



**NAPERVILLE PLAN COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
03/30/2011 - 7:00 p.m.**

**CALL TO ORDER:**

**A. Roll Call**

**B. Approve Minutes**

1. Approve the minutes of the March 2, 2011 Plan Commission meeting.

**C. Old Business**

**D. Public Hearings**

1. PC Case # 11-1-016 Donation Boxes Amendment  
Petitioner: City of Naperville

Request: Conduct the Public Hearing

Official Notice: Published in the Naperville Sun on February 23, 25 and 27, 2011

2. PC Case # 11-1-001 Primrose School at Naperville Crossings  
Petitioner: Primrose School Franchising Company, 3660 Cedarcrest Road, Acworth GA 30101  
Location: Part of Lot 8 of the Naperville Crossings Planned Unit Development, located generally west of Route 59 and north of 95th Street.

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on March 13, 2011

**E. Reports and Recommendations**

**F. Correspondence**

**G. New Business**

**AGENDA**  
**NAPERVILLE PLAN COMMISSION**  
**03/30/2011 - 7:00 p.m. - COUNCIL CHAMBERS**  
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**H. Adjournment**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6725 or 630-305-5205 (TDD) or via e-mail at [manningm@naperville.il.us](mailto:manningm@naperville.il.us). Every effort will be made to allow for meeting participation.**



**NAPERVILLE PLAN COMMISSION  
DRAFT MINUTES OF MARCH 2, 2011**

**Call to Order**

**7:09 p.m.**

**A. Roll Call**

Present: Bruno, Trowbridge, Messer, Gustin, Edmonds, Meyer  
Absent: Herzog, Meschino  
Student Members: Wallace, Schoch  
Staff Present: Planning Team – Suzanne Thorsen  
Engineer – Kim Grabow

**B. Minutes**

Approve the minutes from the January 19, 2011 Plan Commission meeting.

Edmonds requested that staff correct a typo on last page under “discussion”.

Motion to approve as amended.

Motion by: Gustin  
Second by: Trowbridge

Approved  
(6-0)

**C. Old Business**

**D. Public Hearings**

**D1. PC 10-1-161  
11S008 West Street**

Petitioner: John and Theresa Keshner, 3428 Redwing Drive Naperville, IL 60564  
Location: 11S008 West Street

Request: Conduct the public hearing to consider annexation of the subject property to the City of Naperville and rezoning to R1A (Low Density Single Family Residential District) upon annexation.

Suzanne Thorsen, Planning Services Team, gave an overview of the request. Staff clarified that no variances are required.

Kathleen C. West, Attorney at Dommermuth, Brestal, Cobine and West, 123 Water Street, spoke on behalf of the petitioner describing the request in detail and noting that the petitioners wish to demolish the existing structure and construct a new single-family house. The proposed R1A is comparable to Will County R3 zoning.

Plan Commission inquired about:  
• The purpose of the request.

- How the proposed R1A zoning compares to Will County R3.
- Consistency with the Comprehensive Master Plan.
- The appropriateness of R1A zoning to maintain consistent lot area within Rivercrest Estates.

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of annexation of 11S008 West Street in accordance with the March 2, 2011 staff memorandum.

Motion by: Meyer  
Seconded by: Gustin

Approved  
(6-0)

**D2. PC 11-1-013  
Kiddie Academy  
Cantore Place Lot 5**

Petitioner: RSC & Associates, 1112 Lake Street, Suite 300, Oak Park, IL 60301  
Location: Lot 5 of Cantore Place, at the northwest corner of Cantore Road and Forgue Drive

Request: Conduct the public hearing to consider a major change to the Cantore Place PUD, final PUD plat and zoning deviation to reduce off-street parking for a daycare facility.

Suzanne Thorsen, Planning Services Team, gave an overview of the request.

Chris Comorado, Kiddie Academy, 3415 Box Hill Corporate Center Drive Abingdon, MD stated that he is available to respond to questions.

- Petitioner described minimum square footage requirements for the facility and outdoor programming areas, as well as the nature of traffic flow in the facility, including staff and student arrival/departure times.
- Parking data is derived from arrival and departure records from all facilities nationwide.
- The market is commanding the necessity for a daycare facility of this size based upon population in the surrounding radius.

Arden, Freeman, Architect for the Petitioner, 311 N. Aberdeen Street, Chicago IL stated that the proposed parking is adequate for the use.

Plan Commission inquired about

- How the land that would otherwise be dedicated to parking will be used.
- Whether a traffic study has been completed for the use.
- How the proposed parking will be adequate to support the students.
- How traffic will move through the site.
- Proximity of the Forgue Drive access to the stop sign at Cantore Road.
- If the site would be viable if the building size were reduced.

Plan Commission closed the public hearing.

**Plan Commission Discussion:**

- Bruno – stated that circulation is tight along Forgue Drive and suggested that the petitioner consider one-way access through the site.
- Gustin – noted that the lot is oddly shaped but the traffic pattern will work for this parcel and there is not much more that can be done.

Plan Commission moved to recommend approval of PC 11-1-013, Kiddie Academy, Lot 5 Cantore Place requesting a major change to the Cantore Place PUD, final PUD plat for a daycare facility, and a deviation of the PUD to reduce required parking from 44 to 35, in accordance with staff memorandum of March 2 and revised petition for the development that was submitted on February 28.

Motion by: Meyer  
Seconded by: Messer

Approved  
(6-0)

**D3. PC 11-1-011  
5<sup>th</sup> Avenue  
Properties**

Petitioner: Mill Street Properties, LLC, 1805 High Grove Lane, Suite 137, Naperville, IL 60540  
Location: Southwest corner of 5th Avenue and Mill Street (400 through 670 W. 5th Avenue)

Request: Conduct the public hearing to consider revocation of the planned unit development, rezoning and conditional uses.

Suzanne Thorsen, Planning Services Team, gave an overview of the request.

Len Monson, attorney at Kuhn, Heap and Monson, 552 S. Washington Street, spoke on behalf of the petitioner, noting

- The use and purpose of the property has evolved since the 1970’s from primarily industrial to primarily commercial.
- No site changes are currently proposed.
- Tenants have had difficulty locating in the building due to existing zoning, including conditional use processes, despite their compatibility with neighboring businesses.
- Proposed zoning reflects current uses and is consistent with the master plan.
- Petitioner agrees to proposed condition that would limit certain B3 uses on the site.

Plan Commission inquired about

- How the existing businesses would be affected by rezoning, especially those that have received previous approval of a conditional use.
- If any modifications are proposed on the site.

Plan Commission closed the public hearing.

**Plan Commission Discussion:**

- Gustin- stated that this is a great idea to address tenant difficulties and

agrees with the proposed B3 conditions.

- Messer – expressed concurrence with Commissioner Gustin.
- Edmonds – stated that a nursery would be an appropriate use in this location.

Plan Commission moved to recommend approval of PC#11-1-011 to revoke the existing Planned Unit Development for 5<sup>th</sup> Avenue Properties; rezone buildings 400, 500 and 600 to the B3 (General Business) District and rezone building 670 to the I District; and approval of conditional uses in the I District to allow existing auto repair uses in the 670 building and an existing metal fabrication facility in the 550 building as well as a conditional use in the B3 District to allow for a daycare that is currently existing in the 400 building, in accordance with the conditions in staff's March 2, 2011 memorandum, including conditions in the B3 area that would prohibit greenhouses and nurseries, hotels/motels, motor vehicle sales (excluding internet sales offices), pawnshops, and undertaking establishments.

Motion by: Meyer  
Seconded by: Gustin

Approved  
(6-0)

**E. Reports and Recommendations**

**F. Correspondence**

**G. New Business**

Staff announced cancellation of the March 16, 2011 Plan Commission meeting and continuance of a text amendment for donation drop boxes to March 30, 2011.

**H. Adjournment**

8:07 p.m.



# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:**                    11-1-016                                    **AGENDA DATE:**        3/30/2011

**SUBJECT:**                    Zoning Text Amendments Pertaining to Donation Boxes

**LOCATION:**                    N/A

Correspondence        New Business            Old Business            Public Hearing

**SYNOPSIS:**  
 This is a request to amend Title 6 (Zoning Regulations) of the Municipal Code to establish zoning standards for donation boxes.

**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**  
 Conduct the public hearing.

**PREPARED BY:**    Suzanne Thorsen, AICP, Community Planner

**BACKGROUND**

The Donation Boxes zoning amendment is proposed pursuant to the Planning Services Team work program approved by the City Council in April 2010 and revised in December, 2010. The purpose of the ordinance is to provide standards for permitting and placement of donation drop boxes. Donation drop boxes are typically used to collect non-perishable items, such as clothing, shoes, glasses and books, for charitable or recycling/resale purposes.

The proposed zoning amendment would create a new section within Chapter 2 (General Zoning) of Title 6 (Zoning Regulations) of the Municipal Code to establish regulations pertaining to donation boxes. Currently, donation boxes are authorized through issuance of a temporary use. This approach is not clearly articulated within the Municipal Code and may result in unauthorized placement of donation boxes or inconsistent permitting procedures. Donation boxes require approval of a temporary use, which involves substantial processing for both the initial approval and subsequent renewals, consisting of both application review and City Council paperwork for boxes to be placed for a period exceeding six months (memos, agenda items, etc.).

**DISCUSSION:**

*Proposed Standards:*

The proposed ordinance would require that any donation box placed in the City of Naperville first receive a permit. A donation box would be defined as follows:

DONATION BOX: an unattended container, receptacle, or similar device that is used for soliciting and collecting donations of clothing or other salvageable personal property. This term does not include any unattended donation box located within a building, which is permitted by right.

A summary and analysis of key standards follows:

- Donation boxes would only be permitted on properties zoned for commercial, assembly, institutional and industrial use, except that they would not be permitted in the downtown area.  
*Residential and downtown areas do not typically possess the appropriate circulation/parking characteristics to accommodate this use. Furthermore, drop off activity in these areas could be intrusive or detrimental to the character of the district.*
- Donation boxes would not be permitted on a required parking space or within a required front, corner side or major arterial setback.  
*This is consistent with standards currently applied to temporary uses and a review of peer communities' ordinances.*
- Donation boxes would not be permitted to cause a sight obstruction.  
*This is consistent with standards currently applied to temporary uses and landscaping.*
- Only one donation box would be permitted per lot or shopping center.  
*The intent of this provision is to avoid clustering of donation boxes, which can create an unsightly condition and also potentially result in circulation and maintenance issues. This standard is consistent with a review of peer communities' ordinances.*
- The maximum height for a donation box would be 6.5'.  
*A survey of donation boxes existing in the City indicates that boxes typically range from 6 to 6.5' in height. In addition, this standard is consistent with a review of peer communities' ordinances.*
- Donation boxes would be required to include contact information for the permittee and operator.  
*Easily accessible contact information for permittees and operators will assist the city in addressing any maintenance or other issues.*

The proposed ordinance would also require that all donation boxes be maintained in good condition with no outside accumulation of donations or debris.

*Existing Donation Boxes*

In recent years, the city has authorized temporary placement of donation boxes for the YWCA, U'SA Gain and Abitibi recycling throughout the city. Processing these requests included permit/site review for each location in addition to City Council memos authorizing the request and, in some cases, renewing the approval. The proposed standards incorporate the criteria by which they were previously approved, and the proposed process would streamline authorization of donation boxes to a simple zoning/site review and permit approval. As a result, these

*Donation Boxes Amendment (PC#11-1-016)*

*March 30, 2011*

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previously-approved donation boxes would be required to demonstrate compliance with the standards noted above and obtain a permit at the time of expiration of their current approvals.

*Future Permitting of Donation Boxes*

Upon adoption of the proposed ordinance, all donation boxes would be subject to the permitting, location and maintenance standards contained therein. Staff will work with the city's Code Enforcement team as necessary to address existing nonconforming donation boxes.

**ATTACHMENTS:**

1. Proposed Donation Boxes Ordinance – PC 11-1-016

**6-1-6: DEFINITIONS**

DONATION BOX: an unattended container, receptacle, or similar device that is used for soliciting and collecting donations of clothing or other salvageable personal property. This term does not include any unattended donation box located within a building, which is permitted by right.

**6-2-22: - DONATION BOXES**

1. Permits Required: It shall be unlawful for any person or business to place or allow to be placed on their own property a receptacle for the purpose of collecting donations within the City of Naperville without first making application and securing a permit from the Department of Transportation, Engineering and Development.
  - 1.1. Applicants shall submit written authorization from the property owner consenting to the placement of a donation box on the subject property.
2. Standards: A permit shall not be issued for a donation box unless it demonstrates compliance with the following standards:
  - 2.1. Donation boxes may only be placed on properties zoned to allow commercial, assembly, institutional or industrial use, except, however, that donation boxes shall not be permitted in the B4, B5 and TU Districts;
  - 2.2. Donation boxes shall not be placed within a required parking space;
  - 2.3. Donation boxes shall not be placed within a required front or corner side yard, or major arterial setback. To the extent feasible, donation boxes shall be placed so as to be inconspicuous as viewed from public rights-of-way;
  - 2.4. Donation boxes shall not be placed in such a manner as to cause a sight obstruction for pedestrians or motorists;
  - 2.5. Only one donation box shall be permitted per lot or per shopping center, whichever is more restrictive;
  - 2.6. Donation boxes shall not exceed six and a half feet (6.5') in height; and
  - 2.7. Donation boxes shall contain the following contact information in two inch type visible from the front of the box: the name, address, email, and phone number of both the permittee and operator.
3. Maintenance: Donation boxes shall be maintained in good condition and appearance with no structural damage, holes, or visible rust, and shall be free of graffiti. All boxes shall be free of debris and shall be serviced regularly so as to prevent overflow of donations or the accumulation of junk, debris or other material.
4. Revocation of permit: any permit granted pursuant to the provisions of this Section may be subject to revocation for cause by the Director of Transportation, Engineering and Development (or his/her designee), including but not limited to the failure to comply with this Section or any other applicable provisions of the Naperville Municipal Code.
5. Exclusions:
  - 5.1. The provisions of this Section shall not be applied to attended donation facilities (including trailers), which shall be authorized under the provisions of Section 6-2-11.

*Donation Boxes Amendment (PC#11-1-016)*

*March 30, 2011*

- 5.2. The provisions of this Section shall not be applied to recycling receptacles for the principal use of the owner(s) or occupant(s) of the property. Screening of recycling facilities shall be in accordance with Section 5-10-3.





# Naperville

## PLAN COMMISSION AGENDA ITEM

**PC CASE:** 11-1-001 **AGENDA DATE:** 3/30/2011  
**SUBJECT:** Primrose School at Naperville Crossings  
Petitioner: Primrose School Franchising Company, 3660 Cedarcrest Road, Acworth GA 30101

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**LOCATION:** Part of Lot 8 of the Naperville Crossings Planned Unit Development, located generally west of Route 59 and north of 95<sup>th</sup> Street.

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Correspondence      New Business      Old Business      Public Hearing

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**SYNOPSIS:** The petitioner requests approval of a major change to the Naperville Crossings PUD, preliminary PUD plat, and a conditional use in the B2 District to construct a daycare facility. Petitioner also seeks approval of a preliminary plat of subdivision and a PUD deviation to reduce the number of required parking spaces from 45 to 22.

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**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:** Suzanne Thorsen, AICP, TED Business Group

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

The subject property is located generally west of Route 59 and north of 95<sup>th</sup> Street. It consists of 1.46 acres zoned B2 PUD. The site is presently vacant.

**CONTROLLING AGREEMENTS AND ORDINANCES:**

Ord. 04-19	Ordinance rezoning the property
Ord. 04-20	Ordinance approving a conditional use for a PUD with variances and approving the Preliminary/Final Plat of Subdivision and Preliminary PUD Plat for Naperville Crossings
Ord. 04-55	Ordinance approving amended preliminary PUD Plat/final subdivision plat

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

The 2002 Southwest Community Area Plan designates the future land use of this property for mixed-use commercial and office. The proposed use is consistent with the Comprehensive Master Plan and the underlying B2 zoning.

**PLANNING SERVICES TEAM REVIEW:**

*Major Change to the PUD*

The petitioner proposes to develop a daycare facility on a portion of Lot 8 in Naperville Crossings. This site was originally planned for a parking structure to serve the PUD. Recent economic conditions have necessitated that property owners, petitioners and the city take a fresh look at possibilities for planned developments. In this instance, it is likely that the build-out of Naperville Crossings' remaining parcels will occur on a lot-by-lot basis in accordance with the general intent, but not the specific site plan, for the PUD.

Although a daycare was not anticipated in the initial planning of Naperville Crossings Lot 8, it is compatible with the underlying B2 zoning and the general character of the surrounding area which includes commercial, civic and residential uses. Further, the proposed land use will enliven the PUD by enhancing the street frontage of Reflection Drive and providing a daytime use that complements the other uses within the PUD.

*Off-Street Parking*

The petitioner requests a zoning deviation to reduce off-street parking from 45 to 22 spaces on the subject property. A shared parking agreement exists within the PUD that will allow users of the facility to park within the movie theater side (south) parking lot on Lot 7 during peak times. Staff has evaluated the request for a parking deviation and finds that it will result in an efficient use of land. The school's hours of operation are from 6:00 a.m. to 6:30 p.m., with peak parking demand for the daycare facility occurring between 6:30 a.m. and 9:30 a.m., and 3:30 p.m. and 6:30 p.m. The peak demand hours for the movie theater occur from 6:00 p.m. to 10:00 p.m. on Friday and Saturday, with parking in the front (east) field of the movie theater filling first. The petitioner has stated that parking can be accommodated on-site after 6:00 p.m. each day so as not to conflict with the movie theater's peak parking hours.

Staff recommends the following conditions of approval for the parking deviation:

1. Parking for the daycare facility must be accommodated on-site after 6:00 p.m.
2. The parking deviation is applicable to the daycare use only. Any future use of Lot 20 other than daycare use must either provide adequate parking on-site or demonstrate the adequacy of parking within the overall PUD to accommodate the use.

*Design Elements*

The proposed landscape plan for Primrose School complies with the standards of the Municipal Code and the upgraded expectations of the PUD. Staff has worked with the petitioner with regards to the building elevations to draw some of the design themes within Naperville Crossings into the building prototype for Primrose School.

Staff's first preference is that the building design be consistent and reflective of the overall PUD, which is generally commercial in appearance. However, the petitioner has stated that the rooster weathervane, pitched roof and residential style are key branding elements that they will not

*Primrose School – PC 11-1-001*

*March 30, 2011*

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modify. In an effort to accommodate the design concepts of the PUD, the petitioner has incorporated a hip roof style found on some tower and entry features of Naperville Crossings, as well as brick and roof colors matching the in-line retail buildings along Showplace Drive. Staff recommends that the following additional modifications be completed prior to approval of the building design:

- Incorporate an arched opening or canvas awning at the building entrance, as virtually all buildings within the PUD have one or both of these features; and
- Modify window and door selections to a less residential style (i.e., fewer pane divisions on the windows and a simpler door style).

*Subdivision Plat*

The proposed major change to the PUD will result in the division of Lot 8 into two new lots (Lots 20 and 21). The daycare facility would be located on the new Lot 20 of Naperville Crossings. Lot 21 will remain vacant for future development and will be reviewed as a change to the PUD. Staff has reviewed the proposed subdivision plat and finds that it complies with the Subdivision Regulations and the underlying B2 District.

**ATTACHMENTS:**

1. Primrose School at Naperville Crossings – Attachment 1: Parking Analysis – PC 11-1-001
2. Primrose School at Naperville Crossings – Petition – PC 11-1-001
3. Primrose School at Naperville Crossings – Location Map – PC 11-1-001
4. Primrose School at Naperville Crossings – Preliminary PUD Plat – PC 11-1-001
5. Primrose School at Naperville Crossings – Landscape Plan – PC 11-1-001
6. Primrose School at Naperville Crossings – Building Elevations – PC 11-1-001
7. Primrose School at Naperville Crossings – Preliminary Plat of Subdivision – PC 11-1-001

**NAPERVILLE CROSSINGS SUBDIVISION  
PROPOSED PRIMROSE SCHOOL TO BE LOCATED ON PART OF LOT #8  
RESPONSE TO STAFF INQUIRY REGARDING PARKING.**

A. Total number of seats that the theater can accommodate.

3,073

B. Maximum number of students that Primrose can accommodate.

184 (from an approximated 135 families)

C. Anticipated customer parking demand? Will parents need to park their cars to walk their kids in, or can they drop kids off? Is there any empirical data from other similar daycare facilities to indicate the amount of customer parking needed at any given time?

*The proposed Primrose School will have a minimum of 22 parking spaces on-site, 2 of which are handicapped accessible. Parents are required to physically bring their child into the center and sign in and out. No drop off activity is permitted. Based on data available from other Primrose schools, our intention is to have 22 staff members serving a maximum 184 children which will likely come from approximately 135 families. With an abundance of underutilized parking immediately adjacent to the proposed school which can be utilized for staff parking, a total of 22 on-site parking spaces will be provided for unloading and loading. Morning drop off will occur between the hours of 6:00am-9:00am, and pick up will start at 3:00pm and go until 6:30pm. Primrose's experience designing over 600 schools over the past 23 years tells us that the average time for loading and unloading (parking time) is approximately 7 minutes. With 22 spaces allocated for parents, a total of 180 cars per hour could be accommodated. This is far more than necessary to accommodate the maximum 184 children that would come from approximately 135 families using the school. (Please refer to the "Primrose School Franchising Company Naperville Parking Analysis" for an hourly distribution of pick-up and drop-off activity.*

D. Operation hours of the proposed school.

6:00am to 6:30pm.

E. What are the Peak hours of the movie theater?

*According to the Institute of Transportation Engineers Trip Generation Manual, 8<sup>th</sup> edition, the peak hours for a movie theater are during Friday and Saturday evenings from 6:00pm-10:00pm. In light of the peak hours of the theater, Primrose agrees that all employee and student parking will be accommodated on-site after 6:00pm.*

F. Parking counts of the movie theater during the preschool's operation.

*Peak weekday usage is estimated at .15 parking spots required for each seat which amounts to 461 occupied stalls (Information obtained from Institute of Traffic Engineers Manual, 4<sup>th</sup> Edition). There are an estimated 745 parking spaces and 18 handicapped stalls adjacent to the movie theater.*

G. Number of employees and number of spaced used for permanent parking such as bus/van parking.

*The total number of estimated employees is 22. The proposed primrose school will own and operate a maximum of 2 vans.*

**Primrose School Franchising Company**

**Naperville Parking Analysis**

Atypical Travel Pattern  
On Child, One Car

Time of Day	Arrivals		Departures		School Occupancy		Parking Space Occupied by Staff	Parking Available for Parents	Parking Space Required for Parent Load	Parking Spaces Available for Others
	Staff	Students	Staff	Students	Staff	Students				
6:00 AM	1	0	0	0	1	0	1	45	0	45
6:30 AM	5	18	-4	0	5	18	5	42	4	37
7:00 AM	7	25	-3	0	7	43	7	39	6	33
7:30 AM	11	30	-4	0	11	73	11	35	7	28
8:00 AM	16	36	-4	0	16	109	16	30	8	22
8:30 AM	19	37	-4	0	19	146	19	27	9	18
9:00 AM	21	29	-2	0	21	175	21	25	7	18
9:30 AM	22	9	-1	0	22	184	22	24	2	22
10:00 AM	22	0	0	0	22	184	22	24	0	24
10:30 AM	22	0	0	0	22	184	22	24	0	24
11:00 AM	22	0	0	0	22	184	22	24	0	24
11:30 AM	22	0	0	0	22	184	22	24	0	24
12:00 PM	22	0	0	0	22	184	22	24	0	24
12:30 PM	22	0	0	0	22	184	22	24	0	24
1:00 PM	22	0	0	0	22	184	22	24	0	24
1:30 PM	22	0	0	0	22	184	22	24	0	24
2:00 PM	22	0	0	0	22	184	22	24	0	24
2:30 PM	22	0	0	0	22	184	22	24	0	24
3:00 PM	21	2	1	9	21	177	21	25	3	22
3:30 PM	22	15	0	13	22	179	22	24	7	18
4:00 PM	19	0	3	23	19	156	19	27	5	22
4:30 PM	17	0	2	31	17	125	17	29	7	21
5:00 PM	15	0	3	22	15	103	15	31	5	26
5:30 PM	10	0	5	35	10	68	10	36	8	28
6:00 PM	5	0	4	36	5	32	5	41	8	32
6:30 PM	1	0	4	32	1	0	1	45	8	37

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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION**  
**FOR ENTITLEMENTS REGARDING LOT 8 IN THE**  
**NAPERVILLE CROSSINGS SUBDIVISION**

THE UNDERSIGNED Petitioner, Primrose School Franchising Company, a Georgia corporation (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to re-subdivide Lot 8 in the Naperville Crossings Subdivision, grant a conditional use for a preschool, approve a major change to the Naperville Crossings Planned Unit Development, approve a preliminary planned unit development plat for part of Lot 8 in Naperville Crossings, grant a parking variance and such other variances, departures or deviations as may be necessary to develop the property legally described on **Exhibit A** (“Subject Property”) and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Petitioner, Primrose School Franchising Company, located at 3660 Cedarcrest Road, Acworth, Georgia 30101, is the petitioner and contract purchaser of the Subject Property. First National Bank of Naperville, a branch of First National Bank Brookfield, located at 9136 Washington Ave, Brookfield, Illinois 60513 is the owner of the Subject Property (hereinafter the “Owner”).

2. The Subject Property is part of Lot 8 in Naperville Crossings and consists of approximately 1.46 acres generally located west of Illinois Route 59 and north of 95<sup>th</sup> Street in

Naperville, Illinois.

3. The existing land uses surrounding the Subject Property are as follows:
  - a. North: B-2 PUD (Theater)
  - b. East: B-2 PUD (Vacant)
  - c. South: B-2 PUD (Vacant); and
  - d. West: B-2 PUD (Detention basin).
4. The Subject Property is located in Will County, Illinois, and is unimproved.
5. The Petitioner seeks approval of a Plat of Subdivision to permit the division of the existing Lot 8 into two distinct parcels.
6. The proposed Plat of Subdivision meets all City and State requirements for the subdivision of property and will facilitate the beneficial use of the Subject Property.
7. The Petitioner seeks a conditional use to operate a preschool, pursuant to the regulations of the underlying B-2 Community Shopping Center District.
8. The requested zoning meets the requirements for conditional use under the Naperville Municipal Code, Section 6-3-8, and is appropriate based on the following factors:
  - a. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and*

The Subject Property is part of the Naperville Crossings Subdivision and is zoned B-2 (Community Shopping Center District) with a conditional use for a Planned Unit Development. The Petitioner seeks a conditional use pursuant to the provisions of the B-2 Community Shopping Center District to construct and operate a preschool. This conditional use is consistent with the Official Land Use Plan of the City and the City's Zoning Map, and promotes the general welfare of the City of Naperville. The proposed use is consistent with the character of the development, and is an essential service use that will support the residents of south Naperville.

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

The proposed use of the Subject Property is consistent with the proposed mixed-use development of Naperville Crossings. Naperville Crossings was conceptualized as a mixed-use development with a combination of retail, service commercial uses, professional and medical office uses and residential uses. The retail commercial component of the development is largely developed along Illinois Route 59. The secondary commercial and residential components of the development have stalled over the past five years and these components of the development have subsequently become bank owned real estate. The proposed development would create a beneficial use of the Subject Property that is less intensive than originally planned but which is consistent with the character and intent of the planned unit development. The proposed preschool will bring patrons to the development and thereby complement and serve existing restaurant and retail uses in the development. Furthermore, the proposed building incorporates four-sided architecture and design elements consistent with the Naperville Crossing design guidelines.

c. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The Petitioner's conditional use will not impede the normal and orderly development and improvement of other vacant property in the Naperville Crossings development. The proposed development is a destination type use that does not rely on drive-by traffic or commercial adjacency for clientele. This allows the school to utilize the Subject Property, which has limited commercial viability due to limited visibility, secondary access and isolation from the main retail corridor along Showplace Drive. These "limitations" for traditional commercial development

are assets for the proposed use and facilitate the creation of a safe yet accessible development for its patrons.

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

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

11. The Preliminary Planned Unit Development Plat will specifically locate and grant approval for site improvements while incorporating approval of the Landscape Plan and Building Elevations.

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

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

The larger Naperville Crossings Subdivision was approved as a mixed-use planned unit development with shared common elements to serve patrons and residents of the development. The proposed development is consistent with the design and intent of the Naperville Crossings Planned Unit Development.

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

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

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.

- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets the applicable standards of the underlying zoning district as depicted on the PUD Plat.
- (iii) Common Open Space: Common Open space was master planned as part of the development improvements for Naperville Crossings. Limited Common Open space will be incorporated into the Subject Property; however, restricted open space is provided as part of site improvements for the limited use of patrons of the school.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for Landscaping and screening on the Subject Property.
- (v) Lighting: The proposed development will comply with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met as part of the Naperville Crossings Planned Unit Development.
- (vii) Relationship to Adjoining Land: The proposed use is consistent with the mixed-use concept of the Naperville Crossings Planned Unit Development and will serve retail and restaurant uses within the development.
- (viii) Density Bonuses: No Density bonuses are requested.
- (ix) Park and School Sites: No dedication is required for commercial development.
- (x) Public Improvements. All public improvements have been provided for as part of the Naperville Crossings PUD.

c. *Open space, common open space, and recreational facilities are provided.*

Open space, common open space, and recreational facilities have been provided for as part of the Naperville Crossings Planned Unit Development. The proposed development of the Subject Property will provide limited common open space consisting of walkways and landscape islands consistent with the Naperville Crossing design guidelines and as generally depicted in the landscape plan. However, the Subject Property will incorporate private open space

improvements within the fenced perimeter of the Subject Property to meet the recreational needs of the school's students.

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

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

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

The proposed B-2 conditional use for a daycare center/nursery school is compatible with adjacent properties as detailed above.

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

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

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

Efficient utilization of land, provisions for transportation and public facilities, and preservation of existing natural features on the site have been provided for as part of the Naperville Crossings Planned Unit Development. The physical design of the Subject Property efficiently uses land by taking advantage of the existing shared parking agreement and the adjacent theater parking field to expand private open space and limit additional impervious areas.

13. Petitioner seeks a deviation pursuant to Section 6-4-3-12 (Planned Unit Developments) relating to Section 6-9-3 of the Code to reduce the required off-street parking for the proposed daycare/nursery school use on the Subject Property.

14. The requested deviation is appropriate based on the following factors.

*a. The requested deviation will not undermine the intent and purpose of the underlying zoning district, will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers superior design, amenity enhancement, and environmental benefits.*

The proposed development is designed to provide efficient ingress and egress, an essential element to operation of the proposed preschool, while meeting the Petitioner's anticipated need for on-site parking. The proposed deviation to reduce the required off-street parking is consistent with the purpose and intent of the zoning regulations. The purpose of the off-street parking requirement is to ensure that adequate parking is provided to meet the demand generated by the user of an individual property. Accordingly, the Code provides that each property must provide *on-site* parking to meet the anticipated parking demand, based on the use of the individual property. This requirement is generally applicable to development in the City and makes no provision for recognition of master-planned developments with shared facilities. In this case, the Subject Property is a component of a larger Naperville Crossings Planned Unit Development. Governing documents for Naperville Crossings provide for the shared use of parking facilities between the individual lots in the development. This shared parking agreement facilitates the efficient use of the property and obviates the need to build unnecessary expanses of impervious paved parking areas. The Petitioner has developed a site plan in this case that incorporates shared use of the existing on-site parking available on the expansive theatre lot immediately adjacent to the north and ensures continued efficient traffic flow through the site.

Because of the shared parking agreement and the complementary peak hours of operation of the proposed preschool and the existing theatre, Petitioner seeks a deviation to reduce the Code required parking. The parallel nature of the theatre and preschool uses dictate that the peak demand for parking for each occurs at different times of the day and different days of the week. Peek theatre parking demand occurs during evenings and weekends. The proposed daycare/preschool will operate during traditional weekday work hours. Accordingly, these complementary uses can share adjacent parking facilities which do not individually meet the Code required parking but can collectively meet the peak demand generated by each use. This proposed deviation is also consistent with sustainable development practices, the City's policy to facilitate efficient use of property, and will not alter the essential character of the Naperville Crossings Planned Unit Development, undermine the intent of and purpose of the underlying zoning district, or have any impact on the larger neighborhood, as the Subject Property enjoys the benefit of a shared parking agreement that was incorporated in the original Naperville Crossings Planned Unit Development approvals. To further facilitate the efficient use of the Subject Property, the Petitioner has designed the proposed development to facilitate pedestrian access to and from the expansive theatre parking lots located immediately adjacent to the Subject Property. As a result, the requested deviation contributes to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefit.

Strict enforcement of the Code regulations would impose exceptional hardships on the Petitioner. The proposed site design prohibits the development of additional parking on the Subject Property. Accordingly, absent the proposed deviation, the Petitioner would be forced to reorient the building and reduce outdoor recreational areas.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City

Council and Plan Commission take the necessary steps to: 1) approve a Plat of Subdivision to resubdivide Lot 8 in Naperville Crossings; 2) grant the petitioner's request for a conditional use for a preschool on the Subject Property; 3) grant a major change to the Naperville Crossings Planned Unit Development and approve a Preliminary Planned Unit Development Plat for the Subject Property; 4) grant a variance to reduce the Code required off-street parking for the Subject Property; and 5) grant such other variances, departures or other relief which is deemed necessary to approve the development of the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY SUBMITTED this 22nd day of March, 2011.

PETITIONER:

V.M.D.

Rosanova & Whitaker, Ltd., Attorneys for the 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 Vincent M. Rosanova, 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 22nd day of March, 2011.



Connie S. Kubajak  
Notary Public

### City of Naperville PRIMROSE SCHOOL AT NAPERVILLE CROSSINGS, LOT 8



SUBJECT PROPERTY

 Primrose School  
 Naperville Crossings Subdivision(s)



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.

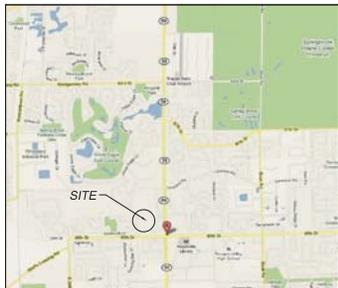

 Transportation, Engineering and Development Business Group  
 Questions Contact (630) 420-6719  
[www.naperville.il.us](http://www.naperville.il.us)  
 March 2011

**PRELIMINARY PLANNED UNIT DEVELOPMENT** Page: 27 - Agenda Item: D.2.  
**OF**  
**NAPERVILLE CROSSINGS LOT 20**  
**NAPERVILLE, ILLINOIS**

PIN=01-04-410-065

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

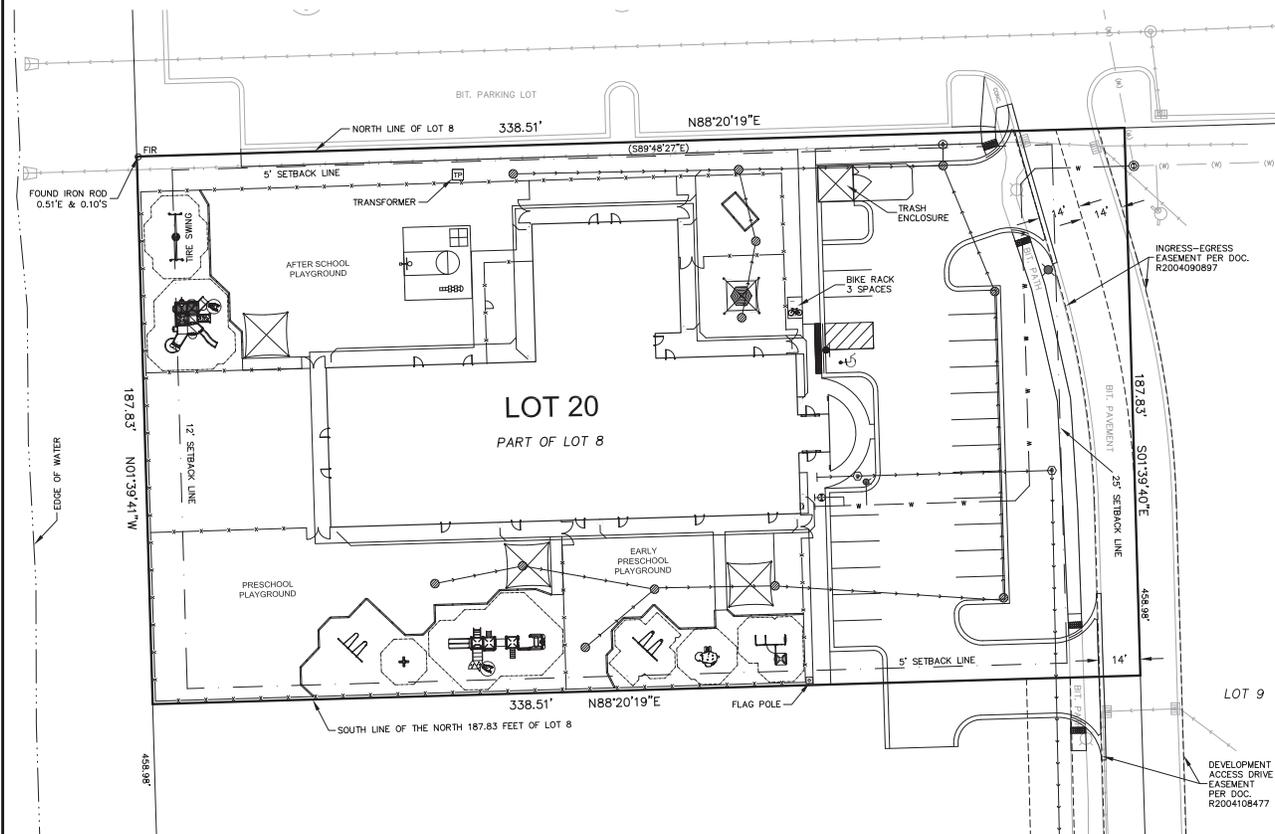
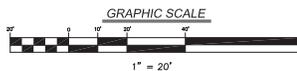
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
 NAME: NAPERVILLE CITY CLERK  
 ADDRESS: P.O. BOX 3020  
 400 S. EAGLE STREET  
 NAPERVILLE, IL  
 60566-7020



VICINITY MAP  
 NOT TO SCALE

**ZONING INFORMATION**

R3 PUD AND R2 PUD  
 PER CITY OF NAPERVILLE ORDINANCE #04-17  
 AND RECORDED AS DOC. #R2004-090891



**PLANNING DESIGN STANDARDS**

LAND USE	BUILDING HEIGHT STORIES	MINIMUM SET BACK				PARCEL AREA (SQ. FT.)	LOT WIDTH AT BUILDING LINE	BUILDING COVERAGE (SQ. FT.)	OFF-STREET COVERAGE	OFF-STREET PARKING	REMARKS
		NORTH	SOUTH	EAST	WEST						
B2 P.U.D.	1	26'	5'	5'	25'	12'	63,582	187.83'	11,223	25	

**AREA**

63,582 SQ. FT.  
 1.4596 ACRES

**SURVEYOR NOTES**

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NORTH LINE OF LOT 8 IN NAPERVILLE CROSSINGS TO BE: N 88°20'19" E.

**OWNER/SUBDIVIDER**

CHILDREN'S DESIGN GROUP  
 1114 CRAWFORD, GEORGIA 30101  
 P. 770-485-8496  
 F. 206-350-0593

**ENGINEER AND LAND SURVEYOR**

V3 CONSULTANTS  
 SEE TITLE BLOCK BELOW

**CITY PROJECT NUMBER**

11-10000001



7325 Janda Avenue, Suite 100  
 Woodridge, IL 60517  
 630.724.5000 voice  
 630.724.0384 fax  
 cs@cs.com

PREPARED FOR:  
**CHILDREN'S DESIGN GROUP**  
 1114 EAGLES CREEK WAY  
 ACWORTH, GEORGIA, 30101  
 770.485.8496

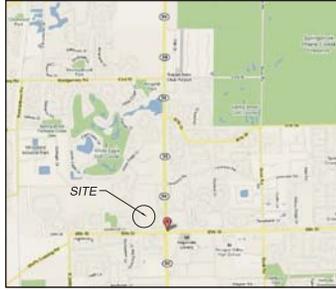
NO.	DATE	REVISIONS DESCRIPTION
1.	01/21/2011	REVISED PER CITY COMMENTS/01/12/2011

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT**  
**NAPERVILLE CROSSINGS, LOT 20**

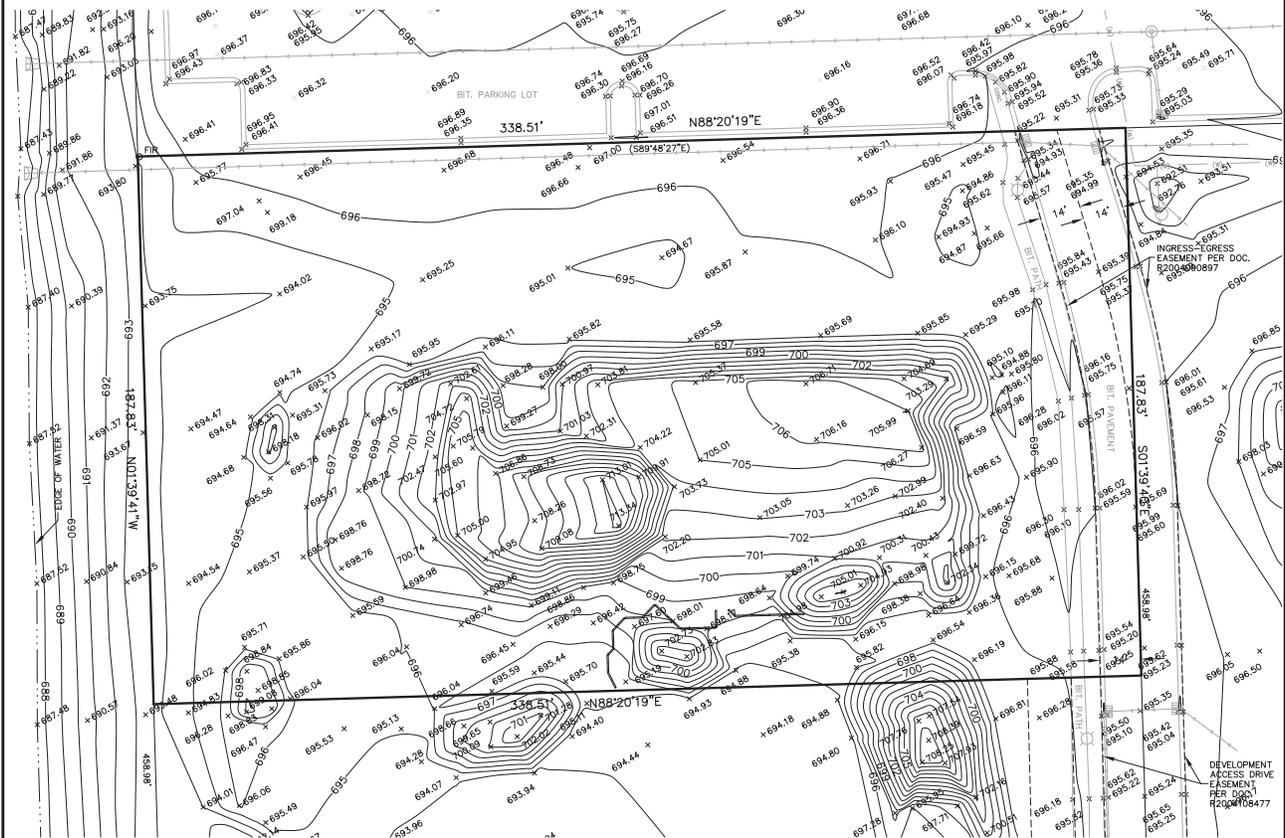
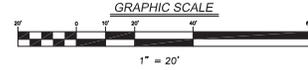
Project No: 10179  
 Group No: VP04.1

**Page: 28 - Agenda Item: D.2. PLANNED UNIT DEVELOPMENT PLAT OF NAPERVILLE CROSSINGS LOT 20 NAPERVILLE, ILLINOIS**

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



VICINITY MAP  
NOT TO SCALE



**LEGEND**

- ▬ CURB INLET
- ⊙ STORM INLET
- ⊙ STORM MANHOLE
- ⊙ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER VALVE VAULT
- FIR
- + FCC
- FIP
- MAILBOX
- ⊙ SIGN
- ⊙ LIGHT STANDARD

**ABBREVIATIONS**

- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (REC) RECORD DATUM
- W WATER MAIN
- SANITARY SEWER
- STORM SEWER
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- 700 EXISTING CONTOUR LINE
- 782.62 EXISTING TOP OF CURB ELEVATION
- 782.12 EXISTING EDGE OF PAVEMENT ELEVATION
- + 782.62 EXISTING SPOT ELEVATION

**BENCHMARKS**

SOURCE: CITY OF NAPERVILLE BENCHMARKS

STATION DESIGNATION: 1003  
ESTABLISHED BY: CITY OF NAPERVILLE  
DATE: 01/17/2001

ELEVATION: 691.88 (PUBLISHED AND HELD)  
DATUM: NAVD88  
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT, 9/16 DIA. ROD TYPE MONUMENT WITH ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LIVERENZ ROAD AND THE SCHOOL DRIVEWAY ENTRANCE SOUTH OF STONELEIGH CT.

STATION DESIGNATION: 1501  
ESTABLISHED BY: CITY OF NAPERVILLE  
DATE: 07/06/2005

ELEVATION: 691.72 (PUBLISHED AND MEASURED)  
DATUM: NAVD88  
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT, 9/16 DIA. ROD TYPE MONUMENT WITH ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST INTERSECTION OF GRASSMERE ROAD AND KING BIRD CT.

SITE:

STATION DESIGNATION: SBM #1 (V3 CP101)  
ESTABLISHED BY: V3 COMPANIES  
DATE: 10/29/10

ELEVATION: 695.99 (MEASURED)  
DATUM: NAVD88  
DESCRIPTION: SET OUT CROSS IN CURB NEAR NORTHEAST CORNER OF SITE AT SOUTH SIDE OF PARKING LOT EAST OF ACCESS DRIVE.

STATION DESIGNATION: SBM #2 (V3 CP102)  
ESTABLISHED BY: V3 COMPANIES  
DATE: 10/29/10

ELEVATION: 696.84 (MEASURED)  
DATUM: NAVD88  
DESCRIPTION: SET OUT CROSS IN CURB NEAR NORTHWEST CORNER OF SITE AT SOUTH SIDE OF PARKING LOT.



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.5020 voice  
630.724.0384 fax  
@tiscali.com

PREPARED FOR:  
**CHILDREN'S DESIGN GROUP**  
1114 EAGLES CREEK WAY  
ACWORTH, GEORGIA, 30101  
770.485.8496

NO.		DATE	REVISIONS DESCRIPTION

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT**  
**NAPERVILLE CROSSINGS, LOT 20**

Project No: 10179  
Group No: VP04.1

Page: 29 - Agenda Item: D.2.

# PRELIMINARY PLANNED UNIT DEVELOPMENT OF NAPERVILLE CROSSINGS LOT 20 NAPERVILLE, ILLINOIS

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_ TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORSAID INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ RESPECTFULLY, APPEARED \_\_\_\_\_ TITLE \_\_\_\_\_ BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_ DIRECTOR OF THE CITY OF NAPERVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY APPROVE THIS PLAT IN ACCORDANCE WITH THE AUTHORITY VESTED IN ME BY THE SUBDIVISION CONTROL REGULATIONS OF THE CITY OF NAPERVILLE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR

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

SURVEYORS AUTHORIZATION CERTIFICATE

I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE WILL COUNTY RECORDER'S OFFICE THE PLAT OF RESUBDIVISION AND AMENDED FINAL PLANNED UNIT DEVELOPMENT FOR LOT 6, NAPERVILLE CROSSINGS, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



ANTHONY J. STRICKLAND LAND SURVEYOR NO. 35-3437  
V3 COMPANIES OF ILLINOIS, LTD.

STATE OF INDIANA )  
COUNTY OF LAKE ) SS

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 187.83 FEET OF LOT 8 IN NAPERVILLE CROSSINGS, PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS.

ALSO DESCRIBED AS FOLLOWS:

LOT 20 IN THE FINAL PLAT OF RESUBDIVISION OF NAPERVILLE CROSSINGS LOT 8, PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED \_\_\_\_\_, 2011 AS DOCUMENT NUMBER \_\_\_\_\_, IN WILL COUNTY, ILLINOIS.

I HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY STATE THAT THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WILL COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17197C 0030 E) EFFECTIVE DATE SEPTEMBER 6, 1995.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.



ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2012.  
V3 COMPANIES OF ILLINOIS, LTD., PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011.



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
@tiscali.com

PREPARED FOR:  
**CHILDREN'S DESIGN GROUP**  
1114 EAGLES CREEK WAY  
CAWORTH, GEORGIA, 30101  
770.485.8496

NO.		DATE		REVISIONS
				DESCRIPTION
1.	01/21/2011	REVISED PER CITY COMMENTS/01/12/2011		

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT**  
**NAPERVILLE CROSSINGS, LOT 20**

Project No: 10179  
Group No: VP04.1



John M. Norris  
 Issue Date  
 City Submittal 12.22.10

Revision Date

Rev. City Submittal 01.21.11

Sheet Title  
**LANDSCAPE PLAN**  
 Sheet Number  
**L.1**

### Plant List

Qty	Sym	Common Name	Botanical Name	Mat. Ht	Mat. Sp	Planting Size
<b>CANOPY TREES</b>						
11	ABM	Autumn Blaze Maple	Acer x Freemanii 'Autumn Blaze'	50-60'	40-80'	2.5" CAL.
6	LBE	Lacebark Elm	Ulmus parvifolia	40-50'	30-40'	2.5" CAL.
2	NRO	Northern Red Oak	Quercus rubra	60-80'	45-65'	2.5" CAL.
<b>ORNAMENTAL TREE</b>						
2	PCB	Catery Pear	Pyrus cottieryana 'Cherry Pear'	35-45'	25-35'	2.0" CAL.
<b>DECIDUOUS SHRUBS</b>						
11	ERH	Dwarf Burning Bush	Euonymus alata 'Nudy Hoag'	5'	5'	5 Gal.
3	HGS	Henry's Garnet Sweetgum	Liquidambar styraciflua 'Henry's Garnet'	4'	4'	5 Gal.
40	PFG	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	3'	3'	5 Gal.
16	RTD	Red Twig Dogwood	Cornus alba 'Elegans'	6-8'	4-6'	5 Gal.
17	SGF	Gold Flame Spirea	Spiraea x bumalda 'Gold Flame'	3'	3'	5 Gal.
17	SVS	Little Princess Spirea	Spiraea japonica 'Little Princess'	3'	3'	5 Gal.
10	WFB	French Lace Weigela	Weigela florida 'French Lace'	5'	5'	5 Gal.
<b>EVERGREEN SHRUBS</b>						
29	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	10"	8"	5 Gal.
6	EFI	Ebony Euonymus	Euonymus fortunei 'Ebony'	2'	2'	5 Gal.
11	FVJ	Fairview Juniper	Juniperus chinensis 'Fairview'	8"	5"	8.88 5" ht
18	GLJ	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	4"	6"	5 Gal.
<b>GRASSES</b>						
49	CAF	Feather Reed Grass	Calamagrostis acutiflora 'Feather Reed'	4-6'	2-3'	5 Gal.
29	MLM	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	4-6'	3-4'	5 Gal.
12	PAF	Fountain Grass 'Honey'	Pennisetum alopecuroides 'Honey'	2-3'	2-3'	3 Gal.
<b>PERENNIALS &amp; GROUNDCOVERS</b>						
10	CCH	Mountain Candytuft	Coropogon verticillatus 'Mountain Candytuft'	12-18"	18-24"	1 Gal.
8	HDS	Sheila D' Oro Daylily	Hemerocallis X Stella D' Oro	15"	10-14"	1 Gal.
32	HDH	Happy Returns Daylily	Hemerocallis X Happy Returns	18"	10-14"	1 Gal.
4	HTM	Purple Purple Coral Bells	Heuchera x Miscanthus 'Purple Purple'	18"	10-14"	1 Gal.
1	LSD	Shasta Daisy	Leucanthemum superbum 'Shasta'	12"	10-14"	1 Gal.
25	PSU	Emerald Blue Phlox	Phlox subulata 'Emerald Blue'	4-6"	12-14"	1 Gal.
60		Annularis				

- BLUEGRASS/FESCUE SOD
- PEWTER GRANITE BOULDER (3'X3'X3')

### Notes

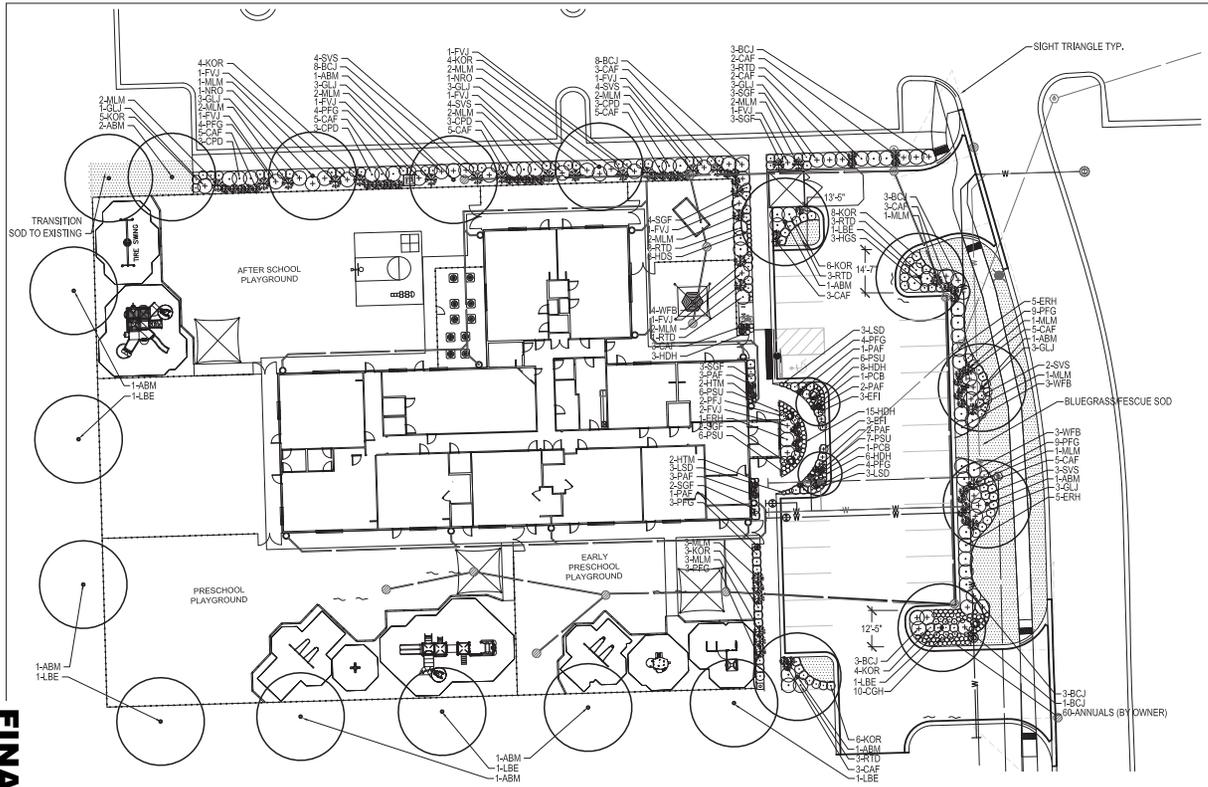
- The Landscape Contractor shall be responsible for installing materials and plants shown on the landscape plan.
- All nursery stock will be well branched, healthy, full, pre-inoculated and fertilized. Deciduous trees shall be free of fresh scars, trunks will be wrapped if necessary to prevent sun scald and insect damage. The landscape contractor shall remove the wrap at the proper time as a part of this contract.
- All nursery stock shall be guaranteed, by the contractor, for one year from date of final inspection.
- Clean viable earth will be provided and graded by the General Contractor up to 6 inches below finished grade in turf areas and 18 inches in planting areas.
- Soil shall be amended with 25% sphagnum peat moss, 5% humus and 65% pulverized soil for all shrub, ornamental grass, perennial and annual beds.
- Double shredded hardwood mulch shall be applied three (3) inches in depth to all beds, ornamental grass planting beds and all tree rings. Mulch shall not contain any form of other wastes.
- A chemical weed preventative barrier shall be applied in all wood mulch areas.
- A 4" x 14 gauge galvanized edger, Ryerson or equal shall separate the beds from the crusher line areas as shown on the plans. Edgers not required when adjacent to curbs, walks or walls.
- ALL L.L.E. will need to be contacted before any type of work is done on the site.
- Do not disturb paving, lighting, landscaping, irrigation and/or fencing that is adjacent to the site or on the site to remain. The contractor is responsible for the cost to repair such areas if damaged.
- The contractor shall report and discrepancies in plan vs field conditions in writing immediately to the owners representative prior to continuing with that portion of the work.
- All trees are to be guied per the tree planting detail for a period of one year. During the construction period tighten the guy wires as necessary. The landscape contractor shall remove all guying material after one year.
- Transition turf to tie into the existing turf at the Right of Way.
- Provide at least one location for hose connection off building for watering plant material.
- For details pertaining to the new ground monument sign, play area fencing, trash enclosure and play equipment refer to plans prepared by Children's Design Group - Architecture and Interior Design for Children (Acworth, Ga - Tel # 770.455.9495).
- All landscaping shall be in accordance with the City of Naperville landscape code, chapter 10 - Landscaping, Screening and Tree Preservation.

### Trash Enclosure

REFER TO ARCHITECTS PLANS FOR TRASH ENCLOSURE DETAILS

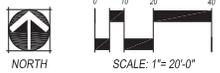
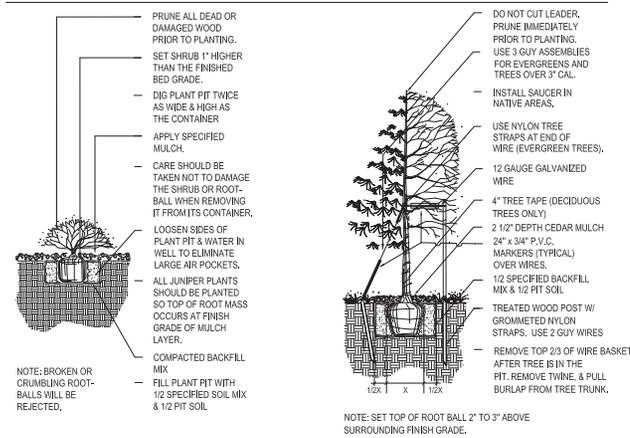
### Fence

REFER TO ARCHITECTS PLANS FOR FENCING DETAILS



FINAL - Plan Commission - 3/30/2011 - 30

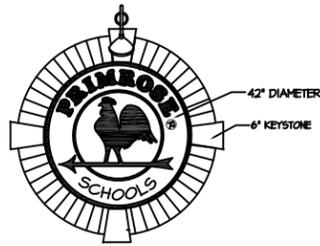
### Planting Details



EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	#EM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR MD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE J80-20 (EM HC-82 or SM 5H 6151)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE J80-20
WINDOWS	BEIGE OR ALMOND
BRICK:	TO MATCH PANERA BREAD GROUT: BUFF COLORED MORTAR
CHUSTONE VENEER:	TO MATCH PANERA BREAD SMOOTH FACE - DUSTY CREAM GROUT: BUFF COLORED MORTAR
ASPHALT SHINGLES:	MANUF. MATCH EXISTING-GAF STYLE: TIMBERLINE SERIES, T-30 WITH "SHADOW ACCENT" COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #282 COLONIAL GREEN
STANDING SEAM ROOF:	AEP-SPAN SHAPSEAM - 12" COLOR = DARK BRONZE
STEEL HANGING SUPPORTS & WOOD BRACKETS:	#EM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)

CONSTRUCTION NOTES: □

- 1 VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
- 2 STONE VENEER
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRULE AT 36" O.C. OSEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- 5 SOLDIER BRICK COURSE ABOVE WINDOWS AND DOORS. & DOORS ON GABLE ENDS - THIN BRICK TO MATCH VENEER
- 6 RAIN CHAIN - COPPER - RAINGHAINSTORE.COM #RNG-CF TO 15" ANCHORED BASIN #240025
- 7 BRICK
- 8 ROUNDED PRECAST SILL - NATURAL WHITE COLOR
- 9 DARK BRONZE STANDING SEAM ROOF ON METAL FRAME
- 10 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
- 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS
- 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS.
- 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE PHOTOMETRIC PLAN. FLUSH TO BOT OF SOFFIT OR 80" MIN AF6.
- 14 STOP BRICK MAINSCOT AS SHOWN TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR. PROVIDE WOOD SIDING BEHIND PANELS.

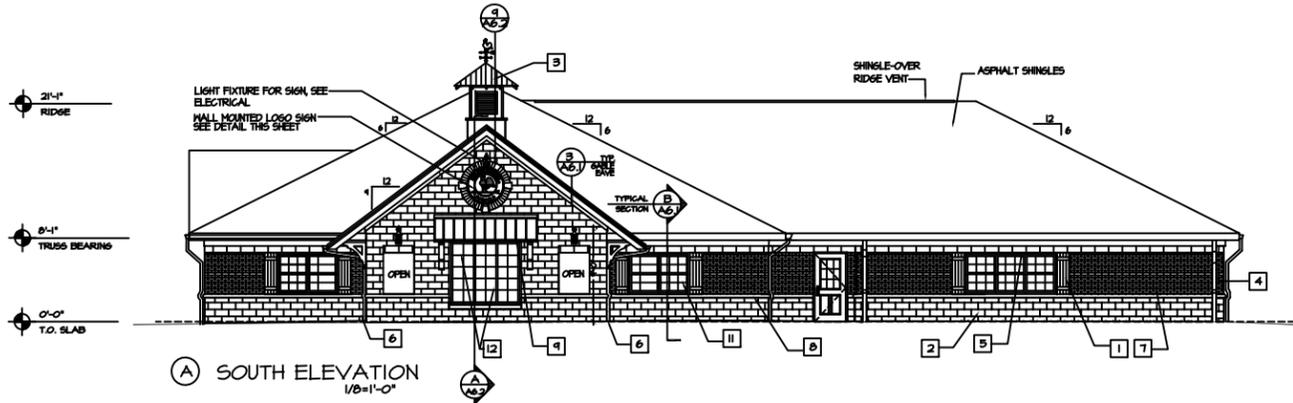


SIGN COLORS:  
 ROOSTER, CIRCLES & TEXT = TATE OLIVE  
 BACKGROUND = BEIGE  
 (TOTAL SIGN AREA = 4.6 SQ. FT.)

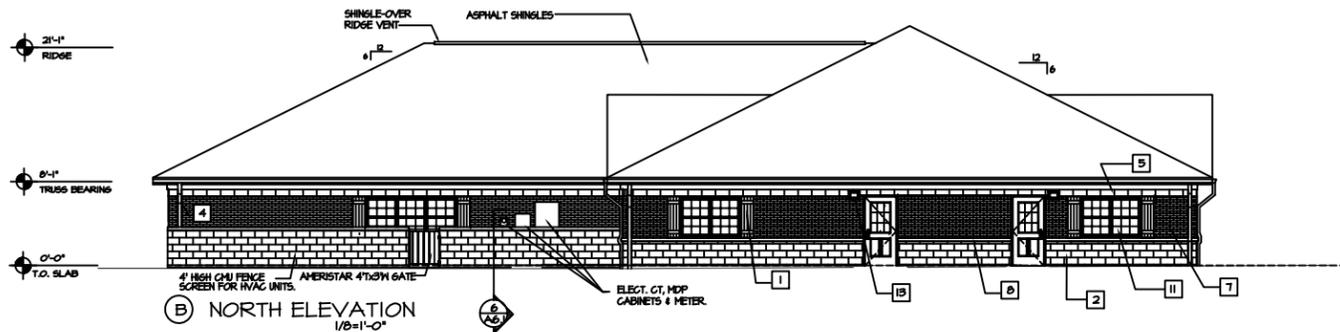
1 WALL MOUNTED LOGO SIGN  
 1/2"=1'-0"



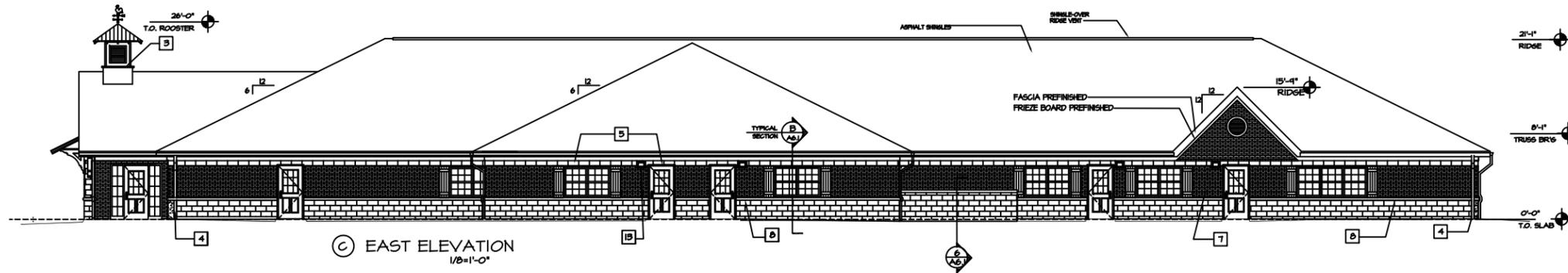
2 ENLARGED ENTRANCE ELEV.  
 1/4"=1'-0"



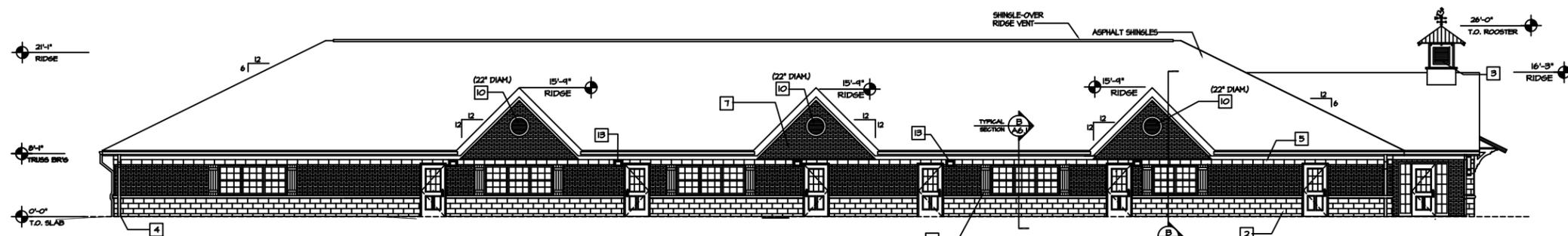
A SOUTH ELEVATION  
 1/8"=1'-0"



B NORTH ELEVATION  
 1/8"=1'-0"



C EAST ELEVATION  
 1/8"=1'-0"



D WEST ELEVATION  
 1/8"=1'-0"

A New Building For:  
**Primrose School Franchising Company**  
 3660 Cedarcrest Road  
 Acworth, Georgia 30101  
 Copyright © 2008  
 Primrose School Franchising Company



Children's Design Group  
 Mark D. Pavley, A.I.A. - Architect  
 1114 Eagles Creek Way  
 Acworth, GA 30101  
 770-485-8496  
 206-350-0593 Fax  
 child.design@mindspring.com



Site:  
 PRIMROSE SCHOOL OF  
 NAPERVILLE  
 N. NAPERVILLE CROSSINGS  
 45TH & S.R. 54  
 NAPERVILLE, IL

Building Type:  
 IL-5-2010

Drawing Title:  
 EXTERIOR  
 ELEVATIONS

Date: 12/15/2010  
 Dwn: MDP  
 Ckd: MDP

Drawing Number:  
 A-4

Revisions:

# PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 IN NAPERVILLE CROSSINGS NAPERVILLE, ILLINOIS

PIN=01-04-410-065

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: P.O. BOX 2020  
400 S. EAGLE STREET  
NAPERVILLE, IL  
60566-7020



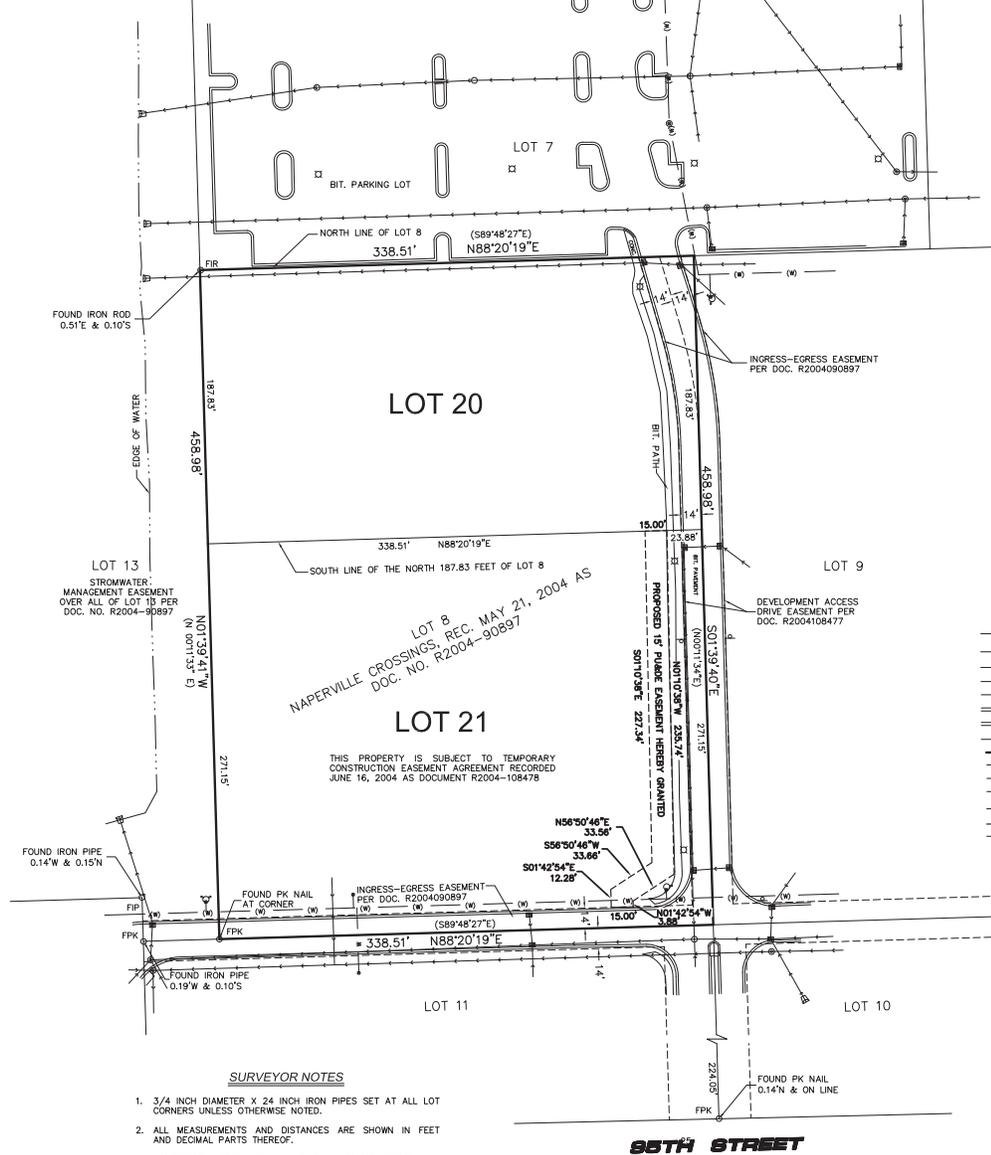
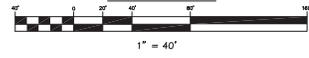
VICINITY MAP  
NOT TO SCALE

ZONING INFORMATION

R3 PUD AND R2 PUD  
PER CITY OF NAPERVILLE ORDINANCE #04-17  
AND RECORDED AS DOC. #R2004-090891



GRAPHIC SCALE



LEGEND

- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- FOUND IRON ROD
- FOUND CUT CROSS
- FOUND IRON PIPE
- MAILBOX
- SIGN
- LIGHT STANDARD

ABBREVIATIONS

- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- P.U. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (REC) RECORD DATUM
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE

SURVEYOR NOTES

1. 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
4. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NORTH LINE OF LOT 8 IN NAPERVILLE CROSSINGS TO BE: N 88°20'19" E.

PLANNING DESIGN STANDARDS

LAND USE	BUILDING HEIGHT	MINIMUM SET BACK				PARCEL AREA (SQ. FT.)	LOT WIDTH AT BUILDING LINE	BUILDING COVERAGE (SQ. FT.)	OFF-STREET COVERAGE	OFF-STREET PARKING	REMARKS
		NORTH	SOUTH	EAST	WEST						
B2 P.U.D.	1	26'	5'	5'	25'	12'	63,582	187.83'	11,223	25	

AREA

LOT 20 = 63,582 SQ. FT. 1.440 ACRES  
LOT 21 = 91,787 SQ. FT. 2.107 ACRES  
TOTAL = 155,369 SQ. FT. 3.567 ACRES

OWNER/SUBDIVIDER

CHILDREN'S DESIGN GROUP  
1114 CROWTH, GEORGIA 30101  
P. 770-485-8496  
F. 206-350-0593

ENGINEER AND LAND SURVEYOR

V3 CONSULTANTS  
SEE TITLE BLOCK BELOW

CITY PROJECT NUMBER

11-1000001



PREPARED FOR:  
**CHILDREN'S DESIGN GROUP**  
1114 EAGLES CREEK WAY  
ACWORTH, GEORGIA, 30101  
770.485.8496

NO.	DATE	REVISIONS	
		DESCRIPTION	REVISOR
1.	01/21/2011	REVISED PER CITY COMMENTS/01/12/2011	

**PRELIMINARY PLAT OF RESUBDIVISION**

**LOT 8 IN NAPERVILLE CROSSINGS**

Project No: 10179  
Group No: VP04.1

**Page: 33 - Agenda Item: D.2.**

# PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 IN NAPERVILLE CROSSINGS NAPERVILLE, ILLINOIS

PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT THE \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ SIGNATURE ATTEST: \_\_\_\_\_ SIGNATURE  
TITLE: \_\_\_\_\_ PRINT TITLE TITLE: \_\_\_\_\_ PRINT TITLE

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY APPEARED \_\_\_\_\_ TITLE \_\_\_\_\_ BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, A.D., 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

**DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ DIRECTOR OF THE CITY OF NAPERVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY APPROVE THIS PLAT IN ACCORDANCE WITH THE AUTHORITY VESTED IN ME BY THE SUBDIVISION CONTROL REGULATIONS OF THE CITY OF NAPERVILLE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR

**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

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

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

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

**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, NO UNPAID FORGOTTEN 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 AT JOLIET, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK

**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

**SURVEYORS AUTHORIZATION CERTIFICATE**

I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE WILL COUNTY RECORDER'S OFFICE THE PLAT OF RESUBDIVISION AND AMENDED FINAL PLANNED UNIT DEVELOPMENT FOR LOT 8, NAPERVILLE CROSSINGS, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

ANTHONY J. STRICKLAND LAND SURVEYOR NO. 35-3437  
V3 COMPANIES OF ILLINOIS, LTD.



STATE OF INDIANA }  
COUNTY OF LAKE } SS

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN NAPERVILLE CROSSINGS, PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER P2004-08897, IN WILL COUNTY, ILLINOIS.

I HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY STATE THAT THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WILL COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17197C 0030 E) EFFECTIVE DATE SEPTEMBER 6, 1995.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2012  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011.



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
es@esom.com

PREPARED FOR:  
**CHILDREN'S DESIGN GROUP**  
1114 EAGLES CREEK WAY  
ACWORTH, GEORGIA, 30101  
770.485.8496

REVISIONS	
NO.	DATE
1.	01/21/2011 REVISED PER CITY COMMENTS/01/12/2011

**PRELIMINARY PLAT OF RESUBDIVISION**  
**LOT 8 IN NAPERVILLE CROSSINGS**

Project No: 10179  
Group No: VP04.1

