVILLE PARK DISTRICT, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20
(SEAL)
NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE SUBDIVISION PLAT HEREON DRAWN, 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 TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589
OWNER: CITY OF NAPERVILLE
BY: ATTEST:
CITY MANAGER CITY CLERK
SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF A.D., 20
NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT THE NAPERVILLE PARK DISTRICT, DU PAGE AND WILL COUNTIES ILLINOIS, AN ILLINOIS UNIT OF LOCAL GOVERNMENT, IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE SUBDIVISION PLAT HEREON DRAWN, 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 TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589
OWNER: NAPERVILLE PARK DISTRICT
BY: ATTEST:
MIKE REILLY JACKI STERN
PRESIDENT SECRETARY
SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF A.D., 20
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT:
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SUBDIVIDED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF THE EAST QUARTER OF SAID SECTION 5, RUNNING THENCE EAST 20 CHAINS; THENCE NORTH 16 CHAINS; THENCE WEST 2.25 CHAINS; THENCE NORTH 4 S VS. THENCE EAST 2.25 CHAINS; THENCE NORTH 19.5 CHAINS; THENCE WEST 4 S; THENCE SOUTH 40 CHAINS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE CENTERLINE OF ROYCE ROAD AND EXCEPTING THEREFROM THE SOUTH 205 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH HALF LINE THEREOF).
PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID TRACT, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS TRACT PLATTED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.
I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE FULL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 11-1.2-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON VIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD RATE MAP COMMUNITY PANEL NUMBER 1702130023 WITH AN EFFECTIVE DATE OF MARCH 18, 1992, IT IS MY OPINION THAT PART OF SAID TRACT PLATTED HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY SAID FEMA MAP.
GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MAY, A.D., 2010
0013 PROFESSIONAL LAND SURVEYOR NO. 3072
EXPIRATION EXPIRES ON NOVEMBER 30, 2010
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-02937
EXPIRATION DATE IS APRIL 30, 2011

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Page: 71 - Agenda Item: G.1.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-136 **AGENDA DATE:** 12/15/2010
SUBJECT: Country Commons Park Subdivision - Presentation Case
 Petitioner: City of Naperville

LOCATION: 919 School Street, Naperville, IL 60540

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
 The petitioner requests approval of a preliminary/final plat of subdivision for Country Commons Park located at 919 School Street.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:
 Recommend approval of a preliminary/final plat of subdivision for Country Commons Park.

PREPARED BY: Jason Zawila, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:
 The subject property consists of 9.5 acres and is improved with a basketball court, playground, off-street parking lot, and various landscaping. The subject property is zoned R1A PUD (Low Density Residential District).

- CONTROLLING AGREEMENTS AND ORDINANCES:**
- Resolution 10-135: Intergovernmental agreement between the City of Naperville and the Naperville Park District for the exchange and improvement of property involving Country Commons Park, Old Plank Park and DuPage River Park.
 - Ordinance 78-011: Authorizing a PUD for Fontenaix Unit 2.
 - Ordinance 77-108: Approving a PUD Plat for Fontenaix Unit 2.
 - Ordinance 73-033: Approving a PUD Plat for Country Commons.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:
 The East Sector Update to the Comprehensive Plan designates the future land use of the subject property as “park”.

NATURAL FEATURES:

The subject property exists as an existing park area.

PLANNING SERVICES TEAM REVIEW:

Plat of Subdivision:

On June 15, 2010 the City Council approved an intergovernmental agreement between the City of Naperville and the Naperville Park District for the exchange and improvement of property involving Country Commons Park, Old Plank Park and DuPage River Park. As part of the agreement, the City of Naperville has acquired 8.12 acres of property for Country Commons Park (“Lot 2” for the proposed subdivision). The subdivision will allow for the city to provide for stormwater management improvements associated with the Steeple Run Watershed. The park district will retain ownership of approximately 1.5 acres on the west side of the park for a playground (“Lot 1” for the proposed subdivision), basketball court, and parking lot.

This case is being referred to the Plan Commission as a presentation case pursuant to Section 7-2-3 of the Naperville Municipal Code as the property exceeds 5 acres in size. A Plan Commission recommendation is requested at this meeting; however, a public hearing is not required.

The proposed plat of subdivision complies with the requirements of the R1A District.

ATTACHMENTS:

1. Country Commons Park Subdivision – Development Petition – PC 10-1-136
2. Country Commons Park Subdivision – Legal Description – PC 10-1-136
3. Country Commons Park Subdivision – Location Map – PC 10-1-136
4. Country Commons Park Subdivision – Final Subdivision Plat – PC 10-1-136

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

Development Name (should be consistent with plat): Country Commons Park

Development Address: 919 School Street, Naperville, IL 60540

Date of Submission: 10/1/2010

I. APPLICANT:

City of Naperville N/A
Name Corporation

400 S. Eagle Street
Street

Naperville IL 60540
City State Zip Code

Suzanne Thorsen Project Manager 630-420-6080
Primary Contact Person Relationship to Applicant Telephone Number

630-420-6657 thorsensu@naperville.il.us
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

City of Naperville
Name

400 S. Eagle Street, Naperville IL 60540 630-420-6080
Address Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Kristen Foley Telephone Number: 630-305-5280

Email Address: foleyk@naperville.il.us Fax Number: _____

Address: 400 S. Eagle Street, Naperville IL 60540

Engineer: CEMCON Telephone Number: 630-862-2100

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ____ To ____
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input checked="" type="checkbox"/> Preliminary/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

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

The 9.5 acre site consists of a basketball court, playground, off-street parking, and various landscaping

2. Existing Utility Services (water, sewer, electricity): _____

3. Existing zoning on the site: R1A PUD

- 4. Existing Land Use: Park Land
- 5. Acreage & Square Footage of the site: 9.537 acres/415,426 square feet
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

City of Naperville Resolution No. 10-035, Approving an Intergovernmental Agreement between the City of Naperville and the Naperville Park District for the Exchange and Improvement of Property Involving Country Commons Park, Old Plank Park and DuPage River Park; Ord. 73-33, Approving a PUD Plat for Country Commons; Ord. 77-108 Approving a PUD Plat for Fontenaix Unit 2; Ord. 78-11 authorizing a PUD for Fontenaix Unit 2

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office
 Industrial Other: Park Land

- 2. Proposed Zoning: No Change

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):

Intergovernmental agreement with City for land swap with DuPage River Park in exchange for ownership of 8.122 acres in Country Commons Park (Lot 2). The purpose of the subdivision is to provide for stormwater management improvements associated with the Steeple Run Watershed.

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

N/A

- 4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.)

N/A

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.)

N/A

6. Deviations from the Landscaping Regulations

N/A

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres						9.537				
% 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	Average Lot Size
Single-Family						NA			
townhome						NA			
Duplex						NA			
apartment						NA			
Comrcl.			NA	NA	NA				
Office			NA	NA	NA				
Industrial			NA	NA	NA				

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

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

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

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

N/A

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

N/A

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,

City of Naperville

By:

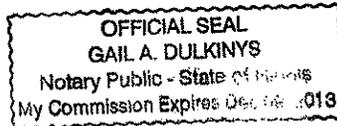
Suzanne Thorsen
Suzanne Thorsen
Project Manager, City of Naperville

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

The foregoing petition was acknowledged before me by *Gail Dulkanys* on the 13th day of October, 2010 A.D.

By:

Gail Dulkanys
Gail Dulkanys
Notary Public



LEGAL DESCRIPTION

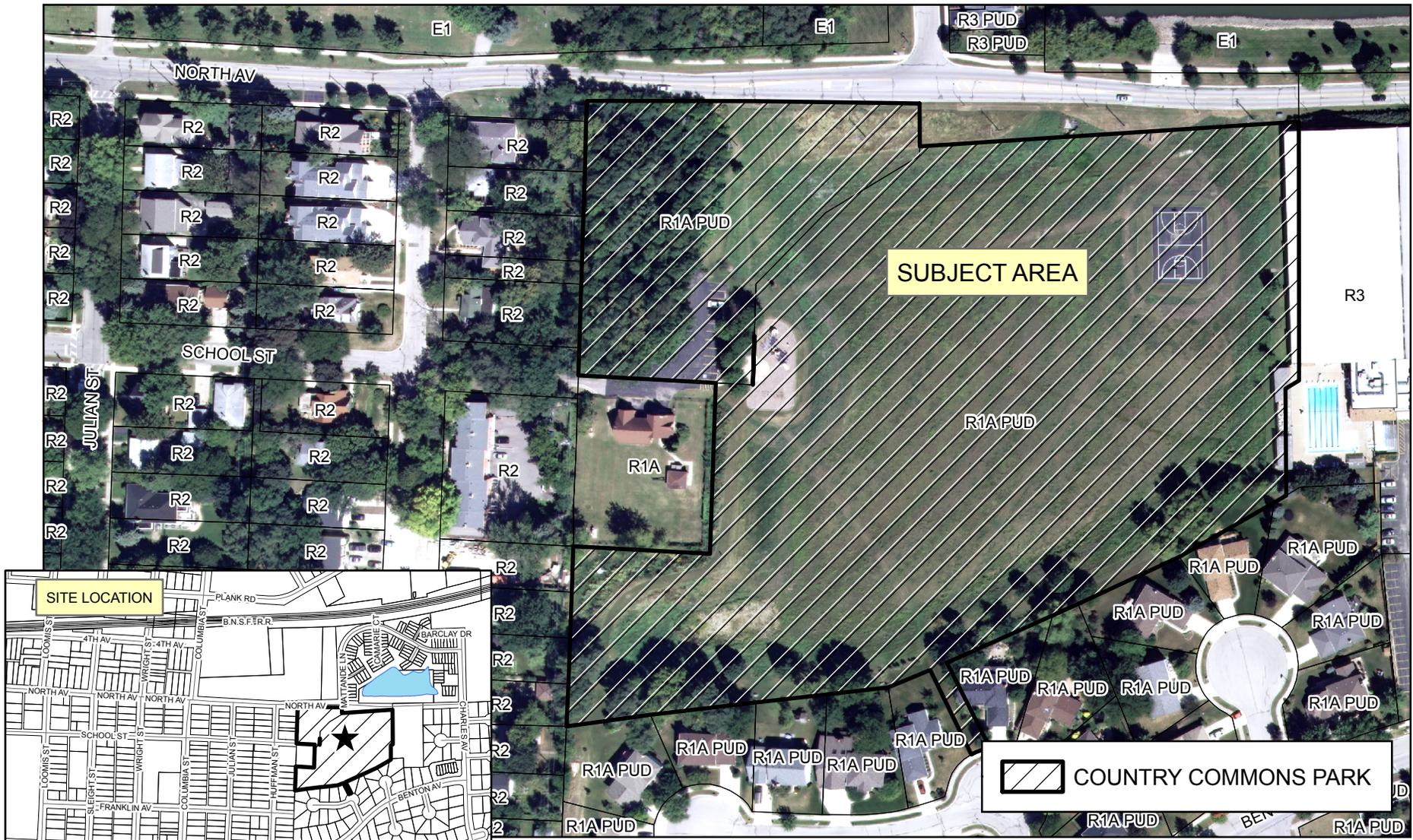
LOT 1 (EXCEPT THE EASTERLY 15 FEET OF THE SOUTHERLY 117 FEET, AS MEASURED ALONG THE EASTERLY MOST LINE OF SAID LOT 1) IN FONTENAIX UNIT TWO, A SUBDIVISION IN SECTION 17 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1978 AS DOCUMENT R78-122560 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 22, 1979 AS DOCUMENT R79-06240 AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1981 AS DOCUMENT R81-38253, IN DUPAGE COUNTY, ILLINOIS AND LOT 1 IN COUNTRY COMMONS ASSESSMENT PLAT, CITY OF NAPERVILLE, RECORDED OCTOBER 9, 1973 AS DOCUMENT R73-63598, IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBER

08-18-406-066

08-18-211-006

City of Naperville COUNTRY COMMONS PARK



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



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

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR COUNTRY COMMONS PARK

BEING A SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 38 NORTH,
RANGE TO EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



SITE
LOCATION

VICINITY MAP



PARCEL INDEX NUMBER
08-18-406-085
09-18-211-106

NAME: NAPERVILLE CITY CLERK
ADDRESS:
400 S. EAGLE STREET
NAPERVILLE, IL.
60566-7030

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Thin Solid Line)
- UNDEVELOPED LOT LINE/PROPERTY LINE (Dashed Line)
- CENTERLINE (Single Dashed Line)
- BUILDING LINE (Double Dashed Line)
- UNDERLYING LOT LINE/PROPERTY LINE (Thin Dashed Line)
- E-1 HIGH BEARING LINES (Thin Dashed Line)
- SET CONCRETE MONUMENT (Small Square)

ABBREVIATION TABLE

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- SW - SOUTHWEST
- SE - SOUTHEAST
- NE - NORTHEAST
- NW - NORTHWEST
- REC - RECORD
- PL - PLAT
- P.C. - POINT OF CURVATURE
- REFD. - INTERPOLLE PARK DISTRICT

LOT AREA TABLE

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	150,000	3,472.26
2	304,250	7,000.00
3	325,744	7,475.00
4	415,456	9,488.00
TOTAL	935,450	21,435.26

NOTES

- 3/4" x 3/4" IRON PIPES SET AT ALL LOT CORNERS AND POINTS OF INTERSECTION UNLESS OTHERWISE NOTED.
- F.I.P. - FOUND IRON PIPE (AS SHOWN).
- BEARINGS SHOWN HEREON BASED UPON 1983.
- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- CONVEYANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- DIMENSIONS ENCLOSED WITH () ARE RECORD DATA, ALL OTHER DIMENSIONS ARE MEASURED.

EXISTING EASEMENT NOTES

- ALL OF LOT 1 IN FORELAIN-SHIFT SUBJECT TO DRAINAGE EASEMENT PER FORELAIN-2006-0004.
- EASEMENT CENTERED UPON ANY AND ALL UTILITY IMPROVEMENTS PER FORELAIN-2006-0004.

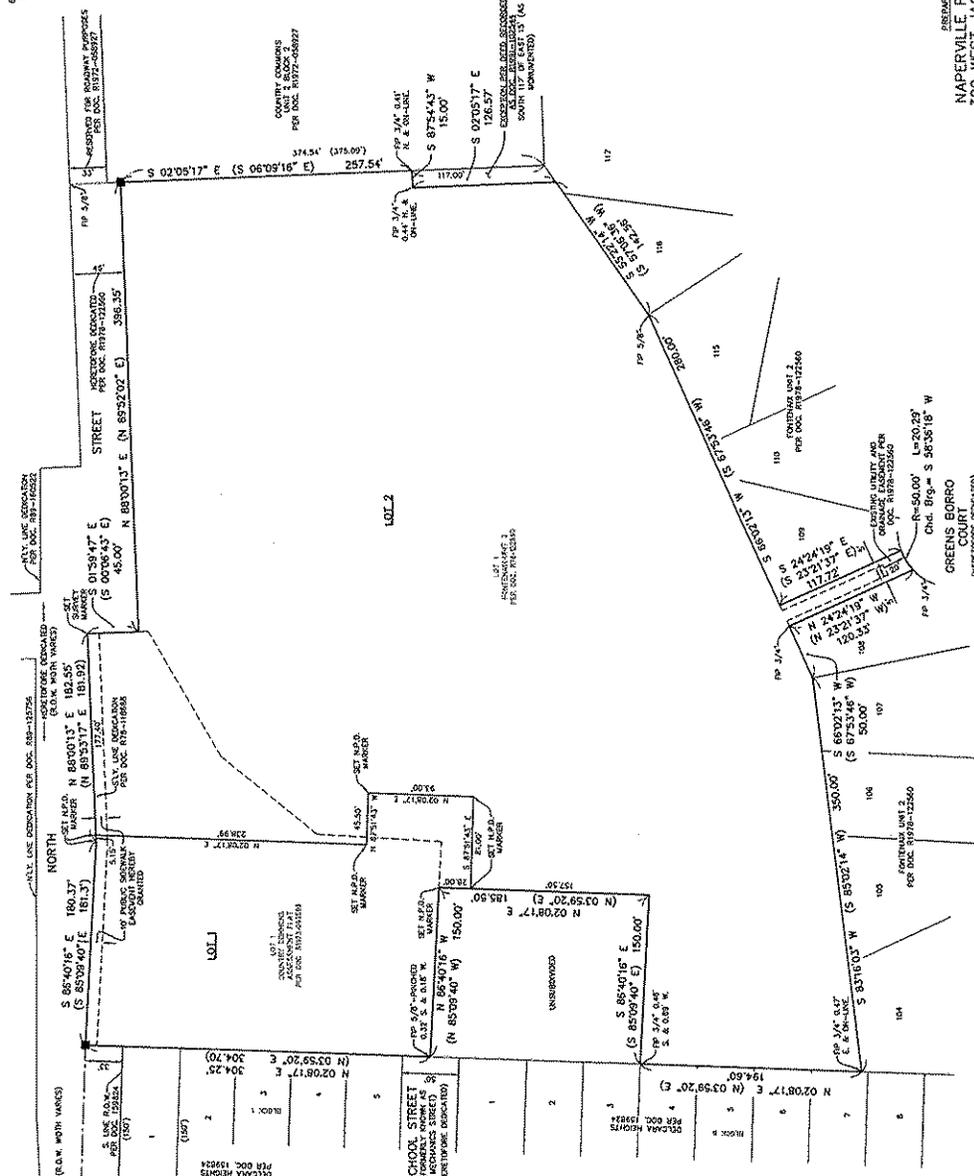


CEMCON, Ltd.
Geotechnical Engineers, Land Surveyors & Planners
2280 WHITE OAK CIRCLE, SUITE 100
NAPERVILLE, ILLINOIS 60566
PH: (630) 262-7100 FAX: (630) 882-2189
e-mail: cadd@cemcon.com

PREPARED FOR:
NAPERVILLE PARK DISTRICT
320 WEST JACKSON AVENUE
NAPERVILLE, IL. 60540

REVISIONS:
DATE: 05-17-10 JOB NO.: 28A027
REVISED: 5-21-10/NOA PER CITY COMMENTS DATED 5-20-10

SHEET 1 OF 1





Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-142 **AGENDA DATE:** 12/15/2010
SUBJECT: Naperville Cemetery - Presentation Case
 Petitioner: Naperville Cemetery Association

LOCATION: 705 S. Washington Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a subdivision plat for the Naperville Cemetery located on the west side of Washington Street between Hillside and Martin Avenues. The subdivision request is in conjunction with the Naperville Cemetery Association’s plans to construct private access roads through the vacant property immediately west of the existing cemetery limits to establish future burial plots.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend approval of a preliminary/final plat of subdivision for the Naperville Cemetery Association.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 40 acres bounded by Knoch Park (west), Washington Street (east), Hillside Avenue (north) and Martin Avenue (south). The property includes burial plots and associated office and maintenance structures. The property is zoned E1 (Low Density Estate District). Cemeteries, including crematories or mausoleums in conjunction herewith, are permitted by right in this zoning district.

CONTROLLING AGREEMENTS AND ORDINANCES:

None

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The East Sector Update to the Comprehensive Plan designates the future land use of the subject property as cemetery. The intended development for the subject property is consistent with the future land use designation.

NATURAL FEATURES:

The subject property is relatively flat and many mature trees, especially near the southern property line.

PLANNING SERVICES TEAM REVIEW:

Preliminary/Final Plat of Subdivision

This case is being referred to the Plan Commission as a presentation case pursuant to Section 7-2-3 of the Naperville Municipal Code as the property exceeds 5 acres in size and includes dedication of right of way. A Plan Commission recommendation is requested at this meeting; however, a public hearing is not required.

In 1977, a document was developed, but not recorded, to convey property at the northeast corner of the subject property. The proposed preliminary/final plat addresses this situation by denoting a City Public Sidewalk, Sight Distance, Traffic Control Devices, and Utilities Easement at the northeast corner of the property for the existing infrastructure in this area. Moreover, the preliminary/final plat of subdivision will also officially depict, describe and dedicate the west half of Washington Street adjacent to the subject property to the City of Naperville.

The dedications have no impact on existing roadway configurations. No roadway improvements are planned in association with these dedications. These dedications simply allow for proper recording of land and easements that were never completed in the past.

ATTACHMENTS:

1. Naperville Cemetery – Development Petition – PC 10-1-142
2. Naperville Cemetery – Location Map – PC 10-1-142
3. Naperville Cemetery – Location Map Aerial – PC 10-1-142
4. Naperville Cemetery – Preliminary/Final Subdivision Plat – PC 10-1-142

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

Development Name (should be consistent with plat): Naperville Cemetery's Third Addition

Development Address: 705 S. Washington St., Naperville, IL 60540

Date of Submission: October 28, 2010

I. APPLICANT:

Naperville Cemetery Association

Name

Corporation

705 S. Washington St.

Street

Naperville

City

IL

State

60540

Zip Code

Patricia L. Denny

Primary Contact Person

Cemetery Administrator

Relationship to Applicant

630-355-1057

Telephone Number

630-355-5357

Fax Number

naper_cemetery@sbcglobal.net

E-Mail Address

II. OWNER OF THE PROPERTY:

Naperville Cemetery Association

Name

705 S. Washington St., Naperville, IL 60540

Address

630-355-1057

Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Dan Collander

Telephone Number: 630-420-1333

Email Address: collanderlaw@aol.com

Fax Number: 630-420-9119

Address: 568 S. Washington St., Naperville, IL 60540

Engineer: Glenn Vesely

Telephone Number: 630-355-2360

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ____ To ____
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input checked="" type="checkbox"/> Preliminary Plat of Subdivision | <input 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.)
-

-
2. Existing Utility Services (water, sewer, electricity): _____
 3. Existing zoning on the site: _____
 4. Existing Land Use: cemetery
 5. Acreage & Square Footage of the site: 40 acres
 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):

<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Other: <u>cemetery</u>	

2. Proposed Zoning: _____

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):

Grave sites

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

none

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:

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:

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

7. General Land Use Data:

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

*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	Average Lot Size
Single-Family						NA			
ownhome						NA			

Duplex						NA			
apartment						NA			
Comrc.			NA	NA	NA				
Office			NA	NA	NA				
Industrial			NA	NA	NA				

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

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

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

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

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

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

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

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

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

	Private -- 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.)

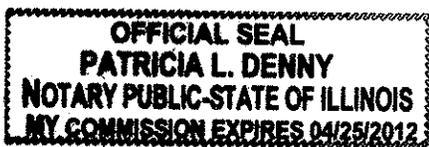
Respectfully Submitted,

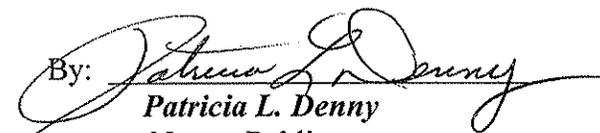
[Enter Name of Petitioner(s) or Authorized Agent]

By: 
 Mollie S. Grosskopf
 President, Naperville Cemetery Association

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

The foregoing petition was acknowledged before me by *Patricia L. Denny* on the 28th day of October, 2010 A.D.



By: 
 Patricia L. Denny
 Notary Public

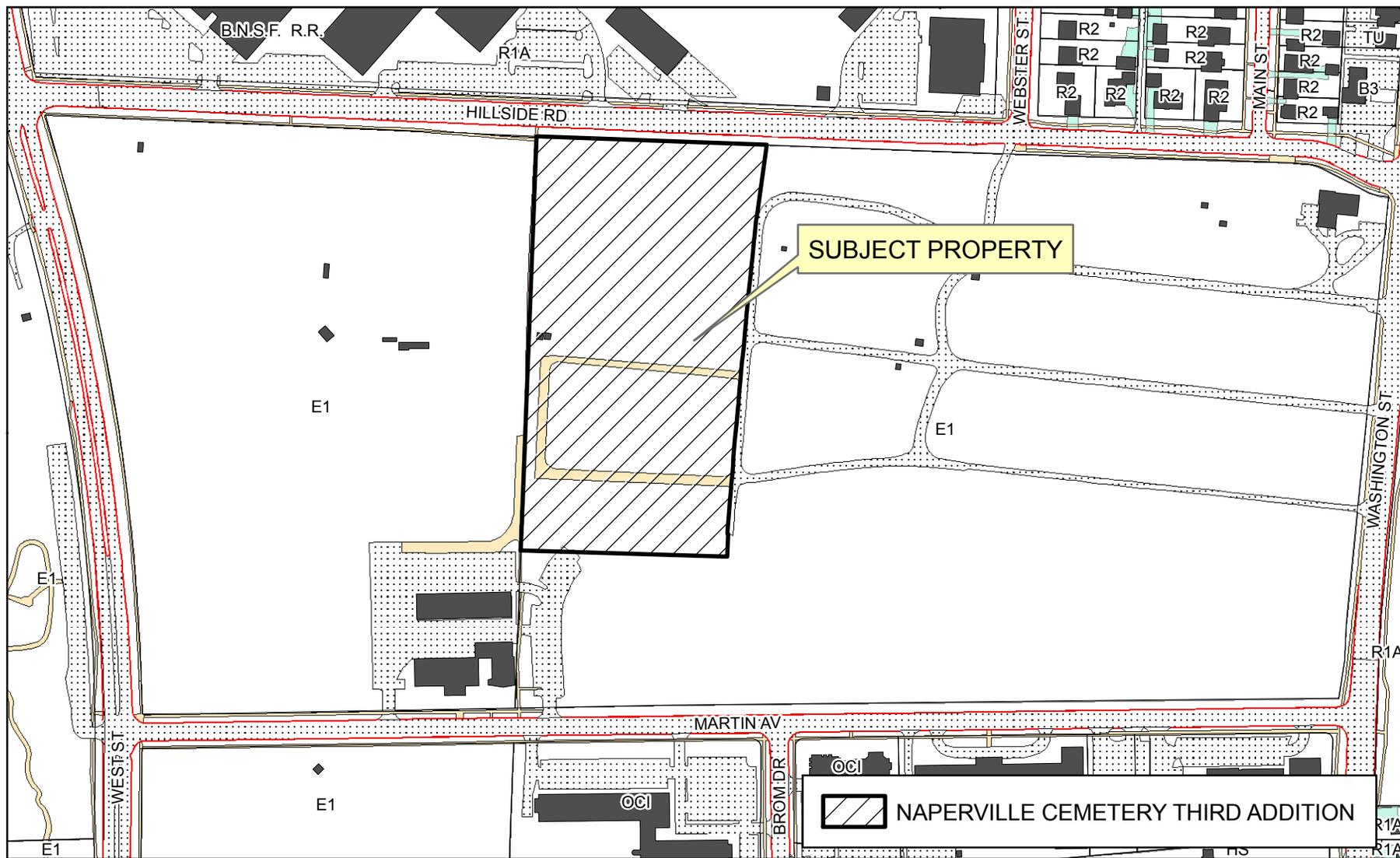
LLC PETITIONERS

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

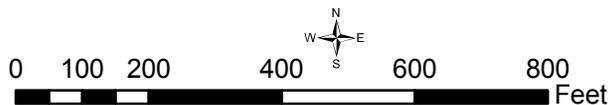
EFFECTIVE PERIOD OF APPLICATION

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.

City of Naperville
NAPERVILLE CEMETERY THIRD ADDITION

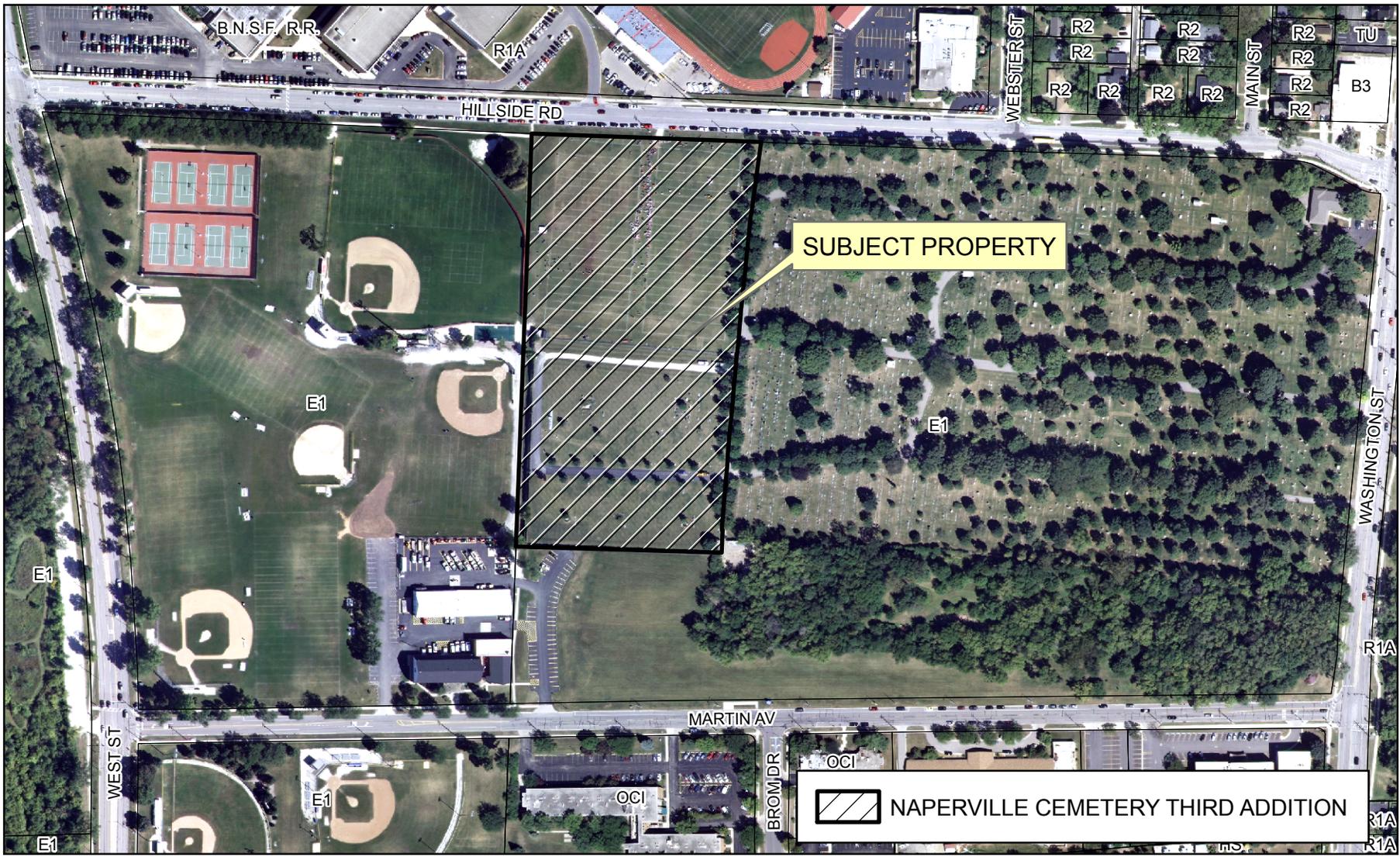


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 November 2010



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City of Naperville NAPERVILLE CEMETERY THIRD ADDITION

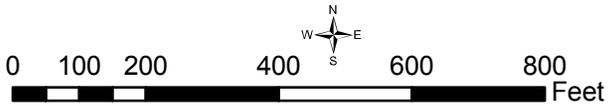


SUBJECT PROPERTY

 NAPERVILLE CEMETERY THIRD ADDITION



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



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NO.	REVISIONS	DATE

A E S CONSULTANTS, LTD.
 ARCHITECTS
 ENGINEERS
 SURVEYORS
 2368 CORPORATE LANE SUITE 114 NAPERVILLE, IL
 (630) 355-2380



PLAT OF SUBDIVISION
 FOR
NAPERVILLE CEMETERY ASSOCIATION
 705 S. WASHINGTON ST. - NAPERVILLE, IL

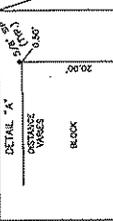
SHEET NO.	AS SHOWN
PROJECT NO.	S-11440
DATE	02/25/10

P.I.N. NO. 07-24-208-007
 PREPARED BY: A.E.S. CONSULTANTS
 A NOT-FOR-PROFIT CORPORATION OF ILLINOIS
 705 SOUTH WASHINGTON STREET
 NAPERVILLE, IL 60563

PRELIMINARY / FINAL PLAT OF SUBDIVISION OF **NAPERVILLE CEMETERY'S THIRD ADDITION**

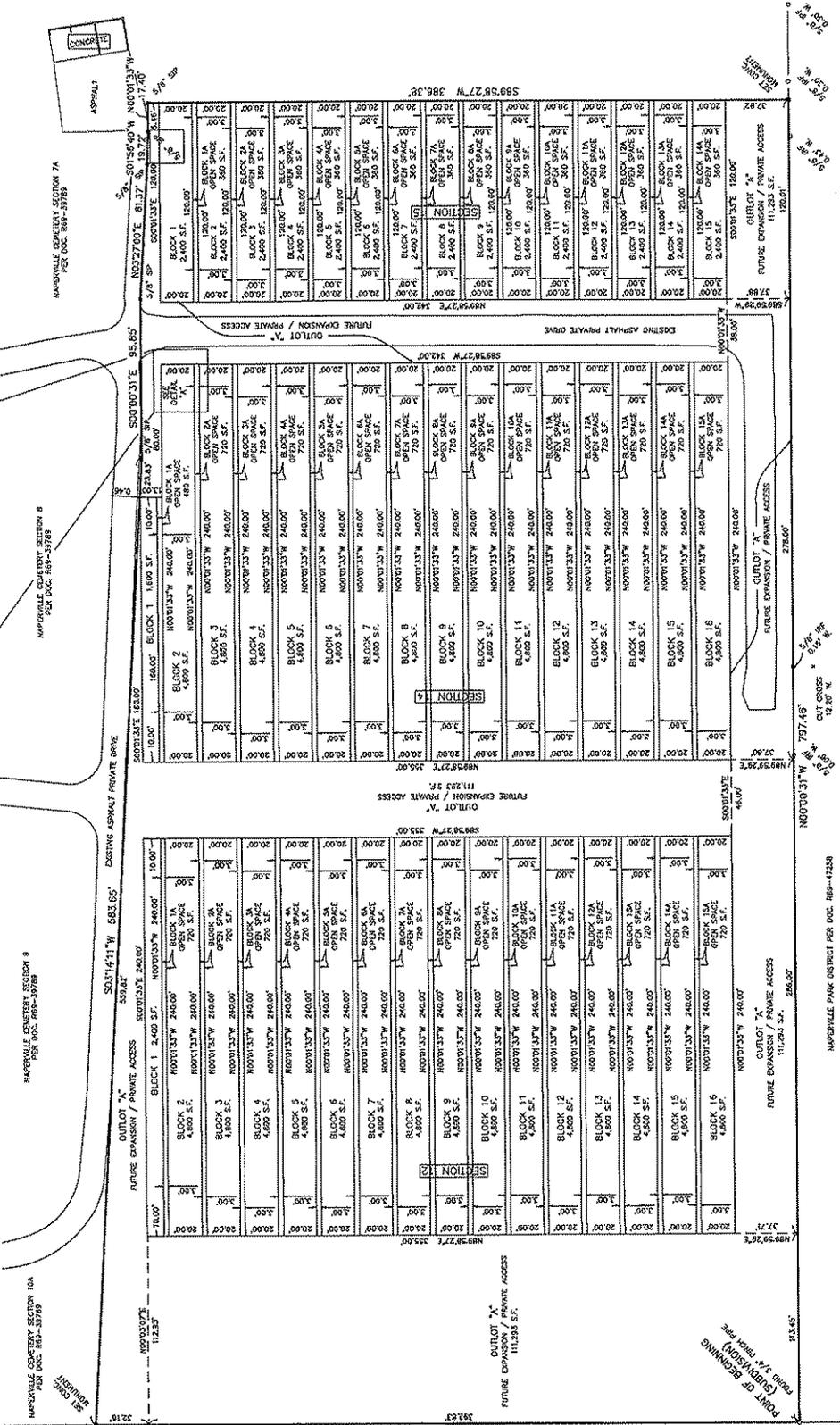
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DECATUR COUNTY, IL

- LEGEND**
- FOUND IRON PIPE (FIP)
 - SET IRON PIPE (SIP)
 - FOUND IRON PIPE (FIP)
 - SET CONCRETE MONUMENT
 - FOUND CROSS IN CONCRETE
 - x CUT GRASS IN CONCRETE



- SHEET INDEX:**
 SHEET 1 - OVERALL BOUNDARY
 SHEET 2 - DETAIL SHEET OF SUBDIVISION
 SHEET 3 - LEGAL DESCRIPTION, CONTINGENCIES AND NOTATIONS

BEARINGS ARE FOR ANNUAL REFERENCE ONLY AND ARE NOT RELATED TO THE BEARINGS OF THE ORIGINAL PLAT FOR THIS PLAT IS BASED ON THE SOUTH LINE OF HILLSBIDE ROAD ALONG THE NORTH SIDE OF THE NAPERVILLE CEMETERY
 ASSUMED BEARING: S 89°56'53" E



CITY OF NAPERVILLE PROJECT NO. 10-22222222

