



**NAPERVILLE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
05/18/2011 - 7:00 p.m.**

**CALL TO ORDER:**

**A. Roll Call**

**B. Approve Minutes**

1. Approve the minutes of the May 4, 2011 Planning and Zoning Commission meeting.

**C. Old Business**

**D. Public Hearings**

1. PC 11-1-046 936 Cherry Hills Lane  
Petitioner: Tom Belgio, 936 Cherry Hills Lane, Naperville, IL 60563  
Location: 936 Cherry Hills Lane, Naperville, IL 60540

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on Sunday, April 24, 2011.

2. PCS 11-1-055 Harvest Bible Chapel  
Petitioner: Harvest Bible Chapel  
Location: 1805 High Point Drive

Request: Conduct the Public Hearing

Official Notice: Public Hearing Notice Published in the Naperville Sun on Sunday, May 1, 2011

3. PC 11-1-052 Sky High Sports (2244 Corporate Lane)  
Petitioner: HP Commercial Real Estate, 1585 Beverly Court, Unit 122, Aurora, IL  
Location: 2244 Corporate Lane, generally northwest of Ferry Road and Corporate Lane

**AGENDA**  
**NAPERVILLE PLANNING AND ZONING COMMISSION**  
**05/18/2011 - 7:00 p.m. - COUNCIL CHAMBERS**  
**Page 2**

Request: Conduct the Public Hearing

Official Notice: Published in the Naperville Sun on April 24, 2011

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

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 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 PLANNING AND ZONING COMMISSION  
DRAFT MINUTES OF MAY 4, 2011**

**Call to Order**

**7:01 p.m.**

**A. Roll Call**

Present: Bruno, Trowbridge, Messer, Gustin, Meyer, Herzog, Edmonds  
Absent: Meschino  
Student Members: Schoch  
Staff Present: Planning Team – Forystek, Thorsen

**B. Minutes**

Approve the minutes of April 20, 2011

Motion by: Gustin  
Second by: Trowbridge

Approved  
(7 to 0)

**C. Old Business**

None

**D. Public Hearings**

**D1. PC Case # 11-1-038 Kidz Kabaret (Fair Lady Productions, Inc.)**

The petitioner requests a major change to a conditional use for public assembly uses and a training studio in the I (Industrial) District and a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) in order to allow Kidz Kabaret (Fair Lady Productions, Inc.) to occupy and expand uses in an existing tenant space.

Katie Forystek, Planning Services Team, summarized the request.

Len Monson of Kuhn, Heap and Monson, 552 S. Washington Street, attorney on behalf of the petitioner presented the request, noting:

- Theater has been operating in the same location for the past six years but expanded the size of the tenant space following approval in 2009 and there have been no issues to date.
- Petitioner wishes to add additional seats to “spotlight room”, creating a second theater within the space.
- Entrance to the spotlight room is through the theater room. Thus, concurrent use of the two theater spaces is impossible.
- The surrounding uses are industrial; thus, on weekday evenings and all day on weekends parking is adequate to support the theater use although application of off-street parking standards assumes concurrent use.
- There is very low utilization of vehicle parking spaces on the site according to field counts.
- Petitioner agrees to conditions of approval outlined by staff and

**Page: 2 - Agenda Item: B.1.**

Naperville Planning and Zoning Commission  
May 4, 2011  
Page 2 of 2

described in the staff memorandum (dated May 4, 2011).

Planning and Zoning Commission inquired about parking requirements and calculation of parking

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Gustin – stated that most of the uses in the area are commercial and don't generate high traffic demand and therefore will support the zoning variance.

Planning and Zoning Commission moved to recommend approval of PC 11-1-038, Fair Lady Productions and Kidz Kabaret, seeking a major change to the conditional use to allow for the public assembly use and a training studio and a variance from Section 6-9-3 to reduce the amount of parking required and subject to four conditions proposed by staff page 3 of 4 in memorandum dated May 4, 2011.

Motion by: Meyer  
Seconded by: Messer

Approved  
(7 to 0)

**E. Reports and Recommendations**

None

**F. Correspondence**

None

**G. New Business**

None

**H. Adjournment**

7:15 p.m.



# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**PC CASE:** 11-1-46 **AGENDA DATE:** 5/18/2011  
**SUBJECT:** 936 Cherry Hills Lane  
 Petitioner: Tom Belgio, 936 Cherry Hills Lane, Naperville, IL 60563

**LOCATION:** 936 Cherry Hills Lane

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**

The petitioner requests a variance from Section 6-6A-7 (R1A, Yard Requirements) of the Naperville Municipal Code to allow for the construction of a covered front porch that encroaches approximately 2' at the greatest point of encroachment into the minimum required thirty-foot (30') front yard setback for the property located at 936 Cherry Hills Lane, PC 11-1-46.

**ZONING BOARD OF APPEALS 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, Planning Services

**PETITIONER/APPLICANT:**

Tom Belgio, 936 Cherry Hills Lane, Naperville, IL 60563

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

The subject parcel, zoned R1A (Low Density Single-Family Residence District), is located at 936 Cherry Hills Lane and encompasses approximately 0.29 acres. The subject property is improved with a single-family residence. The surrounding parcels are also zoned R1A and improved with single-family residences.

**CONTROLLING AGREEMENTS AND ORDINANCES:**

N/A

**REQUEST:**

The petitioner, Tom Belgio, requests a variance form Section 6-6A-7:1 (R1A Yard Requirements) of the Naperville Municipal Code to allow a covered front porch to encroach 4' (at greatest point of encroachment) into the required 30' front yard setback.

**DISCUSSION:**

In accordance with Section 6-6A-7:1 (R1A, Yard Requirements) of the Municipal Code, all R1A zoned properties are required to maintain a minimum thirty-foot (30') front yard setback. Pursuant to Section 6-2-3:3-2 (Required Yards), porches which have a permanent roof must comply with all required yard setbacks. The petitioner proposes to construct a covered front porch to the existing single-family residence. The existing home is located approximately 32' to 45' from the front lot line. The proposed front porch would encroach approximately 4' at its greatest point at the northeast corner into the required 30' front yard setback

**STAFF SUMMARY:**

In 2008, the City Council directed staff to prepare a report discussing the impacts of covered porches in the front yard setback and the potential for a text amendment to allow encroachments for covered porches by right. As a result, it was determined that covered front porches should not be permitted by right, but rather considered through the variance process within the local context of the neighborhood.

Staff has reviewed the petitioner's request for variance and finds that the proposed covered front porch provides aesthetic and functional relief to the existing building facade and enhances neighborhood streetscape. Additionally, staff finds that the proposed encroachment is minimal being only for the northeast portion of the porch which can be attributed to the decreased lot depth from the west to east side of the property creating a varying front yard depth.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. 936 Cherry Hills Lane – Petition – PC 11-1-46
2. 936 Cherry Hills Lane – Location Map – PC 11-1-46
3. 936 Cherry Hills Lane – Site Plan – PC 11-1-46
4. 936 Cherry Hills Lane – Front Porch Elevation – PC 11-1-46
5. 936 Cherry Hills Lane – Photo of Existing Residence – PC 11-1-46

# CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 936 Cherry Hills Lane

APPLICANT'S NAME: Tom Belgio

APPLICANT'S ADDRESS: 936 Cherry Hills Lane

CITY: Naperville, STATE: IL ZIP CODE: 60563

APPLICANT'S DAYTIME PHONE: 630-417-8153

E-MAIL ADDRESS tom@belgios.com

OWNER OF PROPERTY: Tom and Elizabeth Belgio

OWNER'S ADDRESS: 936 Cherry Hills Lane

CITY: Naperville, STATE: IL ZIP CODE: 60563

OWNER'S DAYTIME PHONE: 630-417-8153

ZONING OF PROPERTY: R1A

AREA OF PROPERTY (Acres or sq ft): 12,531 sq ft

List Improvements on property (buildings, fences, pools, decks, etc.)

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed): Municipal Code 6-6A-7 Front Yard Set Back  
The front right corner of proposed proposed porch addition encroaches on the set back by approx. 3-4'. Additionally the midsection of the porch will encroach approx 2'

The above information, to the best of my knowledge, is true and accurate:

[Signature] 4-08-11  
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 8 day of April, 2011

[Signature]  
(Notary Public and Seal)



EXHIBIT A

# STANDARDS FOR A ZONING VARIANCE

A zoning variance can only be granted if there are specific, land-related hardships or practical difficulties in carrying out the requirements of the ordinance for a particular piece of property. Self-inflicted hardships or increased profit or property value are not sufficient justifications to warrant a variance.

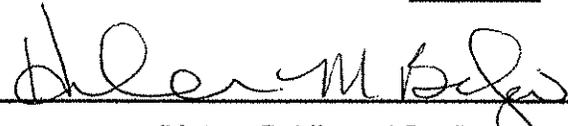
The recommendations prepared by staff and the Planning and Zoning Commission are prepared based upon the following standards, which are contained in Section 6-3-5 of the Naperville Municipal Code. *You should review the standards and, if necessary, prepare written findings or other evidence to support your request.*

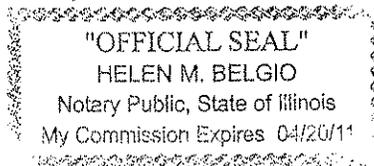
1. The variance is in harmony with the general purpose and intent of this Title; and
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and
3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this Title; and
4. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

I have reviewed the Standards for a Zoning Variance and understand and acknowledge that my request will be considered based upon the extent to which it fulfills these standards. Further, I understand and acknowledge that I may be required to provide a written explanation detailing how my request fulfills these standards.

  
 \_\_\_\_\_ 4 - 08 - 11  
 (signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 8 day of April, 2011

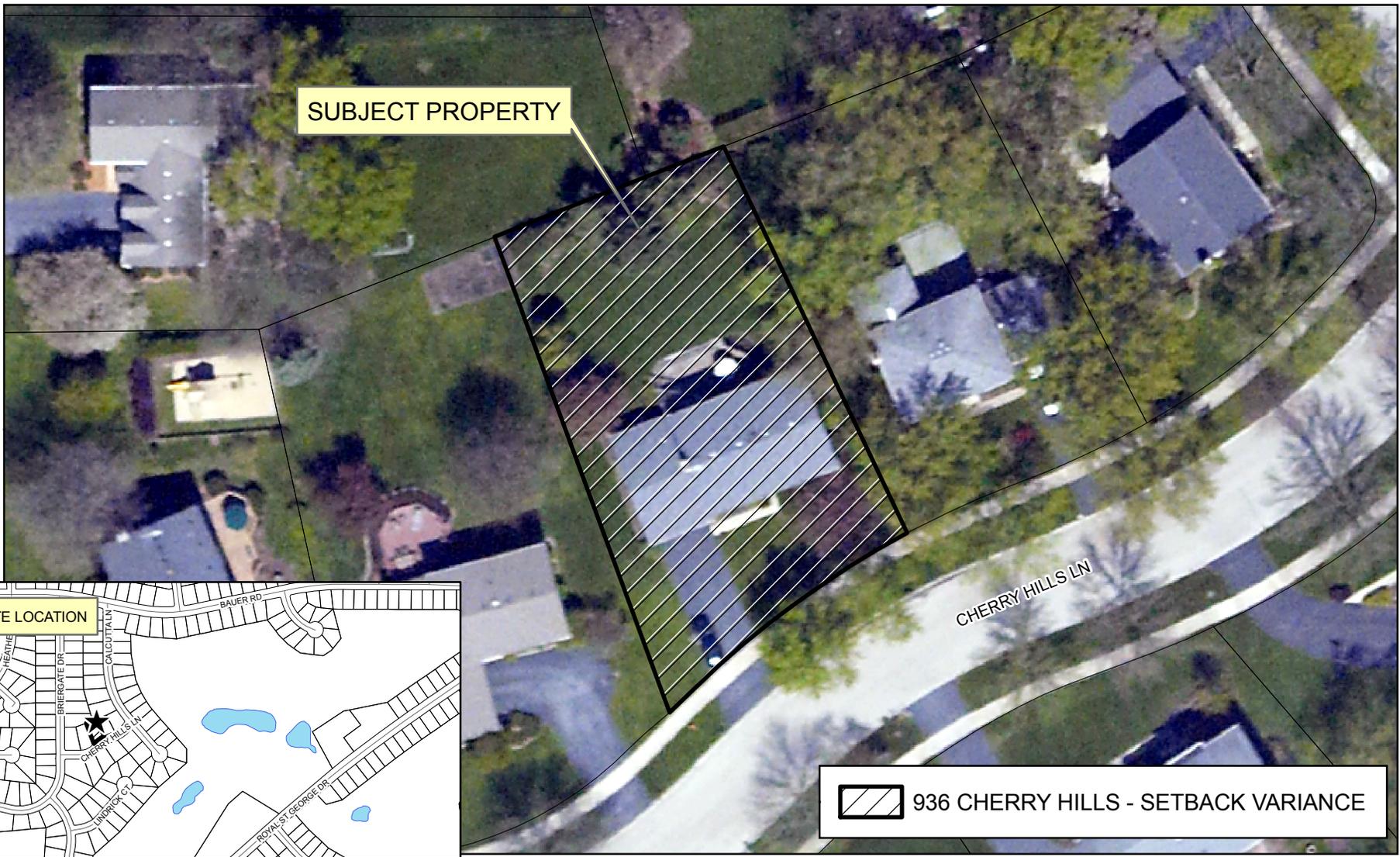
  
 \_\_\_\_\_  
 (Notary Public and Seal)



Naperville Township Assessor's Office <b>Property Search Detail</b>		Parcel Number: 07-11-204-032
<b>Assessment Information</b>		
<b>Year</b>	<b>Land Value</b>	<b>Improvement</b>
<b>Total Assessed Value</b>	<b>Tax Code</b>	<b>Tax Rate</b>
<b>Tax Amount</b>		
2010	59,310	111,970
2009	61,780	116,640
2008	60,690	114,580
2007	57,360	108,300
	171,280	7025
	178,420	7025
	175,270	7025
	165,660	7025
	0.0000	\$0.00
	5.5077	\$9,496.38
	5.4186	\$9,199.16
	5.4638	\$8,778.16
<b>Sales Information (4 year history)</b>		
<b>Month</b>	<b>Year</b>	<b>Sale Price</b>
<b>Deed Type</b>		
5	2008	\$482,250.00
W		
<b>Site Map</b>		
<p>The site map displays a parcel with a shaded area labeled '2'. The parcel is bounded by several lines with dimensions: 132.74, 80.58, 108, 89.58, 134.33, 41.79, 41.033, 17.81, 17.81, 90.39, 114.1, 132.74, 80.58, 108, 89.58, 134.33, 41.79, 41.033, 17.81, 17.81, 90.39, 114.1, 132.74, 80.58, 108, 89.58, 134.33, 41.79, 41.033, 17.81, 17.81, 90.39, 114.1. A north arrow is located in the upper right, and a scale bar is in the lower right.</p>		
<p>Information on this site was derived from data which was compiled by the Naperville Township Assessor's office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.</p> <p>Although it is periodically updated, this information may not reflect the data currently on file in the Assessor's office. The assessed values may NOT be certified values and therefore may be subject to change before being finalized for ad valorem assessment purposes.</p> <p>© 2001-2011 Naperville Township. All Rights Reserved.</p>		

[Close this Window](#)

# City of Naperville 936 CHERRY HILLS LANE



 936 CHERRY HILLS - SETBACK VARIANCE



Transportation, Engineering and  
Development Business Group  
Questions Contact (630) 420-6694  
www.naperville.il.us  
April 2011



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.

LEGEND

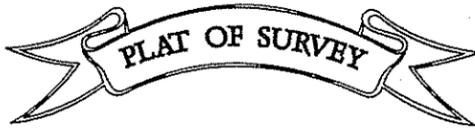
- (R) = RECORD
- (M) = MEASURED
- (D) = DEED
- (C) = CALCULATED
- (L) = ARC LENGTH
- (CH) = CHORD
- (F.I.P.) = FOUND IRON PIPE
- (F.I.R.) = FOUND IRON ROD
- (NW) = N
- (NE) = N
- (SW) = SOUTHWESTERLY
- (SE) = SOUTHEASTERLY
- (RAD) = RADIUS
- (A) = ASSUMED
- (R.O.W.) = RIGHT OF WAY
- x x x x x — = CHAIN LINK FENCE
- x x x x x — = WIRE FENCE
- — — — — = WOOD FENCE
- o — o — o — = SPLIT RAIL FENCE
- □ — □ — □ — = WROUGHT IRON FENCE
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE

**SURVEYING SERVICES, LLC**

1221 LAKEVIEW CT.  
 ROMEOVILLE, ILLINOIS 60446  
 PH:(630) 226-9200 FAX: (630) 226-9234



SCALE: 1" = 20'

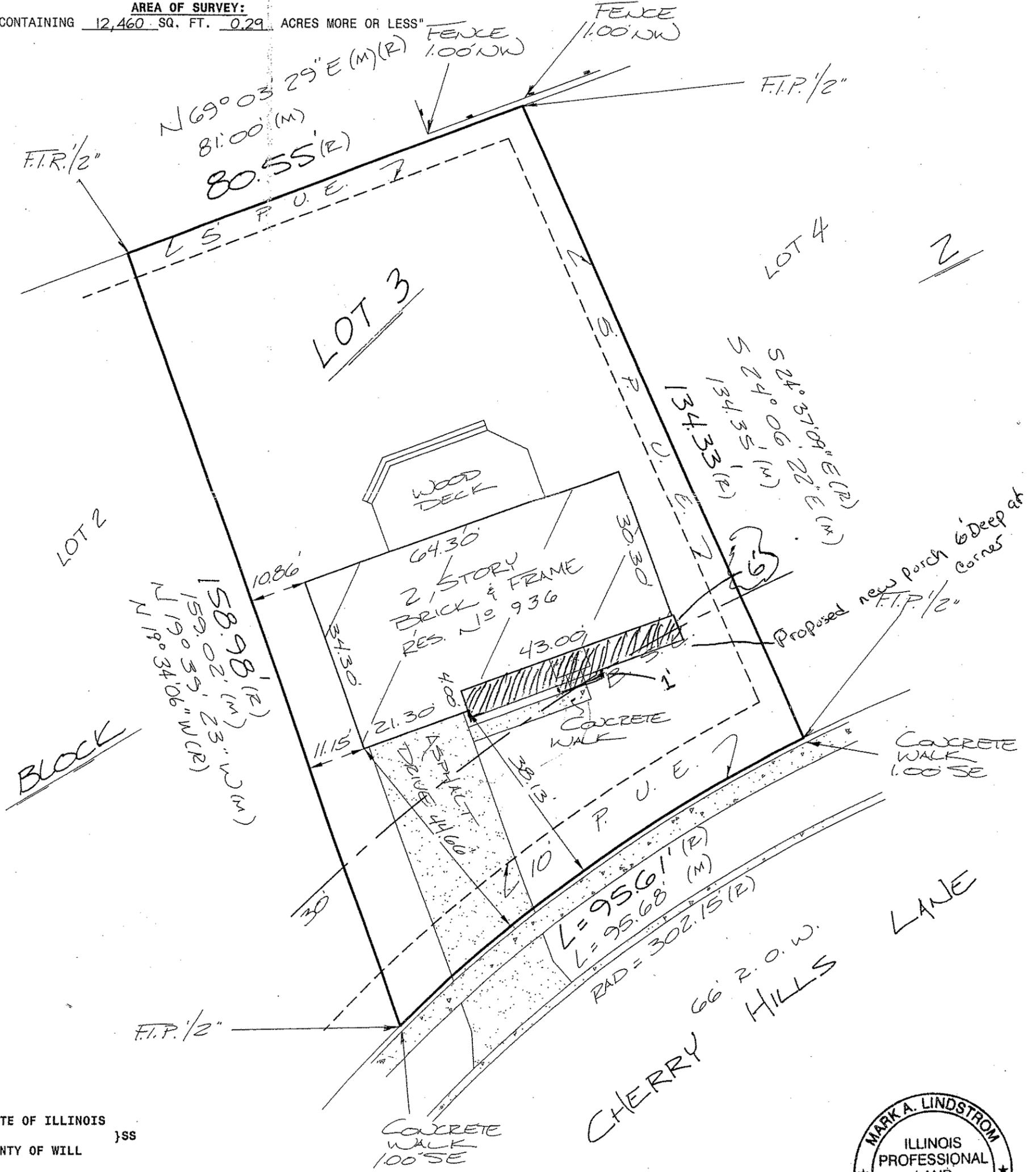


**BASIS OF BEARING:**  
 NORTHWESTERLY LINE OF LOT 3 AS MONUMENTED  
 AND OCCUPIED PER RECORDED SUBDIVISION PLAT.  
 N 69°03'29" E (R)

LOT 3 IN BLOCK 2 IN LINDRICK COURT RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 63 THROUGH 82, INCLUSIVE, AND LOTS 87 AND 97, INCLUSIVE, IN BLOCK 7, LOTS 14 THROUGH 19, INCLUSIVE, IN BLOCK 10, LOTS 14 THROUGH 19, INCLUSIVE, IN BLOCK 11, ALL IN CRESS CREEK, A SUBDIVISION OF PART OF SECTIONS 11, 12 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LINDRICK COURT RESUBDIVISION RECORDED APRIL 4, 1974 AS DOCUMENT R74-15202, IN DUPAGE COUNTY, ILLINOIS.

**AREA OF SURVEY:**

"CONTAINING 12,460 SQ. FT. 0.29 ACRES MORE OR LESS"



STATE OF ILLINOIS }  
 COUNTY OF WILL }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 8TH DAY OF MAY, A.D., 2008, AT ROMEOVILLE, ILLINOIS.

*Mark A. Lindstrom*

CLIENT KEARNS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482

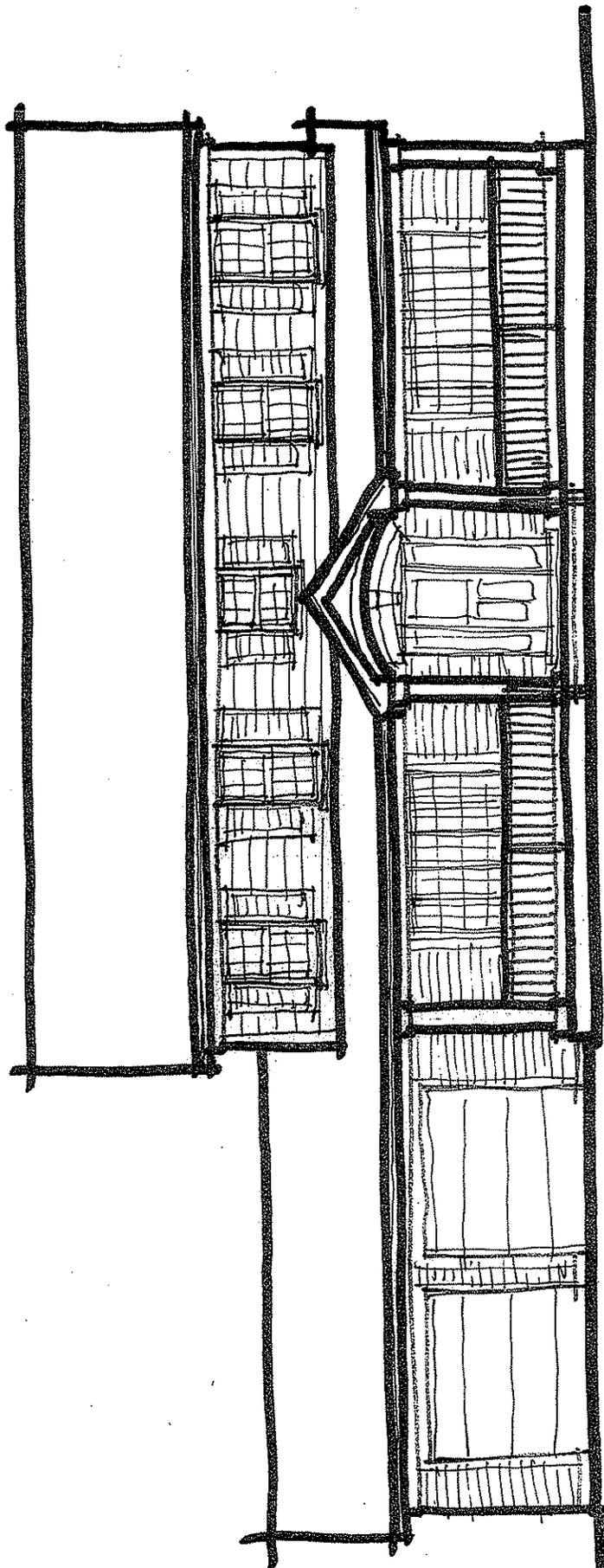
JOB NO. 94086-08

LICENSE EXPIRES ON NOVEMBER 30, 2008

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-298

FIELDWORK DATE 5-07-08





FRONT ELEVATION

PRINCEP  
BUILDERS

The Belgio Residence - 936 Cherry Hills Ln.







# Naperville

## PLANNING & ZONING COMMISSION AGENDA ITEM

**PCS CASE:** 11-1-055                      **AGENDA DATE:** 5/18/2011  
**SUBJECT:** Harvest Bible Chapel  
Petitioner: Harvest Bible Chapel, 1805 High Point Drive, Naperville, IL  
60563

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**LOCATION:** Located on the north side of Diehl Road, west of Naperville Road and south of I-88

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Correspondence      New Business      Old Business      Public Hearing

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**SYNOPSIS:**  
The petitioner proposes to install a 204-square-foot banner on the east elevation of the building, which already has a 227.5-square-foot wall sign, and exceed the maximum square footage of wall signage allowed on the elevation. In order to install the banner and exceed the maximum square footage allowed for wall signs, the petitioner requests a variance from Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code for the property located at 1805 High Point Drive.

**PLANNING & ZONING 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:** Trude B. Terreberry, Code Enforcement Officer

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**EXISTING ZONING, LAND USE, AND LOCATION:**  
The subject property consists of one lot located on the north side of Diehl Road, west of Naperville Road and south of I-88, totaling approximately 7.35 acres. The property is zoned OCI (Office, Commercial and Institutional) District. The properties to the west, north and east are owned by the Illinois Tollway Authority and, therefore, do not have zoning classifications. The property to the south is zoned ORI (Office, Research, Light Industrial) District and is owned by Northern Illinois Gas Company (NiCor).

**CONTROLLING AGREEMENTS AND ORDINANCES:**  
79-059: Zoning property to the ORI District upon annexation

- 79-066: Granting variances to the Naperville Corporate Center and a portion of the Northern Illinois Gas property
- 96-053: Variance for parking lot setback
- 07-128 Zoning property to OCI District and granting variance to reduce the required number of parking spaces

**REQUEST:**

The petitioner, Harvest Bible Chapel (Harvest), proposes to install a 204-square-foot banner on the east elevation of the building, which already has a 227.5-square-foot wall sign, and exceed the maximum square footage of wall signage allowed on the elevation. In order to install the banner and exceed the maximum square footage allowed for wall signs, the petitioner requests a variance from Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code for the property located at 1805 High Point Drive.

**STAFF REVIEW:**

Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code allows 1.5 square feet of wall signage for every linear foot of building frontage along a public roadway or expressway.

Harvest has 185 feet of building frontage on the east elevation, which allows the chapel to have 277.5 square feet of wall signage on that elevation. There is an existing “Harvest Bible Chapel” wall sign on the east elevation that is 227.5 square feet; sign permit # 07-3774 was issued for this sign. By adding the proposed banner, the petitioner will have a total of 431.5 square feet of signage on the east elevation, which is 154 square feet more than what is allowed by code.

Staff does not believe there is a hardship or unique circumstance that warrants the petitioner having 55% more wall signage on the east elevation of the building than is allowed by code. In addition, staff believes that having that much signage on one elevation causes sign clutter and this is in direct conflict with the purpose of the Street Graphics Ordinance.

The petitioner feels they should be afforded more wall signage than permitted by code on the east elevation since they do not utilize permitted wall signage on the north and south elevations of the building. Staff does not agree that additional wall signage should be allowed on the east elevation in order to compensate for the fact that the petitioner, for whatever reasons, has decided to forgo signage on those other elevations. Again, the concern is sign clutter as a result of 431.5 square feet of signage on a single elevation. Please note that the chapel has the same (as on the east elevation) 227.5-square-foot “Harvest Bible Chapel” wall sign on the west elevation and sign permit # 07-3775 was issued for that sign.

**STAFF SUMMARY:**

The purpose of the Street Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

*1805 High Point – Staff PZC Memo – PCS 11-1-055*

*May 18, 2011*

*Page 3 of 3*

Staff has reviewed the requested street graphics variance and the petitioner's responses to the standards for granting a variance and finds that the petitioner does not meet the standards for granting a variance to the Street Graphics Control Ordinance. The additional signage on the east elevation is not needed as a result of any comprehensible hardship and that amount of signage on the elevation causes unnecessary clutter.

As a result, staff does not recommend approval of a variance from Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code in order to install the 204-square-foot banner on the east elevation and exceed the maximum square footage allowed for wall signs on that elevation for the property located at 1805 High Point Drive.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. 1805 High Point – Petitioner's Application – PCS 11-1-055
2. 1805 High Point – Legal Description – PCS 11-1-055
3. 1805 High Point – Location Map – PCS 11-1-055
4. 1805 High Point – Plat of Survey – PCS 11-1-055
5. 1805 High Point – Rendering of Current Building Elevation – PCS 11-1-055
6. 1805 High Point – Rendering of Proposed Building Elevation – PCS 11-1-055

## SIGN VARIANCE APPLICATION

Address of Property: 1801 High Point Drive, Naperville

Petitioner: Harvest Bible Chapel  
1801 High Point Drive  
Naperville, Illinois 60540

Contact information: Russell G. Whitaker, III  
Rosanova & Whitaker, Ltd.  
23 W. Jefferson St., Suite 200  
Naperville, Illinois 60540  
[russ@rw-attorneys.com](mailto:russ@rw-attorneys.com)  
630-355-4600

Owner: Harvest Bible Chapel

Zoning of the property: OCI

Area of the Property: 5.75 acres

List of improvements: The property is improved with a single commercial building comprising approximately 110,000 square feet with associated parking improvements. The building was rezoned and converted to a religious use in 2007.

Description of variance: The Petitioner seeks three variances. First, the Petitioner seeks a variance from Section 5-4-5.1.1 of the Code to permit a second wall sign on the east elevation of the building. Second, the Petitioner seeks a variance from Section 5-4-5.1.2 to increase the permissible square footage of signage on the East elevation of the building. Finally, Petitioner seeks a variance to permit the permanent display of banners at the main entrance of the facility.

### FINDINGS OF FACT

1. *The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable signs or properties.*

Petitioner is permitted wall signage on four sides of the building due to the unique positioning of the Property with public roadway located on all four sides of the building. Petitioner has foregone permissible signage on the north and south façades of the building. In lieu of placing permitted signage on the north or south façade, Petitioner now seeks a variance to permit a second sign on the east façade of the building. The existing sign on the east façade identifies Harvest Bible Chapel as the owner/occupant of the property. The proposed second sign would display service times for worship services on Saturday and Sunday. The proposed location is desirable because the view of the north façade from the adjacent roadway is obstructed by existing vegetation that Petitioner desires to maintain. Moreover, the proposed location on the east façade provides better visibility from the Naperville Road exit and from westbound traffic on I-88.

The addition of a second sign would cause the total signage permissible on the east façade to exceed the permitted signage under Section 5-4-5.1.2. The Code permits a maximum of 300 square feet of wall signage per street frontage. The proposed second sign would result in a total of 342 square feet of signage on the east façade. While the location of this second sign causes of a technical code violation, the total square footage of Petitioner's signage remains well below that permitted by Code.

Finally, Petitioner seeks to install two banners at the main entrance to the facility. While the banners are removable, the intent is to leave the banners in place on a semi-permanent basis. These banners would, like the new wall sign, display the date and time of worship services. There is no provision for such banners under the sign ordinance except that the City of Naperville is permitted to display such banners through the City. Similar type banners were incorporated into the development and design of Freedom Commons as an aesthetic feature while permitting the advertising of special events. Harvest seeks similar signage to display service times or other special events as may occur at the church.

2. *The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property).*

The hardship associated with the proposed variance relates to the visibility of signage on the north and south façades of the building. The visibility is either obstructed by existing vegetation that Petitioner desires to maintain for aesthetic purposes or the window of visibility is limited due to high-speed traffic on I-88 and limited visibility from Diehl Road. Therefore, Petitioner proposes to shift permitted signage to the east façade of the building for its greatest impact.

The proposed banners will be installed in-lieu of other changeable copy signage Harvest is permitted on the south façade of the building. The banners provide a cost-effective means of conveying a message and are consistent with the existing use of banners on the immediately adjacent property. Moreover, the banners will add some color, warmth and aesthetic appeal to the canopy area which is the main entrance to the facility.

3. *The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.*

The proposed signage will not be detrimental to the public welfare or to other property in the neighborhood. The proposed signage does not exceed the total number or the total size of signs permitted by Code. Petitioner merely seeks to relocate permitted signs to a more effective location on the building. This movement of permissible signage will have no impact on the operation of other businesses in the vicinity nor will it impact property values in the neighborhood. To the extent that the sign is effective in increasing awareness of service times and attracting new members to the Church the sign will indirectly benefit nearby retail business in Freedom Commons.

4. *The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety.*

The proposed signage will not impair visibility of adjacent properties nor will it endanger the public safety. The proposed signage is large enough to be easily readable from the adjacent roadway. Moreover, the information conveyed by the signage is reasonably limited and can be easily consumed by drivers without unreasonable distraction that would endanger public safety.

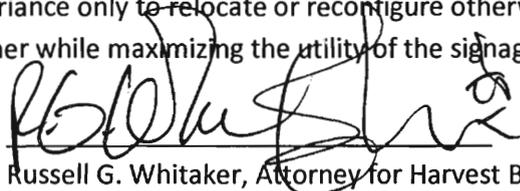
5. *The Proposed variation will not alter the essential character of the neighborhood.*

The proposed variation will not alter the essential character of the neighborhood. The total amount of signage does not exceed that permitted by Code, Petitioner merely seeks to relocate the permitted signage to maximize its utility. Moreover, the building is significantly isolated from other uses in the immediate vicinity and therefore will have no impact on the character of the neighborhood.

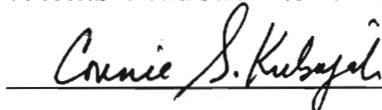
6. The proposed variation is in harmony with the spirit and intent of this Chapter.

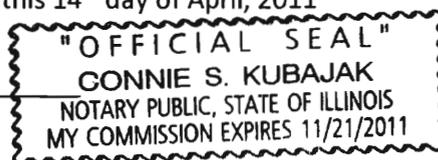
The proposed variance is reasonable and is in harmony with the spirit and intent of the sign ordinance. As repeatedly stated herein, the quantity of proposed signage is permissible under the Code. Petitioner seeks a variance only to relocate or reconfigure otherwise permissible signage in a cost effective manner while maximizing the utility of the signage.

By:

  
Russell G. Whitaker, Attorney for Harvest Bible Chapel

Subscribed and Sworn to before me this 14<sup>th</sup> day of April, 2011





**LEGAL DESCRIPTION**

Harvest Bible Chapel

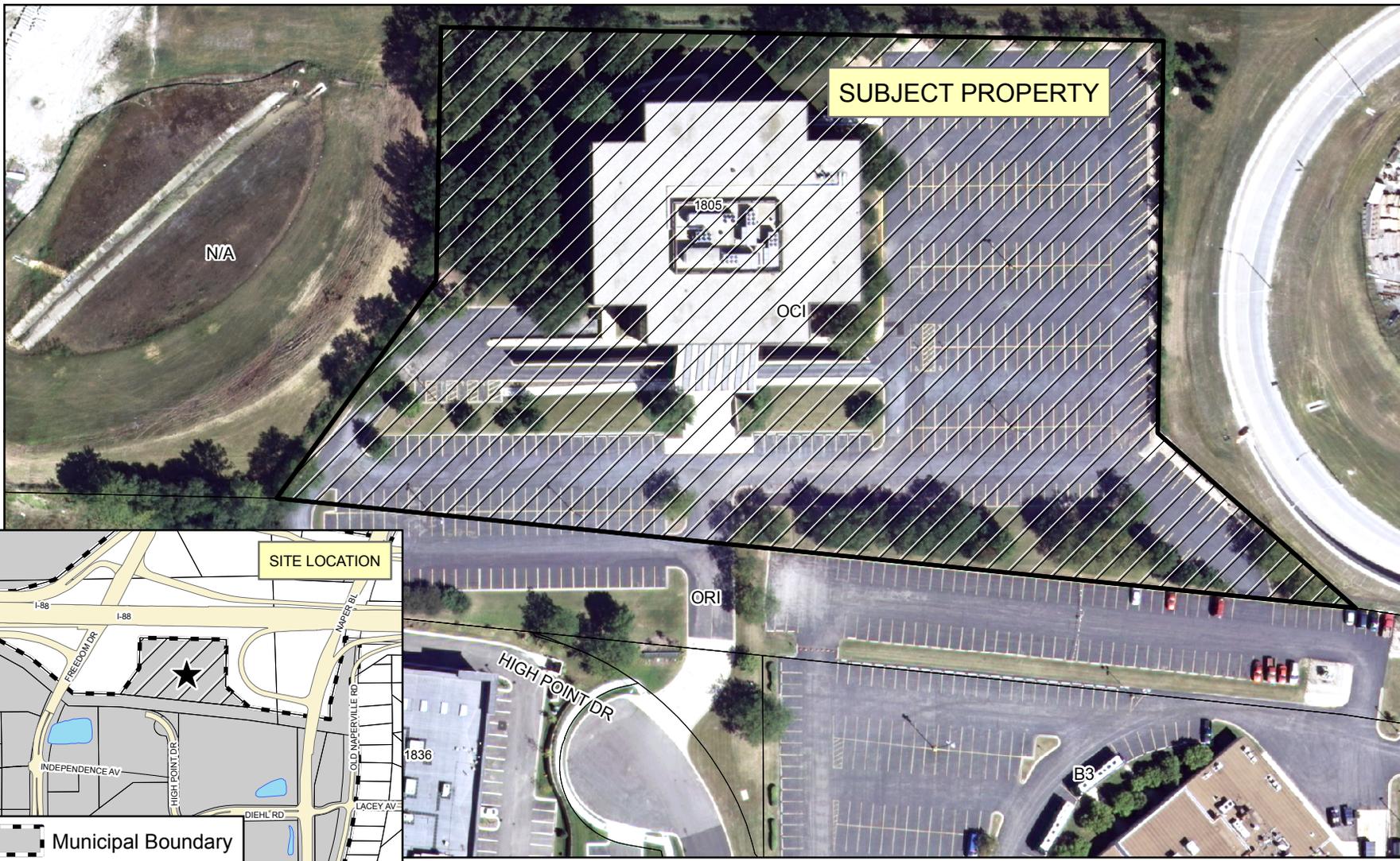
1805 High Point Drive, Naperville, Illinois 60540

LOT 402 IN BELLEMEAD'S FIRST RESUBDIVISION OF PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON July 30, 1987 as DOCUMENT R87-113228, IN DUPAGE COUNTY, ILLINOIS.

Approximately 5.75 acres

PIN No. 08-05-300-019

# City of Naperville HARVEST BIBLE CHURCH

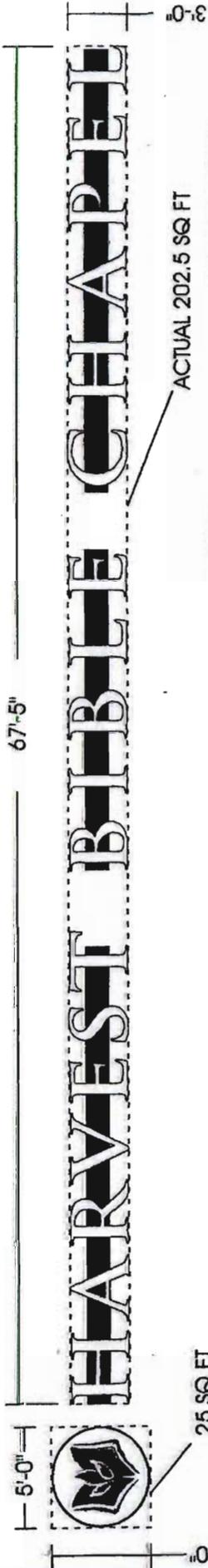


Transportation, Engineering and  
Development Business Group  
Questions Contact (630) 420-6719  
www.naperville.il.us  
May 2011



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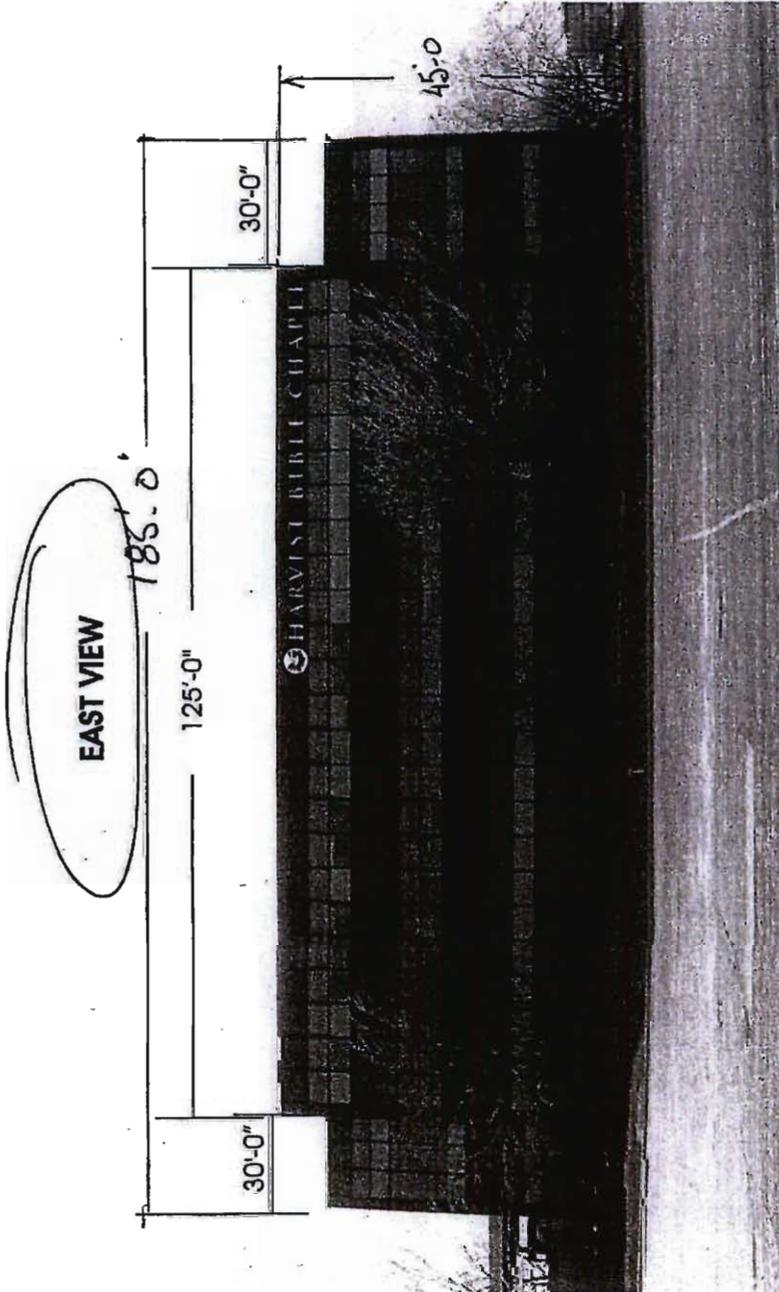




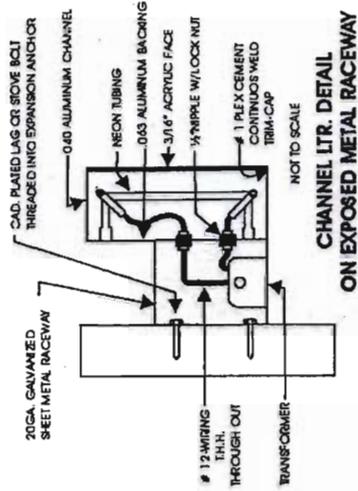
ACTUAL 202.5 SQ FT  
**ALLOWABLE**  
**TOTAL SQ. FT: 227.5**

**TWO (2) SETS OF ILLUMINATED CHANNEL LETTERS  
 MOUNTED ON RACEWAY**

- WHITE ACRYLIC FACES
- BLACK TRIM CAPS & RETURNS
- RACEWAY COLOR: T.B.D.
- VINYL COLORS: FDC 077 DARK BLUE;  
 FDC 004 GOLD NUGGET



**EAST VIEW**



**CHANNEL LTR. DETAIL  
 ON EXPOSED METAL RACEWAY**

\*ARTWORK IN PHOTO IS NOT TO SCALE

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**COMPUTER GENERATED COLORS ARE NOT A TRUE GRATE SIGNS MATCH TO ANY PMS, VINYL, OR PAINT.**

Client: HARVEST BIBLE CHAPEL	Dwng # 07.0292-F
Approved: DANIEL SULLIAFY	Date: 04.10.07
Scale: 1/8" = 1'	Rev Date: 08.16.07
Drawn by: C.FATO	

815-729-9700 X248

**BANNER**  
Harvest Bible  
Chapel



**HARVEST**  
BIBLE CHAPEL

Scale: \_\_\_\_\_  
Job #: \_\_\_\_\_  
Designer: fmp Date: 02/02/2011  
r1: 00/00/00  
r2: 00/00/00  
r3: 00/00/00  
r4: 00/00/00

Harvest Bible Chapel Naperville, IL 60563

**Design Status:**

- Approved
- Revises & resubmit
- Approved as noted

DATE: \_\_\_\_\_

SIGN: \_\_\_\_\_

**Permit Status:**

MUNICIPALITY: \_\_\_\_\_

APPLIED: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISES & RESUBMIT: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

**SIGNS SIGNS SIGNS**

FULL SERVICE SIGN COMPANY  
207 Gail Ct. S.  
Prospect Heights, IL 60070  
Phone: (847) 222-0505  
Fax: (847) 222-0505  
info@signs3.com

**PROJECT COLORS:**

- White
- Dramatic Bronze

**PROJECT NOTES:**

- QUANTITY: (1) banner
- SUBSTRATE MATERIAL: 20 oz HD
- GRAPHIC MATERIAL: Digital print
- MOUNTING: Steel frame/fascia
- DIMENSIONS: 54" x 543"
- TOTAL SQUARE FEET: 205.9 SF

**RENDERING**  
DRAWING



*Actual lettering 32" x 521.67"*

543"

**SERVICES: SAT. 5 pm SUN. 9 & 11 am**

54"

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

The Northwest Sector Update to the Comprehensive Master Plan identifies the future land use of this property as “Business Park”.

**PLANNING SERVICES TEAM REVIEW:**

*Conditional Use*

The petitioner requests a conditional use for an Athletic Training Facility within an existing 50,000 square foot tenant space under the provisions of the ORI (Office, Research, Light Industry) District. The proposed use, Sky High Sports, is an indoor trampoline facility that hosts open bounce, dodgeball tournaments, and “AIRobic” classes, as well as birthday parties. Sky High Sports limits its maximum capacity on a “guests per hour” basis, primarily booked through an online reservation system, to ensure safe recreational conditions for guests.

Staff has reviewed the Standards for a Conditional Use and finds that the proposed athletic training facility will not be injurious to the use of surrounding property, as it will be contained to the lot on which it is located and is the only tenant within the subject building. Further, as the subject property has been vacant since construction, Sky High Sports will further the orderly improvement and use of land within the vicinity. Finally, the use will be complementary to the surrounding area, as its peak demand times (evenings and weekends) are offset with the peak demand periods of neighboring employers.

*Parking Variance*

The petitioner requests a parking variance to reduce required off-street parking from 150 to 125, equating to a reduction in the required parking ratio of 3 spaces to 2.5 spaces per 1,000 square feet of gross floor area. To support the variance request, Sky High Sports has noted that the capacity of its buildings are capped well below maximum occupancy for safety reasons, and that concurrent uses, such as birthday parties or tournaments, are included within the maximum capacity. Thus, party rooms and snack areas which are factored into the overall parking requirement do not generate additional occupants if they are in use. Further, the applicant has submitted data to indicate that during a peak weekend period the maximum number of cars in the parking lot at any given time is 60, with an average weekend peak demand of 48 vehicles and an average weekday peak demand of 52 vehicles. Due to the group activity nature of the use, patrons typically access the facility by multiple-occupancy vehicles, carpools and buses.

The petitioner’s data indicates that parking demand for the proposed use is lower than would be typically required for an athletic training facility. As the single tenant within the subject building adjacent to business and light industrial uses with offset peak parking demand hours, staff finds that vehicle parking is adequate to support the proposed use and supports the requested parking variance.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. Sky High Sports – Location Map – 11-1-052

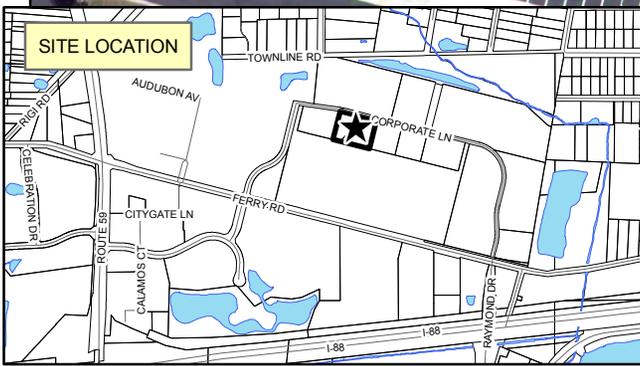
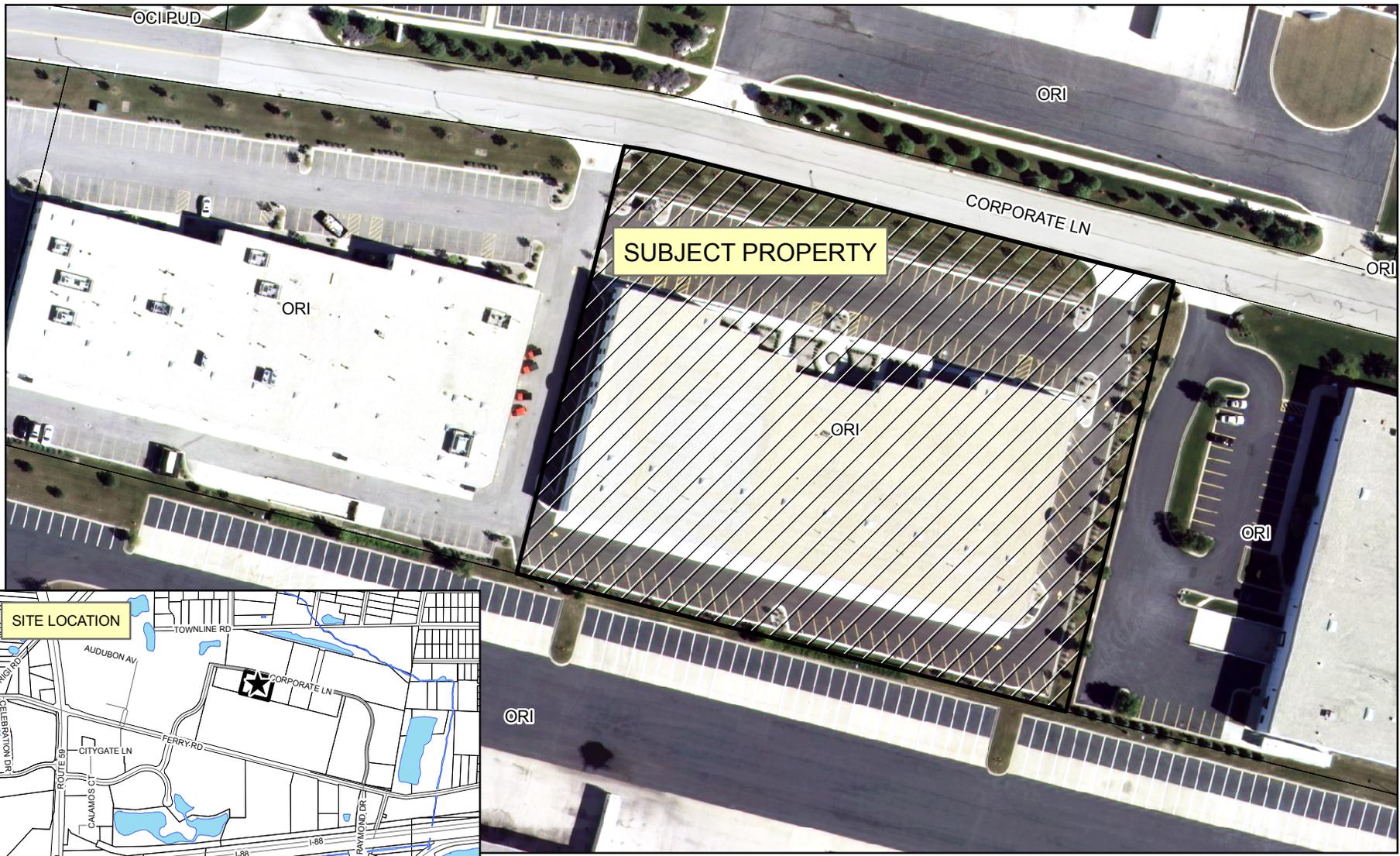
*Sky High Sports (2244 Corporate Lane) – PC 11-1-052*

*May 18, 2011*

*Page 3 of 3*

2. Sky High Sports – Petition – PC 11-1-052
3. Sky High Sports – Disclosure of Beneficiaries – PC 11-1-052
4. Sky High Sports – Description of Use – PC 11-1-052
5. Sky High Sports – Site Plan – PC 11-1-052

# City of Naperville SKY HIGH SPORTS



Transportation, Engineering and  
Development Business Group  
Questions Contact (630) 420-6694  
www.naperville.il.us  
April 2011



0 500 1,000 2,000 3,000  
Feet

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

sky High Sports

Development Name (should be consistent with plat): Prairie Point Corporate Center  
Development Address: 2244 Corporate Lane Naperville IL 60563  
Date of Submission: 8/30/10

I. APPLICANT:

Tom Burgess HP Commercial Real Estate  
Name Corporation

1585 Beverly Ct., Unit 122  
Street

Aurora IL 60502  
City State Zip Code

Tom Burgess Self 630-258-9279  
Primary Contact Person Relationship to Applicant Telephone Number

630-845-9640 tom@burgessent.com  
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

High Point Investments  
Name

P.O. Box 746, Geneva IL 60134  
Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Charles Radovich Telephone Number: 630-232-4515

Email Address: radovichlaw@sbcglobal.net Fax Number: 630-232-0189

Address: 312 W. State St. Geneva IL 60134

Engineer: Tony Rynearson Telephone Number: 630-355-9889

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

Fully Improved, Contains building, parking & landscaping

- 2. Existing Utility Services (water, sewer, electricity): yes
- 3. Existing zoning on the site: ORI
- 4. Existing Land Use: 1 Multitenant building
- 5. Acreage & Square Footage of the site: 2.89 Acres 125,988 SF
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

ORI

**VII. PROPOSED DEVELOPMENT:**

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

Residential       Commercial       Office  
 Industrial       Other: \_\_\_\_\_

- 2. Proposed Zoning: ORI w/ Conditional use for sports training

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):

Sports training in existing building at 2244 Corporate Lane  
8am- 10pm, 125 parking spaces. there are no other users  
in this building

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

2244 Corporate Lane is an existing single stand alone  
50,000 SF precast building

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

*None*

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

*None*

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

*None*

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres				2.89						
% of Total				100%						

\*Please explain:

---



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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	A L
Single-Family						NA			
Townhome						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:

*None. Anything on plan taken care of by Homeowner Assoc.*

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

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

*None*

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				∅

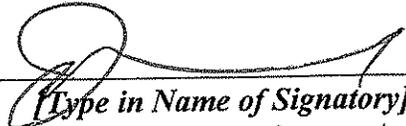
Areas*				
c. Private Facility*				0
Sub-total				0
School Site				0
Total				0

\*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,

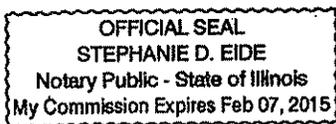
[Enter Name of Petitioner(s) or Authorized Agent]

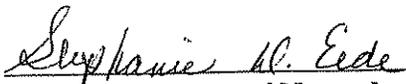
By:   
 [Type in Name of Signatory]

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

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 20 day of April, 2011 A.D.



By:   
 [Type in Name of Notary] Stephanie D. Eide  
 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.

**EXHIBIT 3**

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

(Please use a separate sheet of paper to respond to the criteria listed below)

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; 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; 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)

**EXHIBIT 3**

### **Exhibit 3**

1. The conditional use for sports training will enhance public health & general welfare by embracing the active lifestyle to stay physically fit.
2. The sports training use will be busy after school, hours typically not used by other businesses and it is a clean wholesome use.
3. 2244 Corporate Lane was the last building built in the park and this use will not detract from existing nor impede future uses of adjacent property.

1. The general purpose and intent of the ordinance is to provide for adequate parking. Petitioner's occupancy during regular business hours is 1-3 staff. The common parking for the Prairie Point Corporate Center #2368 and #2244 is 237. During regular business hours, #2368 is fully occupied and using 68 leaving 169 available for petitioner and 15,000 SF of available space under our condo declarations.

We can also add 15 spaces to 2244 as the truck unloading area will not be used by the petitioner.

Therefore the proposed variance may not be needed, but if it is, it would be in harmony with the general purpose and intent of the ordinance.

2. Similar uses have been approved throughout Naperville in similar zoning districts. The unique business hours negate any impact on parking, strict enforcement of the code is unnecessary.
3. This is a new, very functional building in a great location and it has been empty since we built it three years ago. This user would change the economics for that building.
4. Similar businesses operate throughout Naperville. This one will not alter the character of the neighborhood.

ATTACHMENT 6  
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: Tom Burgess - High Point Investments  
Address: P.O. Box 746  
Geneva IL 60134

2. Nature of Benefit sought: \_\_\_\_\_

3. Nature of Applicant (Please check one):  
a. Natural Person  d. Trust/Trustee   
b. Corporation  e. Partnership   
c. Land Trust/ Trustee  f. Joint Venture

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

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 venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

a. Same as #1  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
Same as #1

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

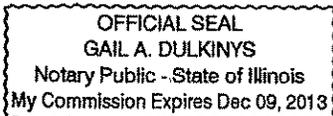
VERIFICATION

I, Tom Burgess, 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.

Signature: Tom Burgess

Subscribed and Sworn to before me this 10th day of September, ~~2009~~ 2010

Gail A. Dulkinys  
Notary Public



ATTACHMENT 6

ATTACHMENT 6  
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: Jump Naperville, LLC  
Address: 227 BELLEVUE WAY NE #174  
Bellevue, WA 98004

2. Nature of Benefit sought: Approval of CUP

3. Nature of Applicant (Please check one):

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

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

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 venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
JERRY RAYMOND, Sky High Sports  
490 HotSprings Rd., Carson City, NV 89706

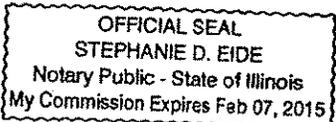
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, \_\_\_\_\_, 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.

Signature: [Signature]

Subscribed and Sworn to before me this 20 day of April, 2002. 2001  
Stephanie W. Eide  
Notary Public



ATTACHMENT 6



Dear City of Naperville Planning Department,

We at Sky High Sports are very excited to bring our unique trampoline fun center and over 40 new jobs to the Naperville. Although we have enjoyed success in Northern California, we are looking toward this store as our flagship.

Because of the uniqueness of our concept, the cities of our other locations have worked with us on our occupancy per square foot. Our normal Trampoline Occupancy is one person per trampoline.

Our Party Table area is only for the use of our booked parties. Therefore, occupancy does not increase in the building since the guests are going back and forth from the party table to the trampoline.

Having been selling out our other locations for over 2 years, our experience has taught us that we set our maximum capacity well below that of our maximum occupancy. For instance, our Sacramento facility is just over 42,000 sq ft and we stop selling tickets at 110 guests per hour.

I would like to walk through the process of our business model.

We have three distinct groups of people in our building.

**Group 1: Checking In.** Customers arrive at the building and check in one of two ways. Parties check in at the Party Check-In Counter and Individuals check in at the Lobby Counter. Both check-ins happen the same way. Their reservation is located in the computer system (96% of our bookings are done ahead of time, with most booking through the Internet), and they are then given a wristband identifying them as Jumpers for the specific hour(s). Based on our experience at our other locations, we have 1 driver per 3.8 customers. No one comes to Sky High alone, whether it's a parent bringing multiple children, a parent dropping off a child, young adults getting together or a Corporate Group on a bus, ours is a group activity.

**Group 2: Jumpers/Party Table.** Once the customers' jump/party time begins, they move to their party table and then begin jumping. Their table is reserved for them during the entire jump time, so the party areas are only available to the reserved jumpers. They use it for quick rest times or snacks/cake during their assigned party/jump time. Individuals may use the Snack Bar for the same purpose.

**Group 3: Exiting/Snack Bar.** After their jump time is up (wristband color is expired), customers can grab something to eat at the Snack Bar, or make their way out of the building.

Overcrowding our trampolines is a safety issue; and safety is such a priority for us, we have implemented a computer system that does not allow the front desk to sell more trampoline tickets than our maximum has been set. Since no one wants to pay us to “hang out” (Although I would love that), our other areas are only used to serve the jumping customers.

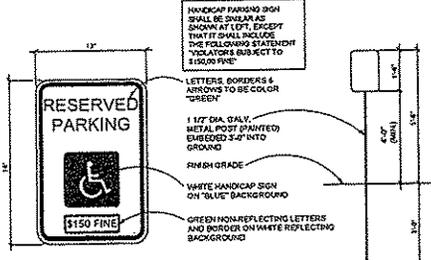
Other cities have used business models that, while not sharing our concept, still use our methods. For instance a school has a large square footage of buildings, but limits its’ capacity for the entire area based on certain rooms. Like an office relates to a conference room, our trampolines relate to the party area; the people are not in both places at once. Therefore, once we hit our capacity for trampolines, we stop selling entry tickets.

Thank you for your consideration in these matters and we look forward to being a positive force in the community for many years to come.

Sincerely,

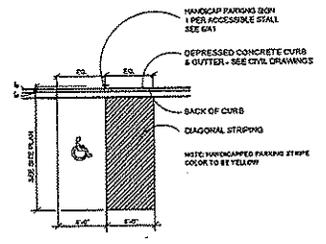
Jerry Raymond  
Sky High Sports





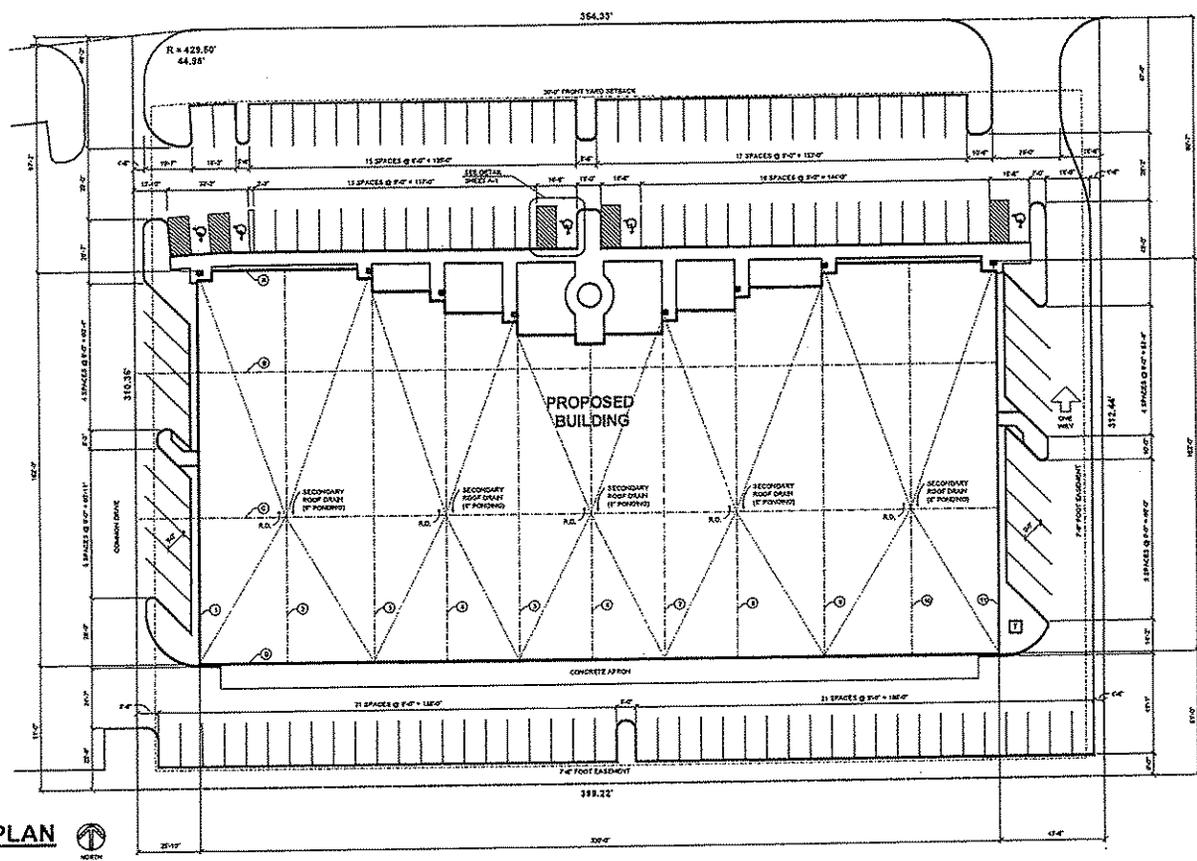
NOTE: SIGN SHALL MEET REQUIREMENTS OF U.S. DEPARTMENT OF TRANSPORTATION STANDARD - SIGN R7-4

**HANDICAPPED PARKING SIGN** (1 AT)



**ACCESSIBLE PARKING STALL** (2 AT)

CORPORATE LANE



**SITE PLAN** (17) x (17)

**GENERAL NOTES**

- ZONING DISTRICT: OIG OFFICE/RESEARCH/HAIGHT INDUSTRIAL
- BUILDING CODE: 2008 INTERNATIONAL BUILDING CODE
- OCCUPANCY CLASS: MIXED OCCUPANCY (S1 STORAGE, B BUSINESS)
- CONSTRUCTION TYPE: TYPE II
- CIVIL, ELECTRICAL, MECHANICAL AND FIRE PROTECTION DRAWINGS HAVE BEEN PREPARED BY OTHERS. CAPITAL DESIGN LTD. CLAIMS NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN OR INSTALLATION OF ANY OF THESE SYSTEMS.
- ENTIRE BUILDING IS TO BE SPRINKLERED. SPRINKLER CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS TO THE PROPER AUTHORITIES FOR THEIR REVIEW AND APPROVAL.
- DO NOT SCALE DRAWINGS.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL GENERAL NOTES AND SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), THE UNIFORM BUILDING BARriers ACT AND THE BUILDING ACCESSIBILITY CODE. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- ALL WOOD BLOCCING SHALL BE FIRE RETARDANT TREATED.
- ADDITIONAL EMERGENCY WALKING SYSTEMS TO BE IN CONFORMANCE WITH ALL REQUIREMENTS LISTED IN PART SECTION 4.05. ALL INDICATING HEIGHTS AND OPERATION TO CONFORM WITH REQUIREMENTS OF ANS1 SECTION 4.25.
- ALL EXPOSED INSULATION, INCLUDING THERMAL BARRIERS APPLIED TO SPANDREL PANELS, SHALL HAVE A FLESH SPREAD RATING OF 25 OR LESS.
- ROOFING SYSTEM SHALL BE A MINIMUM CLASS C SPANDREL PANELS SHALL HAVE A FLESH SPREAD RATING OF 25 OR LESS.
- FRAME SPREAD OF ALL FRESH MATERIALS SHALL BE 25 OR LESS WITH SMOKE DEVELOPMENT LESS THAN 150 (WHEN TESTED PER ASTM E83).

**SITE NOTES**

- SITE UTILITY DRAWING SHOWN IS TAKEN FROM PLAT OF SURVEY AS PREPARED BY OTHERS. CONTRACTOR SHALL VERIFY UTILIZATION AND STAKE ALL BUILDING AND PARKING LOCATIONS AND NOTIFY OWNERS/OWNER AS TO ANY DISCREPANCIES.
- SEE CIVIL ENGINEERING DRAWINGS FOR GRADING, UTILITIES, PAVEMENT, SPECIFICATIONS AND RELATED DETAILS.
- SEE CIVIL DRAWINGS FOR ALL ROAD AT PAVED AREAS.
- ALL LANDSCAPE PLANS SHALL BE SUBMITTED FOR CITY APPROVAL. THIS PLANS TO BE PREPARED BY OTHERS.
- ALL DOWNHILLS IN PAVED AREAS ARE TO FRONT OF CURB UNLESS PLANT NOTED. CURB THICKNESS IS NOT SHOWN FOR CLARITY.
- SEE ROOF FRAMING PLANS ON STRUCTURAL DRAWING FOR ELEVATIONS OF HOOR, INTERMEDIATE AND LOW POINTS.
- SEE MECHANICAL DRAWINGS FOR LOCATIONS AND DETAILS OF ANY ROOF MOUNTED EQUIPMENT.
- CONTRACTOR SHALL VISIT THE SITE IN ORDER TO BECOME GENERALLY FAMILIAR WITH THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK ASSOCIATED WITH THIS PROJECT.

**AREA DATA**

SITE AREA	124,735 SQ. FT. 2.86 ACRES
F.A.R.	40%
BUILDING AREA	
TOTAL	49,972 SQ. FT.
PARKING	
HANDICAPPED SPACES	5 SPACES
STANDARD STALLS	122 SPACES
TOTAL	127 SPACES
PARKING REQUIRED	
WAREHOUSE 49,972 SQ. FT. @ 1/1000'	50 SPACES
TOTAL	50 SPACES

DEVELOPER	ARCHITECT <b>CAPITAL DESIGN, LTD.</b> 1000 Lakeside Blvd., Suite 100 San Francisco, CA 94132 415.774.1100	CONSULTANT	REVISED 02-16-07 ISSUED FOR PERMIT 02-19-07 REVISED ELEVATIONS/SECTION WALL 03-20-07 OWNER REVIEW/PERMIT SUBMITTAL	PROJECT NAME <b>PROPOSED BUILDING FOR BURGESS</b> CORPORATE LANE LOT 18 FAIRVIEW POINT CORPORATE PARK WATERVILLE, MAINE	DATE 05-18-08 JOB NUMBER 20632	SHEET NUMBER <b>A1</b> OF SHEETS
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