



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
06/08/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the May 18, 2011 Plan Commission meeting.

C. Old Business

D. Public Hearings

1. PCS 11-1-055 Harvest Bible Chapel (Continued from 5/18/11, D2)
Petitioner: Harvest Bible Chapel
Location: 1805 High Point Drive

Request: Conduct the public hearing

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

2. PC Case # 11-1-056 Brighton Car Wash
Location: 952 W. 75th Street

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on May 22, 2011

3. PC Case # 11-1-035 Bieniek Annexation
Petitioner: Judith Bieniek
Location: Northwest corner of Ironwood Drive and Villa Avenue

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on May 22, 2011

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
06/08/2011 - 7:00 p.m. - COUNCIL CHAMBERS
Page 2

- 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. Every effort will be made to allow for meeting participation.



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF MAY 18, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Trowbridge, Messer, Gustin, Meyer, Herzog, Edmonds
Student Members: Uber
Staff Present: Planning Team – Forystek, Thorsen
Code Enforcement -- Terreberry

B. Minutes

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

Motion by: Gustin
Second by: Meyer

Approved
(7 to 0)

C. Old Business

D. Public Hearings

D1. PC 11-1-046
936 Cherry Hills
Lane

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.

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

Tom Belgio, 936 Cherry Hills Lane, the petitioner was available for questions.

Planning and Zoning Commission inquired about the extent of the proposed variance.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

Gustin expressed support for the variance and the proposed porch as an asset to the neighborhood.

Planning and Zoning Commission moved to recommend approval of PC 11-1-046 requesting a variance to the 30’ front yard setback for the encroachment of a covered front porch.

Motion by: Trowbridge
Seconded by: Gustin

Approved
(7 to 0)

D2. PCS 11-1-055
Harvest Bible Chapel

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.

Russ Whitaker of Rosanova and Whitaker, 23 W. Jefferson Avenue, Suite 200, attorney of on behalf of the petitioner, requested that the case be continued to June 8, 2011 in order to establish an comprehensive sign package for the campus.

Staff expressed concurrence with the request.

The Plan Commission continued the case to June 8, 2011.

D3. PC 11-1-052
Sky High Sports
(2244 Corporate
Lane)

The petitioner requests a conditional use for an athletic training facility under the provisions of 6-8B (ORI District) of the Naperville Municipal Code and a variance to reduce off-street parking (Section 6-9, Off-Street Parking).

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

Jerry Raymond, 2244 Corporate Lane, Naperville IL, the petitioner, gave an overview of the proposed use, an indoor trampoline fun center.

Planning and Zoning Commission inquired about

- How the proposed land use is situated in relation to existing properties.

Public Testimony:

- Jim Donovan, 2180 Corporate Lane, is an adjacent property owner who expressed concern about conflicts with truck traffic and pedestrians.

Petitioner responded to testimony

- The petitioner typically operates this use in light industrial areas. There are 125 existing parking spaces, which is in excess of what other facilities provide.
- The busy times are weekends and off-peak hours. Petitioner would be willing to work with the adjacent property owner to address parking concerns.

Planning and Zoning Commission inquired about

- If landscaping would be provided to deter pedestrian access to adjacent parcels.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Bruno – expressed support for safety improvements for pedestrian and the ability of adjacent property owners to address those concerns.
- Herzog – expressed support for the land use concept.
- Edmonds

Planning and Zoning Commission moved to recommend approval of PC 11-1-052 Sky High Sports requesting a conditional use and variance for off-street parking on the condition that an agreement is reached with staff and neighboring property owner to reach an agreement as it relates to pedestrian safety.

Motion by: Bruno
Seconded by: Herzog

Approved
(7 to 0)

E. Reports and Recommendations None

F. Correspondence None

G. New Business None

H. Adjournment 7:25 p.m.



Naperville

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 11-1-055 **AGENDA DATE:** 6/8/2011

SUBJECT: Harvest Bible Chapel
Petitioner: Harvest Bible Chapel, 1805 High Point Drive, Naperville, IL 60563

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner proposes to use 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 for a period of 5-months, through October 31, 2011. In order to use 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
5/18/11	D2	At the request of the petitioner, the Plan Commission continued the case to June 8, 2011.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Trude B. Terreberry, Code Enforcement Officer

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 use 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. The banner will be used for a period of 5-months, through October 31, 2011, so that Harvest can determine the impact the sign's message has on its parishioner attendance at weekly services. If the sign proves to help Harvest's attendance during this timeframe, Harvest will invest in the installation of a permanent ground sign adjacent to I88 per the city's signs code.

In order to use 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.

Upon meeting with the petitioner and determining that the banner will only be located on the building's east elevation through October 31, 2011, for the specific purpose of gathering data regarding attendance at Harvest's weekly services, staff is in favor of the proposal. If the data proves beneficial to Harvest, the petitioner's longer term plan for signage would include the use of a ground sign adjacent to I88, which would adhere to the city's code, while forgoing any wall signage on the north elevation of the building, despite wall signage being allowed per code on this elevation. The use of a ground sign would ultimately provide Harvest the best visibility to persons traveling along I-88 and would afford them the opportunity to provide key information pertaining to the services regularly conducted on site.

It should be noted that the subject banner has already been installed on the east elevation of the building. The banner was installed as a result of miscommunication between the petitioner and staff. Staff determined that it was prudent to allow the petitioner to keep the banner on the east

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

June 8, 2011

Page 3 of 3

elevation until the Planning and Zoning Commission officially discuss the case on June 8, 2011, since the banner could be relocated to the north elevation per code.

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.

Staff has reviewed the requested street graphics variance and finds that the petitioner does meet the standards for granting a variance to the Street Graphics Control Ordinance since the sign will only remain for 5-months in duration and will not be detrimental to the public welfare nor impair visibility to adjacent properties. As a result, staff recommends approval of a variance from Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code to allow for a 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 through October 31, 2011.

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
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.

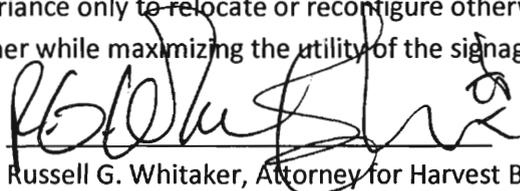
5. *The Proposed variation will not alter the essential character of the neighborhood.*

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.

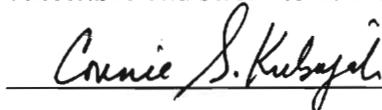
6. The proposed variation is in harmony with the spirit and intent of this Chapter.

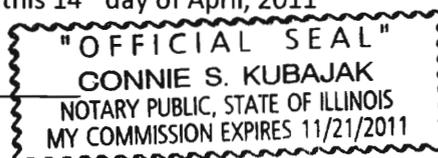
The proposed variance is reasonable and is in harmony with the spirit and intent of the sign ordinance. As repeatedly stated herein, the quantity of proposed signage is permissible under the Code. Petitioner seeks a variance only to relocate or reconfigure otherwise permissible signage in a cost effective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

By:


Russell G. Whitaker, Attorney for Harvest Bible Chapel

Subscribed and Sworn to before me this 14th day of April, 2011





LEGAL DESCRIPTION

Harvest Bible Chapel

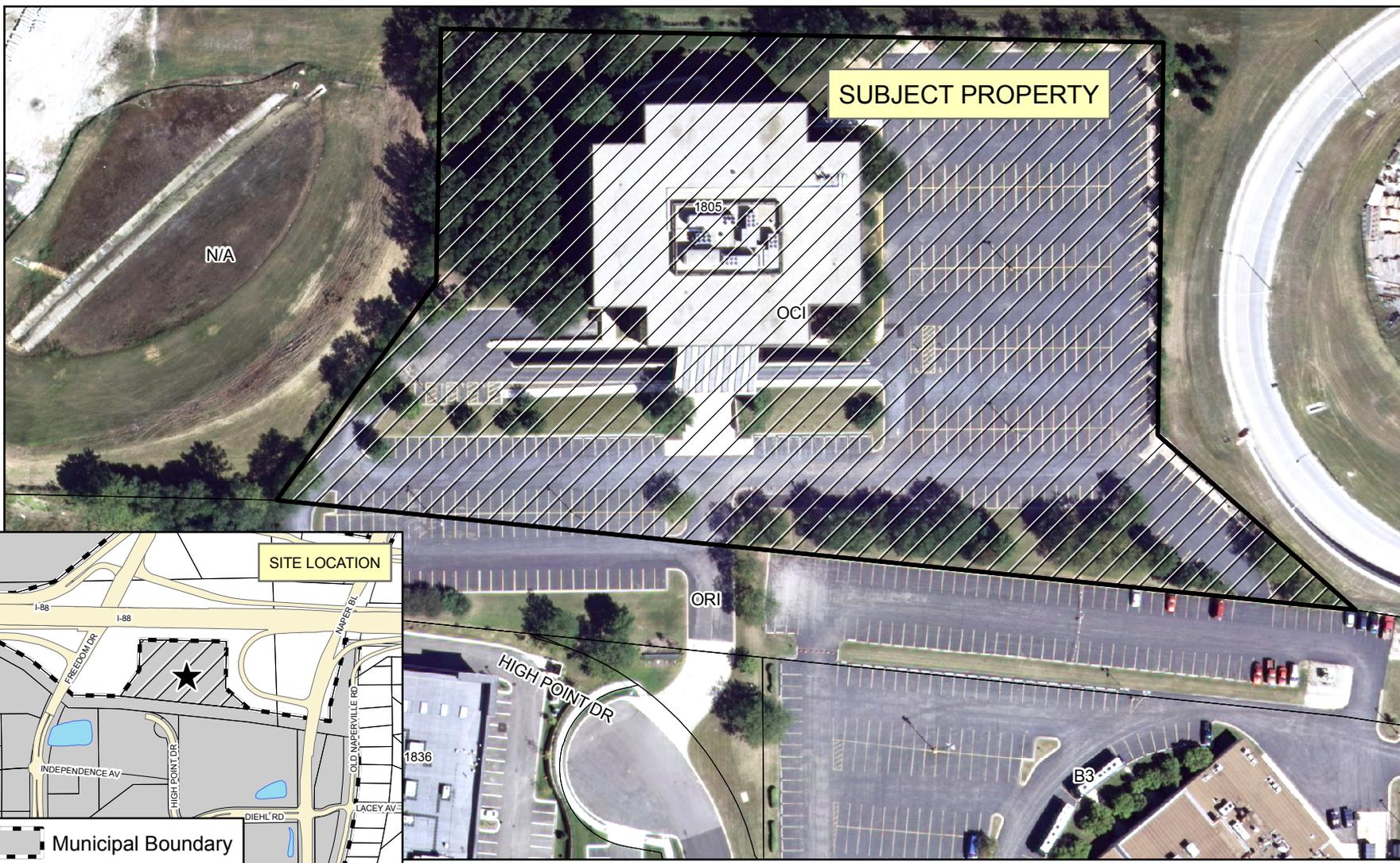
1805 High Point Drive, Naperville, Illinois 60540

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

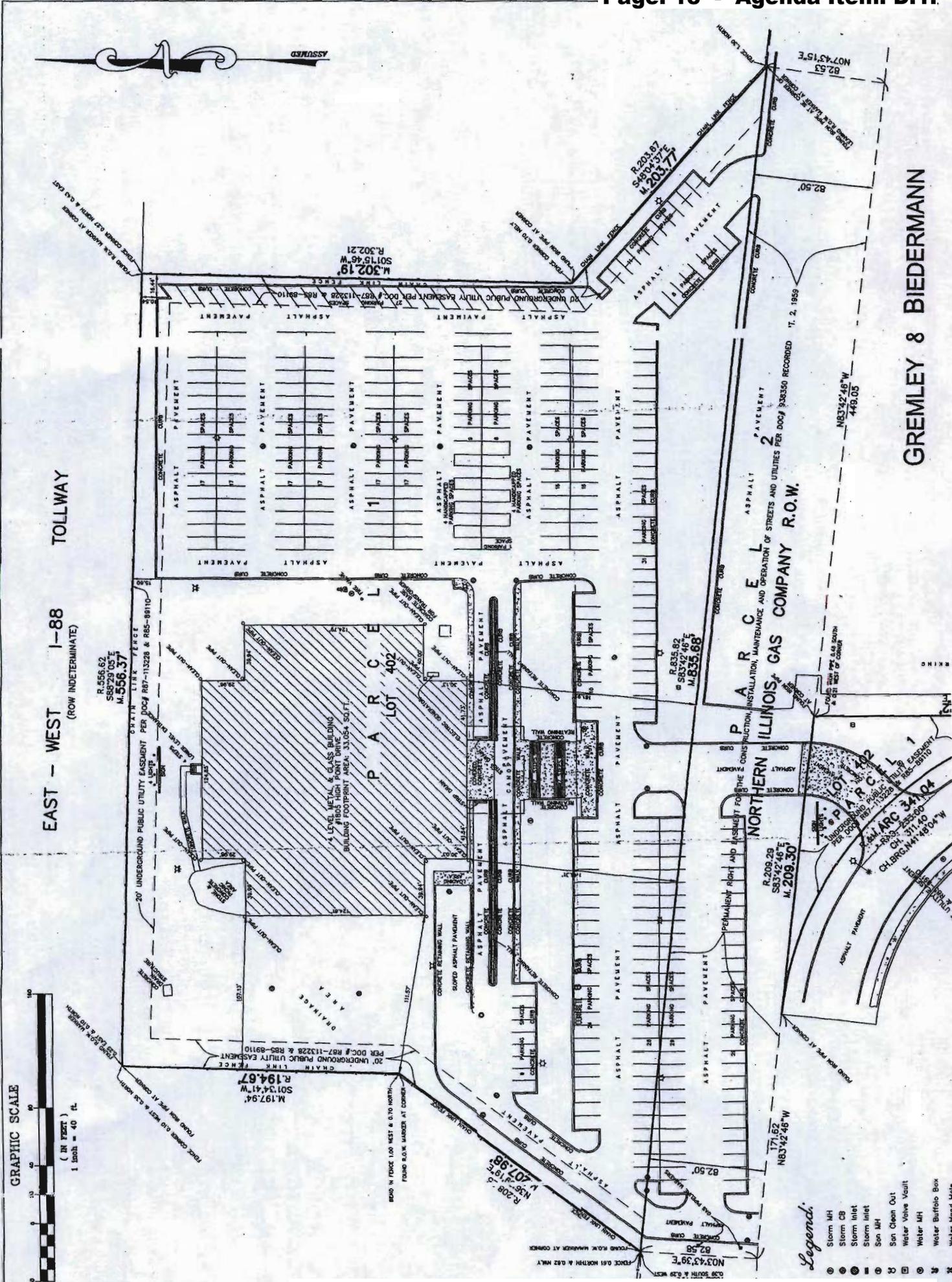
City of Naperville HARVEST BIBLE CHURCH



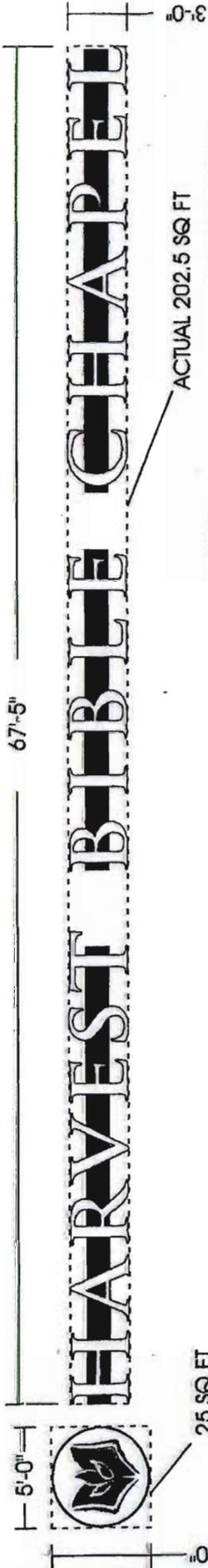
Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6719
www.naperville.il.us
May 2011



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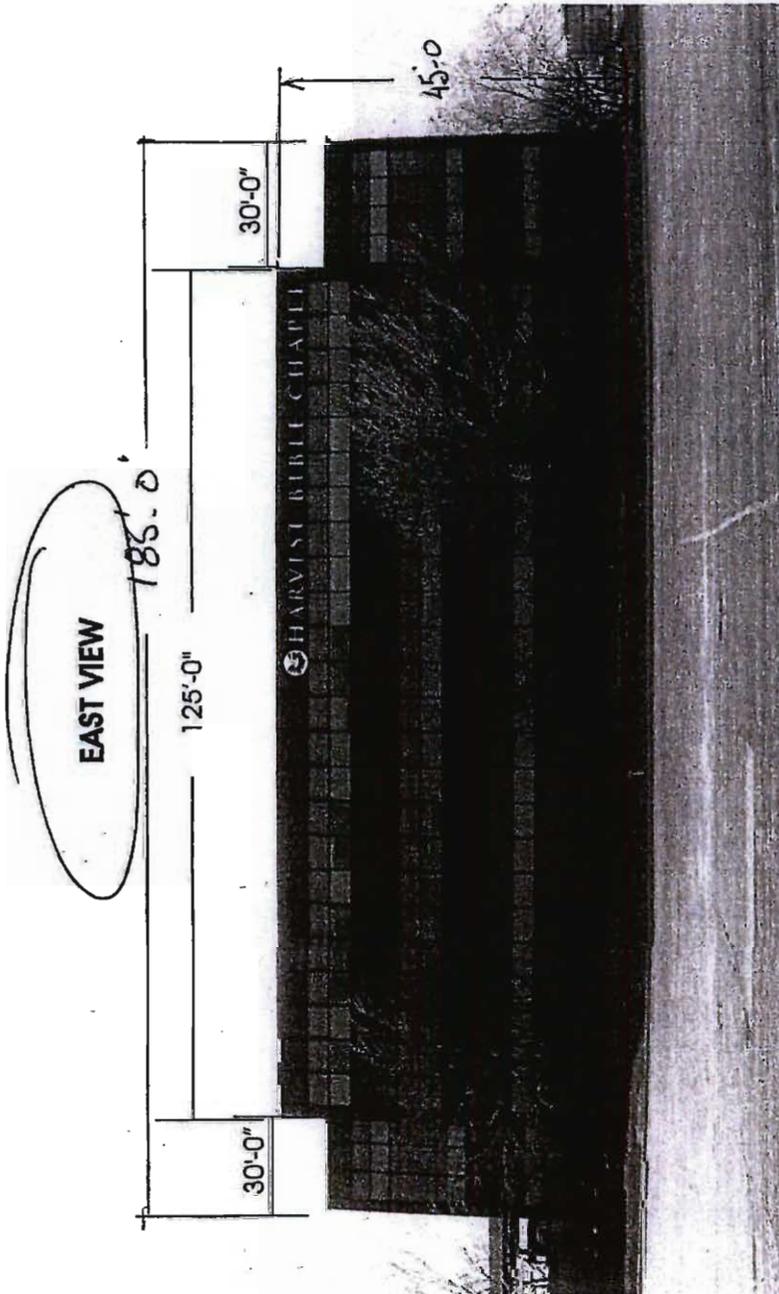
GREMLEY & BIEDERMANN



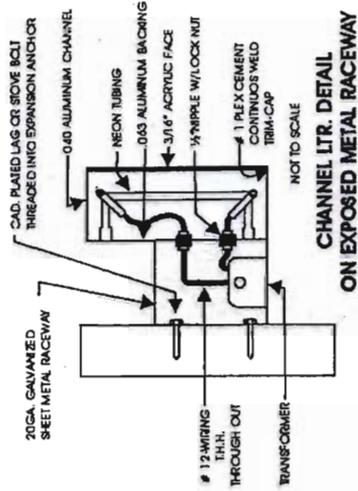
ACTUAL 202.5 SQ FT
ALLOWABLE
TOTAL SQ. FT: 227.5

**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:

REVISES & RESUBMIT:

APPROVED:

DATE:

DATE:

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: 293.9 SF

RENDERING
DRAWING



Actual lettering 32" x 521.67"

543"

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

54"

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Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 11-1-056 **AGENDA DATE:** 6/8/2011
SUBJECT: Brighton Car Wash LLC
 Petitioner: Brighton Car Wash LLC, 952 W. 75th Street, Naperville, IL 60565

LOCATION: 952 W. 75th Street, located near the northeast corner of 75th Street and Plainfield/Naperville Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use to construct a ground-mounted small wind energy system in the B3 (General Commercial) District for Brighton Car Wash, PC 11-1-056.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, Planning Services

PETITIONER/APPLICANT:

Brighton Car Wash LLC, 952 W. 75th Street, Naperville, IL 60565

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property is zoned B3 (General Commercial District). Located at 952 W. 75th Street in the Brighton Ridge Commons 2nd Resubdivision, the subject property encompasses approximately .88 acres and is improved with a car wash and parking lot. Adjacent properties to the east and west are also zoned B3 and properties to the north (across 75th Street) are zoned R1A PUD (Low Density Single-Family Residence District Planned Unit Development) consisting of a variety of commercial uses. The property to the south is zoned B2 PUD (Community Shopping Center District Planned Unit Development) and consists of residential townhomes.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ordinance 95-069: Ordinance granting a conditional use for a carwash known as Brighton Ridge Car Wash.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The 1998 East Sector Comprehensive Master Plan designates the future land use for this property as commercial.

NATURAL FEATURES:

The site is relatively flat.

PLANNING SERVICES TEAM REVIEW:

The petitioner proposes to construct a ground-mounted wind energy system on the subject property which necessitates approval of a conditional use in the B3 District pursuant Section 6-15-4:1.2 (Ground-Mounted Wind Energy System) of the Naperville Municipal Code. The petitioner proposes to replace an existing parking lot light pole with a 32.5' ground-mounted vertical axis wind turbine. The parking lot lighting will be mounted on the new monopole at a height of 20'.

Ground-mounted wind energy systems are required to maintain a minimum setback of 110% of their total height from all property lines. The setbacks for the proposed system are contained in Table 1 below.

Property Line	Required Setback	Proposed Setback
North	35.75'	93' 4 1/2"
South	35.75'	159'
East	35.75'	36'
West	35.75'	110'

The petitioner has provided data demonstrating that the proposed wind turbine will meet the city's Performance Standards for noise (Attachment 1: Noise Data). Additionally, included as Attachment 2, petitioner has provided an estimate of the amount energy savings as a result of the installation of the turbine.

Conditional Use

Staff finds that the petitioner meets the standards for granting a conditional use outlined in Section 6-15-6 of the Small Wind and Solar Renewable Energy Systems Ordinance (Attachment 3) by placing the turbine in a location on the subject property that provides significant setbacks from surrounding properties; thereby not creating a substantial detriment to surrounding properties. Furthermore, the proposed turbine furthers the intent of the Small Wind and Solar Renewable Energy Systems Ordinance by accommodating sustainable energy production from renewable energy resources.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Brighton Car Wash – Attachment 1: Noise Data – PC 11-1-056

Brighton Car Wash – PC 11-1-056

June 8, 2011

Page 3 of 3

2. Brighton Car Wash – Attachment 2: Energy Savings Estimate – PC 11-1-056
3. Brighton Car Wash – Attachment 3: Small Wind and Solar Renewable Energy Systems – PC 11-1-056
4. Brighton Car Wash – Petition – PC 11-1-056
5. Brighton Car Wash – Location Map – PC 11-1-056
6. Brighton Car Wash – Site Plan and Turbine Elevations – PC 11-1-056



Brighton Car Wash Noise Data

	Distance (slant) from Rotor to Property Line	Rotor Decibel Level (27 mph winds)	Rotor Decibel Level (11 mph winds)
North Line	99' (30 m)	44 dB	35 dB
East Line	41' (13 m)	51.3 dB	42.3 dB
South Line	136' (42 m)	41.1 dB	32.1 dB
West Line	116' (36 m)	42.4 dB	34.4 dB

**PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170**

**RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020**

ORDINANCE NO. 10-_____

**AN ORDINANCE AMENDING
TITLE 6 (ZONING REGULATIONS) OF THE
NAPERVILLE MUNICIPAL CODE TO ADD
CHAPTER 15: SMALL WIND AND SOLAR RENEWABLE ENERGY SYSTEMS**

WHEREAS, the City of Naperville is a home rule municipality pursuant to Article 7, section 6 of the Illinois Constitution, and

WHEREAS, the City of Naperville has an Environmental Sustainability Plan, and

WHEREAS, the City of Naperville has identified the need to provide zoning regulations to guide the installation and operation of Small Wind and Solar Renewable Energy Systems in the City of Naperville, and

WHEREAS, the City of Naperville intends to accommodate sustainable energy production from renewable energy sources.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, acting in its home rule authority, as follows:

SECTION 1: Title 6 (Zoning Regulations) of the Naperville Municipal Code, is hereby amended by adding Chapter 15: Small Wind and Solar Renewable Energy Systems as follows:

Chapter 15

SMALL WIND AND SOLAR RENEWABLE ENERGY SYSTEMS

SECTION:

- 6-15-1: Purposes
- 6-15-2: Definitions
- 6-15-3: General Requirements
- 6-15-4: Small Wind Energy Systems
- 6-15-5: Solar Energy Systems
- 6-15-6: Conditional Uses
- 6-15-7: Maintenance
- 6-15-8: Severability
- 6-15-9: Conflicts Resolved

6-15-1: **PURPOSES:** The purposes of this chapter are to:

1. Provide zoning regulations to guide the installation and operation of Small Wind and Solar Renewable Energy Systems in City of Naperville.
2. Accommodate sustainable energy production from renewable energy sources.
3. Preserve the aesthetics of the zoning districts in the interest of property values, public health, and welfare.

6-15-2: **DEFINITIONS:** As used in this chapter, the following terms shall have the meanings indicated:

LARGE WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind turbine, a tower or mounting, and associated control or conversion electronics, which is intended primarily to generate utility power at a commercial scale.

NET METERING: An arrangement by which excess energy generated by a Renewable Energy System is distributed back to the electrical utility grid.

RENEWABLE ENERGY SYSTEM: A system that generates energy from natural resources such as sunlight, wind, and geothermal heat. As used herein, the term "Renewable Energy System" refers to Small Wind Energy Systems and Solar Energy Systems only.

SMALL WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind turbine, a tower or mounting, and associated control or conversion electronics, which is intended primarily to reduce on-site consumption of utility power.

SMALL WIND ENERGY SYSTEM, GROUND-MOUNTED: A Small Wind Energy System that is not attached to another structure and is affixed to the ground, or that is attached to an antenna, light pole or other utility facility.

SMALL WIND ENERGY SYSTEM, ROOF-MOUNTED: A Small Wind Energy System affixed to the roof of a principal structure.

SOLAR ENERGY SYSTEM: A system that uses the power of the sun to capture, distribute and/or store energy for on-site consumption of utility power.

SOLAR ENERGY SYSTEM, BUILDING INTEGRATED: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of a building.

SOLAR ENERGY SYSTEM, BUILDING-MOUNTED: A Solar Energy System affixed to either the principal or accessory structure.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED: A Solar Energy System that is not attached to another structure and is affixed to the ground, or that is attached to an antenna, light pole or other utility facility.

TOTAL SYSTEM HEIGHT: The total height of the tower and the wind turbine of a Small Wind Energy System, as measured from the average grade at the base of the system to the top of the blade or rotor.

6-15-3: **GENERAL REQUIREMENTS:** The requirements set forth in this Section shall govern the construction and/or installation of all Renewable Energy Systems governed by this Chapter.

1. Applicability: The provisions of this ordinance are intended to establish zoning parameters by which Solar and Small Wind Energy Systems may be installed in the City of Naperville. Large Wind Energy Systems are not permitted. Additional renewable energy installations not addressed explicitly herein may be authorized subject to compliance with the applicable codes and standards of the City of Naperville.
2. Use: Except as authorized by the City Council for public utility purposes, a Renewable Energy System shall be accessory to the principal permitted use of a site.
3. Approvals: Approval granted to an individual property owner for a Renewable Energy System under the provisions of this ordinance shall not be construed to bar owners or tenants of any adjacent property from ordinary or permitted building, landscaping or other accessory improvements, even if such improvements may diminish the function of said Renewable Energy System.
4. Permitting and Installation:

- 4.1 Unless otherwise exempted by the Director of Transportation, Engineering and Development, a City of Naperville building permit is required prior to the installation of any Renewable Energy System.
- 4.2 Renewable Energy Systems that do not require a building permit in accordance with Section 6-15-3:4.1 shall not be subject to the requirements of this Chapter.
- 4.3 The owner of a Renewable Energy System shall ensure that it is installed and maintained in compliance with applicable building and safety codes adopted by the City and any other state or Federal agency of competent jurisdiction.
- 4.4 All Small Wind Energy Systems shall be equipped with manual and/or automatic controls to limit rotation of blades to a speed within the manufacturers designed limits.
- 4.5 All wiring associated with a Renewable Energy System shall be underground or contained within a raceway that complements the building materials of the principal structure.
5. Interconnection with Department of Public Utilities – Electric:
 - 5.1. Energy produced by a Renewable Energy System shall be utilized on-site, except for Net Metering as authorized by the Department of Public Utilities and other appropriate regulatory agencies required by law.
 - 5.2. The interconnection of any Renewable Energy System to the City of Naperville Department of Public Utilities – Electric distribution grid shall be in accordance with the Department’s Service Rules and Policies, including standard practices as may be amended from time to time.
6. Illumination of a Renewable Energy System shall be prohibited, except to accommodate co-installation of parking lot lighting luminaries in accordance with the provisions of Section 6-14 (Performance Standards) of this Title or as required by the Federal Aviation Administration (FAA) or other state or Federal agency of competent jurisdiction.
7. Signage: No commercial signage or attention-getting device is permitted on any Renewable Energy System
 - 7.1. A sign of a plain white background with black lettering not exceeding four (4) square feet in size shall be provided on each Small Wind Energy System which indicates the emergency contact information of the property owner or operator.
8. Screening: There shall be no required mechanical screening for Renewable Energy Systems.

9. Historic Structure: Renewable Energy Systems shall comply with Chapter 6-11 (Historic Preservation) of this Title.

6-15-4: SMALL WIND ENERGY SYSTEMS

1. Authorization of Use

- 1.1. Roof-Mounted Small Wind Energy System:

- 1.1.1. Permitted Use: Roof-Mounted Small Wind Energy Systems may be authorized administratively in all Business Districts listed in Chapter 7 and Industrial Districts listed in Chapter 8 in accordance with the requirements of this Title and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.
 - 1.1.2. Conditional Use: Roof-Mounted Small Wind Energy Systems may be authorized as a conditional use in any Residence District listed in Chapter 6 in accordance with the procedures established in Section 6-3-8 (Conditional Use) of this Title and the provisions of Section 6-15-6 of this Chapter.

- 1.2. Ground-Mounted Small Wind Energy System:

- 1.2.1. Permitted Use: Ground-Mounted Small Wind Energy Systems may be authorized administratively in the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts up to a height of 100' in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.
 - 1.2.2. Conditional Use:
 - 1.2.2.1. A Ground-Mounted Small Wind Energy System may be authorized as a conditional use in any Residence District listed in Chapter 6 or in any Business District listed in Chapter 7 except the BP (Business Park) District in accordance with the procedures established in Section 6-3-8 (Conditional Use) of this Title and the provisions of Section 6-15-6 of this Chapter.
 - 1.2.2.2. A Ground-Mounted Small Wind Energy System may be authorized as a conditional use in the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts when greater than 100' in height.

1.3. Number: Only one (1) Ground Mounted Small Wind Energy System or one (1) Roof-Mounted Small Wind Energy System shall be permitted per lot in accordance with the provisions of this Chapter.

2. Height:

2.1 Roof-Mounted Small Wind Energy System: The total height of a Roof-Mounted Small Wind Energy System shall not exceed ten feet (10') above the peak roof height or ten feet (10') above the maximum permitted height of the zoning district, whichever is less.

2.2 Ground-Mounted Small Wind Energy System:

2.2.1 In all Business Districts listed in Chapter 7, except BP (Business Park), and for any institutional, utility or non-residential use in any Residence District listed in Chapter 7, Ground-Mounted Small Wind Energy Systems shall be limited to a maximum Total System Height of sixty feet (60').

2.2.2 In the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts, Ground-Mounted Small Wind Energy Systems shall be limited to a maximum Total System Height of one-hundred fifty feet (150').

2.2.3 In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground shall be fifteen feet (15').

2.2.4 Any Small Wind Energy System that exceeds the height limitations defined in this Section shall be required to obtain approval of a zoning variance in accordance with Section 6-3-5 (Variances) of this Title.

2.3 Roof-Mounted and Ground-Mounted Small Wind Energy Systems accessory to a residential use in a Residence District listed in Chapter 6 shall have a maximum height limitation as determined through the conditional process in accordance with the procedures established in Section 6-3-8 (Conditional Uses) of this Title and the standards provided in Section 6-15-6.3 of this Chapter.

3. Location:

3.1. Roof-Mounted Small Wind Energy Systems:

3.1.1. Roof-Mounted Small Wind Energy Systems shall be affixed to the roof deck of a flat roof or to the ridge or slope of a pitched roof and may not be affixed to the parapet or chimney of any structure.

3.1.2. Such systems must be set back a minimum of five feet (5') from the edge or eave of the roof.

3.2. Ground-Mounted Small Wind Energy Systems:

- 3.2.1. Ground-Mounted Small Wind Energy Systems, including all appurtenances and anchoring equipment, shall not be located within the required front yard or corner side yard or in any utility, water, sewer, or other type of public easement.
- 3.2.2. Ground-Mounted Small Wind Energy Systems, including all appurtenances and anchoring equipment, shall be set back a distance equal to 1.1 times the system height, from the base to all property lines, third party transmission lines, Ground-Mounted Small Wind Energy Systems, overhead electric distribution systems and communication towers.
4. Noise: Sound levels for any Small Wind Energy System shall not exceed the maximum decibels established in Chapter 14 (Performance Standards) of this Title. The city may, at its discretion, require a professional sound measurement by a third party expert at the expense of the property owner, to confirm performance of the wind energy system, in accordance with the Performance Standards, as measured from the ground level at the nearest property line.
5. Color: Small Wind Energy Systems may remain finished in the color originally applied by the manufacturer, unless otherwise authorized by the building permit. Finishes shall be non-reflective, neutral and monochromatic in color and shall minimize visual disruption to the surrounding area. Ground equipment, such as cabinets and associated facilities, shall be factory finished to match or complement the color of other structures on the lot.
6. Unauthorized Access: Ground-Mounted Small Wind Energy Systems and all components thereof shall be protected against unauthorized access by the public. No climbing ladder, foot pegs or rungs shall be permanently attached below a height of twelve feet (12') above grade.

6-15-5: SOLAR ENERGY SYSTEMS

1. Authorization of Use:

1.1. Permitted Use:

- 1.1.1. Building Integrated Solar Energy Systems may be authorized administratively in all zoning districts in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.
- 1.1.2. Building-Mounted and Ground-Mounted Solar Energy Systems may be authorized administratively in all Business Districts listed in Chapter 7 and all

Industrial Districts listed in Chapter 8 in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.

1.2. Conditional Use:

1.2.1. A Building-Mounted or Ground-Mounted Solar Energy System that is accessory to a residential use or any principal institutional, utilities or non-residential use may be authorized as a conditional use in any Residence District in accordance with the procedures established in Section 6-3-8 (Conditional Use) of this Title and the provisions of Section 6-15-6 of this Chapter.

2. Height:

2.1. Building-Mounted Solar Energy System: A Building-Mounted Solar Energy System may not extend above the peak roof height of the building which the Solar Energy Systems is affixed to.

2.2. Ground-Mounted Solar Energy System: The maximum height of a Ground-Mounted Solar Energy System shall be six feet (6') as measured from the average grade at the base of the pole to the highest edge of the system.

3. Location:

3.1. Ground-Mounted Solar Energy Systems:

3.1.1. Ground-Mounted Solar Energy Systems shall not be located within the required front yard or corner side yard or in any utility, water, sewer, or other type of public easement.

3.2. All parts of any Ground-Mounted Solar Energy System shall be set back at least five feet (5') from the interior side and rear property lines.

6-15-6: CONDITIONAL USES

1. Application: A petition for a conditional use permit for a Renewable Energy System shall be initiated by application in accordance with the provisions of this Section, and may be issued in accordance with this Section.

2. Issuance: The City Council may issue or deny a conditional use permit pursuant to this Chapter and the procedures described in Section 6-3-8 of this Title.

3. Standards for Granting a Conditional Use:

- 3.1. The City Council shall determine that the application has met all of the general requirements of this Chapter, except those for which a variance has been specifically granted or sought; and
- 3.2. The proposed energy system shall further the intent of this Chapter and provide renewable energy to the property on which it is proposed; and
- 3.3. The proposed Renewable Energy System is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means; and
- 3.4. The proposed Renewable Energy System complies with the service rules and policies of City of Naperville's Department of Public Utilities – Electric as may be amended from time to time; and
- 3.5. The establishment of the proposed Renewable Energy System will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

6-15-7: MAINTENANCE AND REMOVAL OF RENEWABLE ENERGY SYSTEMS

1. Renewable Energy Systems must be maintained in good repair and operable condition at all times, including compliance with all standards in applicable building and technical codes to ensure structural and technical integrity of such facilities, except for maintenance and repair outages. If a system becomes inoperable or damaged, operations must cease and be promptly remedied.
2. If the City determines that a Renewable Energy System fails to comply with the applicable provisions of this Code, the City shall provide written notification to the property owner. The property owner shall have a period of ninety (90) days from the date of notification to either restore the Renewable Energy System to operation or remove the system.
3. In the event such Renewable Energy System is not brought into compliance with this Code within the specified time period, the City may remove or cause the removal of said facility at the property owner's expense.
4. The City may pursue any and all available legal remedies to ensure that a Renewable Energy System which fails to comply with this Code or which constitutes a danger to persons or property is brought into compliance or removed.
5. Any delay by the City in taking enforcement action against the owner of a Renewable Energy System and the owner of the property if such owner is different from the owner of such facility, shall not waive the City's right to take any action at a later time.

6. The City may seek to have the Renewable Energy System removed regardless of the owner's or operator's intent to said facility, and regardless of any permits that may have been issued or granted.
7. After the Renewable Energy System is removed, the owner of the Subject Property shall promptly restore the Subject Property to a condition consistent with the property's condition prior to the installation of the system.

6-15-8: **SEVERABILITY:** If any section, subsection, sentence, clause, phrase or portion of this Chapter is held invalid or unconstitutional for any reason by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such judgment shall not affect the validity of the remaining portions hereof.

6-15-9: **CONFLICTS RESOLVED:** This Chapter supersedes all chapters or parts of ordinances adopted prior hereto which are in conflict herewith, to the extent of such conflict.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this _____ day of _____, 2010.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2010.

A. George Pradel
Mayor

ATTEST:

Pam LaFeber, Ph.D.
City Clerk

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

Development Name (should be consistent with plat): BRIGHTON CAR WASH
 Development Address: 952 W 75TH STREET NAPERVILLE, IL 60565
 Date of Submission: _____

I. APPLICANT:

BRIGHTON CAR WASH LLC

Name Corporation

952 W 75TH STREET

Street

NAPERVILLE IL 60565

City State Zip Code

JASON MORIN SON MANAGER 630-355-0588

Primary Contact Person Relationship to Applicant Telephone Number

630-355-2741 BRIGHTON CAR WASH @ NORMAL.COM

Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

952 W 75TH LLC

Name

952 W 75TH ST NAPERVILLE, IL 60565

Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: MARK ANDERSON / COMAN + ANDERSON Telephone Number: 630-428-2660

Email Address: MANDERSON@COMANANDERSON^{LISLE}.COM Fax Number: 630-428-2549

Address: 2525 CABOT DR LISLE, IL 60532 (SUITE 300)

Engineer: ROD MALANYAON / LONGO INC Telephone Number: 630-577-9100
NAPERVILLE

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

2. Existing Utility Services (water, sewer, electricity): CITY OF NAPERVILLE

- 3. Existing zoning on the site: B3
- 4. Existing Land Use: _____
- 5. Acreage & Square Footage of the site: < ONE ACRE
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):
 Residential Commercial Office
 Industrial Other: _____

- 2. Proposed Zoning: _____

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):

INSTALL TOWER-MOUNTED VERTICAL AXIS WIND
TURBINE FOR POWER GENERATION TO BE USED
TO OFFSET ELECTRICAL NEEDS

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

TWO PRE-CAST BUILDING STRUCTURES TOTALING
7000 FT² AND WOODEN CANOPY STRUCTURE FOR
COVERED WORK AREA. TALLEST FACADE MEASURES
ABOUT 16 FT, FACING NORTH.

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:

WITH THE SETBACK OF POLE STRUCTURE MORE THAN
2.1 TIMES THE DISTANCE FROM PROPERTY LINE, NO VARIANCE
IS NEEDED

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:

NO CHANGES IN SUBDIVISION REGULATIONS

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

NO CHANGES IN LANDSCAPING REGULATIONS

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		< 1 ACRE								
% of Total										

*Please explain:

BRIGHTON CAR WASH SITS ON A LOT LESS THAN
1 ACRE BUT MORE THAN 35,000 FT²

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	Ave Lot
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:

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

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

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

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

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

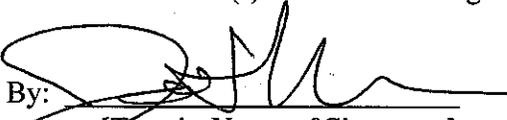
Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

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

Respectfully Submitted,

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

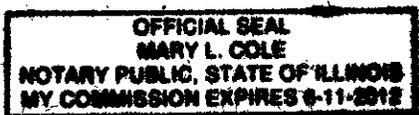
By: 

[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 21st day of April, 2011 A.D.



By: 
 [Type in Name of Notary]
 Notary Public

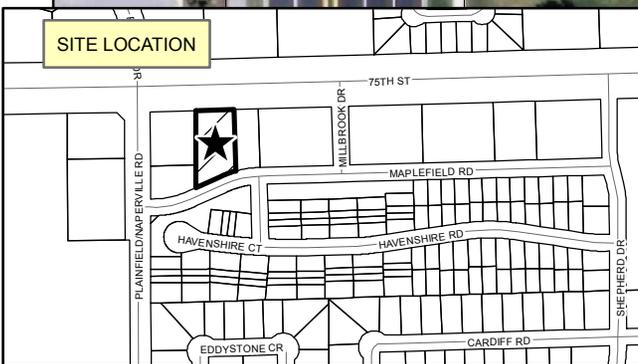
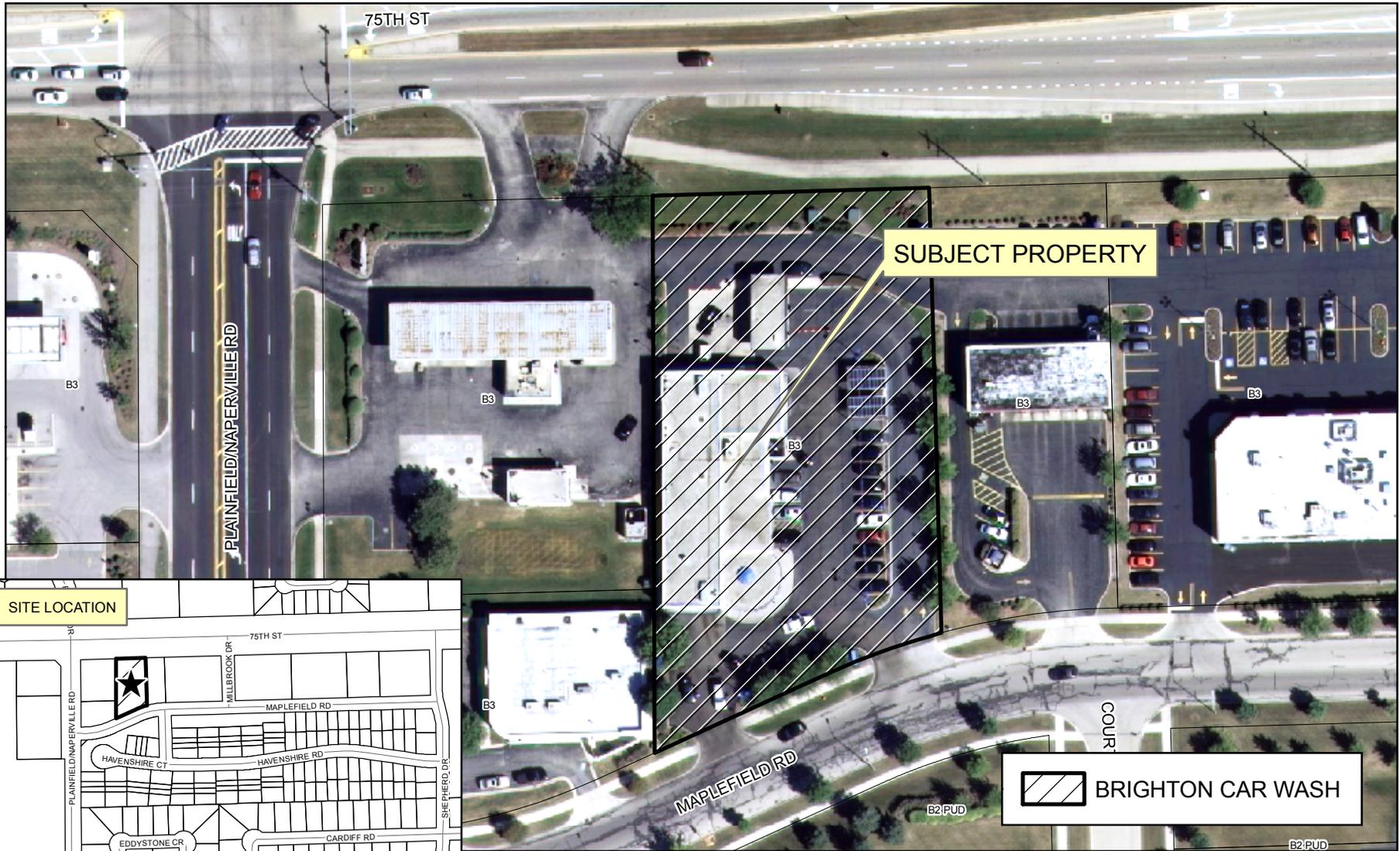
LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

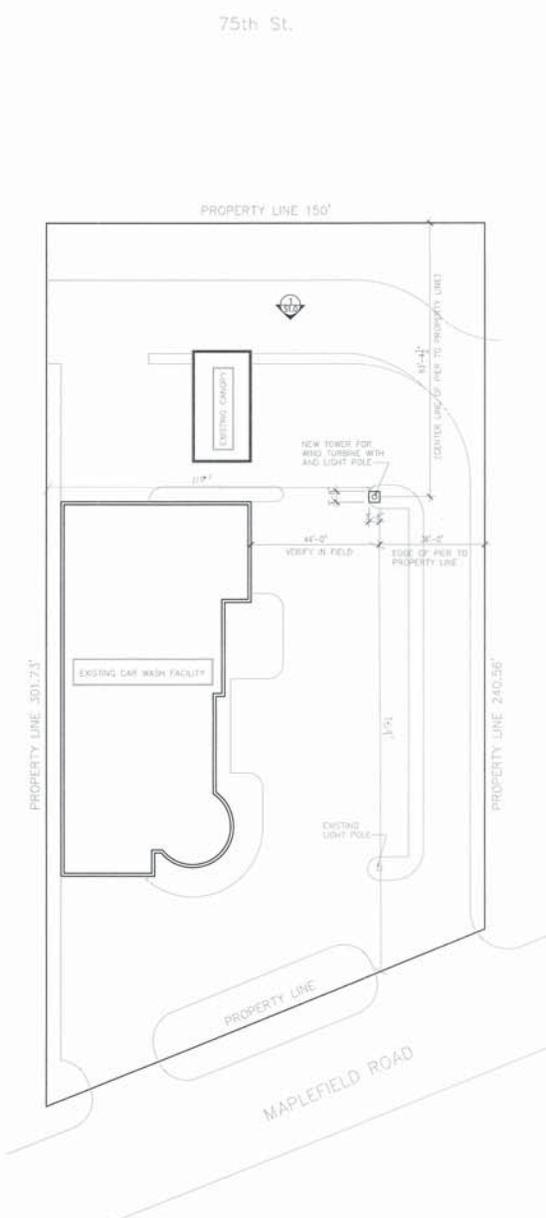
City of Naperville
BRIGHTON CAR WASH LLC



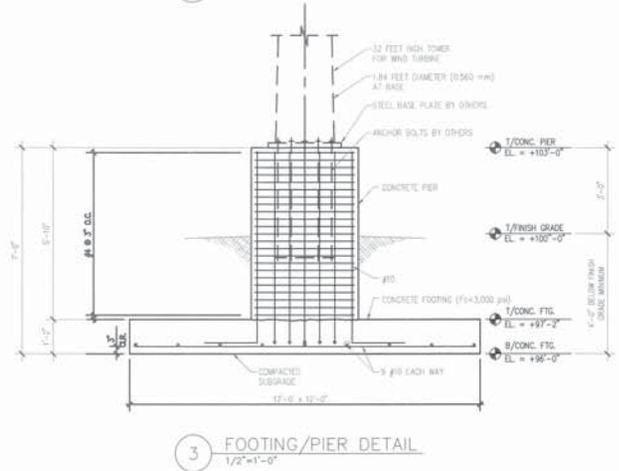
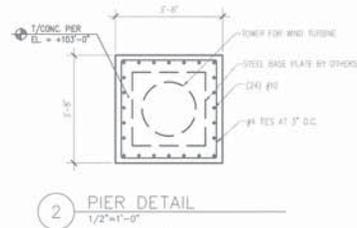
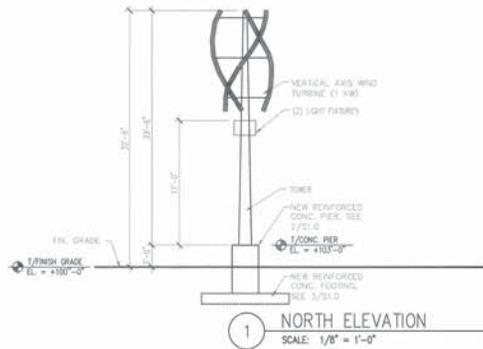
Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 March 2010



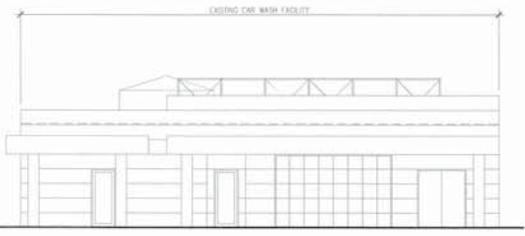
This map should be used for reference only.
 The data is subject to change without notice.
 City of Naperville assumes no liability in the use
 or application of the data. Reproduction or redistribution is
 forbidden without expressed written consent from the City of Naperville.



SITE PLAN
SCALE: 1" = 20'-0"



- THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:
1. MAXIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF (ASD/MC).
 2. SOIL BEARINGS MUST BE TAKEN PRIOR TO CONSTRUCTION TO VERIFY THE ACTUAL ALLOWABLE SOIL BEARING CAPACITY.
 3. FOUNDATIONS INDICATED MUST BE MODIFIED IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN THE VALUE NOTED IN ITEM #1.
 4. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE MAXIMUM ADOPTED DEPTH OF FROST.
 5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF PROGRESS IMMEDIATELY IN THE EVENT THAT THE SOIL CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BEARING LOGS.
 6. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
 7. CONCRETE FOOTING COMPRESSIVE STRENGTH $f'_c=3,000$ PSI.
 8. CONCRETE PIER COMPRESSIVE STRENGTH $f'_c=3,000$ PSI.
 9. REBAR YIELD STRENGTH $f_y=60,000$ PSI.
 10. BUILDING CODE IRC 2006.
 11. DESIGN OF TOWER AND PIER ARE FROM THE WIND TURBINE SUPPLIER.
 12. CONTACT ENGINEER OF RECORD FOR ANY CHANGES OF THE WIND TURBINE REACTION HEIGHT, DIAMETER OF TOWER, BASE PLATE AND ANCHOR BOLTS.



allstaff
Exp: 6/11/2012

ISSUED FOR ZONING, 4-20-11

REVISION RECORD	DATE	REV. NO.	PROJECT NO. C11114
			Drawn By: RAM Checked By: WHE Approved By: WHE
BRIGHTON CAR WASH			Date: 1/25/11 Project No. C11114
PIER DETAILS, SITE PLAN, AND ELEVATION			SHEET NO. OF 10 NAUERTVILLE, ILLINOIS 60060
Sheet No. S1.0			DRAWING NO.
1 OF 1			1 OF 1



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-035 **AGENDA DATE:** 6/8/2011
SUBJECT: Bieniek Subdivision
 Petitioner: Judith Bieniek, c/o 552 S. Washington Street, Naperville, IL
 60540

LOCATION: Northwest corner of Driftwood Court and Gartner Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
 The petitioner requests annexation to the City of Naperville, rezoning to R1 (Low Density Single-Family Residence District) upon annexation, a preliminary/final plat of subdivision and a front yard setback variance for the subject property.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property is generally located at the northwest corner of Driftwood Court and Gartner Road. The property consists of approximately 1.94 acres in unincorporated DuPage County and carries an R-4 (Single-Family Residence District) zoning designation. The site is currently vacant.

The petitioner requests annexation of the subject property to the City of Naperville and rezoning to R1 (Low Density Single-Family Residential) upon annexation and a preliminary/final plat of subdivision to establish a legal lot of record upon annexation. In conjunction with this request, the petitioner requests a variance from Section 6-6L-7 (R1 Yard Requirements) to reduce the required front yard setback from 30' to 20' at its greatest point of encroachment for the purpose of constructing a single-family residence.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for the subject property, as adopted in the 1998 East Sector Update to the Comprehensive Master Plan, is “Park/Open Space/Golf Course/Cemetery”.

NATURAL FEATURES:

The property has a variety of mature trees and wetlands on most of the site. The petitioner has submitted a Tree Preservation Plan (for portions of the property outside the wetland buffer) including all trees greater than 4” in diameter, the species, and condition and whether or not the tree is proposed for removal or preservation. The City Forester has reviewed (including a site visit) and approved the submitted Tree Preservation Plan. The petitioner has noted that all trees in the wetland buffer area will be preserved and in the event that a tree were to be removed from that area, a permit would be required from DuPage County due to the property containing wetlands.

PLANNING SERVICES TEAM REVIEW:

Annexation and Rezoning

The subject property is contiguous to the City of Naperville in all directions and is therefore eligible for annexation. The properties to the north and west are zoned R1B (Medium Density Single-Family Residence District) and the properties to the south and east are zoned R1 and R1A (Low Density Single-Family Residence District) in the City of Naperville. All adjacent properties are improved or planned for single-family residential. The petitioner requests R1 zoning upon annexation and staff supports the R1 designation as it is consistent with the adjacent single-family neighborhoods.

Preliminary/Final Plat of Subdivision

The petitioner requests a preliminary/final plat of subdivision for the purpose of establishing a single legal lot of record. In conjunction with the preliminary/final plat of subdivision, the petitioner will eliminate a 40’ platted building line along the south property line. The platted building line was established for frontage along Villa Avenue, an unimproved right-of-way that was vacated in 1988. The vacation of right-of-way changed the designation of the subject property from a corner lot to an interior lot; therefore, staff finds that the 40’ building line is no longer necessary and the south property line should be treated as an interior side yard. Additionally, the continued enforcement of a 40’ platted building line would render the subject property unusable due to the on-site wetlands.

Setback Variance

In conjunction with this request, the petitioner also requests a variance from Section 6-6L-7 (R1 Yard Requirements) to reduce the required front yard setback from 30’ to 20’. The natural conditions on the property (i.e., wetland and established vegetation) and existing utility improvements (e.g. guy wires along the south side of the property) dictate placement of the proposed single-family residence, which will require a variance to allow for an encroachment of 10’ for the attached garage. Staff finds that the petitioner’s request is reasonable based on the site’s constraints and the limited area of encroachment request as shown on the Tree Preservation Plan.

ACTION REQUESTED:

Bieniek Subdivision (PC 11-1-035)

June 8, 2011

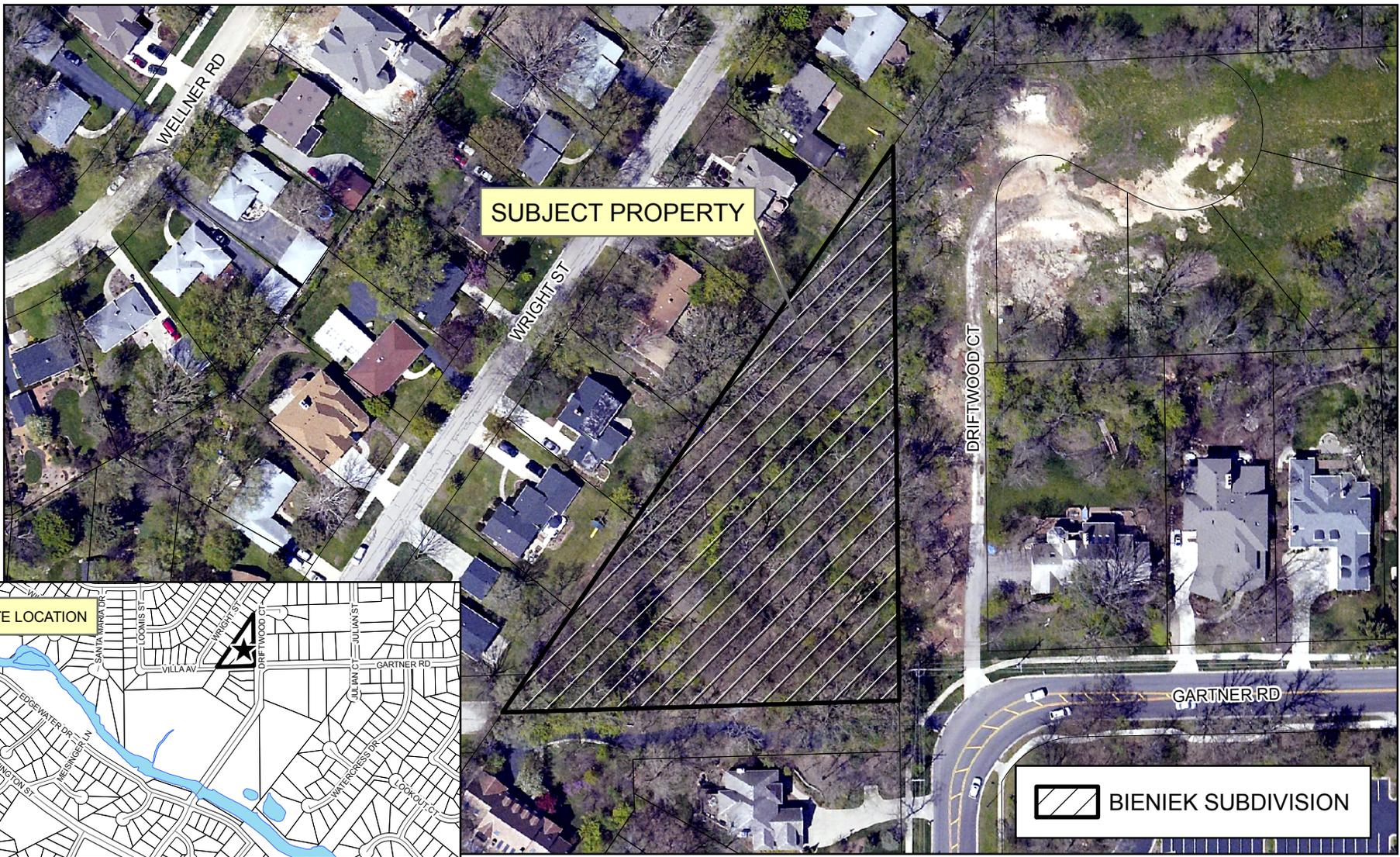
Page 3 of 3

Conduct the public hearing.

ATTACHMENTS:

1. Bieniek Subdivision – Development Petition – PC 11-1-035
2. Bieniek Subdivision – Location Map – PC 11-1-035
3. Bieniek Subdivision – Plat of Annexation – PC 11-1-035
4. Bieniek Subdivision – Preliminary/Final Plat of Subdivision – PC 11-1-035
5. Bieniek Subdivision – Tree Preservation Key – PC 11-1-035
6. Bieniek Subdivision – Tree Preservation Plan – PC 11-1-035

City of Naperville BIENIEK SUBDIVISION



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
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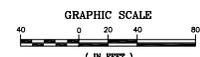
P.I.N. 08-19-30

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR BIENIEK SUBDIVISION

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED BY AND RETURNED TO NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET NAPERVILLE, ILLINOIS 60540

SCALE: 1" = 40'



GRAPHIC SCALE 1 inch = 40 ft. BASIS OF BEARING - ASSUMED BASIS OF MERIDIAN - ASSUMED



LOCATION MAP NOT TO SCALE

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 AREA MARKED 'PUBLIC UTILITIES AND DRAINAGE EASEMENTS' OR 'P.U. & D.E.' ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANOR'S 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.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF A.D., 20

SIGNATURE ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER REGISTRATION EXPIRATION DATE

OWNER: JUDITH A. BIENIEK c/o 552 S. WASHINGTON STREET, SUITE 100 NAPERVILLE, IL 60540

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OWNER: JUDITH A. BIENIEK c/o 552 S. WASHINGTON STREET, SUITE 100 NAPERVILLE, IL 60540

LEGEND

- SUBDIVISION BOUNDARY LINE
R.O.W. LINE
PROPERTY LINE
BUILDING LINE
EASEMENT LINE
CONCRETE MONUMENT

OWNER:

JUDITH A. BIENIEK c/o 552 S. WASHINGTON STREET, SUITE 100 NAPERVILLE, IL 60540

REVISED: 5-12-11 PER CITY REVIEW DATED 5-10-11
REVISED: 4-15-11 PER CITY REVIEW DATED 4-5-11
PREPARED: 3-18-11

CITY OF NAPERVILLE PROJECT NUMBER 11-10000035

INTECH CONSULTANTS, INC. ENGINEERS / SURVEYORS 1989 UNIVERSITY LANE, SUITE D - USLE, ILLINOIS TEL: (630) 864-5656 FAX: (630) 864-5052 E-MAIL: CAD@INTECHCONSULTANTS.COM ILLINOIS REGISTRATION NO. 184-001040

SHEET No. 1 of 1 JOB No.: 6456

OWNERS CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED THIS DAY OF A.D., 20

OWNER'S SIGNATURE

PRINT NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF)

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS DAY OF A.D., 20

NOTARY PUBLIC MY COMMISSION EXPIRES

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF)

AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20 AND RECORDED IN THE RECORDERS OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DAY OF A.D., 20 AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF EASEMENTS DEPICTED HEREON.

DATED THIS DAY OF A.D., 20

MORTGAGEE NAME:

BY: ATTEST:

TITLE: TITLE:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF)

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS DAY OF A.D., 20

NOTARY PUBLIC MY COMMISSION EXPIRES

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THAT IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE, AND

TO THE BEST OF THE OWNERS KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THIS TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: NAPERVILLE COMMUNITY UNIT DISTRICT 203, 203 W. HILLSIDE ROAD, NAPERVILLE, ILLINOIS 60540-6589

OWNER SIGNATURE

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

NOTARY PUBLIC

NOTES:

- 1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL EASEMENTS ARE HEREBY GRANTED.
3. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE DAY OF AT O'CLOCK M., AND WAS RECORDED IN BOOK OF PLATS ON PAGE

RECORDER OF DEEDS

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT, DATED AT NAPERVILLE, IL, THIS DAY OF A.D., 20

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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

BY: CHAIRMAN ATTEST: SECRETARY

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

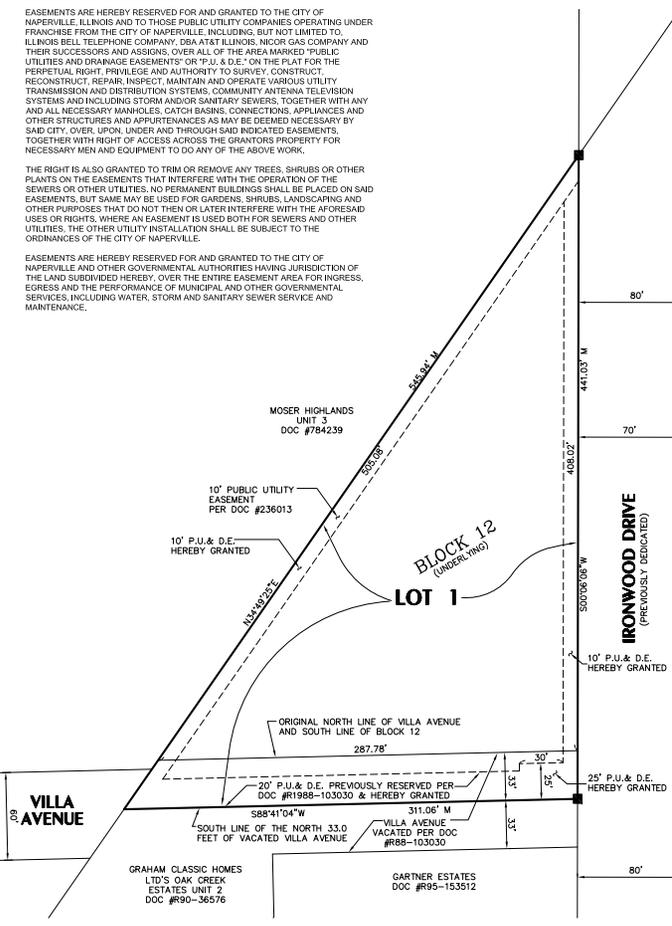
DATED THIS DAY OF A.D., 20

SIGNATURE ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

SITE DATA table with columns: CURRENT ZONING, LOT 1, AREA. Values: R1, 68,572 S.F. = 1.5742 ACRES



TREE PRESERVATION PLAN

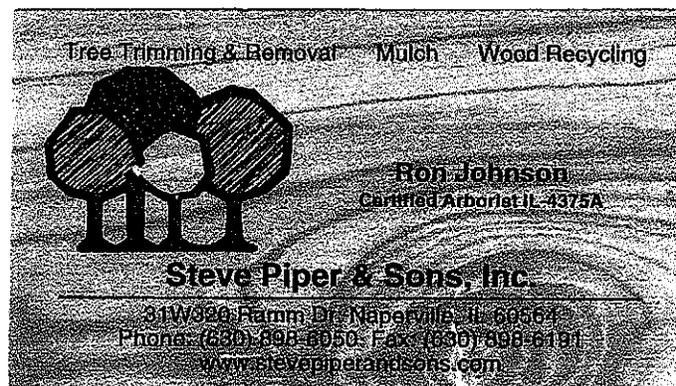
603 Driftwood Court

The information below is provided by Judith Bieniek with the assistance of Ron Johnson, Arborist at Steve Piper & Sons. The trees itemized below are trees 4" in diameter or greater which are located in the buildable portion of the lot as well as in the setbacks.

SPECIES	SIZE	CONDITION	REMOVE/STAYS
1) Red Oak	36"	Fair	Stays
2) Elm	5"	Good	Stays
3) Elms (2)		Dead	Remove
4) Elm		Dead	Remove
5) Elm		Dead	Remove
6) Elm	6"	Good	Remove
7) Maple	6"	Good	Stays
8) Elm	6"	Fair	Stays
9) Elm	12"	Fair	Remove
10) Elm	12"	Fair	Stays
11) Ash	24"	Good	Stays
12) Red Oak	14"	Fair	Remove
13) Elm	8"	Good	Stays
14) Cherry	12"	Good	Remove
15) Elm	8"	Good	Remove
16) Maple	4"	Good	Remove
17) Cherry	10"	Fair	Remove
18) Elm	12"	Fair	Remove
19) Elm	5"	Good	Remove
20) Elm	6"	Poor	Remove
21) Oak	10"	Fair	Remove
22) Cherry	28"	Fair	Remove
23) Elm	8"	Fair	Remove
24) Box Elder	8"	Good	Remove
25) Red Oak	20"	Good	Stays
26) Red Oak	18"	Good	Remove
27) Oak	6"	Fair	Remove
28) Elm	7"	Fair	Remove
29) Cherry	10"	Good	Remove

SPECIES	SIZE	CONDITION	REMOVE/STAYS
30) Burr Oak	32"	Good	Stays
31) Cherry	10"	Good	Remove
32) Cherry	10"	Fair	Remove
33) Cherry	10"	Fair	Remove
34) Red Oak	20"	Good	Remove
35) Red Oak	18"	Fair	Stays
36) Elm	7"	Fair	Stays
37) Elm	8"	Good	Remove

In addition to the trees listed above, there are well over 100 trees (linden, hackberry, elm, oak, maple, mulberry and cherry) in the wetland and wetland buffer areas of the property which will stay.



TREE PRESERVATION PLAN

Lot 12 Ironwood

- The property is viewed as two distinct areas: "Area A" and "Area B."
- "Area A" is indicated in the attached survey. Area A is the area of the lot which is available for building because it is not in the wetland or riparian areas. Area A is located in the southeast corner of Lot 12 Ironwood and will contain the proposed residence. The south and east boundaries of Area A are the building setbacks on Ironwood Drive and Villa Ave. The west and north boundaries of Area A are indicated by the wetland boundary line that runs southwest to northeast.
- Area "B" is indicated in the attached survey. Area B is the remainder of the property that includes the creek, the wetland area, the riparian area, and all property to the north of the creek.

Area A Tree Preservation Plan

- 1) A professional arborist has identified the species and condition of trees in Area A.
- 2) A rough diagram of the building footprint is shown on the survey. The trees that will be removed are within the building footprint.
- 3) A burr oak tree with a trunk diameter of 32" and an estimated age of 200 years, will be saved. A distance of at least 10-15 feet from construction is crucial to saving the tree. An arborist will "clean cut" the roots affected by construction and will fertilize the 32" oak tree so that it has the greatest chance for survival. The tree will be physically protected with fencing. Excavation materials will not be stockpiled near the tree and the grade surrounding the 32" oak tree will not be disturbed.
- 4) An arborist will identify trees of value that are outside of the building footprint. These trees will be fenced and protective measures taken to save these trees.
- 5) Area A will be entirely fenced during construction in accordance with local building codes.
- 6) Truck access to the building site will be restricted.

Area B Tree Preservation Plan

- 1) An arborist has identified species and condition of trees in Area B which are near Area A.
- 2) There are many dead trees in Area B. Some have already fallen and some are at risk of falling. Some of the dead trees are elm trees which are victims of Dutch Elm Disease. An arborist will identify trees in Area B that are dead and/or in dangerous condition. Owner will contact DuPage County Department of Economic Development and Planning Division, Stormwater Management Division, to obtain necessary approvals to remove dead trees and to restore the wetland area so that it can be walked safely and enjoyed.
- 3) There will be no construction activities in Area B. No construction materials will be stored in Area B. Trucks will not be allowed in this area. The grade will not be disturbed; no soil will be removed or stored in Area B.

Prepared by Judy Bieniek
April 4, 2011