



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
06/22/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

C. Old Business

D. Public Hearings

1. PC Case # 11-1-070 Freedom Plaza Planned Unit Development
Petitioner: Superhost Hospitality
Location: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on Sunday, June 5, 2011.

2. PC Case # 11-1-008 Lots 1 and 2 of Freedom Plaza
Petitioner: Superhost Hospitality
Location: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on Sunday, June 5, 2011.

3. PC Case # 11-1-069 Full Service Hotel Text Amendment
Petitioner: Superhost Hospitality
Location: N/A

Request: Conduct the public hearing.

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Official Notice: Published in the Naperville Sun on June 5, 8 and 10, 2011.

4. PC Case # 11-1-007 CRL LLC
Petitioner: CRL LLC
Location: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on Sunday, June 5, 2011.

5. PC Case # 11-1-050 NAR Business Park (Continue to July 20, 2011)
Petitioner: City of Naperville with NAR Business Park, LLC
Location: South side of North Aurora Road, immediately south of the intersection with Frontenac Road.

Request: The petitioner has requested this item be continued until July 20, 2011. Updated newspaper, site signage, and property owner mailing notifications will be distributed.

Official Notice: Published in the Naperville Sun May 22 and May 29, 2011

6. PC Case # PC 11-1-064 Ashbury Park
Petitioner: Naperville Park District, 320 W. Jackson Ave, Naperville, IL 60540
Location: 1740 Conan Doyle Road

Request: Conduct the public hearing for Ashbury Park, PC 11-1-064

Official Notice: Published in the Naperville Sun on June 5, 2011

E. Reports and Recommendations

F. Correspondence

1. PC Case # PC11-0-000 Workshop with DAC
Petitioner: City of Naperville
Location: Municipal Center

Official Notice: NA

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- 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

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PC 11-1-070 **AGENDA DATE:** 6/22/2011
 PC 11-1-008
 PC 11-1-069
 PC 11-1-007

SUBJECT: Freedom Plaza Planned Unit Development Summary

LOCATION: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
 To provide a summary of the agenda items associated with the proposed Freedom Plaza PUD.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

None.

PREPARED BY: Katie Forystek, AICP, TED – Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject properties are zoned ORI PUD (Office, Research and Light Industry District), generally located on Abriter Court, north of Diehl Road and south of Interstate 88 and comprised of approximately 12.88 acres. Freedom Commons, zoned B2 PUD, is adjacent to the east and is improved with office and commercial uses. The properties to the west and south are zoned B3 (General Commercial District) and improved with hotel and offices uses.

CONTROLLING AGREEMENTS AND ORDINANCES:

- Ordinance 85-134: Rezoning certain property ORI and B3 and approving a Preliminary Plat of Planned Unit Development.
- Ordinance 86-124: Rezoning a portion of the Diehl Office Campus to B3 and approving a Preliminary Plat of Planned Unit Development as a major change to the Diehl Office Campus PUD.

SUMMARY:

Freedom Plaza is a proposed planned unit development made up of four separate cases that the Plan Commission will consider on June 22, 2011. This summary is an information item only and requires no action by the Planning and Zoning Commission.

1. Freedom Plaza PUD (PC 11-1-070)

- Revoke portions of the Diehl Office Campus planned unit development.
- Approve a Preliminary Plat of Subdivision to create five legal lots of record
- Approve a conditional use to establish a Preliminary Plat of Planned Unit Development for Freedom Plaza, including associated deviations for lot width/area.

The Diehl Office Campus planned unit development (PUD) was established in 1986 and includes six properties located on Abriter Court, three of which are improved with hotels. The subject properties do not comply with the current PUD regulations, notably with respect to open space.

Staff and the petitioner are in agreement that the existing PUD designation serves no beneficial purpose and should be revoked for the subject properties in order to establish a new PUD.

2. Freedom Plaza Hotel/Conference Center and Restaurant (PC 11-1-008) and;

3. Full Service Hotel Text Amendment (PC 11-1-069)

- Approval of a major change to Lots 1 and 2 of Freedom Plaza.
- Approval of a Preliminary PUD Plat, a conditional use for a full service hotel and approval of a restaurant as part of a campus setting.
- Approval of associated deviations for off-street parking facilities, ORI bulk requirements and signage.
- Approval of a zoning amendment to decrease the minimum size of a full service hotel.

The petitioner proposes to construct a 7,000 square foot restaurant, Pita Inn, on Lot 1 and a full service hotel/conference center, Embassy Suites, on Lot 2 of the Freedom Plaza PUD. The proposed hotel/conference center is 148,810 square feet, will consist of 165 rooms, a 1,500 square foot restaurant and a 20,000 square foot banquet facility/meeting space, which will accommodate at least 500 people. The total square footage of both buildings, considered a campus setting, is 155,810 square feet.

The proposed hotel will comply with all elements of the full service hotel definition with the exception of the minimum 175,000 square footage requirement. In conjunction with this request, the petitioner has requested initiation of a text amendment to reduce the minimum required square footage of a full service hotel to 150,000 square feet. Approval of a conditional use for the hotel and restaurant will necessitate approval of the requested zoning text amendment.

4. CRL Assisted Living Facility (PC 11-1-007)

*Freedom Plaza
Executive Summary
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- Approval of a major change to the Freedom Plaza PUD (Lot 3)
- Rezoning of the property from ORI to OCI
- Approval of a Preliminary PUD Plat and conditional use for Alzheimer's treatment facility (nursing home)
- Approval of deviations for signage, building height and front setback.

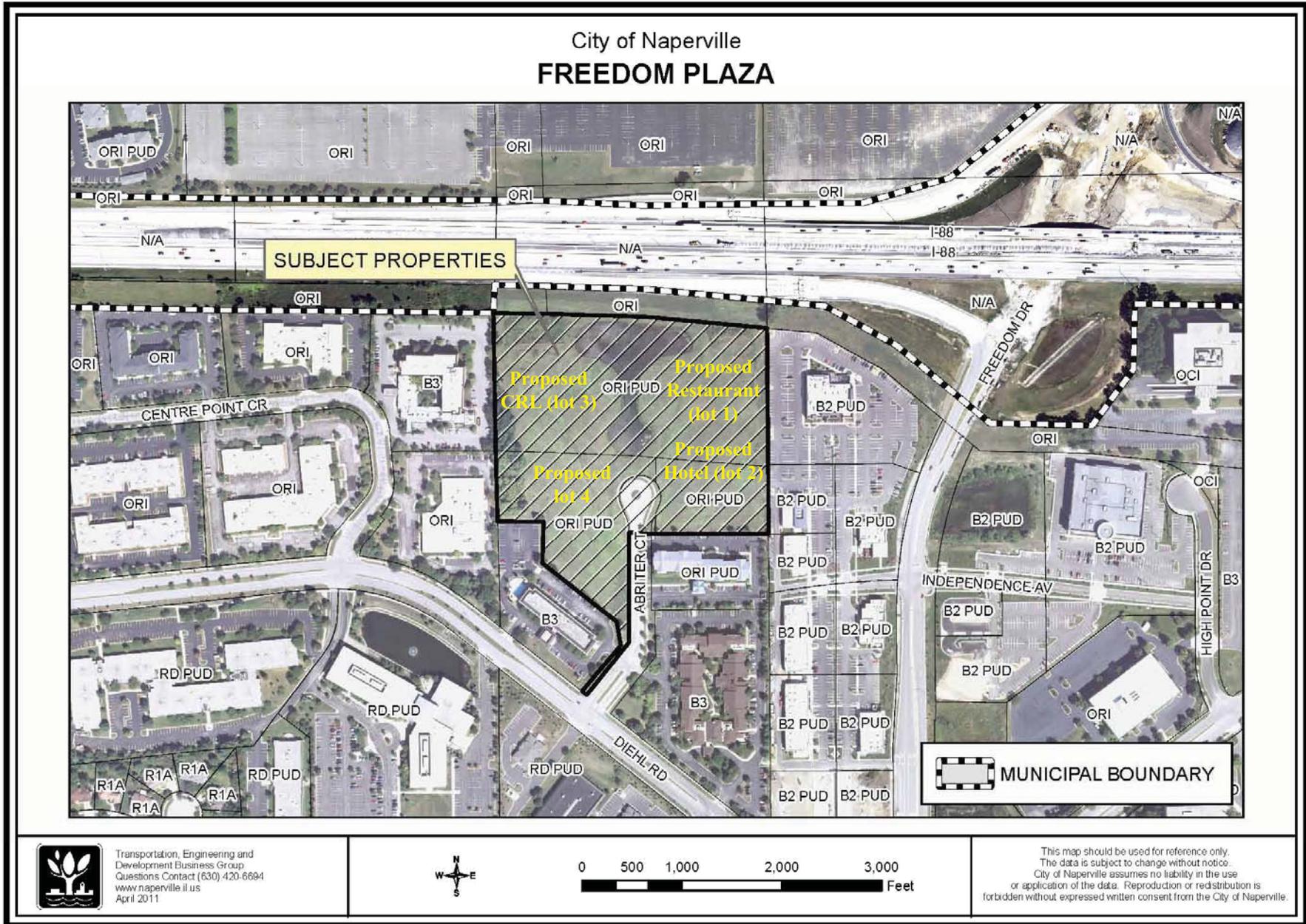
The petitioner proposes to construct a 106 bed, 73,393 square foot full service Alzheimer's treatment facility. In order to accommodate an Alzheimer's treatment facility, the petitioner requests to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District) and obtain approval of a conditional use. Staff finds that the proposed use is residential in nature and is inconsistent with the property's future land use designation of Office, Research and Development.

ACTION REQUESTED:

Accept the report for consideration in evaluating and conducting the public hearings for Freedom Plaza.

ATTACHMENTS:

1. Location Map



**The labels are intended to provide the general location of the proposed uses.*



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-070 **AGENDA DATE:** 6/22/2011
SUBJECT: Freedom Plaza Planned Unit Development
Petitioner: Superhost Hospitality

LOCATION: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests to revoke portions of the Diehl Office Campus planned unit development, a Preliminary Plat of Subdivision, and a conditional use for a planned unit development and a Preliminary Plat of Planned Unit Development for Freedom Plaza. In conjunction with this request, the petitioner seeks deviations from Section 7-4-7 (Land Use) and Section 6-8B-5 (ORI Area Requirements) of the Municipal Code.

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

EXISTING ZONING, LAND USE, AND LOCATION:
The subject properties are zoned ORI PUD (Office, Research and Light Industry District), generally located on Abriter Court, north of Diehl Road and south of Interstate 88 and comprised of approximately 12.88 acres. Adjacent properties to the east are zoned B2 PUD and improved with office and commercial uses as part of the Freedom Commons PUD. The properties to the west and south are zoned B3 (General Commercial District) and improved with hotel and offices uses.

CONTROLLING AGREEMENTS AND ORDINANCES:
Ordinance 85-134: Rezoning certain property ORI and B3 and approving a Preliminary Plat of Planned Unit Development.
Ordinance 86-124: Rezoning a portion of the Diehl Office Campus to B3 and approving a Preliminary Plat of Planned Unit Development as a major change to the

Diehl Office Campus PUD.

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 Office, Research and Development.

NATURAL FEATURES:

The subject property is relatively flat and contains an existing detention pond which the petitioner proposes to expand to accommodate stormwater for the proposed development and for the purpose of fulfilling the planned unit development common open space requirements.

PLANNING SERVICES TEAM REVIEW:

Revocation of the Diehl Office Campus PUD

The Diehl Office Campus planned unit development (PUD) was established in 1986 and includes six properties located on Abriter Court, three of which are improved with hotels. Since that time, the regulations for PUD's have evolved to place a substantial focus on coordinated development, site amenities and open space. The subject properties do not comply with the intent or standards of the existing PUD regulations, notably with respect to outdoor common areas and site amenities.

Staff and the petitioner are in agreement that the existing PUD designation serves no beneficial purpose and should be revoked for the subject properties in order to establish a new PUD (Freedom Plaza) that is compliant with Section 6-4 (Planned Unit Developments) of the Municipal Code. As such, the petitioner requests to revoke the undeveloped portions of existing PUD and obtain approval of a new PUD, Freedom Plaza.

Preliminary Subdivision, Preliminary PUD and Vacation

The petitioner requests approval of a Preliminary Plat of Subdivision to establish five legal lots-of-record, and a preliminary planned unit development plat for Freedom Plaza Lots 1 through 4. In conjunction with this request, the petitioner requests approval of a Plat of Vacation in order to vacate portions of Abriter Court (primarily the cul-de-sac), which is a public right-of-way. The Planning and Zoning Commission does not need to conduct the public hearing for right-of-way vacation, which is subject to City Council review only, but the plat has been included herein for information purposes.

The following deviations are required in relation to the subdivision and are necessitated by the unique siting and configuration of the subject property:

- Per Section 7-4-7 (Land Use) of the Municipal Code, properties located in the ORI District shall not be less than sixty-six (66) feet in width from the right-of-way line to the building line. Proposed Lots 1 and 3 do not abut the right-of-way (Abriter Court); therefore, a subdivision deviation is required to reduce the required width between the right-of-way and building setback line from 66' to 0'. Additionally, Lot 2 requires a reduction of the required width between the right-of-way and the building line from 66' to 63'.
- Per Section 6-8B-5 (ORI Area Requirements) of the Municipal Code, lots in the ORI District that are not part of a planned unit development must maintain a minimum area of

Freedom Plaza PUD – PC 11-1-070

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2 acres. The petitioner requests to reduce the minimum area for Lot 5 (not included in the PUD) from 2 acres to 0.1656 acres. Lot 5 will provide a cross access easement to the existing Hampton Inn as discussed further below.

Cross Access

In order to provide for proper access throughout the PUD, the preliminary subdivision and PUD plats propose to establish cross access in several locations. Cross access is proposed across Lot 4 for the purpose of securing access to Lot 3 in the future and between Lot 3 and the Country Inn and Suites to the direct west. Cross access has also been proposed between Lots 1 and 2 and the property to the south (Fairfield Inn) and with Freedom Commons. Furthermore, Lot 1 will maintain an emergency access with Maggianno's to the east.

Guests of the Hampton Inn on the corner of Abriter and Diehl currently cross the petitioner's property (proposed Lot 5) in order to access the existing hotel off of Abriter Court. As part of the subdivision, a cross access easement will be provided to document permitted access for the Hampton Inn off of Abriter Court. The petitioner has provided documentation or correspondence regarding easements in reference to contact with the adjacent properties and the cross access (see Attachment 1).

Outdoor Common Area and Site Amenities

Section 6-4-3:2 (Outdoor Common Area and Site Amenities Requirements) of the Municipal Code requires that a nonresidential planned unit development provide a minimum of 20% outdoor common area. The Code states: "Outdoor common areas and site amenities shall be provided in planned unit developments as a means of passive or active recreation, site amenity, environmental protection or beautification." The petitioner proposes to accommodate the majority of required open space by utilizing the detention facility with natural planting areas and a lookout area as a focal point, and providing sidewalks to connect the different uses. Overall, the petitioner will provide 2.89 acres, or 22% area, of common open space meeting the requirements for a nonresidential planned unit development. The nature of proposed outdoor common area is consistent with other nonresidential planned unit developments in the area, including Freedom Commons to the east and Regency Office Park to the south.

ATTACHMENTS:

1. Freedom Plaza PUD – Attachment 1: Cross Access Information – PC 11-1-070
2. Freedom Plaza PUD – Petition – PC 11-1-070
3. Freedom Plaza PUD – Preliminary Subdivision Plat – PC 11-1-070
4. Freedom Plaza PUD – Preliminary PUD Plat – PC 11-1-070
5. Freedom Plaza PUD – Plat of Vacation – PC 11-1-070
6. Freedom Plaza PUD – Open Space Exhibit – PC 11-1-070

MEMORANDUM

To: City of Naperville ("City")
From: Kevin M. Gallaher
Date: May 11, 2011
Re: Super Host/Fairfield Inn access issue

I have been asked by the City of Naperville to address the concerns about the access language between the Super Host property on which the hotel/conference center is located and the Fairfield Inn property. The City has questions about whether the language inserted on a certain deed dated July 30, 2008 and recorded on August 13, 2008 (the "Deed") allows access across the Fairfield Inn property.

According to Fox v. Inter-State Assurance, 84 Ill.App.3d 512, 405 NE2d 873 (1980 2d District), "If from the language of the contract, the meaning is plain and unambiguous, the court has no necessity to resort to rules of construction to assist it. However, when an ambiguity exists in the contract, the court will use the rules of construction ... in ascertaining the true meaning of the contract." Id. 405 NE2d at 876. With respect to the Deed, the typed in language on the front of the deed was obviously typed in. The language states as follows: "the Party of the First Part, (North Star Trust Company as Trustee, legal title holder for Shodeen, the beneficial owner of the land trust, the grantor) , its successors and/or assigns, for the benefit of the Party of the Second Part (Lakhany Group Investments, the grantee) its successors and or assigns *an easement for ingress and egress* for the benefit of the owners, tenants, guests and invitees of the Real Estate conveyed by this Trustee's Deed (the property on which the hotel/conference center is proposed to be built) *upon, over and across the existing roads and driveways of the Parcel D Properties.*

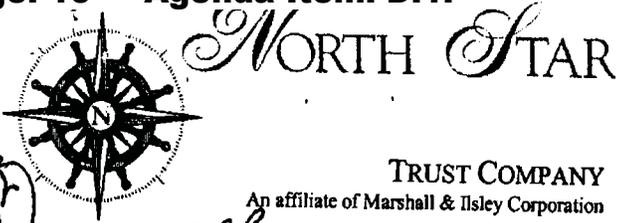
The third property legally described on Exhibit D of the Deed is the Fairfield Inn property. Therefore the language is clear and unambiguous – the Lakhany properties have an easement for ingress and egress upon, over and across the existing roads and driveways of the Fairfield Inn property.

Furthermore the rules of contract construction have long been established. According to the Restatement Second, Contracts Section 203(a), an interpretation which gives a reasonable, lawful and effective meaning to all the terms is preferred to an interpretation which leaves a part unreasonable, unlawful or of no effect. This rule has been adopted and reiterated numerous times in the State of Illinois. (See Chicago Title & Trust Co. v. Southland Co., 111 Ill.App.3d 67, 443 NE2d 294 (1982 1st District). In the case of ambiguity or conflicting terms, a contract is generally construed against its drafter, Cedar Park Cemetery Association v. Village of Calumet Park, 398 Ill. 324, 75 NE2d 874 (1947).

The Deed was prepared by the grantor's agent. To the extent that one believes that certain provisions of the Deed conflict, the Deed should be interpreted against the grantor (Shodeen) and in favor of the grantee (Lakhany).

Illinois law speaks clearly on the issue at hand in this case. The plain language of the grant of easement typed onto the Deed unambiguously grants full access over the Fairfield Inn property. To the extent that ambiguity exists, the language of the Deed should be interpreted most favorably to the Lakhany. This construction produces a reasonable result, i.e. the Lakhany property can be accessed from Independence Drive. It provides a second point of access (other than solely from Abriter Court) to the Lakhany property. Again this is a reasonable result, in particular because to interpret otherwise could render the Lakhany property impossible to develop.

GP:2979775 v1



TRUST COMPANY
An affiliate of Marshall & Isley Corporation

2800295 AB
Trustee's Deed



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG. 13, 2008 RHSP 11:18 AM
DEED 08-05-300-013
007 PAGES R2008-126021

This Indenture, made this 30th day of July, 2008 between North Star Trust Company, an Illinois Corporation, as Successor Trustee to Harris N.A., as Successor Trustee to Harris Bank St. Charles, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated 25th day of January, 1979 and known as Trust Number LT-1400 party of the first part, and Lakhany Group Investments, LLC, an Illinois Limited Liability Company party of the second part. **

ADDRESS OF GRANTEE(S):

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

See Legal Description attached as Exhibit "A" and made a part hereof

P.I.N. 08-05-300-013, 08-05-300-026, 08-05-300-025

Subject to: Those matters set forth on Exhibit "B" attached hereto.

and reserving the rights set forth in Exhibit "C" attached hereto

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

**The Party of the First Part, for itself, its successors and/or assigns, and for the benefit of the Party of the Second Part, its successors and/or assigns an easement for ingress and egress for the benefit of the owners, tenants, guests and invitees of the Real Estate conveyed by this Trustee's Deed, upon over and across the existing roads and driveways of the Parcel D Properties.

NORTH STAR TRUST COMPANY
As Trustee, as aforesaid,

By: Raymond S. Hoyle
Trust Officer

Attest: Monique Castell
Trust Officer

CHARGE C.T.I.C. DUPAGE 2800295 / 28043982

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT R79-90422; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, A DISTANCE OF 836.53 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986 AS DOCUMENT R86-55497; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 340.00 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 138.83 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 217.45 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; SAID POINT BEING ON THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-5874; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 115.73 FEET; THENCE NORTH 40 DEGREES 16 MINUTES 51 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.48 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 281.80 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 127.48 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE WEST LINE OF CASE-MALEY ASSESSMENT PLAT AS MONUMENTED AND OCCUPIED, ACCORDING TO THE PLAT THEREOF RECORDED 663091, SAID WEST LINE ALSO BEING THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF THE MAP OF THE GEORGE STEININGER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED 39088; THENCE NORTH 01 DEGREE 29 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE OF CASE-MALEY ASSESSMENT PLAT AND ALONG THE LINE OF AND OLD WIRE FENCE, A DISTANCE OF 607.79 FEET, TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 448.87 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 25 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 362.60 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART PLATTED AS DIEHL OFFICE CAMPUS PHASE 3, RECORDED JULY 10, 1997 AS DOCUMENT R97-99727.

Address of Property: Diehl Road, Naperville, Illinois
Permanent Index No.: 08-05-300-013, 08-05-300-026, 08-05-300-025

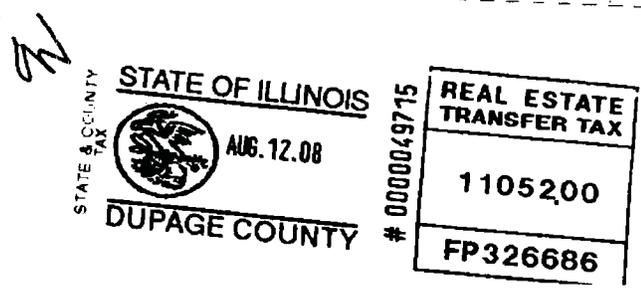


EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2008 and subsequent years.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
3. Terms, provisions and conditions contained in Annexation Agreement and Statement of Intent for Indian Hills Subdivision dated March 24, 1977 recorded March 24, 1977 as Document R77-20362, relating to school and park plan donations and to the development of the Subdivision. Note: Said provision contains no provision for a forfeiture of or reversion of title in case of breach of condition.
4. Public utility easement 10 feet in width along the most Easterly line of the land, as contained in Easement Agreement dated August 30, 1976 and recorded September 16, 1976 as Document R76-66343, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 10, 1965 and known as Trust Number 21351, to the City of Naperville, for the installation, construction, reconstruction, maintenance, operation, alteration, repair, replacement or removal of said public utility facility including the right of access thereto.
5. Grant of Easements recorded May 5, 1986 as Document R86-42720 to Casa Maria of Maryland, Inc., granting easements for ingress and egress; construction and maintenance of underground gas, electric, telephone, water, storm sewer and sanitary sewer lines; signs; storm water management; and public utility and drainage more particularly described therein.
6. Easement Agreement recorded April 23, 1987 as Document R87-55701 granting an easement to Diehl Hotel Partners for a sign in the West 10 feet of the North 20 feet of the land. Also there appears to be underground electric cable serving this sign outside easement area per survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003.
7. Sanitary sewer extension area, MCI facilities phone canisters and electric vaults on the land shown on survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003
8. Survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003 shows an apparent future public utilities, drainage and stormwater management, ingress and egress easement areas.
9. Permanent slope and drainage easement as shown on the Plat of Dedication recorded January 24, 1980 as Document R80-05874, described as follows: 20 feet along the Southwesterly line of the land.

EXHIBIT "C"
RESERVED EASEMENTS

The Party of the First Part, for itself, its successors and assigns, and for the benefit of the owners of the property legally described on Exhibit "D" attached hereto and made a part hereof (the "Parcel D Properties"), hereby reserves, a non-exclusive perpetual easement:

1. for ingress and egress to the Parcel D Properties to and from Arbiter Court upon, over across the existing roads and driveways on the Real Estate conveyed by this Trustee's Deed (the "Real Estate");
2. for the use, maintenance, and repair of the existing storm, sanitary and other utility lines which are on the Real Estate and used by the owners of the Parcel D Properties; and
3. for the surface storage and drainage of storm water, and the storage of and disposal of storm water, from the Parcel D Properties into the existing stormwater pond located on the Real Estate

EXHIBIT "D"

**LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986 AS DOCUMENT R86-55497.
PARCEL INDEX NO. 08-05-300-018**

**LOT 1 IN DIEHL OFFICE CAMPUS PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1990 AS DOCUMENT R90-165756.
PARCEL INDEX NO. 08-05-300-022**

**LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99727, IN DU PAGE COUNTY, ILLINOIS.
PARCEL INDEX NO. 08-05-300-024**



April 28, 2011

Mr. Samir Lakhany
Vice President
Superhost Enterprise
8615 US 24 West
Fort Wayne, IN 46804

Dear Mr. Lakhany:

I am legal counsel for the Country Inn and Suites, Naperville, Illinois (the "Hotel") and am writing to confirm the Hotel's ongoing interest in pursuing Superhost's request for an easement for access and parking purposes over the Hotel's property to your proposed Planned Unit Development on the 12.7-acre parcel immediately east of the Hotel. We appreciate the information you have provided so far and we look forward to continuing conversations with the hope that the Hotel will be able to grant the easements. The information you have provided indicates that your conference center, medical care campus and restaurant will be an asset to the neighborhood and contribute to the success of the Hotel.

Please feel free to share this with the City of Naperville and other regulatory authorities as necessary. We understand that a development of this scope will proceed carefully through the approval process and we wish you success in that process.

Sincerely,

Neal J. Blanchett,
Senior Corporate Counsel,
Carlson Hotels, Americas
701 Carlson Parkway, MS 8256
Minnetonka, MN 55305

cc: Jeff Freund, VP-Operations
Chad Leiker

701 Carlson Parkway, Minnetonka, MN 55305, U.S.A.
T: +1 (763) 212-5000 www.carlson.com



Fort Wayne, Indiana, 46804
260.435.1559



May 16, 2011

Cross Access with Lot 4
City of Naperville

As the owners of lot 4, we wanted to officially grant cross-access to lot 3 from our property.

If you have any further questions on this matter, please do let us know.

Thank you for your assistance in this matter.

Sincerely,

Ash Lakhany
President/CEO

**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING AND DEVELOPMENT
BUSINESS GROUP
APPLICATION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME: Freedom Plaza

Date of Submission: June 1, 2011

I. APPLICANT/PETITIONER/OWNER:

Name: Superhost Hospitality

Address: 8615 US 24 West, Fort Wayne, Indiana 46804

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

II. ACTION REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |
| <input type="checkbox"/> Major Change to a Conditional Use | <input type="checkbox"/> Minor Change to a Conditional Use |
| <input type="checkbox"/> Major Change to a Planned Unit Development | <input type="checkbox"/> Minor Change to a Planned Unit Development |
| <input checked="" type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input checked="" type="checkbox"/> Subdivision Waivers | <input type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Plat of Vacation | <input checked="" type="checkbox"/> Zoning deviations |
| <input type="checkbox"/> Landscape Variance | <input checked="" type="checkbox"/> Revoke existing PUD |

IV. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Gray Plant Mooty Telephone No: 612-632-3000
Address: 500 IDS Center, 80 South Eight Street
Minneapolis, Minnesota 55402

Fax Number: 612-632-4444 E-Mail: kevin.gallaher@gpmlaw.com

Engineer: V3 Company Telephone No: 630-724-9200
Address: 7325 Janes Avenue
Woodridge, Illinois 60517

Fax Number: 630-724-9202 E-Mail: brieger@v3co.com

Landscape: Hitchcock Design Group Telephone No: 630-961-1787
Address: 221 West Jefferson Street
Naperville, Illinois 60540

Fax Number: 630-961-9925 E-Mail:
groehll@hitchcockdesigngroup.com

Architect: NORR LLC Telephone No: 312-424-2400
Address: 325 N. LaSalle Street, Suite 700
Chicago, Illinois 60654

Fax Number: 312-424-2424 E-Mail: mohan.srinivasin@norr.com

V. PROJECT DATA:

1. Location: North of Diehl Road, South of Interstate 88, West of Freedom Commons
2. County: x DuPage Will
3. General Description of the Site: Vacant
4. Existing Zoning on the Site: ORI PUD
5. Acreage of Site: 12.886 acres

6. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North		Illinois Toll Authority	Interstate 88	
South	B3	City of Naperville	Hotels	Office, Research and Development
East	B3 and ORI	City of Naperville	Hotel and Office Building	Office, Research and Development
West	B2 PUD	City of Naperville	Commercial Buildings	Office, Research and Development

7. List Controlling Ordinances, Agreements and Plats: Ordinance No.86-124

8. Is this property within the City limits?

Yes

No, requesting annexation

Under review by another governmental agency and requires review due to 1 ½ mile jurisdictional requirements

9. Permanent Parcel Number: 08-05-300-013, 08-05-300-025, 08-05-300-026

10. For annexation petition, are there electors living on the property:

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: ORI PUD

3. Description of Proposal: Hotel Conference Center and Restaurant and Alzheimer's care facility

4. General Land Use Data:

	Resid.	Comm.	Office	Indst.	R.O.W.	Park	School	Private	Other	Total
No. of Acres		6.383								6.383
% of Total		100%								100%

5. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family								
Townhouse								
Duplex								
Apartment								
Comm.	2	6.383						6.383 acres
Office								
Industrial								

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 and park dedications and open space.

Modified Gross Density = number of units divided by modified gross acres.

6. Community Facilities within the Development:

School Site: None

Open Space: Existing Stormwater management facility will be used as an amenity

- a. Park Site (to be conveyed to a governmental entity):
- b. Common Areas (to be conveyed to a homeowners association):
- c. Private Facility (to be conveyed to _____):

Total:

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: Hotel/conference center and restaurant and Alzheimer’s care facility

8. Description of Stormwater Management Facilities: Existing Stormwater Retention Facility will be expanded

9. Deviations from the Zoning Regulations: Height deviation and deviation to allow parking in an area which ought to be a landscaped island

10. Sign Variances: None

11. Variance from the Subdivision Regulations: Deviation from Section 7-3-5 of the Naperville Municipal Code to waive land/cash donation to Naperville Park District

11. Deviations from the Landscaping Regulations: None

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

1. Required School Donation:

Land: NA
Cash: NA

How Satisfied: NA

2. Required Park Donation:

Land: NA
Cash: NA

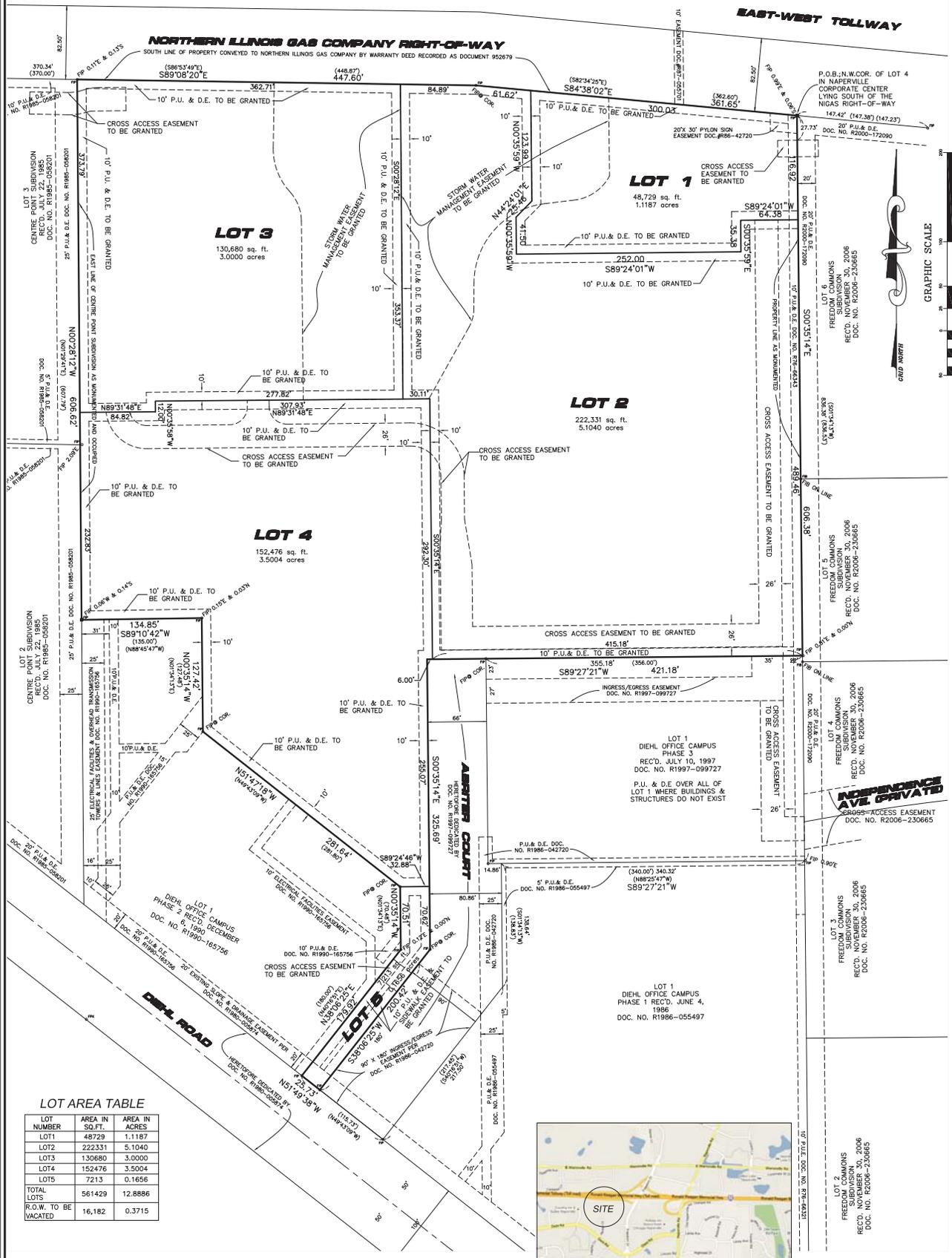
How Satisfied: Land and Cash Donation - NA

GP:2964978 v1

PRELIMINARY PLAT OF SUBDIVISION OF FREEDOM PLAZA

P.I.N. 08-05-300-013
08-05-300-025
08-05-300-026

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	48,729	1.1187
LOT 2	222,331	5.1040
LOT 3	130,680	3.0000
LOT 4	152,476	3.5004
LOT 5	7213	0.1656
TOTAL LOTS	561,429	12.8886
R.O.W. TO BE VACATED	16,182	0.3715

OWNER/SUBDIVIDER
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, INDIANA 46804
P (260)435-1559
F (260)432-6819

BASIS OF BEARINGS
THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (L. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.



CITY PROJECT # 11-1000008

PRELIMINARY PLAT OF SUBDIVISION OF FREEDOM PLAZA

D.M. 08.05.2011

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN FREEDOM COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2006 AS DOCUMENT K2006-230665; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID FREEDOM COMMONS SUBDIVISION, A DISTANCE OF 606.38 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 421.15 TO THE WESTERLY RIGHT OF WAY LINE OF ABRIETTES COURT AS DEDICATED BY DOCUMENT R1997-99727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ABRIETTES COURT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 325.69 FEET; THENCE SOUTH 38 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 200.42 FEET TO THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT BR0-5874; THENCE NORTH 51 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 25.73 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1990 AS DOCUMENT R1990-165756; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 38 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 179.92 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 70.51 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 18 SECONDS WEST, A DISTANCE OF 281.64 FEET; THENCE NORTH 00 DEGREE 35 MINUTES 14 SECONDS WEST, A DISTANCE OF 127.42 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 134.85 FEET TO THE EAST LINE OF CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1985 AS DOCUMENT R1985-058011; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID CENTRE POINT SUBDIVISION, A DISTANCE OF 606.62 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.60 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 361.65 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0801 H) WITH EFFECTIVE DATE DECEMBER 16, 2004, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

STATION DESIGNATION: 703
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT.
CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER LOCATED ON NORTH SIDE OF U.S. 34 AND WEST OF NAPERVILLE-WHEATON ROAD.

STATION DESIGNATION: 705
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 734.64 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT.
CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF U.S. 34 AND COLUMBIA STREET.

LEGEND

- | | | | |
|-----------|--|---------|-----------------------------|
| ———— | SUBDIVISION PROPERTY LINE | □ | FOUND DISK IN CONCRETE |
| ———— | EXISTING RIGHT-OF-WAY LINE | □ | FOUND ROW MARKER |
| ———— | PROPOSED RIGHT-OF-WAY LINE | ○ | FIR FOUND IRON ROD |
| ———— | UNDERLYING LOT LINE | ○ | FRS FOUND RAILROAD SPIKE |
| ———— | CENTERLINE | ○ | FPK FOUND PK NAIL |
| ----- | EXISTING EASEMENT LINE | ○ | FPF FOUND IRON PIPE |
| ----- | PROPOSED EASEMENT LINE | ○ | FRB FOUND IRON BAR |
| ----- | BUILDING SETBACK LINE | ○ | FFC FOUND CROSS CUT |
| ----- | SECTION LINE | ● | SPK SET PK NAIL |
| N | NORTH | ● | SPF SET IRON PIPE |
| S | SOUTH | ■ | SBM SET MONUMENT |
| E | EAST | ■ | SET CONCRETE MONUMENT |
| W | WEST | | |
| CB | CHORD BEARING | (0.00') | RECORD DATUM |
| A | ARC LENGTH | 0.00' | MEASURED DATUM |
| R | RADIUS | (0.00') | CALCULATED DATUM |
| U.E. | UTILITY EASEMENT | <0.00> | INFORMATION TAKEN FROM DEED |
| P.U.E. | PUBLIC UTILITY EASEMENT | | |
| D.E. | DRAINAGE EASEMENT | | |
| B.S.L. | BUILDING SETBACK LINE | | |
| M.U.E. | MUNICIPAL UTILITY EASEMENT | | |
| I.E. | INGRESS & EGRESS EASEMENT | | |
| P.U.&D.E. | PUBLIC UTILITIES AND DRAINAGE EASEMENT | | |

EASEMENT NOTES

UPON FINAL CONSTRUCTION OF THE SITE INDIVIDUAL STRIP EASEMENTS FOR EACH UTILITY SHALL BE GRANTED VIA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY.

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

WATERMAN — PUBLIC (CITY)
SANITARY SEWER — PUBLIC (CITY)
STORM SEWER — PUBLIC (CITY)
ELECTRIC — PUBLIC (CITY)
GAS — PRIVATE — NIGOR GAS
TELEPHONE — PRIVATE
CABLE — PRIVATE

NOTES:

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- BASIS OF BEARINGS: THE SITE IS ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND COORDINATES ARE GROUND. THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- EXISTING CONDITION AND CONTOURS SHOWN HEREON PER ALTA/ACSM LAND TITLE SURVEY, PREPARED BY GEMCON, LTD., DATED 11-28-08. CONTOURS BASED ON NAVD 88 DATUM.
- CURRENT ZONING: ORI—PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN ORI—PUD.

CITY PROJECT # 11-10000008



7325 James Avenue, Suite 100
Woodstock, IL 60097
830.724.9200 voice
830.724.9204 fax
vsos.com

PREPARED FOR:
SUPERHOST HOS
8615 US 24
FORT WAYNE, INDIANA 46702
260-435-1559

REVISONS	
NO.	DATE DESCRIPTION
3	05-12-11 REVISED PER CITY REVIEW LETTER DATED APRIL 22, 2011

PRELIMINARY PLAT OF SUBDIVISION
DRAFTING COMPLETED: 12-02-10
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK
CHECKED BY: CWB

PROJECT MANAGER: ANH
SCALE: 1" = 50'

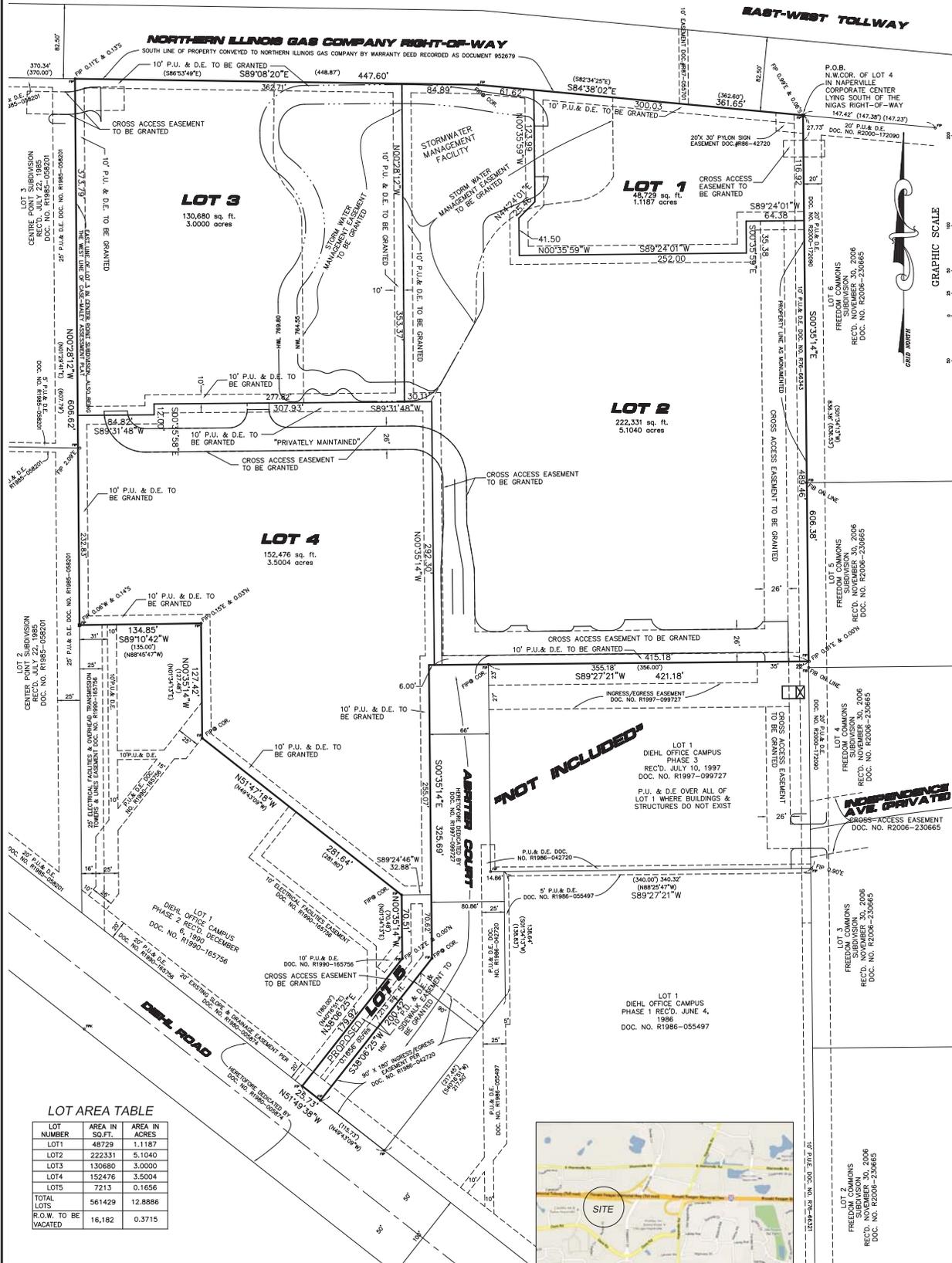
Project No: 09192
SHEET NO.
2 of 2

FINAL - Planning and Zoning Commission - 6/22/2011 - 23

3-Y PLANNED UNIT DEVELOPMENT PLAT OF OVERALL FREEDOM PLAZA

P.I.N. 08-05-300-013
08-05-300-025
08-05-300-026

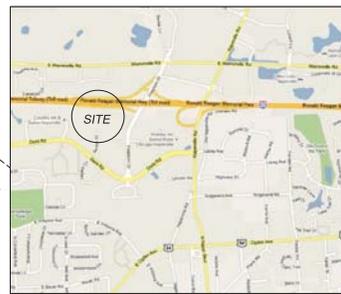
PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT1	48729	1.1187
LOT2	222,331	5.1040
LOT3	1,306,880	3.0000
LOT4	152,476	3.5004
LOT5	7213	0.1656
TOTAL LOTS	561,429	12.8896
R.O.W. TO BE VACATED	16,182	0.3715

BASIS OF BEARINGS
THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (L. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.



VICINITY MAP NOT TO SCALE CITY PROJECT # 11-1000008

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Naperville, IL 60563
630.224.0200 voice
630.224.0204 fax
www.ecs.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, INDI
260-435-
NO. DATE REVISIONS
1 04-08-11 REVISED PER CITY REVIEW LETTER
DATED MARCH 23, 2011
2 04-03-11 REVISION PER CITY REVIEW LETTER

PRELIMINARY PUD PLAT
OVERALL FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1

PRELIMINARY PLANNED UNIT DEVELOP OF OVERALL FREEDOM PLAZA

P.I.N. 08-05-300-013
08-05-300-025
08-05-300-026

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN FREEDOM COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2006 AS DOCUMENT R2006-230665; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID FREEDOM COMMONS SUBDIVISION, A DISTANCE OF 806.38 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 421.18 TO THE WESTERLY RIGHT OF WAY LINE OF ARBITER COURT AS DEDICATED BY DOCUMENT R1957-099727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ARBITER COURT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 325.69 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 206.42 FEET TO THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-0874; THENCE NORTH 53 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 25.73 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1998 AS DOCUMENT R1998-165796; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 38 DEGREES 04 MINUTES 25 SECONDS EAST, A DISTANCE OF 119.92 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 70.11 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 18 SECONDS WEST, A DISTANCE OF 281.64 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, A DISTANCE OF 127.42 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 124.85 FEET TO THE EAST LINE OF CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1985 AS DOCUMENT R1985-058201; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID CENTRE POINT SUBDIVISION, A DISTANCE OF 606.82 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT R516793; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.60 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

-----	SUBDIVISION PROPERTY LINE	⊠	FOUND DISK IN CONCRETE
-----	EXISTING RIGHT-OF-WAY LINE	⊠	FOUND ROW MARKER
-----	PROPOSED RIGHT-OF-WAY LINE	○ FIR	FOUND IRON ROD
-----	UNDERLYING LOT LINE	○ FRS	FOUND RAILROAD SPIKE
-----	CENTERLINE	○ FPK	FOUND PK NAIL
-----	EXISTING EASEMENT LINE	○ FIP	FOUND IRON PIPE
-----	PROPOSED EASEMENT LINE	○ FIB	FOUND IRON BAR
-----	BUILDING SETBACK LINE	+FC	FOUND CROSS CUT
-----	SECTION LINE	⊙ SPK	SET PK NAIL
N	NORTH	⊙ SIP	SET IRON PIPE
S	SOUTH	⊙ SBM	SET MONUMENT
E	EAST	■	SET CONCRETE MONUMENT
W	WEST		
OB	CHORD BEARING	(0.00')	RECORD DATUM
A	ARC LENGTH	0.00'	MEASURED DATUM
R	RADIUS	[0.00']	CALCULATED DATUM
		<0.00>	INFORMATION TAKEN FROM DEED
U.E.	UTILITY EASEMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
M.U.E.	MUNICIPAL UTILITY EASEMENT		
I.E.	INGRESS & EGRESS EASEMENT		
P.U.&D.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT		

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 170430C801 H) WITH EFFECTIVE DATE DECEMBER 16, 2004, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

STATION DESIGNATION: 703
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 8 ALUMINUM ACCESS COVER LOCATED ON NORTH SIDE OF U.S. 34 AND WEST OF NAPERVILLE-WHEATON ROAD.

STATION DESIGNATION: 705
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 734.64 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 8 ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF U.S. 34 AND COLUMBIA STREET.

NOTES:

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- BASIS OF BEARINGS: THE SITE IS ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND COORDINATES ARE GROUND. THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- EXISTING CONDITION AND CONTOURS SHOWN HEREON PER ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CENCON, LTD., DATED 1-29-08. CONTOURS BASED ON NAVD 88 DATUM.
- CURRENT ZONING: OB-PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN OB-PUD.
- THE GENERAL INTERNAL USES OF EACH BUILDING ARE AS SUCH: THE RESTAURANT BUILDING SHALL BE USED FOR A RESTAURANT; THE HOTEL BUILDING SHALL BE USED FOR HOTEL AND RESTAURANT; THE BANQUET FACILITY SHALL BE USED FOR BANQUETS AND CONFERENCES.

EASEMENT NOTES

UPON FINAL CONSTRUCTION OF THE SITE, INDIVIDUAL STRIP EASEMENTS FOR EACH UTILITY SHALL BE GRANTED VIA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY.

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE

CITY PROJECT # 11-10000008



7325 Janak Avenue, Suite 100
Woodridge, IL 60017
(630) 724-0200 voice
(630) 724-0204 fax
www.iss.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, INDI
260-435-

NO.		DATE		DESCRIPTION
1	04-08-11	REVISED PER CITY REVIEW LETTER		DATED MARCH 23, 2011

PRELIMINARY PUD PLAT
OVERALL FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1

PLAT OF VACATION OF PUBLIC ROAD RIGHT-OF-WAY

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE AT A MEETING HELD
 THE ____ DAY OF _____ A.D. 20 ____
 BY: _____ ATTEST: _____
 MAYOR CITY CLERK

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
 THIS ____ DAY OF _____ A.D. 20 ____
 NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES
 BY: _____
 TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
 THIS ____ DAY OF _____ A.D. 20 ____
 ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS
 BY: _____
 TITLE: _____

NICOR GAS COMPANY
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
 THIS ____ DAY OF _____ A.D. 20 ____
 NICOR GAS COMPANY
 BY: _____
 TITLE: _____

COMCAST CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
 THIS ____ DAY OF _____ A.D. 20 ____
 COMCAST
 BY: _____
 ITS: _____

WIDE OPEN WEST ILLINOIS, LLC CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
 THIS ____ DAY OF _____ A.D. 20 ____
 WIDOPEN WEST ILLINOIS, LLC
 BY: _____
 ITS: _____

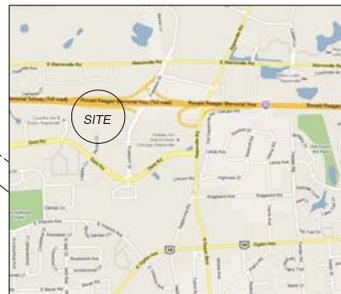
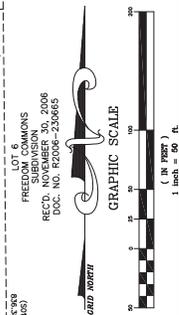
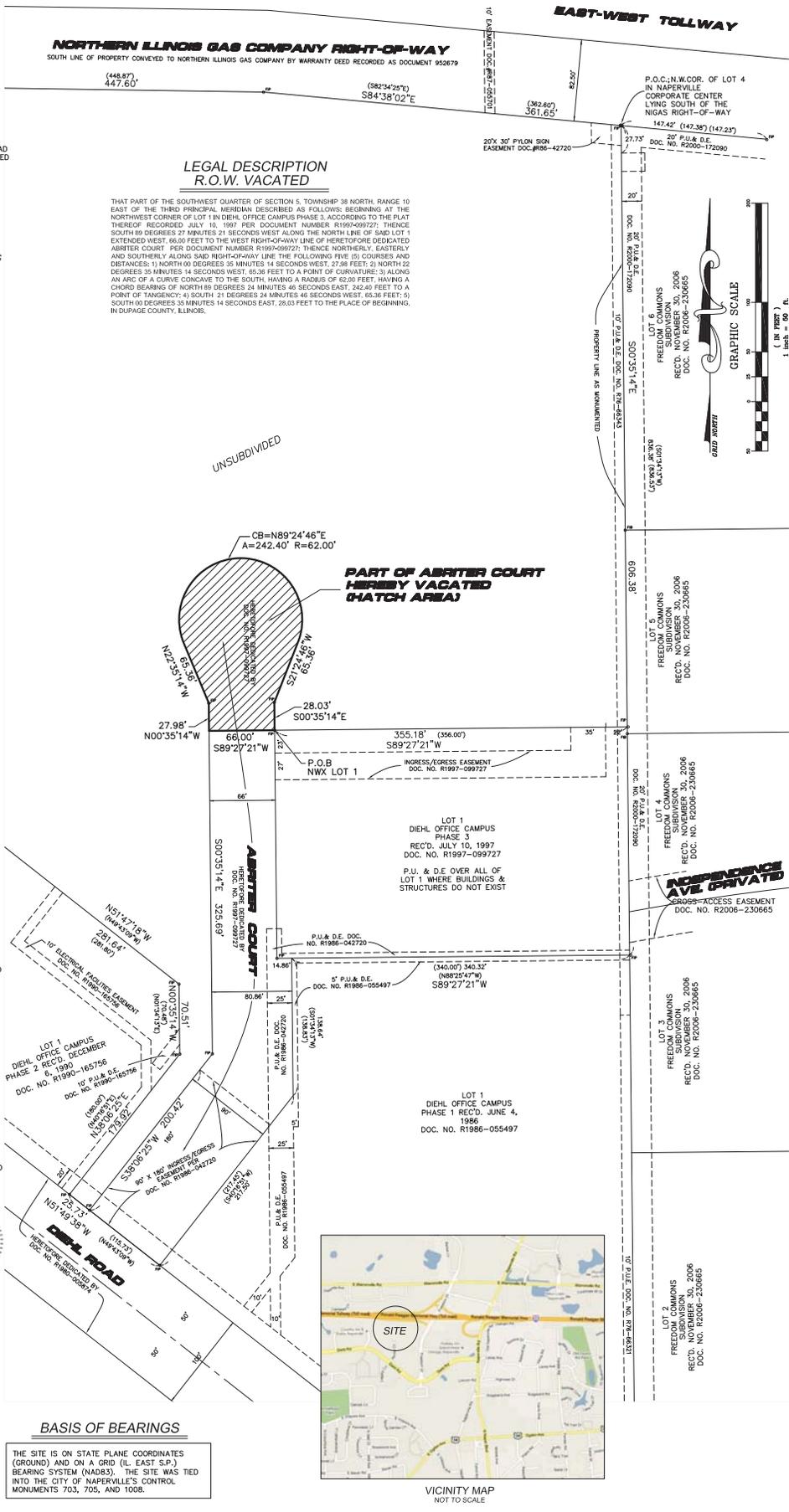
DUPAGE COUNTY RECORDER'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,
 ON THE ____ DAY OF _____ A.D., 20 ____
 AT ____ O'CLOCK ____ M., AND WAS RECORDED IN BOOK ____ OF PLATS ON PAGE ____
 RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSES DESCRIBED HEREON. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MARCH A.D., 2011.

CHARLES W. BARTOSZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
 MY LICENSE EXPIRES ON NOVEMBER 30, 2012
 V3 COMPANIES OF ILLINOIS LTD., PROFESSIONAL DESIGN FIRM NO. 16400902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011

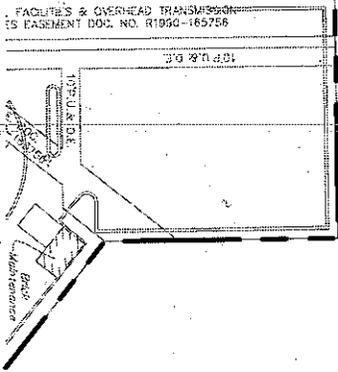
LEGEND
 _____ RIGHT-OF-WAY HEREBY VACATED
 _____ EASEMENT HEREBY GRANTED
 _____ EXISTING RIGHT-OF-WAY LINE
 _____ EXISTING LOT LINE
 _____ CENTERLINE
 N NORTH
 S SOUTH
 E EAST
 W WEST
 P.U.&D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
 I/E.E. INGRESS/EGRESS EASEMENT
 0.00' MEASURED DATUM
 (0.00') RECORD DATUM
 [Hatched Area] RIGHT-OF-WAY AREAS HEREBY VACATED & EASEMENTS HEREBY ABROGATED

BASIS OF BEARINGS
 THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (ILL. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.



BASIS OF BEARINGS
 THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (ILL. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.

25' P.U. & D.E. DOC. NO. R1095-058201

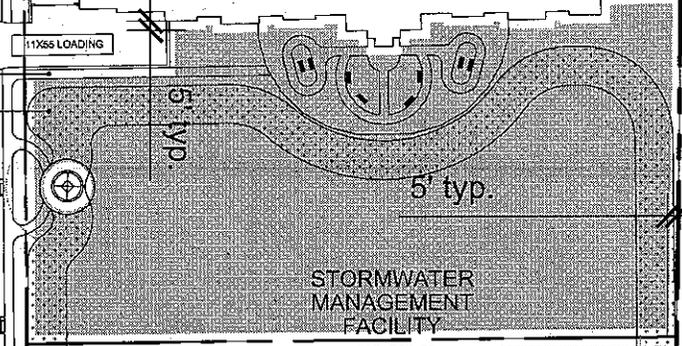
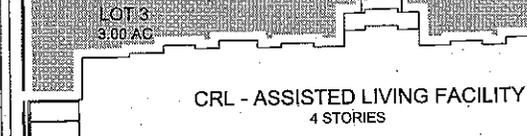


LOT 4
3.50 AC

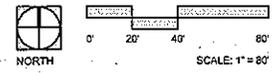
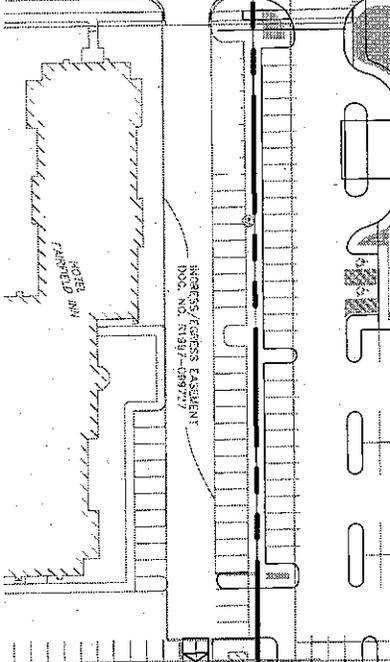
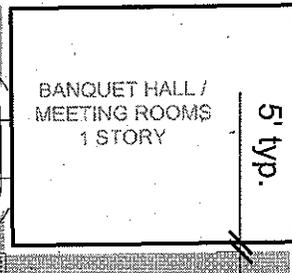
CRL Open Space: 50%
Total area - 130679 sf
Open space - 66390 sf

Freedom Plaza Open Space: 22%
Total area - 271060 sf
Open space - 59640 sf

Sidewalk
Naturalized
Plantings



NWL 764.85
HWL 769.80
EX. WATER ELEVATION
PER SURVEY = 767.6 ±



PREPARED FOR
Superhost Hospitality

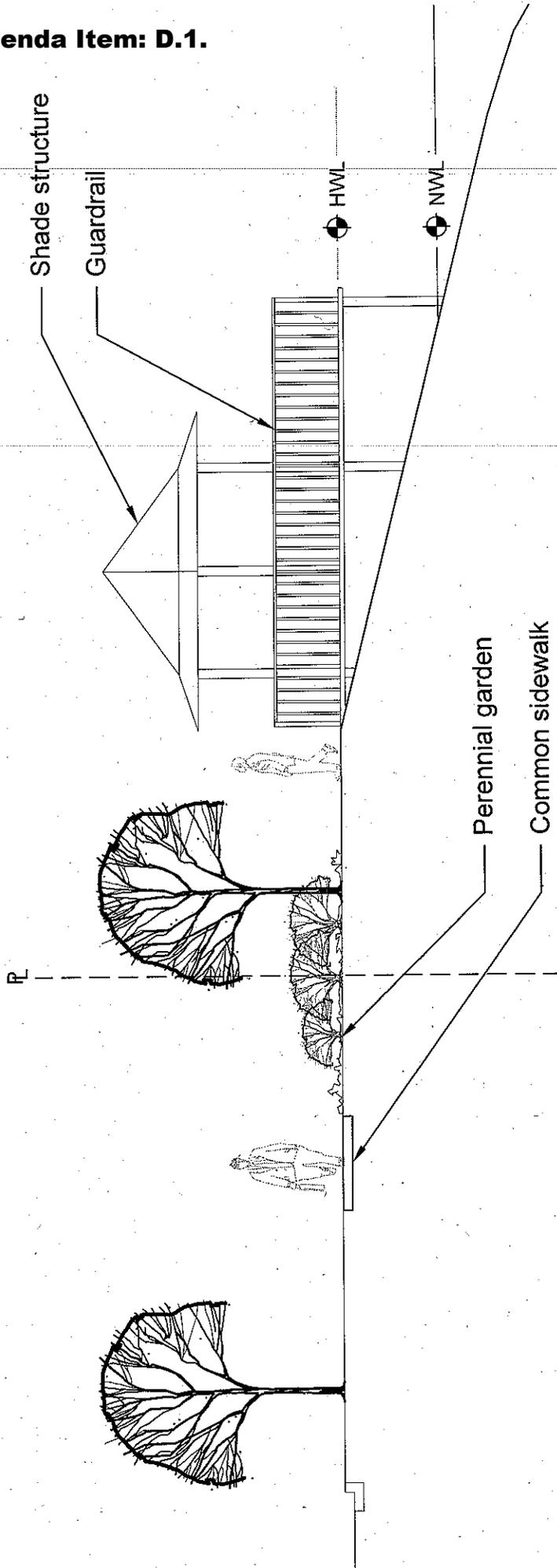
Open Space Exhibit

Freedom Plaza

Naperville, Illinois



ISSUE DATE: May 21, 2011
PROJECT NUMBER: 01-000-001-01-04
All drawings are preliminary and subject to change.
© 2010 Hitchcock Design Group



Open Space Amenity Gazebo Elevation

Freedom Plaza

PREPARED FOR
Superhost Hospitality



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-008 **AGENDA DATE:** 6/22/2011
SUBJECT: Freedom Plaza Planned Unit Development, Lots 1 and 2
Petitioner: Superhost Hospitality

LOCATION: Generally located on Abriter Court north of Diehl Road and south of Interstate 88.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests a major change to Lots 1 and 2 of Freedom Plaza for the purposes of establishing a preliminary PUD plat with a restaurant and full service hotel, and a conditional use for a full service hotel. In conjunction with this request, the petitioner seeks deviations for off-street parking facilities, the ORI bulk requirements and the signage requirements.

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

EXISTING ZONING, LAND USE, AND LOCATION:

The subject properties are zoned ORI PUD (Office, Research and Light Industry District), generally located on the east side of Abriter Court, north of Diehl Road and south of Interstate 88 and comprised of approximately 6.22 acres. Adjacent properties to the east are zoned B2 PUD and improved with office and commercial uses as part of the Freedom Commons PUD. The property to the west is also zoned ORI PUD (pending PC 11-1-007) and is vacant, and the property to the south is zoned ORI PUD and is improved with a hotel, Fairfield Inn.

CONTROLLING AGREEMENTS AND ORDINANCES:

- Ordinance 85-134: Rezoning certain property ORI and B3 and approving a Preliminary Plat of Planned Unit Development.
- Ordinance 86-124: Rezoning a portion of the Diehl Office Campus to B3 and approving a Preliminary Plat of Planned Unit Development as a major change to the Diehl Office Campus PUD.

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 Office, Research and Development. Within the plan, the I-88 Corridor was identified as the “Research and Development Corridor” including properties along Interstate 88. Staff finds that the future land use is still valid with the city’s long-term vision for the corridor, and that maintaining such uses is critical to employment and economic development opportunities in the City of Naperville. Furthermore, the comprehensive plan indicates that commercial uses such as hotels, which support the underlying land uses of office/research developments, may be permitted provided their presence blends in with the existing development in the area. Overall, staff finds that the proposed uses, a full service hotel and restaurant, are consistent with the property’s future land use designation.

NATURAL FEATURES:

The subject property is relatively flat and contains an existing detention pond which the petitioner proposes to expand to accommodate stormwater and for the purpose of fulfilling the planned unit development common open space requirements.

PLANNING SERVICES TEAM REVIEW:

The petitioner requests a major change to Lots 1 and 2 of Freedom Plaza for the purposes establishing a preliminary PUD plat with a restaurant and full service hotel in a campus setting, a conditional use for a full service hotel, and associated zoning and sign deviations.

Preliminary PUD Plat and Conditional Use

The petitioner proposes to construct a 7,000 square foot restaurant, Pita Inn, on Lot 1 and a full service hotel, Embassy Suites, on Lot 2 of the Freedom Plaza PUD. The proposed hotel is 148,810 square feet, will consist of 165 rooms, a 1,500 square foot restaurant and a 20,000 square foot banquet facility/meeting space that will accommodate at least 500 people. The total square footage of all buildings, considered part of a campus setting, is 155,810 square feet.

In the ORI District, a full service hotel requires approval of a conditional use as well as compliance with the definition for full service hotel. The proposed hotel will comply with all elements of the full service hotel definition with the exception of the minimum 175,000 square footage requirement. In conjunction with this request, the petitioner has requested initiation of a text amendment to reduce the minimum required square footage for a full service hotel to 150,000 square feet (will be considered as PC 11-1-069). The Municipal Code does not allow a petitioner to request a variance for a use or from a definition; therefore, approval of the conditional use of the hotel will be contingent upon the requested zoning text amendment.

Setback Deviations

Lot 1 (restaurant)

In conjunction with the Preliminary PUD Plat, the following zoning deviations are requested to accommodate the Pita Inn:

- Deviations from Section 6-9-2:4.5 (ORI Yard Requirements for Off-Street Parking Facilities) to reduce the parking lot setback from 10’ to 5’ along the east property line and to reduce the parking setback from 20’ to 5’ along the north property line.

Freedom Plaza PUD Lot 1 and 2, PC 11-1-008

June 22, 2011

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- A deviation from Section 6-8B-7 (ORI Yard Requirements) to reduce the required interior side yard setback from 20' to 15', and a deviation to allow an attached patio to encroach 15' into the required interior side yard setback (code requires interior side yard patios meet the setback requirement).
- A deviation from Section 6-2-10:2 (Yard Requirements) to reduce the required setback for a detached trash enclosure from 5' to 0' (at greatest point of encroachment).

Lot 2 (hotel)

In conjunction with the Preliminary PUD Plat, the following zoning deviations are requested to accommodate Embassy Suites:

- Deviations from Section 6-9-2:4.5 (ORI Yard Requirements for Off-Street Parking Facilities) to reduce the parking setback from 10' to 5' along the east property line and to reduce the parking setback from 20' to 5' along the south property line.
- Deviations from Section 6-8B-7 (ORI Yard Requirements) to reduce the required rear yard setback from 33' to 17', and to reduce the required setback for an attached loading dock from 33' to 0' (encroaches on to Lot 1). The petitioner will be required to make accommodations with the adjacent property owner prior to approval of a final PUD plat to permit the loading dock to encroach onto Lot 1.

Parking Deviation

The petitioner requests a deviation from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the required number of parking stalls for the uses on Lots 1 and 2 from 462 to 349 (113 stall deficit). Lots 1 and 2 of the Freedom Plaza Planned Unit Development will operate through a shared parking agreement. All parking on-site will be available for use by both the hotel/banquet facility and restaurant (Attachment 1: Parking Assessment).

Using ULI's shared parking approach¹, it was determined that 404 parking stalls are necessary to accommodate the hotel and restaurant during a weekday peak demand and 315 parking stalls during the weekend peak demand (10% planning factor included). Lots 1 and 2 are proposed to include 349 parking stalls, which results in a 55 stall deficit based on the predicted peak demand. To accommodate the additional parking, the petitioner proposes to accommodate 25 parking stalls on Lot 3 (proposed CRL) which has an excess of 25 parking stalls above the code requirement, and to provide an additional 30 parking stalls on Lot 4 of Freedom Plaza, for a total of 404 parking stalls. All required and supplemental parking would be required to be constructed prior to occupancy of the hotel and restaurant. Based on the provided parking study and method, staff finds that parking shall be adequately accommodated on-site to serve the proposed uses.

Cross Access

The petitioner has provided documentation that indicates shared access has been provided with the property to the south which is improved with a hotel, Fairfield Inn (Attachment 2: Cross Access Information). As a result of the cross access, the Fairfield Inn will lose 8 parking stalls (currently has a 2 stall deficit). Based on information provided by the petitioner (Attachment 3: Fairfield Inn Parking Data), the construction of the cross access requires that a parking variance

¹ The ULI Shared Parking, 2nd Edition manual focuses on the concept of shared parking and peak time variations among different land uses. It provides recommended time-of-day factors for the weekday and weekend.

be granted for Fairfield Inn to reduce the required number of parking stalls from 115 to 105 (10 stall deficit). The petitioner will be required to provide data supporting the adequacy of parking after construction of cross access and to obtain approval of the variance for off-street parking at Fairfield Inn, prior to approval of a final PUD plat and construction of the proposed cross access.

Design Elements

The petitioner has designed hotel and restaurant buildings that meet the material and design requirements outlined in the *Building Design Guidelines* by utilizing masonry materials, awnings, decorative lighting at key points of pedestrian access and four-sided design, as both buildings will be visible from all directions. Additionally, the proposed landscape meets the requirements of the Municipal Code, providing a variety of plantings in addition to the natural plantings provided as part of the common open space for the Freedom Plaza PUD.

Sign Package

The petitioner proposes a variety of wall signs as well as a monument sign to identify the hotel, restaurant and overall development. All signage proposed for the Pita Inn restaurant complies with the provisions of the Street Graphics Control Ordinance. Several deviations are required in order to permit the signage for Embassy Suites and a monument sign as described in further detail below.

Embassy Suites Hotel

The Street Graphics Ordinance provides that when a building facade is adjacent to off-street parking, but customer access is not available, a wall sign may be displayed but may not exceed 50% of the maximum area permitted by Section 5-4-5.1.2 (Wall Sign Area) of the Municipal Code which is based on estimated building frontage of 125 feet, permitting the hotel 93.75 square feet of signage. The petitioner proposes to install a wall sign on the north elevation of the hotel, which is adjacent to off-street parking, but has no customer access available; therefore, the petitioner is permitted a total of 93.75 square feet of wall signage on the north building facade. A deviation is requested from Section 5-4-5:1.1b (Wall Signs) to increase the allowable square footage for a wall sign on the north building elevation from 93.75 square feet to 141 square feet (47.25 sf increase).

Monument Sign

The petitioner requests a deviation from Section 5-4-4:2.1 (Permitted Monument Signage) of the Municipal Code to install a monument sign that is not oriented perpendicular to the public right-of-way (Abriter Court). All other elements of the proposed monument sign including height, area and setbacks are compliant with the Street Graphics Ordinance.

ATTACHMENTS:

1. Freedom Plaza PUD Lots 1 & 2 – Attachment 1: Parking Assessment – PC 11-1-008
2. Freedom Plaza PUD Lots 1 & 2 – Attachment 2: Cross Access Information – PC 11-1-008
3. Freedom Plaza PUD Lots 1 & 2 – Attachment 3: Fairfield Inn Parking Data – PC 11-1-008
4. Freedom Plaza PUD Lots 1 & 2 – Petition – PC 11-1-008
5. Freedom Plaza PUD Lots 1 & 2 – Preliminary PUD Plat – PC 11-1-008
6. Freedom Plaza PUD Lots 1 & 2 – Preliminary Landscape Plan – PC 11-1-008
7. Freedom Plaza PUD Lots 1 & 2 – Building Elevations – PC 11-1-008

Freedom Plaza PUD Lot 1 and 2, PC 11-1-008

June 22, 2011

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8. Freedom Plaza PUD Lots 1 & 2 – Sign Package – PC 11-1-008



PARKING ASSESSMENT

DATE: May 12, 2011

TO: Superhost Hospitality

FROM: Michael J. Rechterik, P.E., PTOE

CC: Andy Heinen, V3
File

RE: Freedom Plaza - Naperville
Naperville Project #11-1-8

Superhost Hospitality is planning to develop a site located on Abriter Court, just south of the Ronald Regan Memorial Tollway (I-88), north of Diehl Road, and west of Freedom Drive in Naperville, Illinois. The project site is approximately 12 acres and the development will consist of an assisted living facility with 106 units (herein referred to as CRL), a restaurant with approximately 7,000 square feet gross floor area, and a hotel with 165 rooms and an attached banquet facility of approximately 20,000 square feet (herein referred to as Freedom Plaza). There are 52 parking spaces proposed for CRL and 349 parking spaces proposed for Freedom Plaza. Provided in Exhibit A is the proposed site plan for reference.

This assessment has been prepared to determine the adequacy of the proposed number of parking spaces. Provided in this assessment is a parking generation analysis and a summary of our findings.

Parking Generation Analysis

The objective of a parking generation analysis is to estimate the parking demand during peak times for a site and determine if the proposed parking spaces are adequate to serve that peak demand. Typically, parking for a site is determined using parking ratios found in a municipal code. Parking ratios have also been compiled in the Institute of Transportation Engineers' (ITE) Parking Generation, 4th Edition manual. This manual contains data based on parking studies completed throughout the United States. An additional publication with parking generation information is the Urban Land Institute's (ULI) Shared Parking, 2nd Edition manual. This manual focuses on the concept of shared parking meaning "the use of a parking space to serve two or more individual land uses without conflict or encroachment." The ability to share parking spaces results from the variations of peak parking demand by individual land uses. Therefore, the

Attachment 1

Page 2 of 7
 Freedom Plaza - Naperville
 Naperville Project #11-1-8
 May 12, 2011

parking demand can be less than the cumulative parking requirement for each individual land use. The effect of shared parking is typically not considered by local municipalities according to Shared Parking.

For this assessment, three parking generation methods were used to estimate the number of parking spaces needed at each site. First, parking requirements were calculated based on parking ratios in the City of Naperville's municipal code. Next, parking generation data from ITE was used. Finally, a shared parking approach was performed utilizing the information from ULI.

Parking Requirements per City of Naperville Municipal Code

The City of Naperville's Municipal Code, Section 6-9-3, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. Table 1 provides a breakdown of the required parking spaces for Freedom Plaza and CRL.

Table 1: Required Parking Spaces per Naperville Municipal Code

Land Use	Independent Variable	Parking Supply Ratio	# of Parking Spaces
Hotel			
Hotel Rooms	165 rooms	1 parking space per each dwelling unit	165
Hotel Restaurant	1,500 sq ft	10 parking spaces per 1,000 SF of gross floor area	15
Hotel Employees	12 employees	1 parking space per each employee	12
Banquet Facility	20,000 sq ft	10 parking spaces per 1,000 SF of gross floor area	200
Total:			392
Restaurant			
	7,000 sq ft	10 parking spaces per 1,000 SF of gross floor area	70
Total:			70
Total Parking Spaces (Freedom Plaza)			462
Assisted Living Facility			
	106 beds	1 parking space per each 4 beds based on rated design capacity	27
Total Parking Spaces (CRL):			27
Total Parking Spaces (Freedom Plaza + CRL):			489

A review of Table 1 indicates that 462 parking spaces are required for Freedom Plaza and 27 parking spaces are required for CRL based on the municipal code. The required number of parking spaces for the hotel is cumulative and also accounts for the number of employees and all other uses within the hotel. Based on information from Superhost Hospitality regarding the hotel model, it was noted that there would be a maximum of 20 employees on-site, for the hotel and banquet facility, at any given time of the day. This would assume a worst case situation when there is a banquet function during the weekday. Of the 20 employees, there would be anywhere from 8 to 12 employees dedicated specifically to hotel operations. For purposes of this analysis, 12 employees were assumed and included in the required parking space

Page 3 of 7
 Freedom Plaza - Naperville
 Naperville Project #11-1-8
 May 12, 2011

calculations. Per the City code, the parking for the remaining 8 employees is included in the requirement for banquet facilities. In addition, the analysis assumes that all employees drive themselves to work and occupy one parking space.

It should also be noted that any pre-function, staging, and kitchen areas were included in the gross floor area calculation for the banquet facility. Kitchen and staging areas are assumed to be occupied primarily by employees, which were accounted for in the gross floor area calculation. The pre-function areas are typically used by the same guests that occupy the banquet facility but at different times. The inclusion of these areas in the parking calculation would result in an overestimation of parking demand.

The analysis provided in Table 1 is a cumulative calculation and does not consider the variations of peak demand for each use. It assumes that the peak demand occurs simultaneously. The analysis also assumes that all of the patrons and guests for the restaurant and banquet facility, respectively, are non-hotel guests. These assumptions are likely conservative which results in an overestimation of required parking.

Since CRL has 52 proposed parking spaces, it currently exceeds the municipal parking code requirement and no further analysis has been provided in this study.

Parking Requirements per ITE's Parking Generation, 4th Edition Manual

The ITE Parking Generation, 4th Edition manual provides an average peak and 85th percentile parking demand rate based on data collected at various study sites across the U.S for a specified land use. The average peak parking demand is defined as the observed number of parked vehicles during the peak hour divided by the quantity of the independent variable, expressed as a rate. A more conservative approach for evaluating parking demand is based off the 85th percentile. The 85th percentile parking demand is defined as the point at which 85 percent of the values fall at or below and 15 percent of the values are above. Table 2 provides both parking demand generations for the weekday and Saturday peak hour for Freedom Plaza.

Table 2: Parking Generation per ITE Generation Manual

Land Use	Independent Variable	Avg. Peak Period		Parking Unit	# of Parking Spaces	
		Weekday	Saturday		Weekday	Saturday
Hotel	119 occup. rooms	0.89	1.513	veh/room	106	180
Restaurant	6,000 sq ft	10.6	13.5	veh/1,000SF	64	81
Total Avg. Peak Demand:					169	261

Land Use	Independent Variable	85th Percentile		Parking Unit	# of Parking Spaces	
		Weekday	Saturday		Weekday	Saturday
Hotel	119 occup. rooms	1.08	1.836	veh/room	128	218
Restaurant	6,000 sq ft	16.3	20.6	veh/1,000SF	98	124
Total 85th % Demand:					226	342

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Freedom Plaza - Naperville
Naperville Project #11-1-8
May 12, 2011

As shown in Table 2, the parking demand data for the hotel use corresponds with the number of occupied rooms. Data from North American hotels indicates an average hotel occupancy of 72% during the peak months of the year as referenced in the Parking Generation. This occupancy percentage was applied to the total number of hotel rooms. The Parking Generation also indicated that the hotel study sites included a variety of facilities within the land use, such as restaurants, lounges, and meeting/banquet spaces that may have additional impacts to the parking demands on the weekend. According to the data, the Saturday parking demand at suburban hotel sites averaged 70% higher than the weekday rates. This increase in demand was applied in the analysis. The parking demand for the hotel and restaurant, based off the average peak and 85th percentile parking demand analyses, are 169 and 261, respectively for the weekday peak hour; and 226 and 342, respectively for the Saturday peak hour.

The data provided by ITE is somewhat limited, however, due to the minimal amount of studies for these specific land uses. In addition, the data did not specify the level of activity at supporting facilities such as the restaurant and the banquet facility. These factors could have considerable impacts on peak parking demands and determining the adequate number of parking spaces.

Parking Requirements per ULI's Shared Parking, 2nd Edition Manual

The ULI Shared Parking, 2nd Edition manual focuses on the concept of shared parking and peak time variations among different land uses. It provides recommended time-of-day factors for both the weekday and weekend. The factors were based on the percent accumulation of the independent variable for each hour of the weekday and weekend, from 6 a.m. to midnight. The parking requirements in the City's municipal code were used as a starting point and then adjusted to account for internal capture for hotel guests (i.e. hotel guests patronizing other uses within the hotel such as the restaurant and banquet facility). Similar with the analysis based on ITE's Parking Generation, the shared parking demand data for the hotel use corresponds with the number of occupied rooms. The adjusted municipal code and occupancy values were both utilized for this analysis. The shared parking methodology also accounts for the varying hourly demands at each land use for Freedom Plaza. Attachments 1 and 2 summarize the shared parking analysis for the weekday and weekend, respectively, and include the adjusted parking ratios based on internal capture and information provided by Superhost Hospitality.

As shown in the attachments, the parking accumulations for each of the different uses within the hotel are accounted for in the shared parking analysis. Superhost Hospitality indicated that the hotel restaurant would be utilized exclusively by hotel guests during both the weekday and weekend. However, to be conservative for this analysis, it was assumed that approximately 85% of the hotel restaurant would be utilized by hotel guests. During the weekday analysis, the

Page 5 of 7
 Freedom Plaza - Naperville
 Naperville Project #11-1-8
 May 12, 2011

time-of-day factors for the banquet facility reflect percentages associated with a local event (i.e. most attendees for the event are local and do not stay at the hotel), and does not account for internal capture. During the weekend analysis, it was assumed that approximately 40% of the hotel guests will utilize the banquet facility. This assumption is on the conservative side based on information from Superhost Hospitality. The accumulation percentages for the restaurant were adjusted to reflect the operating hours anticipated to be between 11:00 a.m. to 11:00 p.m. on weekdays and 11:00 a.m. to midnight on Saturdays. Based on the shared parking analysis, 367 and 286 parking spaces are required to meet the peak demand for Freedom Plaza on a weekday afternoon at 12:00 p.m. and Saturday evening at 8:00 p.m., respectively.

Parking Analysis Comparison

Table 3 summarizes the results of the parking generation analyses for Freedom Plaza using the three methods.

Table 3: Parking Analyses Comparison (Freedom Plaza)

Method of Analysis		Number of Required Parking Spaces	Percent of Naperville Municipal Code
Naperville Municipal Code		462	100%
ITE Parking Generation Weekday	Avg Peak Parking Demand	169	37%
	85th Percentile	226	49%
ITE Parking Generation Weekend	Avg Peak Parking Demand	261	56%
	85th Percentile	342	74%
ULI Shared Parking Analysis using Adjusted Municipal Code	Weekday	367	80%
	Weekend	286	62%

As shown in Table 3, the parking requirements based on the municipal code is an average of 40% higher than the parking demand determined from the ITE and ULI methods. Estimates were made regarding hotel occupancy and internal capture for the ITE and ULI methods. In order to account for the fact that these are estimates and the peak hour distributions are estimates, a 10% parking planning factor should be applied to the parking spaces in Table 3. This results in a total of 404 parking spaces during the weekday and 315 parking spaces during the weekend using the ULI method.

Local Hotel Comparison

As requested by the City, parking data from similar local hotel/banquet facilities was obtained to compare the parking ratios and the number of spaces to Freedom Plaza. Provided in Attachment 3 are four area hotels located in Lisle and the parking space ratios using hotel

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rooms and 1,000 square feet of banquet space. In addition, one comparison (Schaumburg) is provided similar to the hotel model currently being evaluated for Freedom Plaza.

When comparing the parking ratios to the four hotels in Lisle to Freedom Plaza, the parking space to room ratios are somewhat comparable to the Marriott, Hyatt, and Hilton and the parking space to banquet space ratio is comparable to the Marriott. According to documents obtained from the Village of Lisle, only the Marriott and Hyatt requested and were granted a parking relief. The Village has stated that they have not heard of specific parking problems at any of the four hotels.

Regarding the Embassy Suites in Schaumburg, it is important to note that the banquet square footage listed is public space only. According to Superhost Hospitality, the public space for the banquet facility in Freedom Plaza is approximately 12,500 square feet. Applying this area to the number of parking spaces yields a better parking ratio. When comparing the parking space to room ratio, Freedom Plaza has a higher parking ratio.

Summary and Conclusions

For this assessment, three parking generation methods were used to estimate the number of parking spaces needed at CRL and Freedom Plaza. First, parking requirements were calculated based on parking ratios in the City of Naperville's municipal code. Next, parking generation data from ITE was used. Finally, a shared parking approach was performed utilizing the information from ULI. Since CRL exceeded the municipal code requirements for parking, no further analysis was performed for this site.

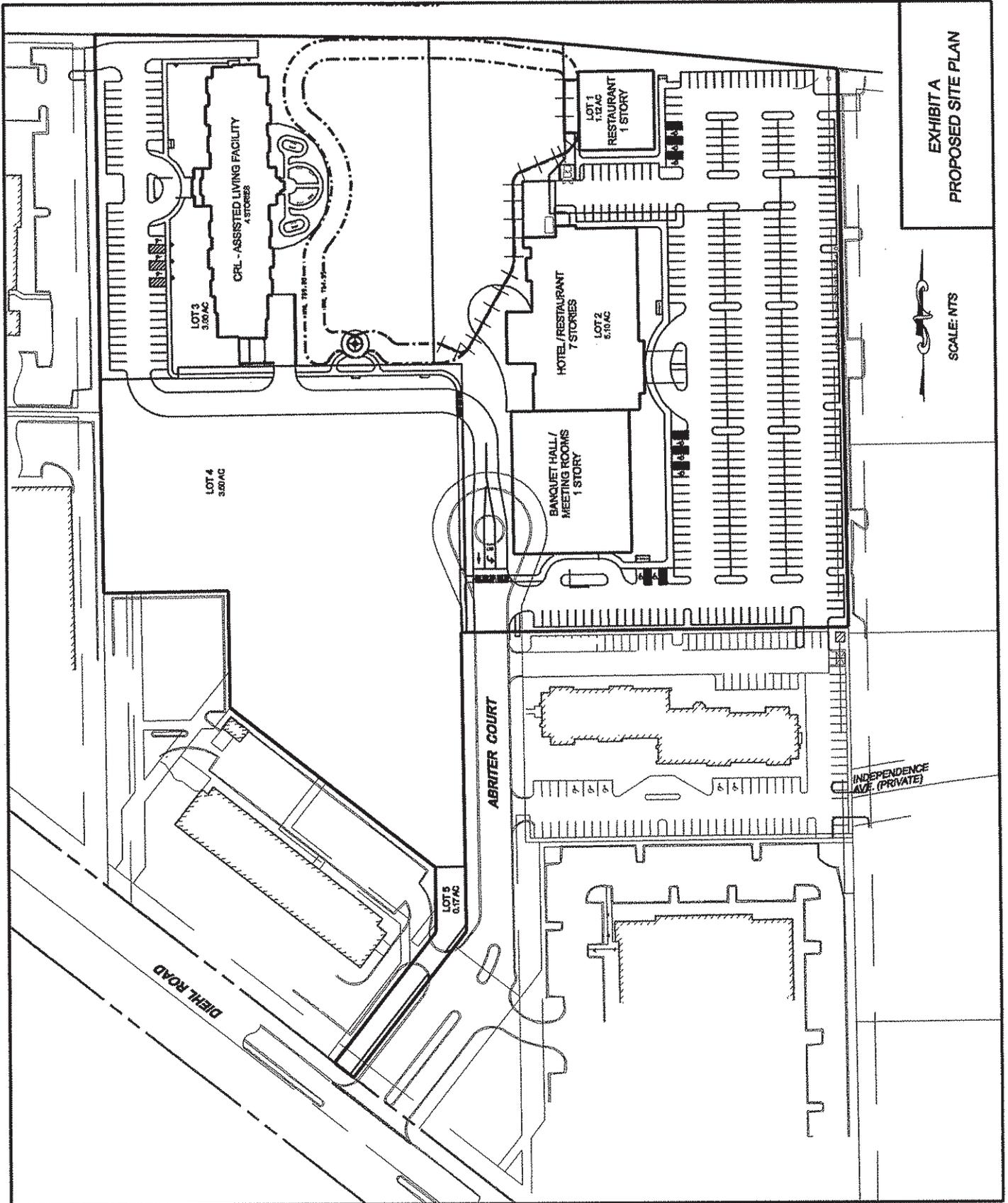
The City's municipal code contains a schedule of off-street parking requirements for a variety of land uses. The parking requirements are cumulative and do not consider that in mixed use developments, individuals occupying a parking space may patronize more than one type of land use on the site. It also does not consider that peak parking demands for individual land uses vary by time of day and day of week. This can result in an overestimation of parking.

The ITE Parking Generation manual provides average and 85th percentile peak parking demand rate for a variety of land uses including hotel and restaurants. The data provided by ITE is somewhat limited, however, due to the minimal amount of studies for these specific land uses. In addition, the data did not specify the level of activity at supporting facilities such as the restaurant and the banquet facility. These factors could have considerable impacts on peak parking demands. For these reasons, the ITE method generation may provide general parking estimates but may not be ideal for determining parking requirements for Freedom Plaza.

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ULLI's Shared Parking method provides a detailed approach in evaluating peak parking demand. The shared parking analysis considers both the hourly demand of a specific land use and internal capture. The parking requirements in the City's municipal code were used as a starting point and then adjusted to account for internal capture for hotel guests. In addition, other factors used in the analysis such as hotel occupancy, number of hotel employees, and hotel/banquet/restaurant internal capture were obtained from and concurred with Superhost Hospitality. Based on this analysis, it was determined that 404 (assuming a 10% planning parking factor) parking spaces are needed for Freedom Plaza to accommodate a weekday peak demand.

The current site plan proposes 349 parking spaces for Freedom Plaza which is 55 less spaces than the shared parking analysis. Superhost Hospitality has indicated that a shared parking agreement is under negotiations with the lot directly to the west of Freedom Plaza, on the west side of Abriter Court, which could provide an additional 30 parking spaces for Freedom Plaza if needed. It is anticipated that this site will be constructed either prior to or simultaneously with Freedom Plaza. In addition, there is a shared parking agreement for 25 parking spaces at CRL that can be utilized by Freedom Plaza patrons and guests. This would result in an addition of 55 parking spaces and therefore accommodates the demand of 404 parking spaces as determined by the shared parking analysis. It is our opinion that with these shared parking agreements, the peak parking demands for Freedom Plaza can be met.



Attachment 1

Parking Demand per ULI Shared Parking Analysis (Weekday)

Time	Hotel				Restaurant				Banquet Hall				Customer				Restaurant				Freedom Plaza Total		
	Guest Accumulation	Required Parking Spaces	Employee Presence	Required Parking Spaces	Restaurant Customers	Required Parking Spaces	Accumulation	Required Parking Spaces	Customer	Required Parking Spaces	Employee	Required Parking Spaces	Employee	Required Parking Spaces	Required Parking Spaces	Required Parking Spaces							
6:00 AM	85%	113	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	113
7:00 AM	85%	113	30%	4	10%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	117
8:00 AM	90%	107	90%	11	30%	1	50%	100	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	218
9:00 AM	80%	95	90%	11	10%	0	100%	200	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	308
10:00 AM	70%	83	100%	12	10%	0	100%	200	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	384
11:00 AM	70%	83	100%	12	5%	0	100%	200	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	367
12:00 PM	85%	77	100%	12	100%	2	100%	200	100%	2	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	360
2:00 PM	70%	83	100%	12	100%	1	100%	200	50%	0	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	331
3:00 PM	70%	83	100%	12	10%	0	100%	200	45%	0	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	331
4:00 PM	75%	89	90%	11	10%	0	100%	200	45%	0	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	339
5:00 PM	80%	85	70%	8	30%	1	100%	200	75%	0	100%	0	100%	0	100%	0	100%	0	100%	0	0	0	392
6:00 PM	85%	101	40%	5	55%	1	50%	100	80%	0	50%	0	80%	0	50%	0	80%	0	80%	0	0	0	289
7:00 PM	85%	101	20%	2	60%	1	30%	60	80%	0	30%	0	80%	0	30%	0	80%	0	80%	0	0	0	229
8:00 PM	80%	107	20%	2	70%	2	10%	20	60%	0	10%	0	60%	0	10%	0	60%	0	60%	0	0	0	233
9:00 PM	85%	113	20%	2	67%	2	0%	0	55%	0	0%	0	55%	0	0%	0	55%	0	55%	0	0	0	184
10:00 PM	85%	113	20%	2	60%	1	0%	0	50%	0	0%	0	50%	0	0%	0	50%	0	50%	0	0	0	159
11:00 PM	100%	119	10%	1	40%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	160
12:00 AM	100%	118	5%	1	30%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0	122

Parking Generating Users

- Hotel Guest Rooms 185 rooms
- Hotel Employees 12 employees (max)
- Hotel Restaurant 1,500 SF
- Banquet Facility 20,000 SF
- Restaurant 7,000 SF
- Restaurant Employees 6 employees (max)

Parking Requirements including reductions

- Hotel 0.72
- Hotel Employees 1 space per 1 room
- Hotel Restaurant 1.5 spaces per 1,000 SF
- Banquet Facility 10 spaces per 1,000 SF
- Restaurant 10 spaces per 1,000 SF
- Restaurant Employees 1 space per 1 employee

Notes:

- 72% average occupancy from North American hotels (ITE Parking Generation, 4th Edition Manual)
- Internal Capture; 85% are hotel guests
- Anticipated Restaurant Hours: 11am-1pm (Weekday)

Attachment 2

Parking Demand per ULI Shared Parking Analysis (Weekend)

Time	Hotel				Restaurant				Banquet Hall				Restaurant				Freedom Plaza Total	
	Guest Accumulation	Required Parking Spaces	Employee Presence	Required Parking Spaces	Restaurant Customers	Required Parking Spaces	Banquet Hall Accumulation	Required Parking Spaces	Customer	Required Parking Spaces	Employees	Required Parking Spaces						
6:00 AM	85%	113	5%	4	10%	0	0%	0	0%	0	0%	0	0	0	0	0	113	
7:00 AM	93%	113	30%	4	10%	0	30%	38	0%	0	0%	0	0	0	0	0	154	
8:00 AM	80%	107	30%	11	10%	0	60%	72	0%	0	0%	0	0	0	0	0	178	
9:00 AM	80%	85	30%	11	10%	0	60%	72	0%	0	0%	0	0	0	0	0	167	
10:00 AM	70%	83	100%	12	5%	0	60%	72	90%	63	100%	6	6	6	6	6	236	
11:00 AM	70%	83	100%	12	100%	2	65%	78	100%	70	100%	6	6	6	6	6	245	
12:00 PM	65%	77	100%	12	100%	2	65%	78	100%	60	100%	6	6	6	6	6	235	
1:00 PM	70%	83	100%	12	35%	1	65%	78	85%	66	100%	6	6	6	6	6	225	
2:00 PM	70%	83	100%	12	10%	0	65%	78	40%	28	75%	5	5	5	5	5	208	
3:00 PM	75%	89	90%	11	10%	0	65%	78	45%	32	75%	5	5	5	5	5	214	
4:00 PM	75%	89	75%	9	30%	1	100%	120	60%	42	55%	0	0	0	0	0	272	
5:00 PM	80%	95	60%	7	55%	1	100%	120	70%	49	55%	0	0	0	0	0	284	
6:00 PM	85%	101	55%	7	60%	1	100%	120	70%	49	55%	0	0	0	0	0	288	
7:00 PM	85%	101	55%	7	70%	2	100%	120	65%	46	30%	5	5	5	5	5	288	
8:00 PM	80%	107	55%	7	67%	2	100%	120	30%	21	30%	5	5	5	5	5	287	
9:00 PM	85%	113	45%	5	60%	1	50%	60	25%	18	65%	4	4	4	4	4	201	
10:00 PM	100%	119	45%	5	40%	1	6%	0	15%	11	65%	4	4	4	4	4	140	
11:00 PM	100%	119	30%	4	30%	1	6%	0	10%	7	35%	2	2	2	2	2	132	

Parking Generation Uses

- Hotel Guest Rooms 165 rooms
- Hotel Employees 12 employees (max)
- Hotel Restaurant 1,500 SF
- Banquet Facility 20,000 SF
- Restaurant 7,000 SF
- Restaurant Employees 6 employees (max)

Parking Requirements including reductions

- Hotel 0.72 space per room
- Hotel Employees 1 space per employee
- Hotel Restaurant 1.5 spaces per 1,000 SF
- Banquet Facility 6 spaces per 1,000 SF
- Restaurant 10 spaces per 1,000 SF
- Restaurant Employees 1 space per employee

Notes:

- 72% average occupancy from North American hotels (ITE Parking Generation - 4th Edition Manual)
- Internal Capture: 85% are hotel guests
- Internal Capture: 40% are hotel guests
- Anticipated Restaurant Hours: 11am-midnight (Saturday)

Attachment 3
Comparison of Area Hotels

Freedom Plaza		*Parking Spaces	Rooms	Parking Space / Room Ratio	Total Banquet Space (SF)	Parking Space / 1000 SF Banquet Space
		214	165	1.30	20,000	10.70
Area Hotels with Banquet Facilities	Address	*Parking Spaces	Rooms	Parking Space / Room Ratio	Total Banquet Space (SF)	Parking Space / 1000 SF Banquet Space
Wyndham Lisle-Chicago	3000 Warrenville Road Lisle, IL	832	242	3.44	50,000	16.64
Marriott Conference Hotel (Hickory Ridge)	1195 Summerhill Drive, Lisle, IL	549	383	1.43	80,000	6.86
Hyatt Lisle (near Rt 53)	1400 Corporate Drive, Lisle, IL	354	312	1.13	19,740	17.93
Hilton Lisle/Naperville	3003 Corporate West Drive, Lisle, IL	484	309	1.57	17,810	27.18
Embassy Suites Chicago - Schaumburg	1939 North Meacham Road, Schaumburg, IL	221	209	1.06	8,940	24.72
Average:		488	291	1.73	35,298	18.67

* Parking spaces provided accounts for number of on-site parking spaces only. There may be additional parking spaces associated with shared-parking arrangements, but the actual number of spaces could not be obtained.

MEMORANDUM

To: City of Naperville ("City")
From: Kevin M. Gallaher
Date: May 11, 2011
Re: Super Host/Fairfield Inn access issue

I have been asked by the City of Naperville to address the concerns about the access language between the Super Host property on which the hotel/conference center is located and the Fairfield Inn property. The City has questions about whether the language inserted on a certain deed dated July 30, 2008 and recorded on August 13, 2008 (the "Deed") allows access across the Fairfield Inn property.

According to Fox v. Inter-State Assurance, 84 Ill.App.3d 512, 405 NE2d 873 (1980 2d District), "If from the language of the contract, the meaning is plain and unambiguous, the court has no necessity to resort to rules of construction to assist it. However, when an ambiguity exists in the contract, the court will use the rules of construction ... in ascertaining the true meaning of the contract." Id. 405 NE2d at 876. With respect to the Deed, the typed in language on the front of the deed was obviously typed in. The language states as follows: "the Party of the First Part, (North Star Trust Company as Trustee, legal title holder for Shodeen, the beneficial owner of the land trust, the grantor) , its successors and/or assigns, for the benefit of the Party of the Second Part (Lakhany Group Investments, the grantee) its successors and or assigns *an easement for ingress and egress* for the benefit of the owners, tenants, guests and invitees of the Real Estate conveyed by this Trustee's Deed (the property on which the hotel/conference center is proposed to be built) *upon, over and across the existing roads and driveways of the Parcel D Properties.*

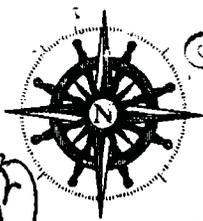
The third property legally described on Exhibit D of the Deed is the Fairfield Inn property. Therefore the language is clear and unambiguous – the Lakhany properties have an easement for ingress and egress upon, over and across the existing roads and driveways of the Fairfield Inn property.

Furthermore the rules of contract construction have long been established. According to the Restatement Second, Contracts Section 203(a), an interpretation which gives a reasonable, lawful and effective meaning to all the terms is preferred to an interpretation which leaves a part unreasonable, unlawful or of no effect. This rule has been adopted and reiterated numerous times in the State of Illinois. (See Chicago Title & Trust Co. v. Southland Co., 111 Ill.App.3d 67, 443 NE2d 294 (1982 1st District). In the case of ambiguity or conflicting terms, a contract is generally construed against its drafter, Cedar Park Cemetery Association v. Village of Calumet Park, 398 Ill. 324, 75 NE2d 874 (1947).

The Deed was prepared by the grantor's agent. To the extent that one believes that certain provisions of the Deed conflict, the Deed should be interpreted against the grantor (Shodeen) and in favor of the grantee (Lakhany).

Illinois law speaks clearly on the issue at hand in this case. The plain language of the grant of easement typed onto the Deed unambiguously grants full access over the Fairfield Inn property. To the extent that ambiguity exists, the language of the Deed should be interpreted most favorably to the Lakhany. This construction produces a reasonable result, i.e. the Lakhany property can be accessed from Independence Drive. It provides a second point of access (other than solely from Abriter Court) to the Lakhany property. Again this is a reasonable result, in particular because to interpret otherwise could render the Lakhany property impossible to develop.

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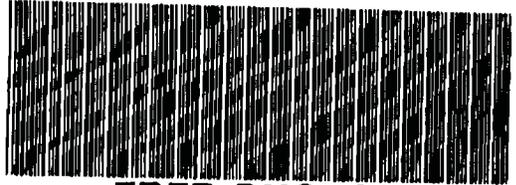


NORTH STAR

TRUST COMPANY

An affiliate of Marshall & Ilsley Corporation

1977
2800295 AB
Trustee's Deed



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 13, 2008

RHSP 11:18 AM

DEED

08-05-300-013

007 PAGES

R2008-126021

This Indenture, made this 30th day of July, 2008 between North Star Trust Company, an Illinois Corporation, as Successor Trustee to Harris N.A., as Successor Trustee to Harris Bank St. Charles, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated 25th day of January, 1979 and known as Trust Number LT-1400 party of the first part, and Lakhany Group Investments, LLC, an Illinois Limited Liability Company party of the second part. **

ADDRESS OF GRANTEE(S):

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

See Legal Description attached as Exhibit "A" and made a part hereof

P.I.N. 08-05-300-013, 08-05-300-026, 08-05-300-025

Subject to: Those matters set forth on Exhibit "B" attached hereto.

and reserving the rights set forth in Exhibit "C" attached hereto

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

**The Party of the First Part, for itself, its successors and/or assigns, and for the benefit of the Party of the Second Part, its successors and/or assigns an easement for ingress and egress for the benefit of the owners, tenants, guests and invitees of the Real Estate conveyed by this Trustee's Deed, upon over and across the existing roads and driveways of the Parcel D Properties.

NORTH STAR TRUST COMPANY

As Trustee, as aforesaid,

By:

Larry A. Hoyle
Trust Officer

Attest:

Monique Castell
Trust Officer

CHARGE C.T.I.C. DUPAGE 2800295 / 28043982

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT R79-90422; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, A DISTANCE OF 836.53 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986 AS DOCUMENT R86-55497; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 340.00 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 138.83 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 217.45 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; SAID POINT BEING ON THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-5874; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 115.73 FEET; THENCE NORTH 40 DEGREES 16 MINUTES 51 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.48 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 281.80 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 127.48 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE WEST LINE OF CASE-MALEY ASSESSMENT PLAT AS MONUMENTED AND OCCUPIED, ACCORDING TO THE PLAT THEREOF RECORDED 663091, SAID WEST LINE ALSO BEING THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF THE MAP OF THE GEORGE STEININGER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED 39088; THENCE NORTH 01 DEGREE 29 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE OF CASE-MALEY ASSESSMENT PLAT AND ALONG THE LINE OF AND OLD WIRE FENCE, A DISTANCE OF 607.79 FEET, TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 448.87 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 25 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 362.60 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART PLATTED AS DIEHL OFFICE CAMPUS PHASE 3, RECORDED JULY 10, 1997 AS DOCUMENT R97-99727.

Address of Property: Diehl Road, Naperville, Illinois
Permanent Index No.: 08-05-300-013, 08-05-300-026, 08-05-300-025

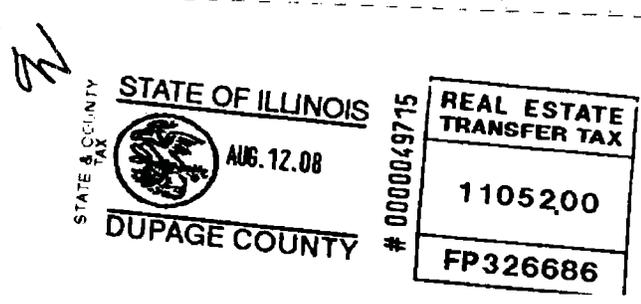


EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2008 and subsequent years.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
3. Terms, provisions and conditions contained in Annexation Agreement and Statement of Intent for Indian Hills Subdivision dated March 24, 1977 recorded March 24, 1977 as Document R77-20362, relating to school and park plan donations and to the development of the Subdivision. Note: Said provision contains no provision for a forfeiture of or reversion of title in case of breach of condition.
4. Public utility easement 10 feet in width along the most Easterly line of the land, as contained in Easement Agreement dated August 30, 1976 and recorded September 16, 1976 as Document R76-66343, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 10, 1965 and known as Trust Number 21351, to the City of Naperville, for the installation, construction, reconstruction, maintenance, operation, alteration, repair, replacement or removal of said public utility facility including the right of access thereto.
5. Grant of Easements recorded May 5, 1986 as Document R86-42720 to Casa Maria of Maryland, Inc., granting easements for ingress and egress; construction and maintenance of underground gas, electric, telephone, water, storm sewer and sanitary sewer lines; signs; storm water management; and public utility and drainage more particularly described therein.
6. Easement Agreement recorded April 23, 1987 as Document R87-55701 granting an easement to Diehl Hotel Partners for a sign in the West 10 feet of the North 20 feet of the land. Also there appears to be underground electric cable serving this sign outside easement area per survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003.
7. Sanitary sewer extension area, MCI facilities phone canisters and electric vaults on the land shown on survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003
8. Survey of Cemcon Ltd. dated Jan. 28, 2008 No. 628.003 shows an apparent future public utilities, drainage and stormwater management, ingress and egress easement areas.
9. Permanent slope and drainage easement as shown on the Plat of Dedication recorded January 24, 1980 as Document R80-05874, described as follows: 20 feet along the Southwesterly line of the land.

EXHIBIT "C"
RESERVED EASEMENTS

The Party of the First Part, for itself, its successors and assigns, and for the benefit of the owners of the property legally described on Exhibit "D" attached hereto and made a part hereof (the "Parcel D Properties"), hereby reserves, a non-exclusive perpetual easement:

1. for ingress and egress to the Parcel D Properties to and from Arbiter Court upon, over across the existing roads and driveways on the Real Estate conveyed by this Trustee's Deed (the "Real Estate");
2. for the use, maintenance, and repair of the existing storm, sanitary and other utility lines which are on the Real Estate and used by the owners of the Parcel D Properties; and
3. for the surface storage and drainage of storm water, and the storage of and disposal of storm water, from the Parcel D Properties into the existing stormwater pond located on the Real Estate

EXHIBIT "D"

LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986 AS DOCUMENT R86-55497.
PARCEL INDEX NO. 08-05-300-018

LOT 1 IN DIEHL OFFICE CAMPUS PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1990 AS DOCUMENT R90-165756.
PARCEL INDEX NO. 08-05-300-022

LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99727, IN DU PAGE COUNTY, ILLINOIS.
PARCEL INDEX NO. 08-05-300-024

All,

The parking data the City wants for these parcels is:

Fairfield Inn

Rooms 83 and 22 suites = 105

Peak employees 10

Required parking (1/room and employees) 115 spaces

Parking spaces provided after cross access construction (113 - 8) 105 spaces

Parking shortage after cross access construction 10
spaces

Country Inn

Rooms 143

Peak employees 12

Required parking (1/room and employees) 155 spaces

Parking spaces provided after cross access construction (169 - 4) 165 spaces

Parking excess after cross access construction 10 spaces

Geoff

**CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING AND DEVELOPMENT
BUSINESS GROUP
APPLICATION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME: Freedom Plaza

Date of Submission: January 17, 2011; Resubmitted: May 12, 2011

I. APPLICANT/PETITIONER/OWNER:

Name: Superhost Hospitality

Address: 8615 US 24 West, Fort Wayne, Indiana 46804

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

II. ACTION REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |
| <input type="checkbox"/> Major Change to a Conditional Use | <input type="checkbox"/> Minor Change to a Conditional Use |
| <input type="checkbox"/> Major Change to a Planned Unit Development | <input type="checkbox"/> Minor Change to a Planned Unit Development |
| <input checked="" type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Subdivision Waivers | <input checked="" type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Plat of Vacation | |

IV. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Gray Plant Mooty Telephone No: 612-632-3000
Address: 500 IDS Center, 80 South Eight Street
Minneapolis, Minnesota 55402

Fax Number: 612-632-4444 E-Mail: kevin.gallaher@gpmlaw.com

Engineer: V3 Company Telephone No: 630-724-9200
Address: 7325 Janes Avenue
Woodridge, Illinois 60517

Fax Number: 630-724-9202 E-Mail: brieger@v3co.com

Landscape: Hitchcock Design Group Telephone No: 630-961-1787
Address: 221 West Jefferson Street
Naperville, Illinois 60540

Fax Number: 630-961-9925 E-Mail:
groehll@hitchcockdesigngroup.com

Architect: NORR LLC Telephone No: 312-424-2400
Address: 325 N. LaSalle Street, Suite 700
Chicago, Illinois 60654

Fax Number: 312-424-2424 E-Mail: mohan.srinivasin@norr.com

V. PROJECT DATA:

1. Location: North of Diehl Road, South of Interstate 88, West of Freedom Commons
2. County: x DuPage Will
3. General Description of the Site: Vacant
4. Existing Zoning on the Site: ORI PUD
5. Acreage of Site: 6.383 acres

6. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North		Illinois Toll Authority	Interstate 88	
South	B3	City of Naperville	Hotels	Office, Research and Development
East	B3 and ORI	City of Naperville	Hotel and Office Building	Office, Research and Development
West	B2 PUD	City of Naperville	Commercial Buildings	Office, Research and Development

7. List Controlling Ordinances, Agreements and Plats:

8. Is this property within the City limits?

Yes

No, requesting annexation

Under review by another governmental agency and requires review due to 1 ½ mile jurisdictional requirements

9. Permanent Parcel Number: 08-05-300-013, 08-05-300-025, 08-05-300-026

10. For annexation petition, are there electors living on the property:

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: ORI PUD
3. Description of Proposal: Hotel Conference Center and Restaurant
4. General Land Use Data:

	Resid.	Comm.	Office	Indst.	R.O.W.	Park	School	Private	Other	Total
No. of Acres		6.383								6.383
% of Total		100%								100%

5. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family								
Townhouse								
Duplex								
Apartment								
Comm.	2	6.383						6.383 acres
Office								
Industrial								

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 and park dedications and open space.
 Modified Gross Density = number of units divided by modified gross acres.

6. Community Facilities within the Development:

School Site: None

Open Space: Existing Stormwater management facility will be used as an amenity

- a. Park Site (to be conveyed to a governmental entity):
- b. Common Areas (to be conveyed to a homeowners association):
- c. Private Facility (to be conveyed to _____):

Total:

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: Hotel/conference center and restaurant

8. Description of Stormwater Management Facilities: Existing Stormwater Retention Facility will be expanded

9. Deviations from the Zoning Regulations: None

10. Sign Variances: See attached

11. Deviations from the Subdivision Regulations: Allow parking in an area which ought to be a landscaped island

11. Deviations from the Landscaping Regulations: None

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

1. Required School Donation:

Land: NA

Cash: NA

How Satisfied: NA

2. Required Park Donation:

Land: NA

Cash: NA

How Satisfied: Land and Cash Donation - NA

GP:2964978 v1

SIGN VARIANCE STANDARDS – EMBASSY SUITES

1. The variance is in harmony with the general purpose and intent of the Sign Ordinance.

The purpose of the Street Control 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. Embassy Suites is requesting a variance for wall signage on its west elevation and north elevations. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Embassy Suites so that they can safely exit at Freedom Drive.

2. Describe how unique conditions of this property make the request for a sign variance reasonable.

The traffic on Interstate 88 moves at the maximum rate of speed. This site will be accessed from the west primarily from Freedom Drive. These unique conditions make the request for a variance to allow for a sign on the west and north building façades reasonable.

3. Describe how the variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment for adjacent property.

The area in which the Embassy Suites is located is commercial. In fact there are a number of hotels adjacent to this site. Most, if not all, of the businesses in the area have signage on multiple sides of their buildings. The proposed signage is in keeping with the essential character of the neighborhood and will not be a detriment to the adjacent properties.

GP:2979705 v1

SIGN VARIANCE STANDARDS – PITA INN

1. The variance is in harmony with the general purpose and intent of the Sign Ordinance.

The purpose of the Street Control 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. Pita Inn is requesting a variance for wall signage on its west elevation. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Pita Inn so that they can safely exit at Freedom Drive.

2. Describe how unique conditions of this property make the request for a sign variance reasonable.

The traffic on Interstate 88 moves at the maximum rate of speed. This site will be accessed from the west primarily from Freedom Drive. These unique conditions make the request for a variance to allow for a sign on the west building façade reasonable.

3. Describe how the variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment for adjacent property.

The area in which the Pita Inn is located is commercial. Most, if not all, of the businesses in the area have signage on multiple sides of their buildings. The proposed signage is in keeping with the essential character of the neighborhood and will not be a detriment to the adjacent properties.

GP:2979700 v1

Superhost

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

AMENDED PETITION TO THE NAPERVILLE CITY COUNCIL
AND PLAN COMMISSION TO GRANT A MAJOR CHANGE TO A
CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT
FOR SUPERHOST HOSPITALITY

THE UNDERSIGNED Petitioner, Superhost Hospitality Inc., an Indiana corporation, 8615 US 24 West, Fort Wayne, Indiana 46804 (hereinafter referred to as "Petitioner"), being the owner of the real property legally described on **Exhibit A**, respectfully petitions the City of Naperville to grant a major change to a conditional use for a planned unit development pursuant to City of Naperville Ordinance No. 80-5 for said property and depicted on **Exhibit B**, which exhibits are attached hereto and incorporated herein by reference (hereinafter referred to as the "Subject Property").

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

1. That Petitioner is the owner of the Subject Property.
2. That the Subject Property consists of approximately 12.88 acres and is located at the north of Diehl Road, south of Interstate 88, and west of Freedom Commons. The Subject Property is within the corporate boundaries of the City of Naperville.
3. That the Subject Property is presently zoned ORI with a conditional use for a planned unit development under City of Naperville Ordinance No. 80-5.
5. That the property is being subdivided and 6.37 acres will be developed with a full service hotel, conference center and restaurant.

126422/1
54903/1

6. That the existing land uses surrounding the Subject Property are as follows:
 - a. North: Interstate 88;
 - b. East: Freedom Commons;
 - c. South: Hotels;
 - d. West: Hotel and Office Building.

7. That the Petitioner desires that the Subject Property be granted a major change to the planned unit development as designated in the above-mentioned Naperville Ordinance 80-5 in the ORI District, Section 6-8B and Section 6-8B-3, Paragraph 5, of the Municipal Code as amended.

8. That the requested major change to the planned unit development will allow for the development of a full service hotel and conference center on the Subject Property. The Petitioner proposes to develop the site with a full-service hotel and a conference center that can accommodate up to 1,000 individuals. The hotel will be seven (7) stories tall. The hotel will have a full-service restaurant as is standard in an Embassy Suites hotel. Room service will be provided. In addition there will be a gift shop and fitness center as described in the definition of a full service hotel. The hotel will be 128,810 square feet and will have approximately 165 rooms. (Please note that the interior room floor plans have yet to be finalized.) The banquet facility will be 20,000 square feet.

9. That granting the requested major change to the Planned Unit Development is appropriate, under Section 6-4-7 of the Zoning Ordinance, based on the following factors:

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

The Subject Property will be developed in such a manner that the existing

stormwater management facility will be used as an amenity. Cross access to the surrounding commercial uses is provided. Given the large number of hotels in the area, this location is suitable for a conference center since potential users will be able to walk or be transported to the conference center from the existing hotels.

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

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

- (i) Ownership and Control: The Subject Property will be under single ownership, as shown on the Disclosure Statement.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: These requirements will be satisfied.
- (iii) Common Open Space: Petitioner will expand the current stormwater management facility and allow the stormwater management facility to serve as an amenity for the properties adjacent to it.
- (iv) Park and School Sites: No park and school sites are required.
- (v) Landscaping, Screening, and Tree Preservation: The entire property will be landscaped in accordance with the requirements of the Naperville Municipal Code.
- (vi) Lighting: The proposed planned unit development shall comply with the City's exterior lighting regulations.
- (vii) Pedestrian and Bicycle Circulation: The planned unit development provides both outdoor walkways.
- (viii) Public Improvements: All public improvements shall conform to the regulations and design standards of the Subdivision Control Regulations.
- (ix) Principal Structures: The principal structures will consist of a hotel and conference center and a restaurant.
- (x) Relationship to Adjoining Land: The planned unit development complements existing developments in the area.
- (xi) Density Bonuses: None requested.

126422/1
59189/1
59181/1

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

The only natural feature on the land is the existing stormwater management facility. Petitioner is requesting a parking variance for the proposed development because the proposed surrounding developments will provide shared parking agreements and the patrons of the conference center will be guests of the other hotels in the area.

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

The amount of open space will be increased slightly by the major change to the planned unit development.

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

Petitioner is not seeking additional subdivision or zoning modifications.

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

The proposed site is an ideal location for a hotel and conference center given the number of hotels in the area.

7. *The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.*

The City of Naperville has long desired to develop a conference center in the area. The proposed conference center will accommodate up to 1000 individuals in accordance with the City of Naperville Strategic Plan.

IT IS THEREFORE requested by the Petitioner that the City of Naperville grant a major change to the conditional use for a planned unit development pursuant to Section 6-4-7 of the Municipal Code.

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

126422/1
59189/1
59181/1

Council and Plan Commission grant a major change to the conditional use for a planned unit development pursuant to Section 6-4-7 of the Municipal Code to allow for the development shown on the site plan which is attached hereto as **Exhibit B**.

RESPECTFULLY SUBMITTED this 11th day of May, 2011.

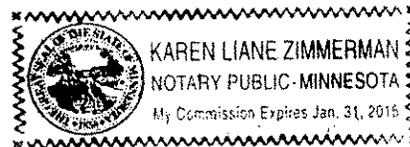
PETITIONER:

SUPERHOST HOSPITALITY, INC.

By: *Kevin M. Gallaher*
Gray Plant Mooty
Its Attorney

SUBSCRIBED and SWORN to before me
this 11th day of May, 2011.

Karen L. Zimmerman
Notary Public



Prepared by

Kevin M. Gallaher
Gray Plant Mooty
500 IDS Center, 80 South Eighth Street
Minneapolis, Minnesota 55402

GP:2964977 v1

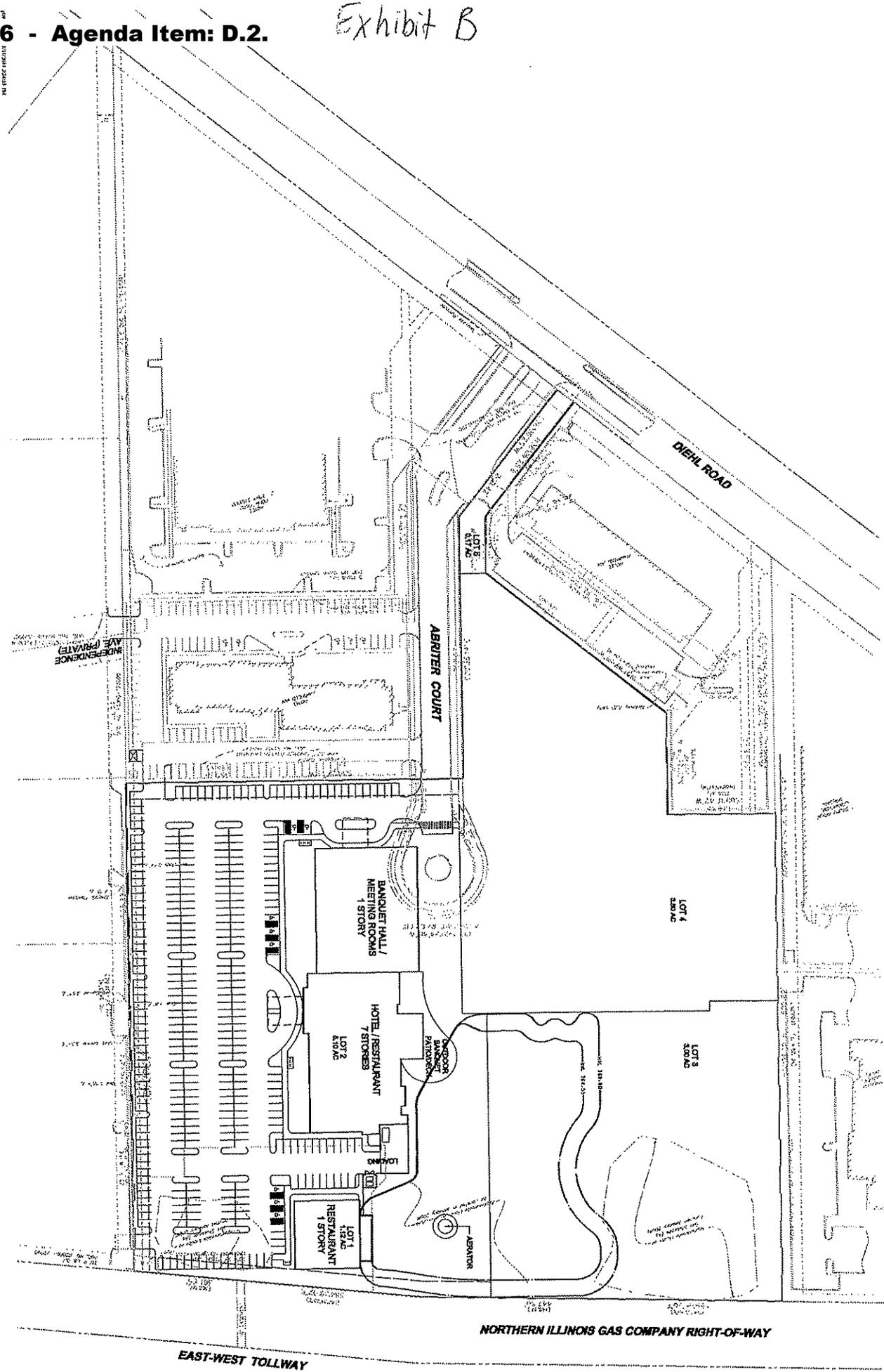
126422/1
59189/1
59181/1

- 5 -

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT R79-90422; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, A DISTANCE OF 836.53 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986 AS DOCUMENT R86-55497; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 340.00 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 138.83 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 217.45 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; SAID POINT BEING ON THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-5874; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 115.73 FEET; THENCE NORTH 40 DEGREES 16 MINUTES 51 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.48 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 281.80 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 127.48 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE WEST LINE OF CASE-MALEY ASSESSMENT PLAT AS MONUMENTED AND OCCUPIED, ACCORDING TO THE PLAT THEREOF RECORDED 663091, SAID WEST LINE ALSO BEING THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF THE MAP OF THE GEORGE STEININGER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED 39088; THENCE NORTH 01 DEGREE 29 MINUTES 41 SECONDS EAST ALONG SAID WEST LINE OF CASE-MALEY ASSESSMENT PLAT AND ALONG THE LINE OF AND OLD WIRE FENCE, A DISTANCE OF 607.79 FEET, TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 448.87 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 25 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 362.60 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART PLATTED AS DIEHL OFFICE CAMPUS PHASE 3, RECORDED JULY 10, 1997 AS DOCUMENT R97-99727.

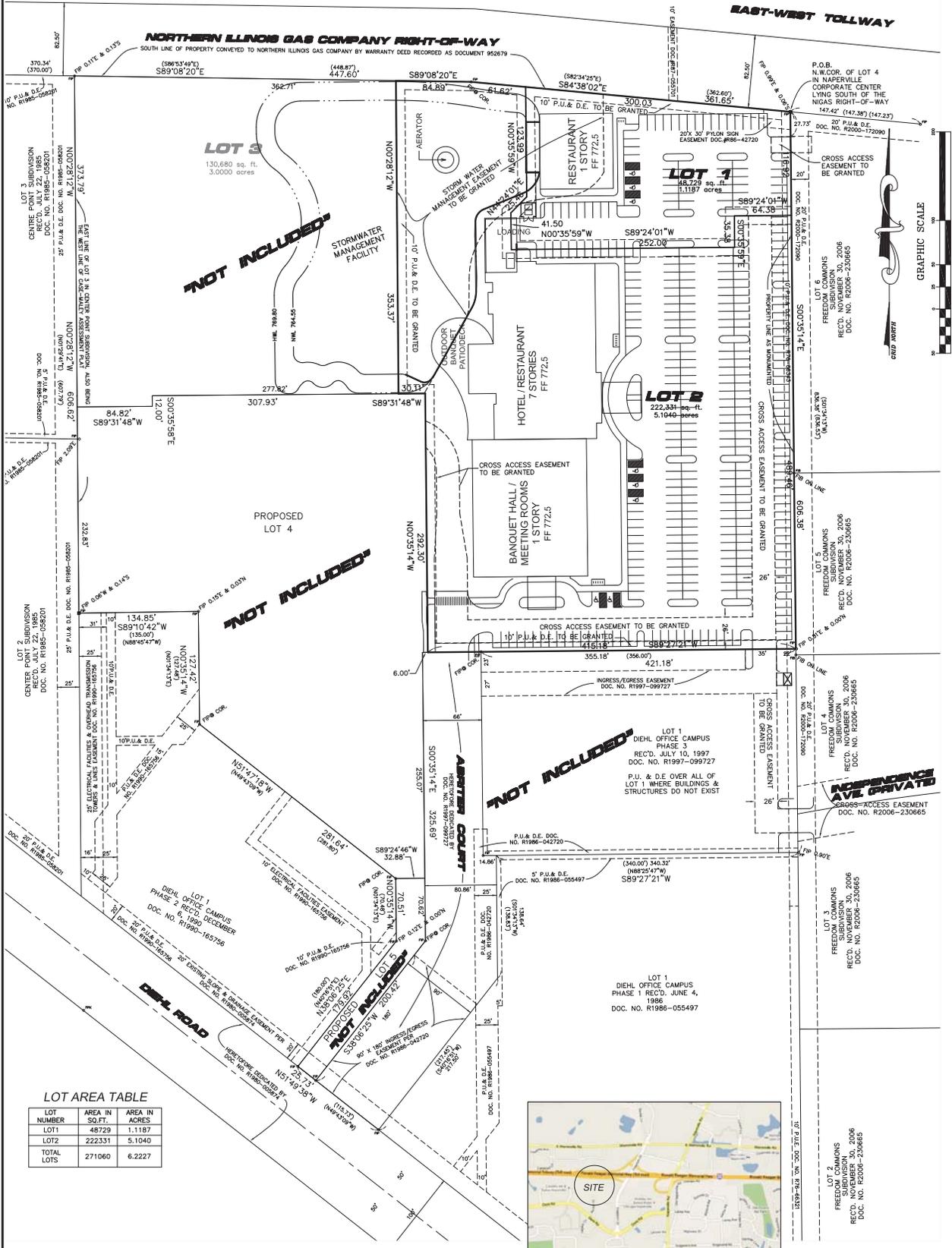
Address of Property: Diehl Road, Naperville, Illinois
Permanent Index No.: 08-05-300-013, 08-05-300-026, 08-05-300-025



PRELIMINARY PLANNED UNIT DEVELOP OF FREEDOM PLAZA

P.L.N. 00-U-000-013
08-05-300-025
08-05-300-026

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

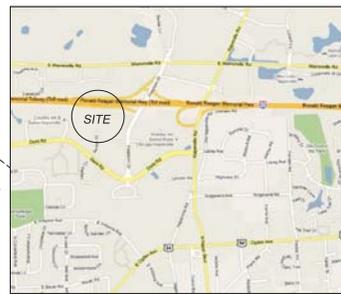


LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT1	48,729	1.1187
LOT2	223,331	5.1040
TOTAL LOTS	271,060	6.2227

BASIS OF BEARINGS

THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (L. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.



VICINITY MAP NOT TO SCALE CITY PROJECT # 11-1000008

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Naperville, IL 60571
630.724.0200 voice
630.724.0394 fax
www.esi.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, INDI
260-435-

NO.	DATE	REVISIONS DESCRIPTION
1	03-04-11	REVISED PER CITY REVIEW LETTER DATED FEB. 9, 2011
2	04-08-11	REVISIONS PER CITY REVIEW LETTER

PRELIMINARY PUD PLAT
FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT #78-80422; THENCE SOUTH 00 DEGREES 25 MINUTES 14 SECONDS EAST (SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST=REC.) ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, 486.64 FEET TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT #1997-08977; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 415.18 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 30.11 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 12 WEST, 35.37 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT #88878; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST (SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST=REC.) ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, 84.89 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 12 SECONDS EAST (SOUTH 82 DEGREES 34 MINUTES 25 SECONDS EAST=REC.) CONTINUING ALONG SAID SOUTH LINE, 361.65 FEET (362.60 FEET=REC.) TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043000) (H) WITH EFFECTIVE DATE DECEMBER 16, 2004, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

LEGEND

- SUBDIVISION PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- UNDERLYING LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- P.U.&D.E. PUBLIC UTILITIES AND DRAINAGE EASEMENT
- ☒ FOUND DISK IN CONCRETE
- ☒ FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- + FCC FOUND CROSS CUT
- + SPK SET PK NAIL
- + SRI SET IRON PIPE
- SET CONCRETE MONUMENT
- (0.00') RECORD DATUM
- 0.00' MEASURED DATUM
- [0.00'] CALCULATED DATUM
- <0.00'> INFORMATION TAKEN FROM DEED

**Freedom Plaza
COMPOSITE SITE & DATA CHART**

ITEM	PRELIMINARY P.U.D.
CURRENT ZONING	ORI - PUD
PROPOSED ZONING	ORI - PUD
SITE SQUARE FOOTAGE	271,060 S.F.
LOT 1	48,729 S.F.
LOT 2	222,331 S.F.
BUILDING LOT COVERAGE (TOTAL)	0.19
LOT 1	0.67
LOT 2	0.14
F.A.R. (TOTAL)	0.57
IMPERVIOUS SURFACE AREA BY COVERAGE	
BUILDINGS	51,800 S.F.
CANOPY	2,689 S.F.
PAVEMENT (SURFACE PARKING, ROADS)	131,028 S.F.
SIDEWALKS	12,308 S.F.
TOTAL IMPERVIOUS SURFACE (SF)	197,825 S.F.
TOTAL IMPERVIOUS SURFACE COVERAGE	73.0%
TOTAL GREENSPACE (PERVIOUS) SURFACES (SF)	73,235 S.F.
TOTAL GREENSPACE (PERVIOUS) SURFACES COVERAGE	27.0%
TOTAL OPENSAPCE (AS DEFINED BY NAPERVILLE CODE)	59,640 S.F.
BUILDING GROSS PLAN AREA BY USE GROUP	
RESTAURANT (LOT 1)	7,000 S.F.
HOTEL (LOT 2)	128,810 S.F.
BANQUET FACILITY (LOT 2)	20,000 S.F.
TOTAL BUILDING FLOOR AREA	155,810 S.F.
PARKING SUMMARY	
SURFACE PARKING REGULAR SPACES	341 SPACES
SURFACE PARKING ACCESSIBLE SPACES	8 SPACES
TOTAL PARKING PROVIDED	349 SPACES
BICYCLE PARKING	18 SPACES

EASEMENT NOTES

UPON FINAL CONSTRUCTION OF THE SITE, INDIVIDUAL STRIP EASEMENTS FOR EACH UTILITY SHALL BE GRANTED. VA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY. THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS
STATION DESIGNATION: 703
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995
ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAAC 6 ALUMINUM ACCESS COVER LOCATED ON NORTH SIDE OF U.S. 34 AND WEST OF NAPERVILLE-WHEATON ROAD.
STATION DESIGNATION: 705
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995
ELEVATION: 734.64 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAAC 6 ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF U.S. 34 AND COLUMBIA STREET.

NOTES:

- 3/4" INCH DIAMETER X 24 INCH IRON PIPES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- BASIS OF BEARINGS: THE SITE IS ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND COORDINATES ARE GROUND. THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- EXISTING CONDITION AND CONTOURS SHOWN HEREON PER ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CENCON, LTD., DATED 1-29-08. CONTOURS BASED ON NAVD 88 DATUM.
- CURRENT ZONING: ORI-PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN ORI-PUD.
- THE GENERAL INTERNAL USES OF EACH BUILDING ARE AS SUCH: THE RESTAURANT BUILDING SHALL BE USED FOR A RESTAURANT THE HOTEL BUILDING SHALL BE USED FOR HOTEL AND RESTAURANT THE BANQUET FACILITY SHALL BE USED FOR BANQUETS AND CONFERENCES

CITY PROJECT # 11-10000008



2125 Janak Avenue, Suite 100
Woodridge, IL 60077
630.724.0200 voice
630.724.0204 fax
es@es.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, INDI
260-435-

NO.	DATE	REVISIONS DESCRIPTION
1	03-04-11	REVISED PER CITY REVIEW LETTER DATED FEB. 9, 2011

PRELIMINARY PUD PLAT
FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1



Hitchcock Design Group

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www.hitchcockdesigngroup.com

Freedom Plaza

Naperville, IL

Preliminary Landscape Plans
May 12, 2011

Superhost Hospitality

8615 US 24 West
Fort Wayne, Indiana 46804

Project Number:
01-0950-001-01-04

Project Team

Landscape Architect

Hitchcock Design Group
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Architect

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Chicago, Illinois 60654
T 312-424-2400
F 312-424-2424

Sheet Index

00	Cover Sheet
PL1	Preliminary Planting Plan
D1	Planting Details, Plant Requirement Table and Plant List

General Notes

1. Basemap Information obtained from plans prepared by V3 received May 10, 2011
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Do not locate plants within 10' of utility structures. Do not locate plants within 5' horizontally of underground utility lines.
5. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

FREEDOM PLAZA
PRELIMINARY LANDSCAPE PLANS
May 12, 2011
01-0950-001-01-04

Project Location Map

NOT TO SCALE



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PROJECT
Freedom Plaza
 Naperville, Illinois

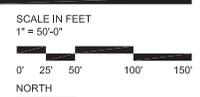
HDG PROJECT NUMBER
 01-0950-001-01-04
 CITY PROJECT NUMBER
 11-1-8

ISSUED FOR REVIEW
 January 12, 2011

REVISIONS	No.	Date	Issue
1	3.3.2011	Revised per City Comments	
2	4.8.2011	Revised per City Comments	
3	5.12.2011	Revised per City Comments	

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planting Plan



SHEET NUMBER
PL1

NORTHERN ILLINOIS GAS COMPANY RIGHT-OF-WAY

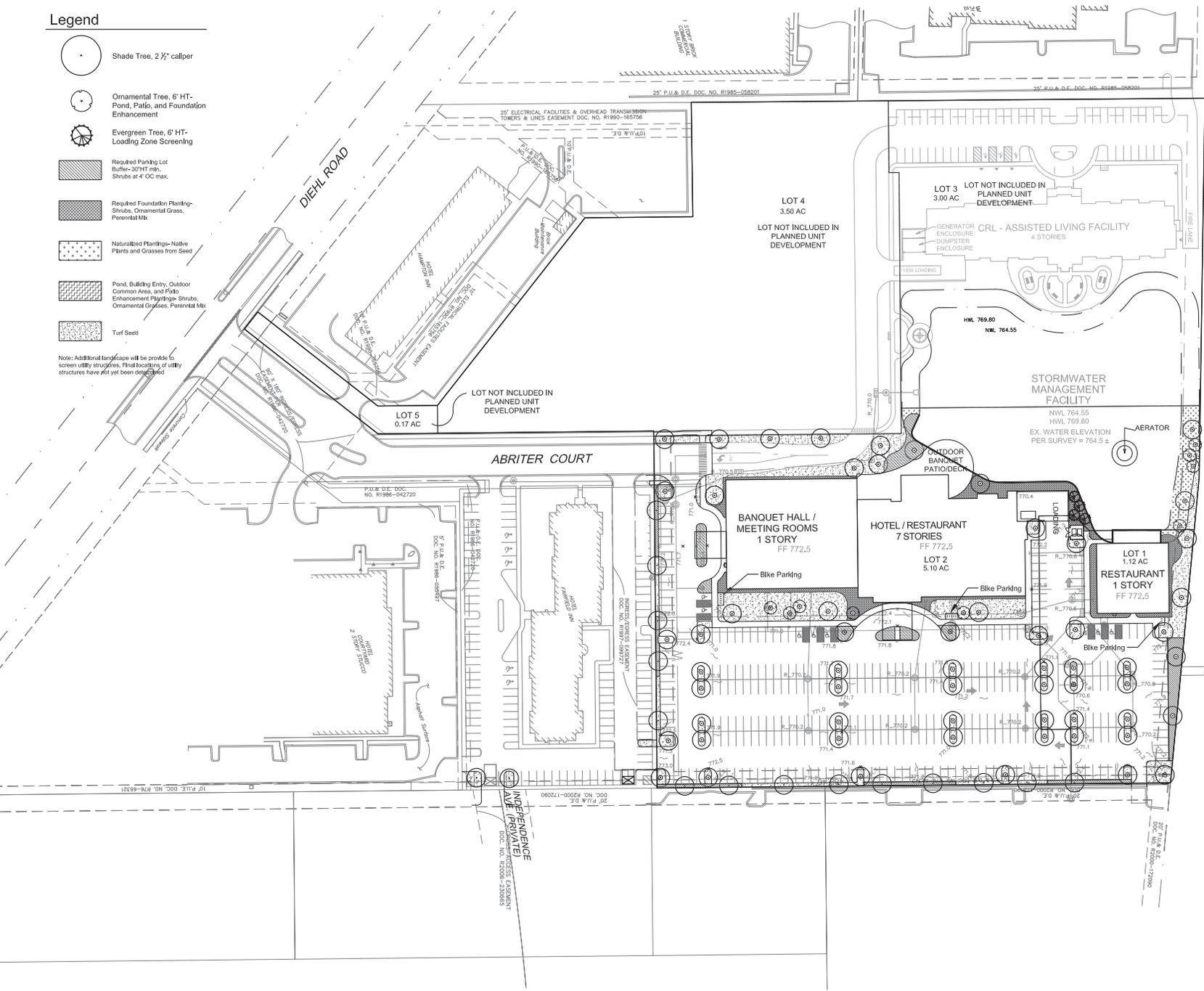
EAST-WEST TOLLWAY

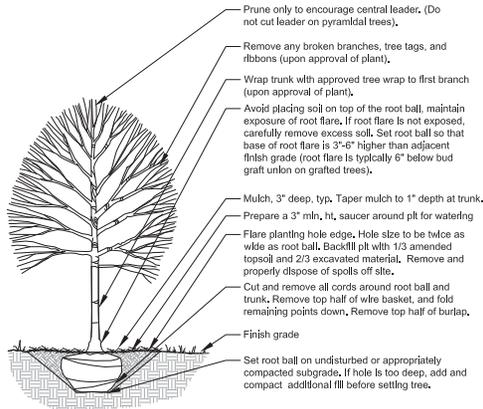
Legend

- Shade Tree, 2 1/2" caliper
- Ornamental Tree, 6" HT-
Pond, Patio, and Foundation
Enhancement
- Evergreen Tree, 6" HT-
Loading Zone Screening
- Required Planting Lot
Butterfly-30'HT min.
Shrubs at 4' OC max.
- Required Foundation Planting-
Shrubs, Ornamental Grass,
Parental Mix
- Naturalized Planting- Native
Plants and Grasses from Seed
- Pond, Building Entry, Outdoor
Common Area, and Patio
Enhancement Planting- Shrubs,
Ornamental Grasses, Parental Mix
- Turf Seed

Note: Additional landscaping will be provided to screen utility structures. Final locations of utility structures have not yet been determined.

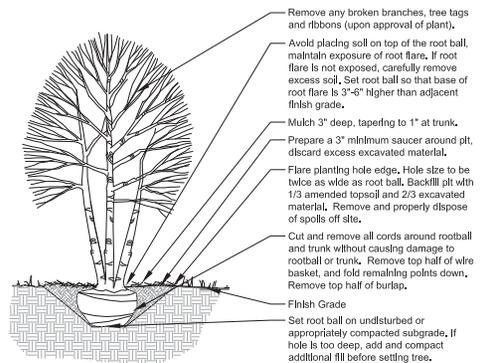
FINAL - Planning and Zoning Commission - 6/22/2011 - 70





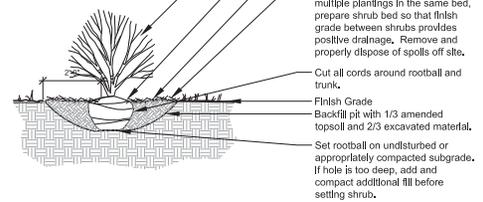
1 Deciduous Tree Planting
Scale: 1/2" = 1'-0"

- Prune only to encourage central leader. (Do not cut leader on pyramidal trees).
- Remove any broken branches, tree tags, and ribbons (upon approval of plant).
- Wrap trunk with approved tree wrap to first branch (upon approval of plant).
- Avoid placing soil on top of the root ball, maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Set root ball so that base of root flare is 3"-6" higher than adjacent finish grade (root flare is typically 6" below bud graft union on grafted trees).
- Mulch, 3" deep, typ. Taper mulch to 1" depth at trunk.
- Prepare a 3" min. ht. saucer around pit for watering.
- Flare planting hole edge. Hole size to be twice as wide as root ball. Backfill pit with 1/3 amended topsoil and 2/3 excavated material. Remove and properly dispose of spoils off site.
- Cut and remove all cords around root ball and trunk. Remove top half of wire basket, and fold remaining points down. Remove top half of burlap.
- Finish grade
- Set root ball on undisturbed or appropriately compacted subgrade. If hole is too deep, add and compact additional fill before setting tree.



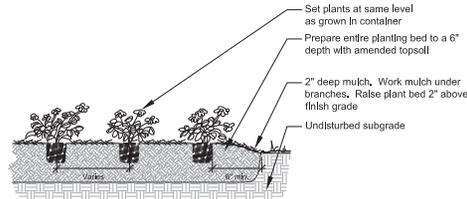
2 Ornamental Tree Planting
Scale: 1/2" = 1'-0"

- Remove any broken branches, tree tags and ribbons (upon approval of plant).
- Avoid placing soil on top of the root ball, maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Set root ball so that base of root flare is 3"-6" higher than adjacent finish grade.
- Mulch 3" deep, tapering to 1" at trunk.
- Prepare a 3" minimum saucer around pit, discard excess excavated material.
- Flare planting hole edge. Hole size to be twice as wide as root ball. Backfill pit with 1/3 amended topsoil and 2/3 excavated material. Remove and properly dispose of spoils off site.
- Cut and remove all cords around rootball and trunk without causing damage to rootball or trunk. Remove top half of wire basket, and fold remaining points down. Remove top half of burlap.
- Finish Grade
- Set root ball on undisturbed or appropriately compacted subgrade. If hole is too deep, add and compact additional fill before setting tree.



3 Shrub Planting
Scale: 1/2" = 1'-0"

- Limit pruning to dead and broken branches.
- Set rootball at same level as finished grade.
- Mulch, 3" deep, typ. Taper mulch to 1" depth at trunk.
- Prepare a 3" min. saucer around pit if shrub is a solitary planting. For multiple plantings in the same bed, prepare shrub bed so that finish grade between shrubs provides positive drainage. Remove and properly dispose of spoils off site.
- Cut all cords around rootball and trunk.
- Finish Grade
- Backfill pit with 1/3 amended topsoil and 2/3 excavated material.
- Set rootball on undisturbed or appropriately compacted subgrade. If hole is too deep, add and compact additional fill before setting shrub.



4 Annual and Perennial Planting
Scale: 1/2" = 1'-0"

- Set plants at same level as grown in container
- Prepare entire planting bed to a 6" depth with amended topsoil
- 2" deep mulch. Work mulch under branches. Raise plant bed 2" above finish grade
- Undisturbed subgrade

Plant Requirement Table

Requirement	Applicable Code	QTY
Perimeter Landscaping- North Prop Line	Naperville sec. 5-10-3	QTY
<i>Required</i>	Shade trees at 11.70 along property line = 443 +/- If 170 = 6	6
<i>Provided</i>		6
Shade Trees		6
		total 6
Perimeter Landscaping- South Prop Line	Naperville sec. 5-10-3	QTY
<i>Required</i>	Shade trees at 11.70 along property line = 445 +/- If 170 = 6	6
<i>Provided</i>		6
Shade Trees		6
		total 6
Perimeter Landscaping- West Prop Line	Naperville sec. 5-10-3	QTY
<i>Required</i>	Shade trees at 11.70 along property line = 645 +/- If 170 = 9	9
<i>Provided</i>		9
Shade Trees		9
		total 9
Perimeter Landscaping- East Prop Line	Naperville sec. 5-10-3	QTY
<i>Required</i>	Shade trees at 11.70 along property line = 636 +/- If 170 = 9	9
<i>Provided</i>		9
Shade Trees		9
		total 9

Preliminary PUD Plant Materials List

Code	Botanical Name	Common Name	Size
Shade Trees			
AR52 S	Acer rubrum 'Frankford'	Red Sunset Red Maple	2 1/2" C
AR52 S	Acer saccharum 'Norfolk'	Black Sugar Maple	2 1/2" C
AR52 S	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2 1/2" C
OR54 S	Quercus bicolor 'Autumn Gold'	Autumn Gold Oak	2 1/2" C
OT02 S	Quercus macrocarpa var. prinus 'Skyline'	Big Tree Thoreau Honeylocust	2 1/2" C
OT02 S	Quercus macrocarpa 'Skyline'	Kenilworth Cokeworm	2 1/2" C
T102 S	Liriodendron tulipifera	Tulip Tree	2 1/2" C
NY12 S	Platanus x occidentalis 'Morton 'Humbal'	Admission London Planetree	2 1/2" C
Q202 S	Quercus laevis	Swamp White Oak	2 1/2" C
Q202 S	Quercus muhlenbergii	Chickory Oak	2 1/2" C
Q202 S	Quercus rubra	Red Oak	2 1/2" C
TD1 S	Taxodium distichum	Common Baldcypress	2 1/2" C
UL12 S	Ulmus canadensis 'parviflora 'Yorston'	Frontier Elm	2 1/2" C
UL12 S	Ulmus japonica x wilsoniana 'Morton'	Academy Elm	2 1/2" C
Intermediate Trees			
AD54 S	Amelanchier x grandiflora 'Autumn B' 'Harbor'	Autumn Brilliance Serviceberry	8" FT
CO02 S	Cornus canadensis	Eastern Redbud	8" FT
CO06 S	Cornus mas	Corneliancherry Dogwood	8" FT
CO12 S	Cornus coccinea var. nana	Northsea Cockspur Hawthorn	8" FT
HA12 S	Hamelis ornata 'Autumn Embers'	Autumn Embers Witchhazel	8" FT
MA12 S	Malus 'Princess'	Princess Flowering Crabapple	8" FT
MA12 S	Malus 'Redspire'	Redspire Flowering Crabapple	8" FT
Evergreen Trees			
PA12 S	Picea abies	Norway Spruce	8" FT
PO12 S	Picea canadensis	Balsam Spruce	8" FT
PO12 S	Picea pungens	Colorado Spruce	8" FT
PO12 S	Picea pungens var. glauca	Colorado Blue Spruce	8" FT
Deciduous Shrubs			
AR24	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" HT
CA24	Celtis occidentalis 'Hummungbird'	Hummungbird Celtis	24" HT
DR24	Cornus sericea 'Lace'	Lace Redtwig Dogwood	24" HT
HA24	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24" HT
HA24	Hydrangea arborescens	Old-fashioned Hydrangea	24" HT
HA24	Hydrangea paniculata 'Pee Wee'	Pee Wee Panicle Hydrangea	24" HT
HA24	Hydrangea paniculata 'Little Henry'	Little Henry Sweetgum	24" HT
HA24	Physocarpus opulifolius 'Soviet'	Soviet Wine Redbud	24" HT
HA24	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT
HA24	Rhus typhina 'Green Mound'	Green Mound Alpine Currant	24" HT
HA24	Rosa 'Knockout'	Knockout Rose	24" HT
HA24	Syringa palata 'Miss Kim'	Miss Kim Chanhuan Lilac	24" HT
HA24	Viburnum dentatum 'Chippewa'	Blue Chip Viburnum	24" HT
HA24	Viburnum x juddii	Judd Viburnum	24" HT
Evergreen Shrubs			
CH24	Chamaecyparis italica 'Compact'	Italy Compact Chinese Juniper	1 GAL
CH24	Chamaecyparis 'Sea Green'	Sea Green Chinese Juniper	24" HT
HA24	Thuja x media 'Anglo-Jap Yew'	Anglo-Jap Yew	24" HT
HA24	Thuja x media 'Spartanola'	Beau-Anglo-Jap Yew	24" HT
HA24	Thuja x media 'Evelyn'	Evelyn Anglo-Jap Yew	24" HT
Broadleaf Evergreens			
HA24	Ilex x 'Green Mound'	Green Mound Boxwood	24" HT
Groundcovers			
EP24	Erythronium 'folium colosium'	Purple/White Daffodil	3" POT
EP24	Hedera helix 'Triangle'	Triangle English Ivy	3" POT
EP24	Liriodendron 'Climax'	Climax Loropetalum	3" POT
EP24	Vincetoxicum 'Boleas'	Boleas Periwinkle	3" POT
Perennials			
AN24	Achillea millefolium	Lady's Mantle	1 GAL
AN24	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL
AN24	Chamaecrista triflorum	Redstem Sesame	1 GAL
AN24	Echinacea purpurea	Purple Coneflower	1 GAL
AN24	Geranium cheiranthoides	Baltimore Geranium	1 GAL
AN24	Geranium sanguineum 'New Hampshire Purple'	New Hampshire Purple Bloodstain Cranebill	1 GAL
AN24	Geranium 'Bicolor mix'	Mixed Color Daylily	1 GAL
AN24	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 GAL
AN24	Hemerocallis 'Fountain'	Fountain Daylily	1 GAL
AN24	Hemerocallis 'Pardon My Shell'	Pardon My Shell Daylily	1 GAL
AN24	Hemerocallis 'Williamstown'	Francis Williams Plantain Lily	1 GAL
AN24	Miscanthus sinensis var. purpureus	Flame Japanese Silver Grass	1 GAL
AN24	Neptis x bassiana 'Walker's Low'	Walker's Low Camellia	1 GAL
AN24	Sedum x 'Reddwarf'	Autumn Joy Sedum	1 GAL
AN24	Sporobolus heteragrus	Prairie Dropseed	1 GAL
AN24	Veronica spicata 'Red Fox'	Red Fox Speedwell	1 GAL



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PROJECT

**Freedom
Plaza**
Naperville, Illinois

HDG PROJECT NUMBER
01-0950-001-01-04
CITY PROJECT NUMBER
11-1-8

ISSUED FOR REVIEW

January 12, 2011

REVISIONS

No.	Date	Issue
1	3.3.2011	Revised per City Comments
2	4.8.2011	Revised per City Comments
3	5.12.2011	Revised per City Comments

DRAWN BY
NAA
CHECKED BY
GBR

SHEET TITLE
**Planting Detail
Plant Requirement
Table and Plant List**

SCALE IN FEET
as noted

NORTH



SHEET NUMBER

D1

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NORR PROJECT No. _____
Freedom Plaza
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 CONSULTANT 5
 CONSULTANT 6
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GRAPHIC SCALES

ISSUES / REVISIONS

DATE	ISSUE
05/31/11	CITY OF NAPERVILLE RESPONSE
05/20/11	CITY OF NAPERVILLE RESPONSE
04/11/11	CITY OF NAPERVILLE RESPONSE
03/04/11	CITY OF NAPERVILLE RESPONSE
12/27/10	ISSUED FOR CLIENT REVIEW
11/26/10	ISSUED FOR CLIENT REVIEW
11/19/10	ISSUED FOR CLIENT REVIEW
11/05/10	ISSUED FOR CLIENT REVIEW
10/20/10	ISSUED FOR CLIENT REVIEW
10/15/10	ISSUED FOR CLIENT REVIEW

DATE _____ ISSUE _____

SHEET TITLE
**PRELIMINARY HOTEL/
 BANQUET ELEVATIONS**

PROFESSIONAL STAMP SHEET NUMBER
A103

PAGE NUMBER
 - OF -

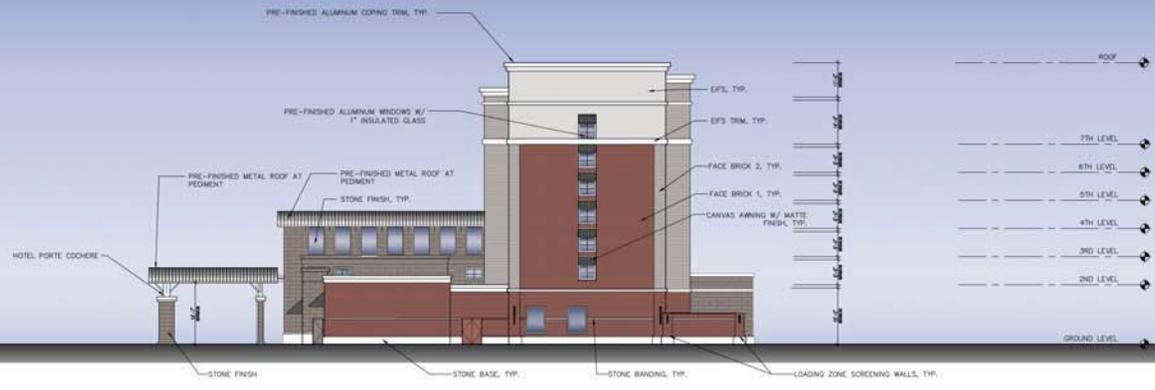
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 PRIMARY 85%
 SECONDARY 15%

MATERIAL S.
 PRIMARY 85%
 SECONDARY 15%

7 TOTAL STORES

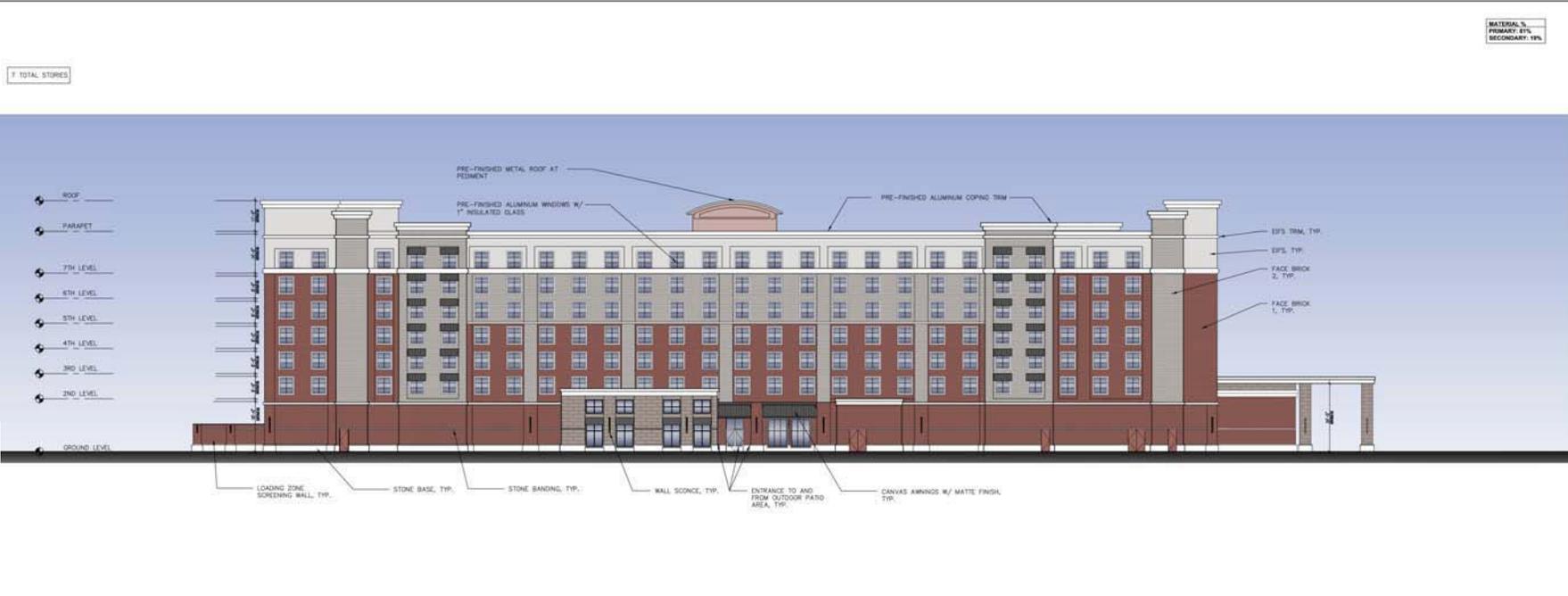


01 EAST ELEVATION
 1/16"=1'-0"



02 NORTH ELEVATION
 1/16"=1'-0"

FINAL - Planning and Zoning Commission - 6/22/2011 - 72



01 WEST ELEVATION
1/16"=1'-0"



02 SOUTH ELEVATION
1/16"=1'-0"

MATERIAL S,
PRIMARY EPS,
SECONDARY 12K

MATERIAL S,
PRIMARY EPS,
SECONDARY 11K

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Freedom Plaza
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Naperville, IL
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FREEDOM PLAZA ASSOCIATES, LLC
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For Wayne, IN 46084
ARCHITECT

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GRAPH
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DATE	ISSUE
05/31/11	CITY OF NAPERVILLE RESP
05/20/11	CITY OF NAPERVILLE RESP
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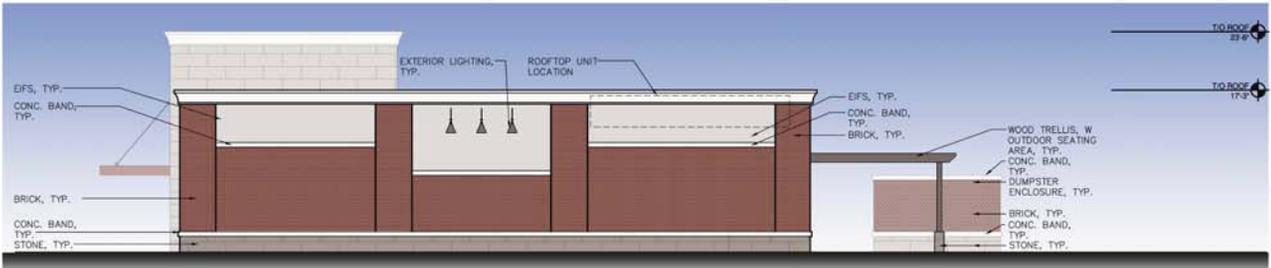
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01 WEST ELEVATION
3/16"=1'-0"



02 SOUTH ELEVATION
3/16"=1'-0"



03 NORTH ELEVATION
3/16"=1'-0"



04 EAST ELEVATION
3/16"=1'-0"

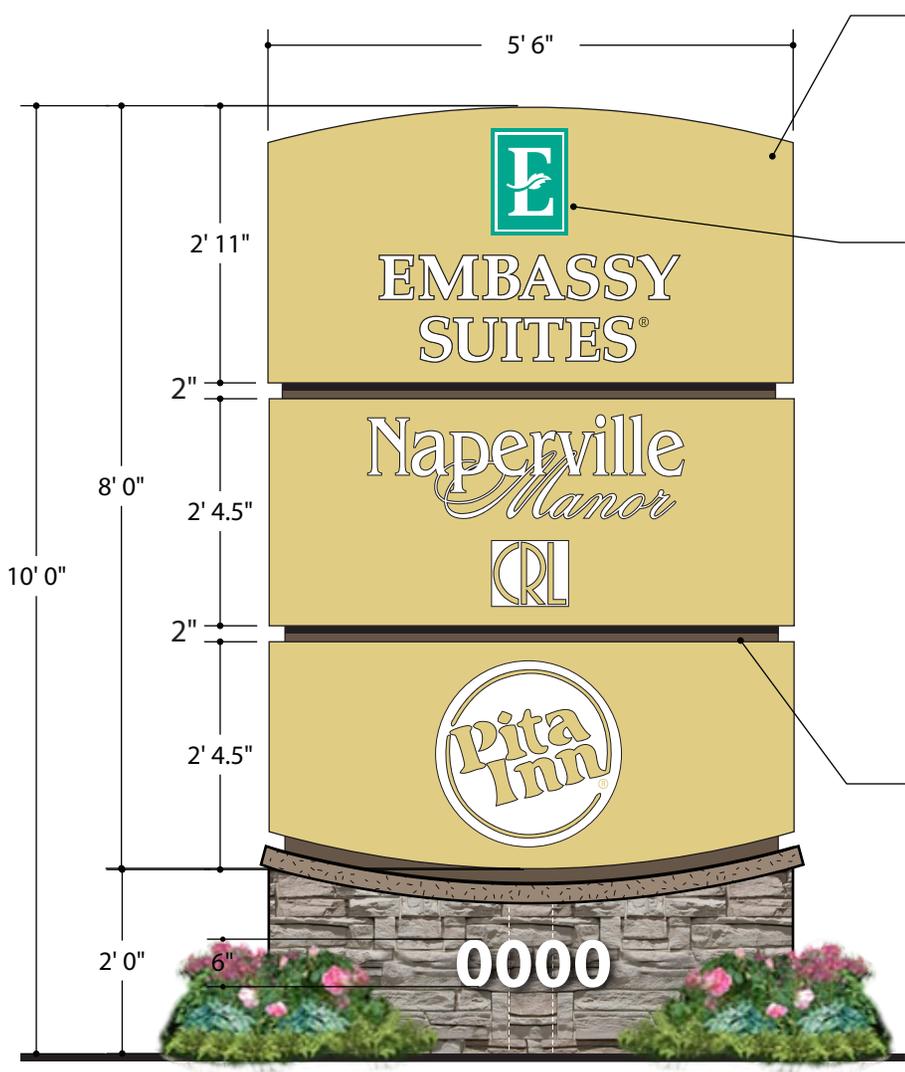
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 CONSULTANT 7
 GRAPHIC SCALES

DATE	ISSUE
05/31/11	CITY OF NAPERVILLE RESPONSE
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11/05/10	ISSUED FOR CLIENT REVIEW
10/20/10	ISSUED FOR CLIENT REVIEW
10/15/10	ISSUED FOR CLIENT REVIEW

SHEET TITLE
**PRELIMINARY RESTAURANT
 & DUMPSTER ENCLOSURE
 ELEVATIONS**
 PROFESSIONAL STAMP SHEET NUMBER

A101
 PAGE NUMBER



Front View: 1/2" = 1'

FABRICATED DOUBLE FACE ALUMINUM CABINET W/MACHINE ROUTED LOGO & LETTER OPENINGS - PAINT FACE & FILLERS TO MATCH MATTHEWS BRILLIANT METALLIC GOLD 46-400 (VOC 286-400) w/ SATIN GLOSS TOP COAT 42-228 (42-228) PAINT INSIDE OF LIGHTED CABINET W/ LIGHT ENHANCING WHITE

LOGO DETAILS- 1/2" THICK #7328 WHITE ACRYLIC RECTANGLE PUSHEDTHRU ROUTED OPENING W/3M #3630-6520 GREEN VINYL COMPUTER CUT OUT REVERSE WEEDED DETAILS APPLIED TO 1st SURFACE

ROUTED COPY - 1/2" THICK #7328 WHITE ACRYLIC POCKET ROUTED AND PUSHED THRU ROUTED OPENINGS

NOTE: ROUTED COPY TO BE OUTLINED WITH 7/32" WIDE 1st SURFACE 3630-69 DARK BRONZE VINYL APPLIED TO GOLD BACKGROUND

SIGN FACES INTERNALLY ILLUMINATED W/ 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS

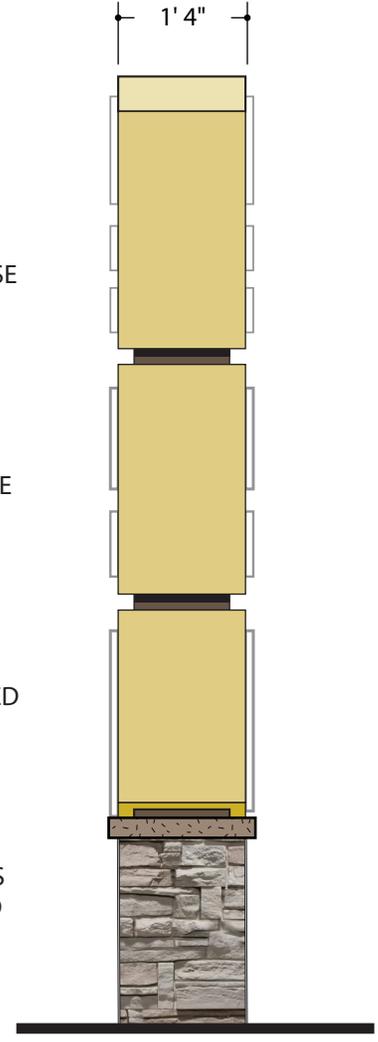
3M 3630-69 BRONZE VINYL ® MARK / NON-ILLUMINATED

2" WIDE x 2" DEEP RECESS REVEAL BETWEEN EACH CABINET AND BETWEEN BASE & CABINET. 313 DARK BRONZE SATIN FINISH

1/4" THICK x 6" HIGH ALUMINUM ADDRESS NUMERALS PAINTED WHITE. ACTUAL ADDRESS NUMBER REQUIRED PRIOR TO PRODUCTION.

BASE SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL STONE & BRICK OF HOTEL WILL BE INCORPORATED INTO BASE. (BY OTHERS)

LANDSCAPING AROUND BASE (BY OTHERS)
LANDSCAPING SHOWN FOR ILLUSTRATION ONLY.



Side View: 1/2" = 1'

CLIENT APPROVAL

AUTHORIZED SIGNATURE

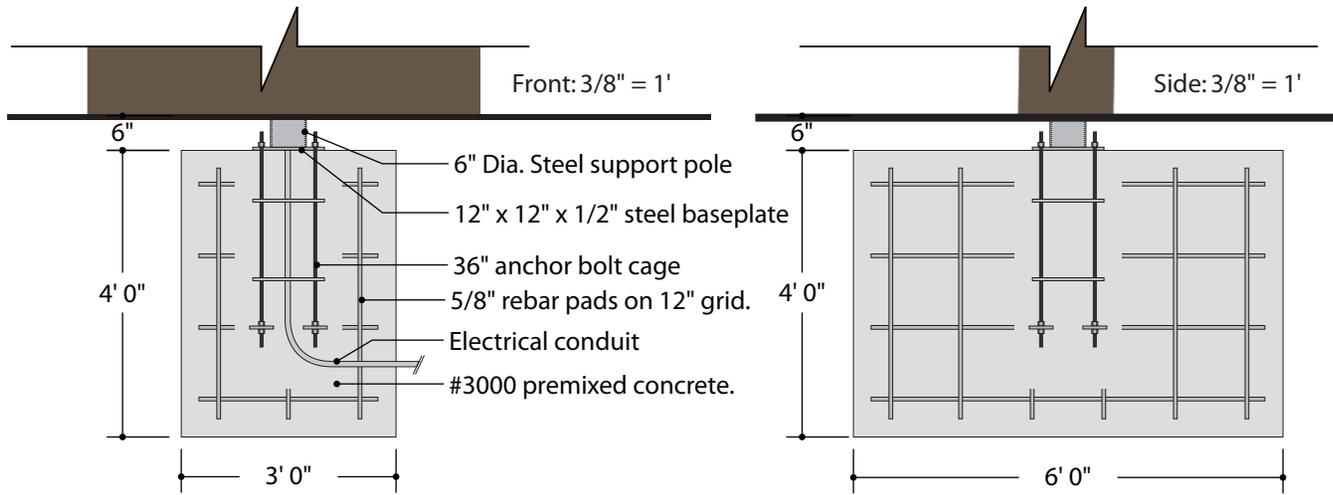
DATE



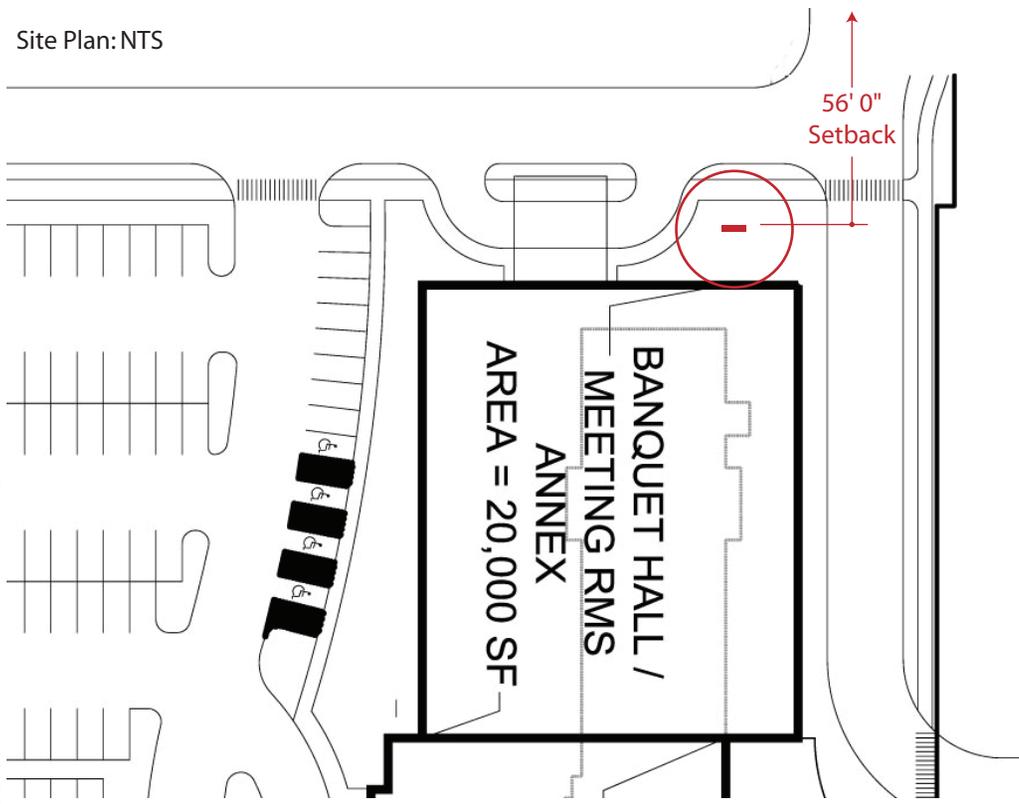
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Permit History	Date	Description	Title	Embassy Suites	Sign Type	ES P30 RS Custom
533JK	3/30/11		City/State	Naperville, IL	Location	As illustrated
533JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	8' x 5' 6" (44 sq.ft.) OAH: 10' 0"
			Acct Exec.	SW	Description	Custom SFI Pylon Sign
			Quote	23260		
			Line	1		

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Site Plan: NTS



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of Sign
- Confirm Sizes
- Install access
list any install obstructions
- Electrical penetrations
where is electrical coming from & where connection should take place

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

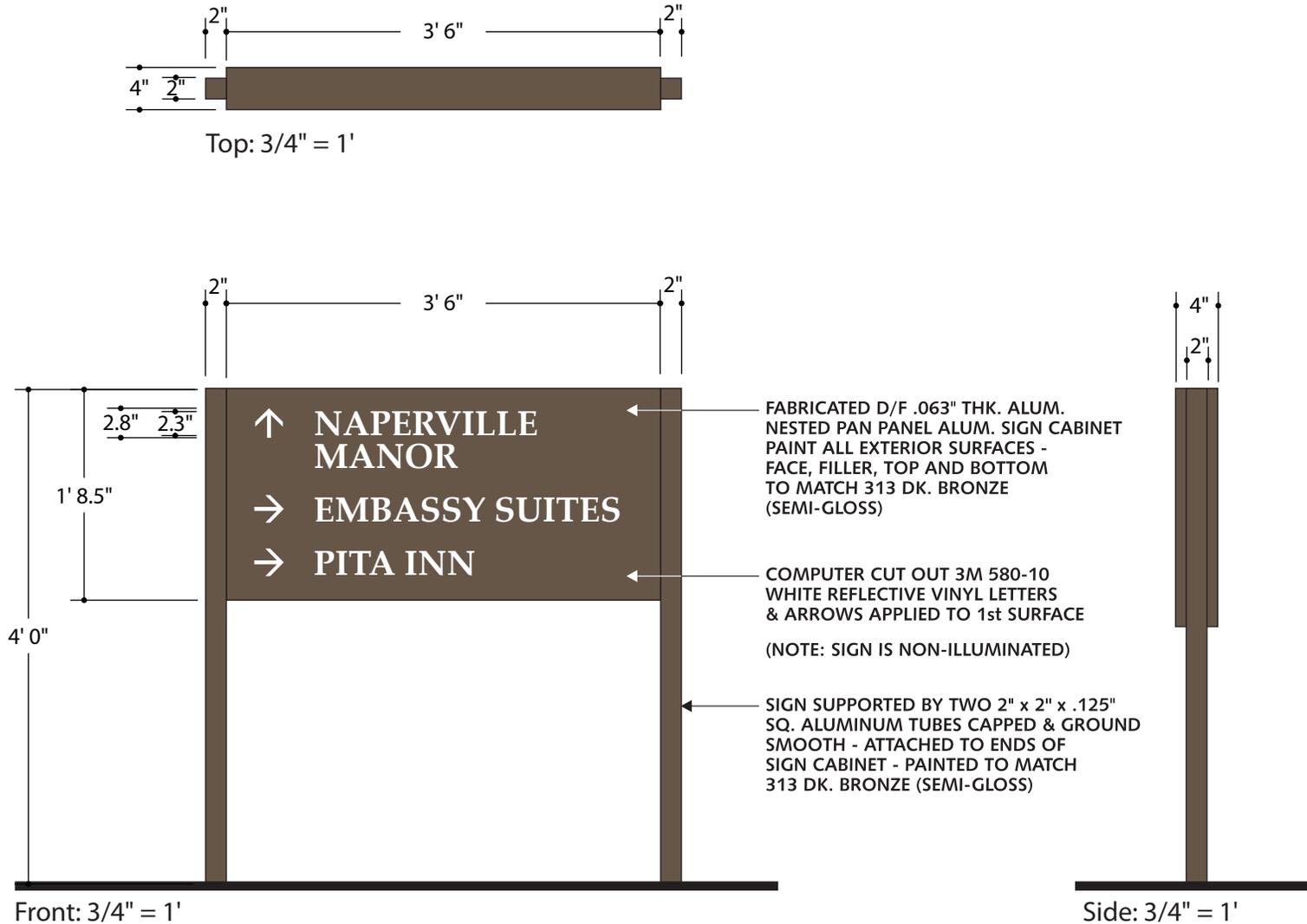
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1 Tremco Drive. Terryville, CT 06786
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signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Project: 2633JK-2	Quote: 23260	Installation Method: Baseplate	Amps:
Date: 6/02/11	Line: 1		Volts: 120

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Copy & Arrows reduced in size from standard to fit desired copy.
 Font: Palatino Bold

CLIENT APPROVAL

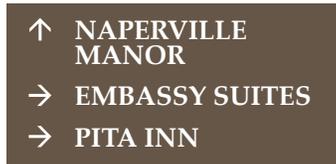
AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

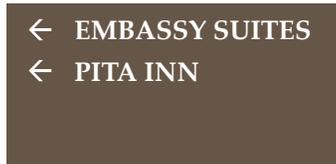
1 Tremco Drive. Terryville, CT 06786
 phone: 860.582.0233 fax: 860.583.0949
 signs@lauretano.com www.lauretano.com

Int History	Date	Description	Title	Embassy Suites	Sign Type	ES D-NI-Custom
534JK	3/30/11		City/State	Naperville, IL	Location	As Illustrated
			Customer	SAMS Hotel Group, LLC	Size	1' 8.5" x 3' 6" (5.98 sq.ft.), OAH: 4' 0"
			Acct Exec.	SW	Description	Double face non-illuminated directional sign
			Quote	23260		
			Line	2		

Sign 1 Scale: 1/2" = 1'

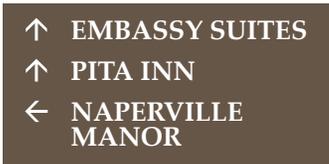


Side A



Side B

Sign 2 Scale: 1/2" = 1'

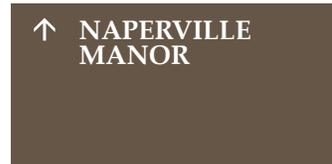


Side A

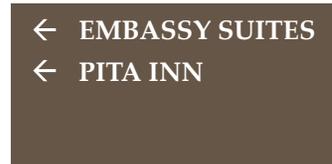


Side B

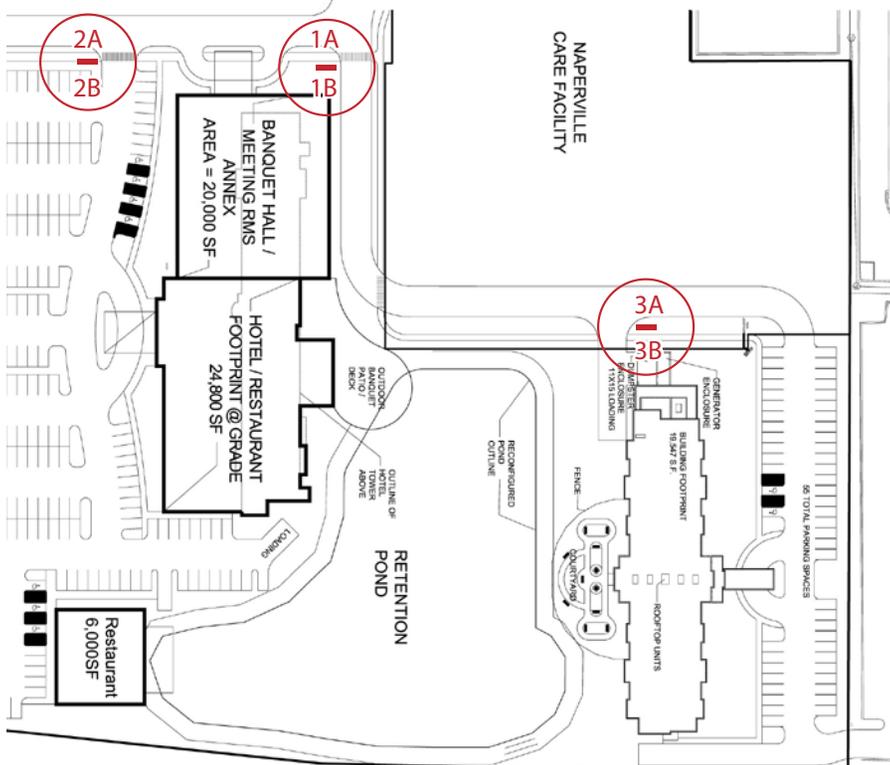
Sign 3 Scale: 1/2" = 1'



Side A

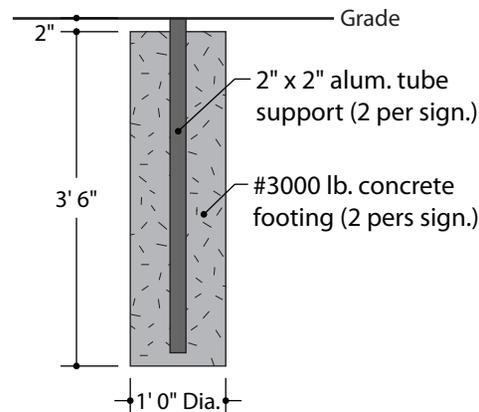


Side B



Site Plan: NTS

Footing Detail: 1/2" = 1'



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of Sign
- Confirm Sizes
- Install access list any install obstructions

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____



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 signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Int 2634JK	Quote 23260	Installation Method	Direct burial	Amps
Date 3/30/11	Line 2			Volts

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East elevation: NTS

Int History	Date	Description	Title	Embassy Suites	Sign Type	ES CL24L-L
535JK	3/30/11		City/State	Naperville, IL	Location	East elevation
			Customer	SAMS Hotel Group, LLC	Size	4' 0.75" x 2' 11" (11.84 sq. ft.)
			Acct Exec.	SW		2' 0" x 25' 2.9375" (50.49 sq. ft.)
			Quote	23260	Description	
			Line	3		Illuminated channel logaset.

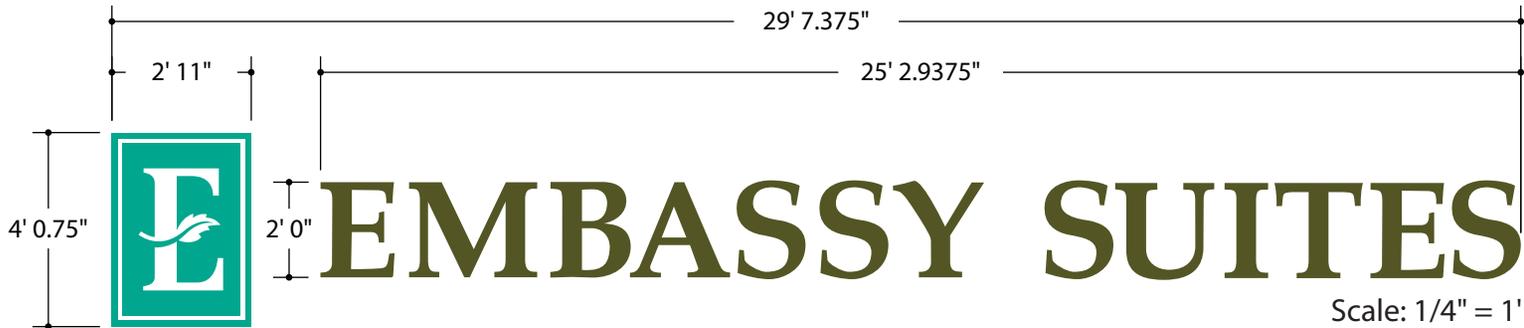
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

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 signs@lauretano.com www.lauretano.com

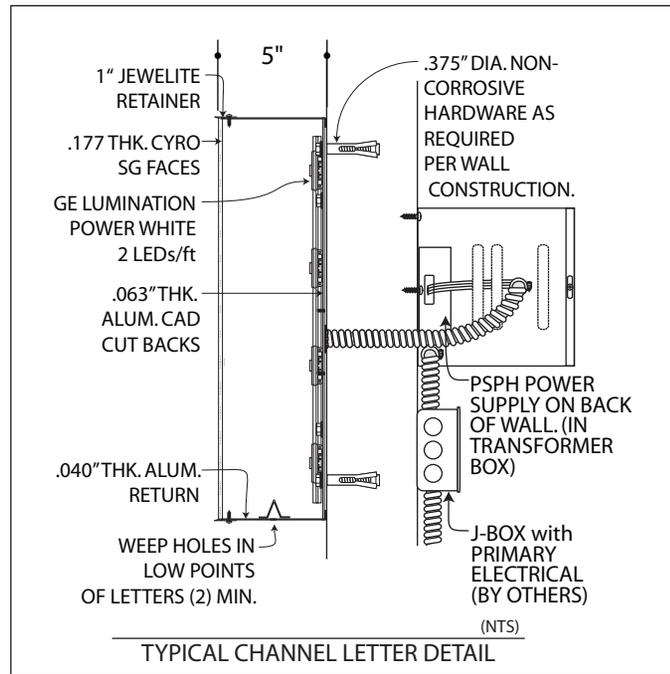
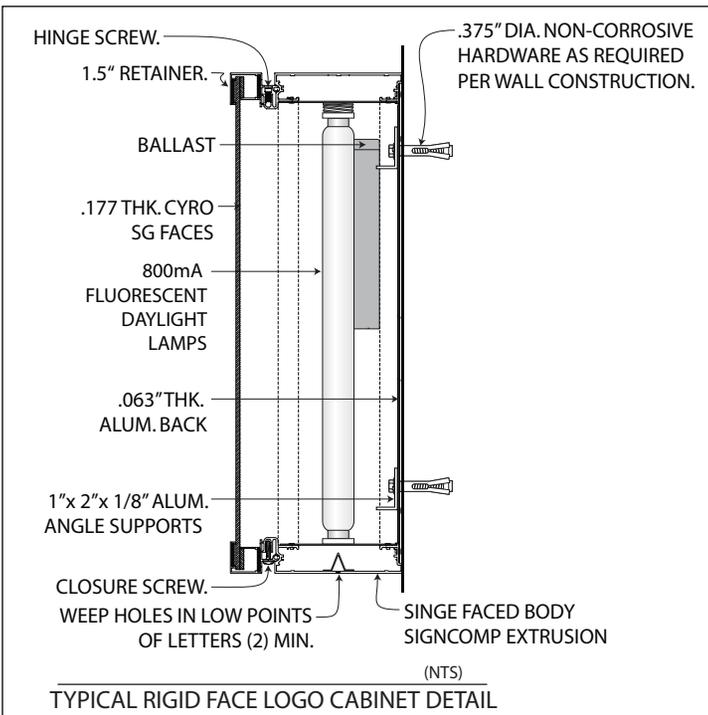
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LOGO CABINET: 8" DEEP EXTRUDED ALUMINUM PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS) PAINT FILLER & FILLER SIDE OF RETAINERS 313 DARK BRONZE (SEMI GLOSS) INTERIOR PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT30 WHITE CYRO SG PLASTIC FACES w/ 1st SURFACE 3M 3630-6520 GREEN VINYL BACK-GROUND WHITE SHO-THRU GRAPHICS. ILLUMINATED w/800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

CHANNEL LETTERS:

5" DEEP LETTERS, 0.040" THK. ALUMINUM RETURNS w/ 0.063" THK. ALUMINUM CAD-CUT BACKS. RETURNS PAINTED #310 CHINA WHITE. (SEMI-GLOSS). INTERIORS PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT31 WHITE CYRO SG PLASTIC FACES w/1st SURFACE 3M DN 000215 DARK BRONZE DUAL COLOR VINYL. 1" BRONZE JEWELITE RETAINERS. ILLUMINATED w/ GE LUMINATION POWER WHITE L.E.D.'s (2) PER FOOT. REMOTE POWER SUPPLYS.



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Int 2635JK	Quote 23260	Installation Method	Lag & Shield	Amps
Date 3/30/11	Line 3			Volts 120

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East elevation: NTS

Int History	Date	Description	Title	Embassy Suites	Sign Type	ES CL7-LOGO
536JK	3/30/11		City/State	Naperville, IL	Location	East elevation
			Customer	SAMS Hotel Group, LLC	Size	7' 0.75" x 5' 1.25" (36.05 sq.ft.)
			Acct Exec.	SW	Description	Illuminated channel logoret.
			Quote	23260		
			Line	4		

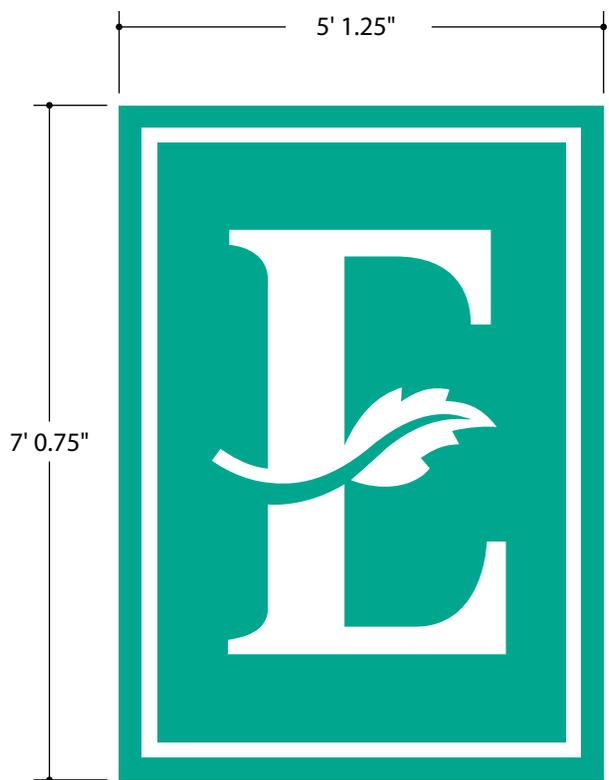
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

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SIGN GROUP

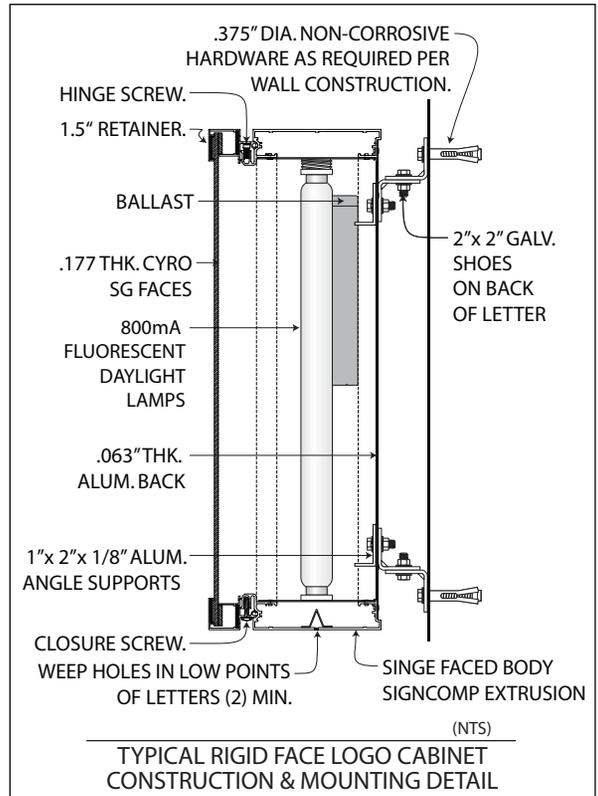
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Scale: 1/2" = 1'

LOGO CABINET: 8" DEEP EXTRUDED ALUMINUM PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS) PAINT FILLER & FILLER SIDE OF RETAINERS 313 DARK BRONZE (SEMI GLOSS) INTERIOR PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT30 WHITE CYRO SG PLASTIC FACES w/ 1st SURFACE 3M 3630-6520 GREEN VINYL BACK-GROUND WHITE SHO-THRU GRAPHICS. ILLUMINATED w/800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.



TYPICAL RIGID FACE LOGO CABINET CONSTRUCTION & MOUNTING DETAIL

ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

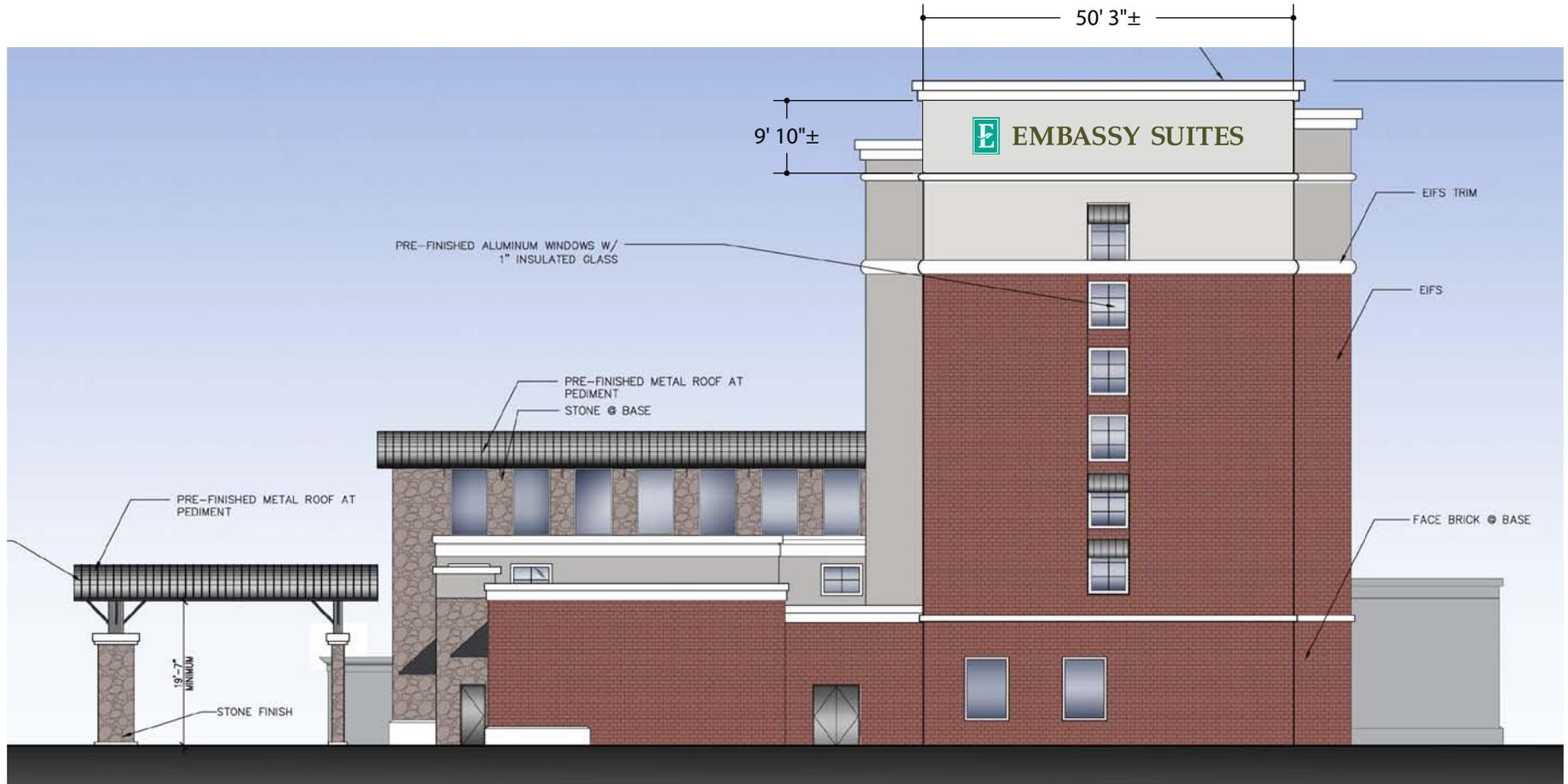
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signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

int 2636JK	Quote 23260	Installation Method Shoe Mount/Lag & Shield	Amps
ite 3/30/11	Line 4		Volts 120

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North elevation: NTS

Project History	Date	Description	Title	Embassy Suites	Sign Type	ES CL30L-L-Custom
537JK	3/30/11		City/State	Naperville, IL	Location	Noth elevation
537JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	Logo: 4' 11.5" x 3' 7" (17.80 sq. ft.) Letters: 2' 5.375" x 30' 10.85" (75.67 sq. ft.)
			Acct Exec.	SW		TOTAL SQ. FT. = 93.47
			Quote	23260		
			Line	5	Description	Illuminated channel logoset.

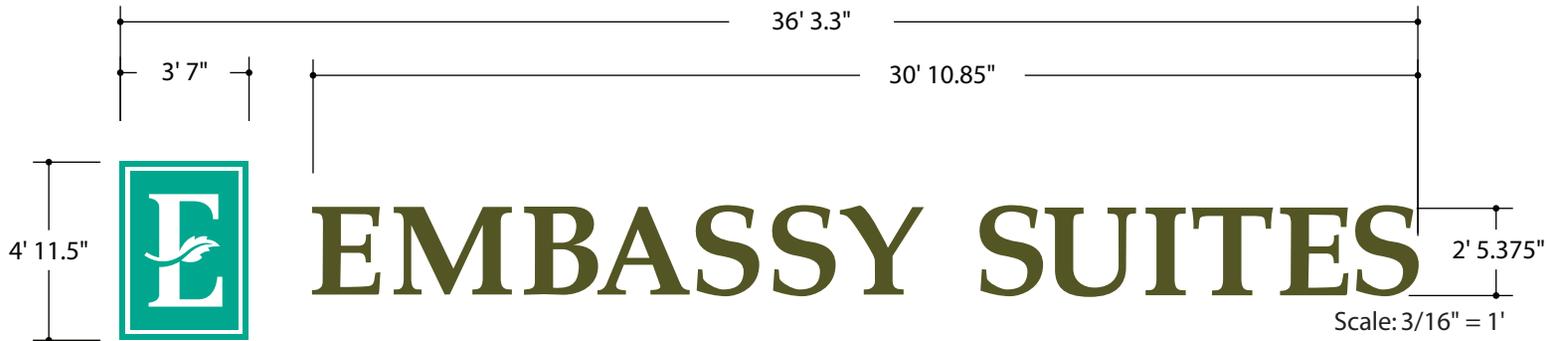
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

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SIGN GROUP

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 phone: 860.582.0233 fax: 860.583.0949
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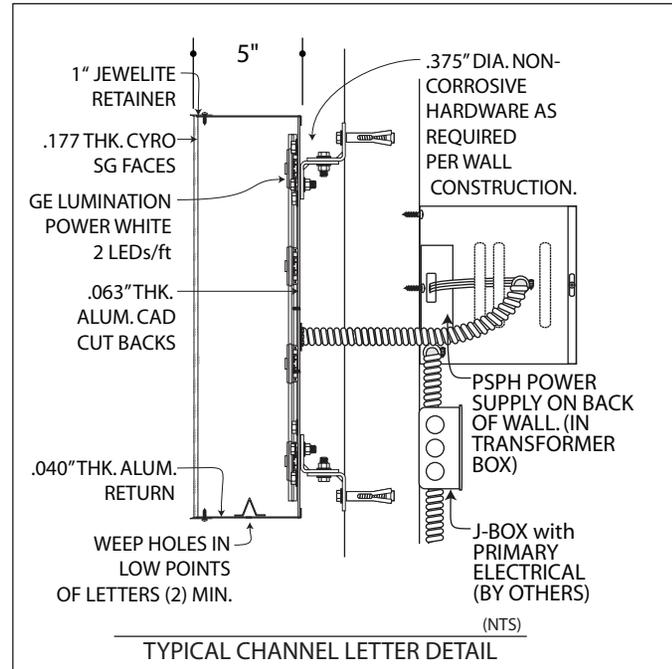
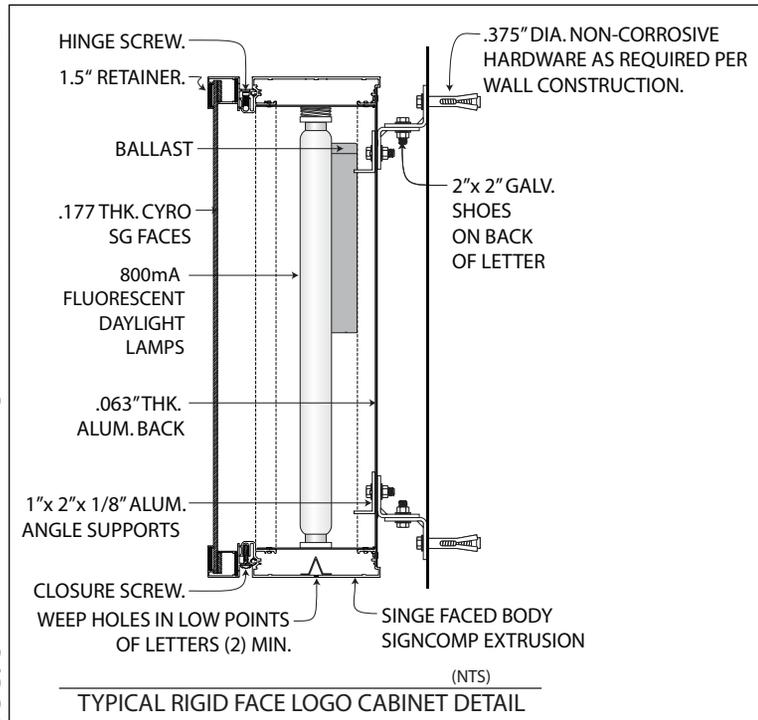
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LOGO CABINET: 8" DEEP EXTRUDED ALUMINUM PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS) PAINT FILLER & FILLER SIDE OF RETAINERS 313 DARK BRONZE (SEMI GLOSS) INTERIOR PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT30 WHITE CYRO SG PLASTIC FACES w/ 1st SURFACE 3M 3630-6520 GREEN VINYL BACK-GROUND WHITE SHO-THRU GRAPHICS. ILLUMINATED w/800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

CHANNEL LETTERS:

5" DEEP LETTERS, 0.040" THK. ALUMINUM RETURNS w/ 0.063" THK. ALUMINUM CAD-CUT BACKS. RETURNS PAINTED #310 CHINA WHITE. (SEMI-GLOSS). INTERIORS PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT31 WHITE CYRO SG PLASTIC FACES w/1st SURFACE 3M DN 000215 DARK BRONZE DUAL COLOR VINYL. 1" BRONZE JEWELITE RETAINERS. ILLUMINATED w/ GE LUMINATION POWER WHITE L.E.D.'s (2) PER FOOT. REMOTE POWER SUPPLIES.



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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TECHNICAL PAGE

UL FILE NO. E70436

Int 2637JK-2	Quote 23260	Installation Method Shoe Mount/Lag & Shield	Amps
ite 6/02/11	Line 5		Volts 120

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Permit History	Date	Description	Title	Pita Inn	Sign Type	Wall sign
543BR	3/30/11		City/State	Naperville, IL	Location	East elevation
			Customer	SAMS Hotel Group, LLC	Size	5' 6" x 5' 6" (30.25 sq ft)
			Acct Exec.	SW	Description	Circular illuminated wall mounted sign
			Quote	23305		
			Line	3		

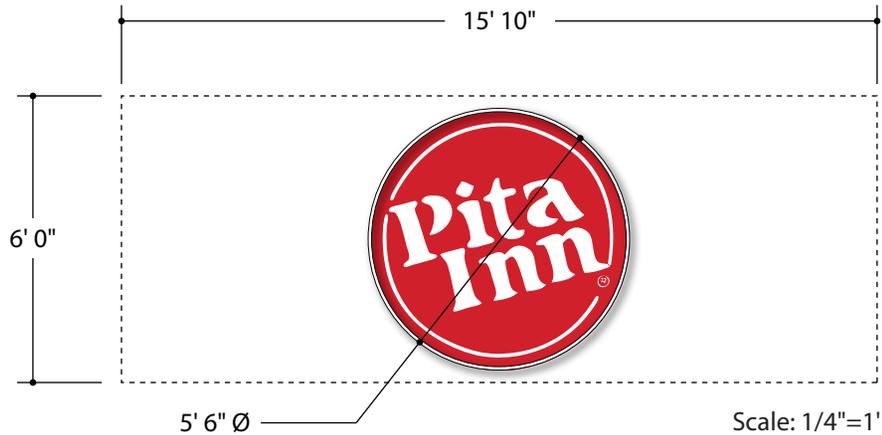
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

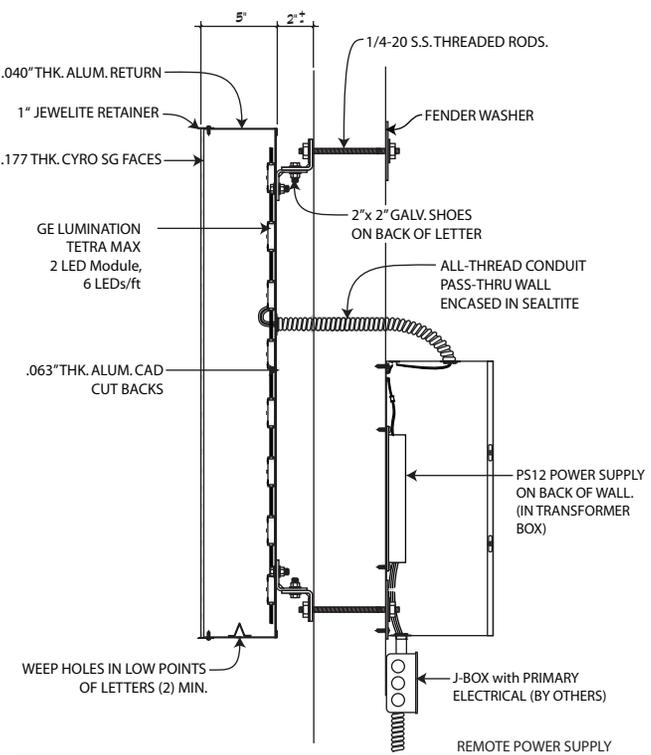
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Scale: 1/4"=1'



Typical Construction and Mounting Detail

Volt: 120 - Power is based off 120 volt. If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.

Client supplied vector artwork required prior to production.

ITEMS NEEDED:

- Artwork
 - Logo colors
 - Location of sign
 - Wall material
 - Wall color
 - Sizes - Confirm with survey
 - Electrical access location of power supplies
 - Install access list any install obstructions
 - Whip length will 10' whips will work? If not state length needed
 - Electrical penetrations top, middle, or bottom
- STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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FINAL - Planning and Zoning Commission - 6/22/2011 - 86

TECHNICAL PAGE

UL FILE NO. E70436

Int 2643BR	Quote 23305	Installation Method	Amps
Date 3/30/11	Line 3	Shoe and thru-bold (VIF)	Volts 120

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Project History	Date	Description	Title	Pita Inn	Sign Type	Wall sign
541BR	3/30/11		City/State	Naperville, IL	Location	South elevation
			Customer	SAMS Hotel Group, LLC	Size	5' 6" x 5' 6" (30.25 sq ft)
			Acct Exec.	SW	Description	Circular illuminated wall mounted sign
			Quote	23305		
			Line	1		

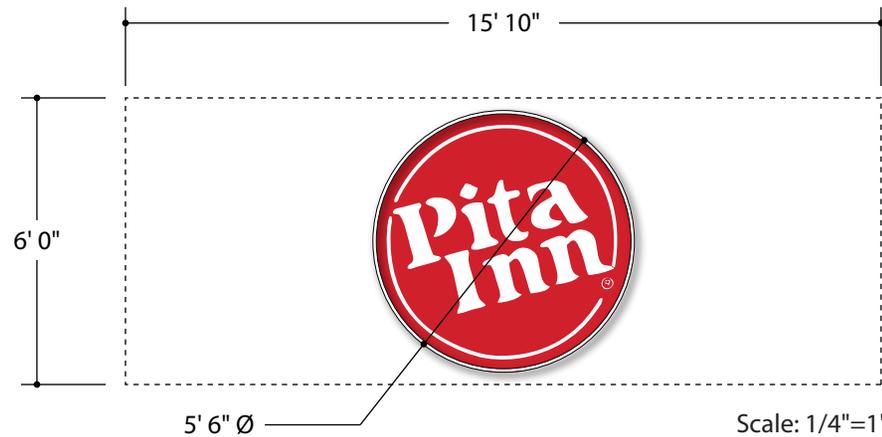
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

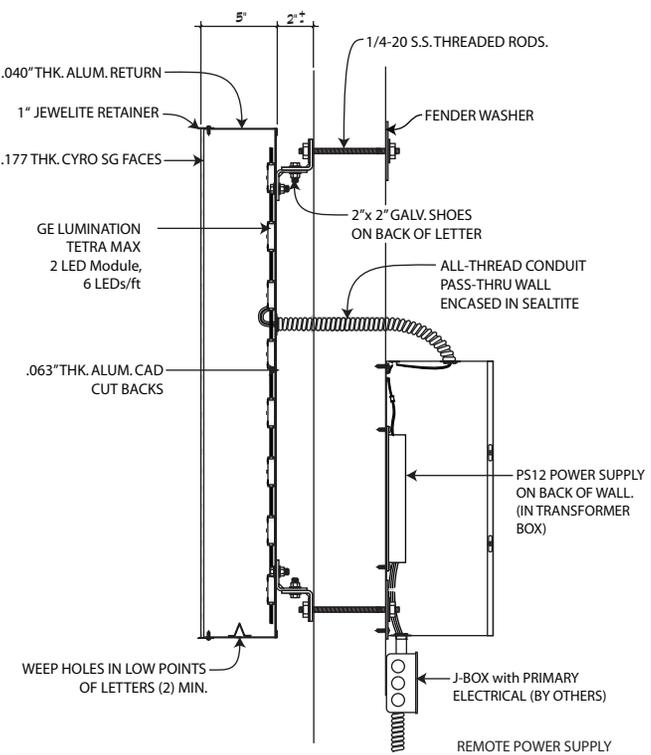
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COLORS

Client supplied color specs required prior to production. Red and white face, w/ red returns and white retainers (Verify channel letter color specifications)



Typical Construction and Mounting Detail

Volt: 120 - Power is based off 120 volt. If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.

Client supplied vector artwork required prior to production.

ITEMS NEEDED:

- Artwork
 - Logo colors
 - Location of sign
 - Wall material
 - Wall color
 - Sizes - Confirm with survey
 - Electrical access location of power supplies
 - Install access list any install obstructions
 - Whip length will 10' whips will work? If not state length needed
 - Electrical penetrations top, middle, or bottom
- STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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FINAL - Planning and Zoning Commission - 6/22/2011 - 88

TECHNICAL PAGE

UL FILE NO. E70436

Int 2641BR	Quote 23305	Installation Method	Amps
Date 3/30/11	Line 1	Shoe and thru-bold (VIF)	Volts 120

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Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-069 **AGENDA DATE:** 6/22/2011
SUBJECT: Full Service Hotel Text Amendment
Petitioner: Superhost Hospitality

LOCATION: N/A

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
Amend Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Initiate the text amendment and conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, Planning Services

BACKGROUND:

In 2000, the city adopted a definition for “full service hotel” based on a staff survey of hotel accommodations and amenities in the Chicago area and the City Council’s desire to attract high-quality hotel development to the Tollway Corridor in the city including amenities such as banquet/meeting space, a restaurant, pool and a gift shop. In 2004, the definition was modified with the intention of widening the range of hotels which qualify as full service based on market needs and City requirements, while maintaining the City Council’s intent to attract high-quality full service hotel development to the Tollway Corridor.

The amendment included a modification to permit the hotel and ancillary uses (e.g. restaurant) in a campus setting instead of solely within the hotel, reduced minimum banquet and/or meeting space from 1,000 to 500 persons and eliminated the statement that a minimum of 10% of the total square footage of the hotel must accommodate meeting space.

PLANNING SERVICES TEAM REVIEW:

Existing Regulations

Since 2004, Section 6-1-6 (Definitions) of the Naperville Municipal Code, defines a Full Service Hotel as follows.

HOTEL, FULL SERVICE: A hotel and ancillary uses, which are located within a single building or multiple buildings located within a campus setting (defined as a single lot or planned unit development) that includes at least one hundred seventy-five thousand (175,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space for at least five hundred (500) persons and including a swimming pool, exercise facilities, and a gift shop. A full service hotel shall include the operation of a restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.

Proposed development on Lots 1 and 2 of Freedom Plaza provides 158,810 square feet of gross floor area in accordance with all aspects of the Full Service Hotel definition, except the square footage.

Proposed Regulations

Although petitioners may seek a variance from the requirements of the Municipal Code, it is not possible to obtain a variance from a definition as the definition is intended to describe, rather than regulate, the land use. Therefore, the petitioner cannot seek a variance to the “Full Service Hotel” definition.

The city must modify the definition of a Full Service Hotel to reduce the minimum square footage from 175,000 square feet to 150,000 square feet, in order for the proposed hotel/restaurant development in Freedom Plaza to move forward under the current ORI zoning. The proposed revision to the definition follows.

HOTEL, FULL SERVICE: A hotel and ancillary uses, which are located within a single building or multiple buildings located within a campus setting (defined as a single lot or planned unit development) that includes at least one hundred fifty ~~seventy-five~~ thousand (~~175,000~~ 150,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space for at least five hundred (500) persons and including a swimming pool, exercise facilities, and a gift shop. A full service hotel shall include the operation of a restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.

Changing the definition will create opportunities for new full service hotels, which are desirable for the City of Naperville and complementary to existing land uses along the Tollway Corridor.

ATTACHMENTS:

1. Full Service Hotel Text Amendment – Petition – PC 11-1-069



500 IDS CENTER
80 SOUTH EIGHTH STREET
MINNEAPOLIS, MN 55402
MAIN: 612.632.3000
FAX: 612.632.4444

KEVIN M. GALLAHER
ATTORNEY
DIRECT DIAL: 612.632.3407
DIRECT FAX: 612.632.4407
KEVIN.GALLAHER@GPMLAW.COM

February 18, 2011

VIA E-MAIL and REGULAR MAIL

Ms. Anastasia Urban
City of Naperville
400 S. Eagle Street
Naperville IL 60540

Re: Freedom Plaza

Dear Ms. Urban:

As you know, our law firm represents Freedom Plaza in the above-referenced matter. The primary component for the project is the development of a full service hotel and conference center. Article 6-1-6 of the Naperville Municipal Code ("Code") defines the requirements of a "Full Service Hotel". Superhost Hospitality, the developer of Freedom Plaza, respectfully requests that the definition of "Full Service Hotel" set forth in the Code be amended. Specifically, we request that definition be modified to state that the square footage requirement be reduced from one hundred seventy-five thousand (175,000) square feet to one hundred fifty thousand (150,000) square feet. It is my understanding that the City staff will initiate a text amendment to the Code in order to process this amendment. The amendment will require City Council approval.

Please note that this is the only proposed modification. Superhost Hospitality shall complete with the other requirements established in the Code.

Should you have any questions, please call.

Very truly yours,

Kevin M. Gallaher
Attorney

cc: Samir Lakhany

	member of the family who is residing in the dwelling unit in which the home occupation is being conducted.
HOSPITAL:	A building or structure which is maintained and operated for the diagnosis, treatment, medical care or surgical care of persons and which is operated overnight or permits overnight lodging for patients.
HOTEL:	A building, structure or portion thereof which is used as a temporary abiding place, for remuneration, with or without meals, containing five (5) or more guestrooms or suites where no provision for cooking is made in any individual guestroom or suite, and which provides maid, butler and linen service and which maintains a hotel register.
HOTEL, FULL SERVICE:	A hotel and ancillary uses, which are located within a single building or multiple buildings located within a campus setting (defined as a single lot or planned unit development) that includes at least one hundred seventy-five thousand (175,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space for at least five hundred (500) persons and including a swimming pool, exercise facilities, and a gift shop. A full service hotel shall include the operation of a restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.
INSTITUTION:	An established society or corporation whether created for profit or nonprofit.
INSTITUTION, RELIGIOUS:	A building or structure which is occupied by a religious nonprofit corporation or organization and which is operated for public or semipublic use including, but not limited to, churches, synagogues, rectories and convents.
INTERNET CAFE:	A place where one can use a computer with internet access for a fee, usually per hour or minute; sometimes one can have unmetered access with a pass for a day or month, etc. While the primary activity in the internet cafe is the internet usage such as e-mail, newsgroup, website surfing, and online games, other services as accessory uses may provide office and business software, fax and printing services, scanning and digital photo services, food and drink services, etc.
JUNKYARD:	A parcel of land where waste, scrap, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, vehicles and machinery in inoperable condition, paper, rags, rubber tires, and bottles. The term "junkyard" includes automobile graveyards, automobile wrecking yards, house wrecking yards and storage areas, and used lumberyards, but does not include uses established entirely within enclosed buildings and structures.
KENNEL:	A dwelling unit or a nonresidential building, structure, parcel of land or portion thereof in which four (4) or more dogs, cats or other household domestic animals are maintained, boarded, bred, cared for or kept for the purposes of sale, and are housed without continuous observation by veterinary professionals, provided that the kennel service is operated in compliance with standards set forth in Section 6-2-25 of this Title.
LABORATORY:	A building, structure or portion thereof which is devoted to experimental study such as testing and analyzing but not including the manufacturing of products for sale either directly or indirectly.
LANDSCAPE TREATMENTS:	Landscaping and landscape materials include vegetative treatments containing a variety of plant types with the possible inclusion of other ornamental treatments.
LODGE:	A nonprofit corporation or association of persons for the promotion of some common purpose, including, but not limited to, literature, science, politics, and good fellowship.
LOT:	A parcel of land indicated as such upon a subdivision or assessment plat recorded in the office of the county recorder.
LOT, CORNER:	A lot of which at least two (2) adjacent sides abut for their full lengths upon street rights-of-way. The point of intersection of the right-of-way lines is the "corner".
LOT DEPTH:	The average horizontal distance between the front lot line and the rear lot line measured along the side lot lines.

Preliminary Plat of Planned Unit Development as a major change to the Diehl Office Campus PUD.

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 Office, Research and Development. Within the plan, the I-88 Corridor was identified as the “Research and Development Corridor”. Staff finds that the identified future land use is still valid with the city’s long-term vision for the corridor, and that maintaining such uses is critical to employment and economic development opportunities in the City of Naperville. The proposed use, a full service Alzheimer’s treatment facility, is residential in nature and is inconsistent with the property’s future land use designation of Office, Research and Development.

NATURAL FEATURES:

The subject property is relatively flat and contains an existing detention pond, which the petitioner proposes to expand to accommodate stormwater and as an amenity to fulfill the PUD outdoor common area requirements.

PLANNING SERVICES TEAM REVIEW:

The petitioner requests a major change to Lot 3 of Freedom Plaza, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), establish a Preliminary PUD Plat, and a conditional use for a nursing home (Alzheimer’s treatment facility). In conjunction with this request, deviations to the Zoning and Street Graphics Control Ordinances are requested.

The proposed use, CRL, is a 73,393 square foot/106 bed Alzheimer’s treatment facility.

Land Use

As noted previously, the proposed land use does not comply with the Comprehensive Master Plan which designates the property as “Office, Research and Development”. The property has been zoned ORI in order to effectuate development that is in line with the future land use. The ORI District is intended to provide an environment suitable for research and development activities and office uses. Staff finds that ORI is an appropriate zoning designation for the subject property.

The I-88 corridor is a strategic area for economic development in the City of Naperville, providing an important base for highly skilled office and research/development employment. Where the city has allowed alternate uses, such as educational and commercial development, these uses have been complementary and/or supportive of the broader pattern of development in the area.

Although the property is presently undeveloped, staff finds that vacancy alone is not substantial cause to deviate from the future land use. The current vacant state of the property does not preclude the future potential of the property to be development with uses that fit into the future land use designation and the character of the surrounding area. The City’s overall office vacancy rate has remained steady since 2008 at 15%, with the current vacancy being 12%, in comparison

CRL – PC 11-1-007

June 22, 2011

Page 3 of 4

to the overall Chicago suburban office vacancy rate of 25%, continuing to indicate the desire by the business community to locate in Naperville and on the I-88 corridor.

Rezoning and Conditional Use

The proposed Alzheimer's treatment facility is not a permitted or conditional use in the ORI District; therefore, the petitioner requests to rezone the subject property to OCI and obtain approval of a conditional use for a nursing home. Staff finds that the petitioner has not met the standards for rezoning, as the proposal does not comply with the official land use plan of the city, is not consistent with the trend of development in the area, and will alter the essential character of the area.

The purpose and intent of the OCI District is to act as a transitional zone between intensive business areas and residential neighborhoods. There are no other properties in the immediate vicinity that contain residential uses. As such, the transitional zoning that is requested is out of line with the intent of the OCI District, as well as the comprehensive plan and commercial/office nature of the surrounding area (Attachment 1: Surrounding Properties).

Staff further finds that the proposed land use is residential in nature, as indicated by the fact that nursing and convalescent homes are primarily permitted in residential and mixed use districts and are a conditional use in all but the R4 (High Density Residential) District. As noted above, residential uses are inconsistent with the intent of the Comprehensive Master Plan to develop I-88 as a "Research and Development Corridor".

Preliminary PUD Plat

The proposed facility will contain 106 beds providing treatment (long-term care) for Alzheimer's patients and 52 parking stalls. The Municipal Code requires that 1 parking stall be provided for each 4 beds, requiring a total of 27 parking stalls. The petitioner has proposed to construct 52 parking stalls resulting in an excess of 25 parking stalls which will be available for use (through shared parking agreements) for the hotel/banquet facility and restaurant proposed on Lots 1 and 2 of the Freedom Plaza PUD.

Cross access will be provided within the PUD across Lot 4 (Attachments 2 and 3). The petitioner has been in contact with the hotel to the immediate west (Country Inn and Suites) to provide arrangements for cross access, the hotel has indicated a willingness to work with the petitioner in providing cross access in the future. Constructing cross access with the Country Inn and Suites to the immediate west will result in the loss of 4 parking stalls. The petitioner has provided parking information (Attachment 4) demonstrating that upon construction of the proposed cross access, adequate parking will remain per Municipal Code requirements.

In order to accommodate the proposed building, the petitioner requests the following zoning deviations:

- A deviation from Section 6-7F-8 (OCI Height Requirements) to increase the maximum permitted height for the proposed building from 43' to 51' 4" (excludes the parapet).
- A deviation from Section 6-7F-7 (OCI Yard Requirements) to reduce the required front yard setback from 20' to 0' (at greatest point of encroachment) to accommodate a trash enclosure and loading dock.

- Section 6-9-2:4.3.1 (Yard Requirements for Off-Street Parking Facilities) does not permit parking in the required front yard. In order to accommodate on-site parking, the petitioner requests a deviation from Section 6-7F-7 (OCI Yard Requirements) to reduce the required front yard setback from 20' to 10'.
- A deviation from Section 6-7F-7 (OCI Yard Requirements) to reduce the required from 20' to 0' at its greatest point of encroachment for to accommodate a loading dock and trash enclosure.

Design Elements

The petitioner has designed a building which meets the material and design requirements as outlined in the *Building Design Guidelines* by utilizing masonry materials, a defined front entrance to the facility and decorative lighting at key points of pedestrian access. The proposed landscape meets the requirements of the Municipal Code providing a variety of plantings in addition to the natural plantings provided as part of the common open space for the Freedom Plaza PUD.

Sign Package

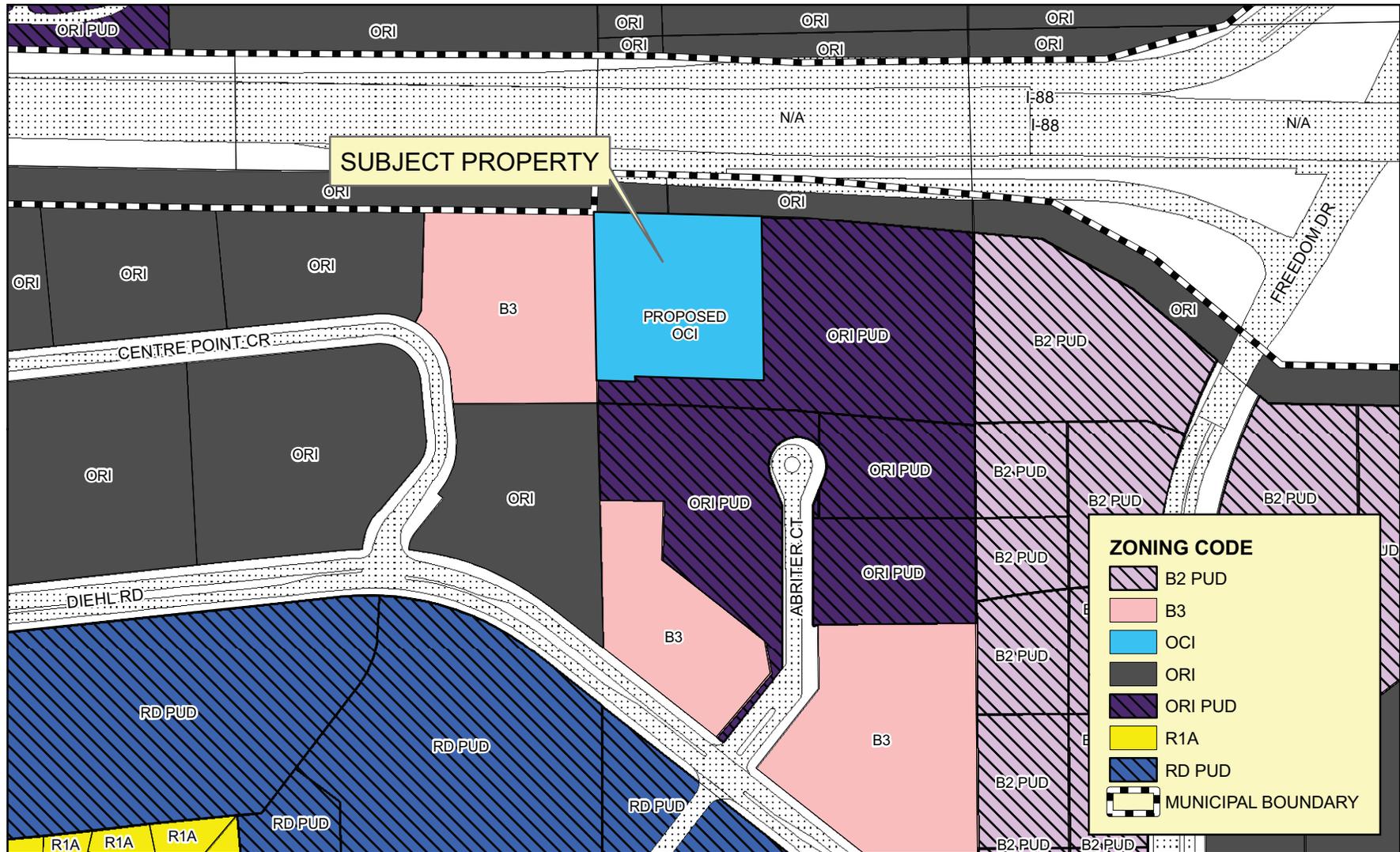
The petitioner proposes a variety wall signage for the proposed Alzheimer's treatment facility. All signs, with the exception of the wall signage proposed on the east building elevation, comply with the Street Graphics Control Ordinance.

In order to qualify for wall signage, a building elevation on which the signage is proposed must meet one of the following criteria: frontage along a private or public roadway or expressway, adjacency to an off-street parking area or adjacency to customer access. The east elevation does not meet the wall sign criteria; as such, the petitioner requests a deviation from Section 5-4-5:1.1 (Permitted Wall Signage) to allow a 107 square foot sign on the east elevation which does not contain roadway frontage and is not adjacent to customer access or off-street parking.

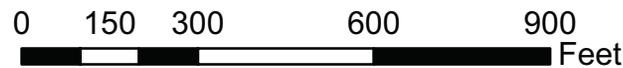
ATTACHMENTS:

1. CRL – Attachment 1: Surrounding Properties – PC 11-1-007
2. CRL – Attachment 2: Country Inn and Suites Cross Access Letter – PC 11-1-007
3. CRL – Attachment 3: Lot 4 Cross Access Letter – PC 11-1-007
4. CRL – Attachment 4: Country Inn and Suites Parking Data – PC 11-1-007
5. CRL – Petition – PC 11-1-007
6. CRL – Preliminary PUD Plat – PC 11-1-007
7. CRL – Preliminary Landscape Plan – PC 11-1-007
8. CRL – Building Elevations – PC 11-1-007
9. CRL – Sign Package – PC 11-1-007

City of Naperville PROPOSED OCI ZONING FOR CRL - ASSISTED LIVING FACILITY



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



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April 28, 2011

Mr. Samir Lakhany
Vice President
Superhost Enterprise
8615 US 24 West
Fort Wayne, IN 46804

Dear Mr. Lakhany:

I am legal counsel for the Country Inn and Suites, Naperville, Illinois (the "Hotel") and am writing to confirm the Hotel's ongoing interest in pursuing Superhost's request for an easement for access and parking purposes over the Hotel's property to your proposed Planned Unit Development on the 12.7-acre parcel immediately east of the Hotel. We appreciate the information you have provided so far and we look forward to continuing conversations with the hope that the Hotel will be able to grant the easements. The information you have provided indicates that your conference center, medical care campus and restaurant will be an asset to the neighborhood and contribute to the success of the Hotel.

Please feel free to share this with the City of Naperville and other regulatory authorities as necessary. We understand that a development of this scope will proceed carefully through the approval process and we wish you success in that process.

Sincerely,

Neal J. Blanchett,
Senior Corporate Counsel,
Carlson Hotels, Americas
701 Carlson Parkway, MS 8256
Minnetonka, MN 55305

cc: Jeff Freund, VP-Operations
Chad Leiker

701 Carlson Parkway, Minnetonka, MN 55305, U.S.A.
T: +1 (763) 212-5000 www.carlson.com



Fort Wayne, Indiana, 46804
260.435.1559



May 16, 2011

Cross Access with Lot 4
City of Naperville

As the owners of lot 4, we wanted to officially grant cross-access to lot 3 from our property.

If you have any further questions on this matter, please do let us know.

Thank you for your assistance in this matter.

Sincerely,

Ash Lakhany
President/CEO

All,

The parking data the City wants for these parcels is:

Fairfield Inn

Rooms 83 and 22 suites = 105

Peak employees 10

Required parking (1/room and employees) 115 spaces

Parking spaces provided after cross access construction (113 - 8) 105 spaces

Parking shortage after cross access construction 10
spaces

Country Inn

Rooms 143

Peak employees 12

Required parking (1/room and employees) 155 spaces

Parking spaces provided after cross access construction (169 - 4) 165 spaces

Parking excess after cross access construction 10 spaces

Geoff

CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING AND DEVELOPMENT
BUSINESS GROUP
APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME: CRL LLC

Date of Submission: January 17, 2011; Resubmitted: May 16, 2011

I. APPLICANT/PETITIONER:

Name: CRL LLC

Address: 875 N. Michigan Avenue, Suite 3740, Chicago, Illinois 60611

II. OWNER:

Name: Superhost Hospitality

Address: 8615 US 24 West, Fort Wayne, Indiana 46804

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

III. ACTION REQUESTED:

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning from ORI TO OCI |
| <input checked="" type="checkbox"/> Conditional Use for assisted living | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |
| <input type="checkbox"/> Major Change to a Conditional Use | <input type="checkbox"/> Minor Change to a Conditional Use |
| <input checked="" type="checkbox"/> Major Change to a Planned Unit Development | <input type="checkbox"/> Minor Change to a Planned Unit Development |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input checked="" type="checkbox"/> Subdivision Waivers | <input checked="" type="checkbox"/> Zoning Deviations |
| <input checked="" type="checkbox"/> Sign Variance | |

IV. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Gray Plant Mooty Telephone No: 612-632-3000
Address: 500 IDS Center, 80 South Eight Street
Minneapolis, Minnesota 55402

Fax Number: 612-632-4444 E-Mail: kevin.gallaher@gpmlaw.com

Engineer: V3 Company Telephone No: 630-724-9200
Address: 7325 Janes Avenue
Woodridge, Illinois 60517

Fax Number: 630-724-9202 E-Mail: brieger@v3co.com

Landscape: Hitchcock Design Group Telephone No: 630-961-1787
Address: 221 West Jefferson Street
Naperville, Illinois 60540

Fax Number: 630-961-9925 E-Mail:
groehll@hitchcockdesigngroup.com

Architect: NORR LLC Telephone No: 312-424-2400
Address: 325 N. LaSalle Street, Suite 700
Chicago, Illinois 60654

Fax Number: 312-424-2424 E-Mail: mohan.srinivasin@norr.com

V. PROJECT DATA:

1. Location: North of Diehl Road, South of Interstate 88, West of Freedom Commons
2. County: x DuPage Will
3. General Description of the Site: Vacant
4. Existing Zoning on the Site: ORI PUD
5. Acreage of Site: 12.88 acres

6. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North		Illinois Toll Authority	Interstate 88	
South	B3	City of Naperville	Hotels	Office, Research and Development
East	B3 and ORI	City of Naperville	Hotel and Office Building	Office, Research and Development
West	B2 PUD	City of Naperville	Commercial Buildings	Office, Research and Development

7. List Controlling Ordinances, Agreements and Plats:

8. Is this property within the City limits?

Yes

No, requesting annexation

Under review by another governmental agency and requires review due to 1 ½ mile jurisdictional requirements

9. Permanent Parcel Number: 08-05-300-013, 08-05-025, 08-05-300-026

10. For annexation petition, are there electors living on the property:

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: OCI

3. Description of Proposal: Alzheimer's Treatment Facility

4. General Land Use Data:

	Resid.	Comm.	Office	Indst.	R.O.W.	Park	School	Private	Other	Total
No. of Acres		3.0								3.0
% of Total		100%								100%

5. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family								
Townhouse								
Duplex								
Apartment								
Comm.	1	6.383						3.0 acres
Office								
Industrial								

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 and park dedications and open space.

Modified Gross Density = number of units divided by modified gross acres.

6. Community Facilities within the Development:

School Site: None

Open Space: Existing Stormwater management facility will be used as an amenity

- a. Park Site (to be conveyed to a governmental entity):
- b. Common Areas (to be conveyed to a homeowners association):
- c. Private Facility (to be conveyed to _____):

Total:

- 7. Description of any Non-Residential, Commercial or Industrial portion of the Developme
- 8. Description of Stormwater Management Facilities: Existing Stormwater Retention Facility will be expanded
- 9. Deviations from the Zoning Regulations: Allow the height of the building to be 59'4" which exceeds the 43' height limit in the OCI zoning district.
- 10. Deviations from the Subdivision Regulations: None
- 11. Deviations from the Landscaping Regulations: None
- 12. Deviations from the Sign Regulations:
 - a. Varince to allow wall signage on the north elevation
 - b. Variance to allow wall signage on the east elevation
 - c. Variance to allow wall signage on the south elevationSee attached exhibit for justifications

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

- 1. Required School Donation: None
 - Land: NA
 - Cash: NA
 - How Satisfied: NA
- 2. Required Park Donation: Petitioner requests that any and all park donation fees which may be due pursuant to Section 7-3-5 of the Naperville Municipal Code be waived
 - Land: NA

Cash: NA

How Satisfied: Land and Cash Donation - NA

GP:2964970 v1

SIGN VARIANCE STANDARDS – CRL

1. The variance is in harmony with the general purpose and intent of the Sign Ordinance.

The purpose of the Street Control 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. CRL is requesting a variance for wall signage on its west elevation and north elevations. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Embassy Suites so that they can safely exit at Freedom Drive.

2. Describe how unique conditions of this property make the request for a sign variance reasonable.

The traffic on Interstate 88 moves at the maximum rate of speed. This site will be accessed from the west primarily from Freedom Drive. These unique conditions make the request for a variance to allow for a sign on the west and north building façades reasonable.

3. Describe how the variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment for adjacent property.

The area in which the CRL is located is commercial. Most, if not all, of the businesses in the area have signage on multiple sides of their buildings. The proposed signage is in keeping with the essential character of the neighborhood and will not be a detriment to the adjacent properties.

GP:2982515 v1

CRL

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

AMENDED PETITION TO THE NAPERVILLE CITY COUNCIL
AND PLAN COMMISSION TO REZONE CERTAIN PROPERTY

THE UNDERSIGNED Petitioner, CRL, LLC (hereinafter referred to as “Petitioner”), being the contract purchaser of the real property legally described on **Exhibit A**, respectfully petitions the City of Naperville to rezone certain real property located within the City of Naperville pursuant to City of Naperville Ordinance No. 80-5 for said property and depicted on **Exhibit B**, which exhibits are attached hereto and incorporated herein by reference (hereinafter referred to as the “Subject Property”).

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

1. That Petitioner is the contract purchaser of the Subject Property.
2. That the Subject Property consists of approximately 3.0 acres and is located at the north of Diehl Road, south of Interstate 88, and west of Freedom Commons. The Subject Property is within the corporate boundaries of the City of Naperville.
3. That the Subject Property is presently zoned ORI with a conditional use for a planned unit development under City of Naperville Ordinance No. 80-5.
4. That the property is being subdivided and 3.0 acres will be developed with a Alzheimer’s and dementia care facility.
5. That the existing land uses surrounding the Subject Property are as follows:
 - a. North: Interstate 88;

126422/1
54903/1

- b. East: Freedom Commons;
- c. South: Hotels;
- d. West: Hotel and Office Building.

6. That the Petitioner desires that the Subject Property be rezoned to OCI District as designated in the above-mentioned Naperville Ordinance 80-5 in, Section 6-7F, of the Municipal Code as amended.

7. That the requested rezone will allow for the development of a full service treatment facility for Alzheimer's patients on the Subject Property. The Petitioner proposes to develop the site with a full-service treatment facility that can accommodate up to 100 individuals.

8. That granting the requested rezoning is appropriate, under the Zoning Ordinance, based on the following factors:

- a. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the city;*

Alzheimer's and dementia are growing mental illnesses that affect senior citizens. There is no known cure. However, Petitioner has been at the forefront of providing services for patients suffering from these diseases and their affected families. Petitioner has a proven record of improving the quality of life of its patients and delaying the most serious affects of these diseases.

- b. *The trend of development in the area of the subject property is consistent with the requested amendment.*

With the exception of the proposed hotel/conference center, all of the surrounding properties have been developed for many years. This is the last undeveloped site in the immediate area. The appearance of the proposed development will be consistent with surrounding properties. Furthermore, the location near the new interchange with Interstate 88 will provide convenient access for families of the patients. The families will be able to take advantage of the surrounding retail uses while visiting the facility.

3. *The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

The ORI Zoning District does not permit the development of these types of facilities. However, the permitted uses in the OCI Zoning District are consistent in many respects with the ORI Zoning District. It should be noted that a number of properties near this site are also zoned in the OCI Zoning District and have co-existed quite well with the properties zoned in the ORI Zoning District.

4. *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.*

The Subject Property has been vacant for many years. It has not been developed under the existing PUD which called for the development of office space on the site for many years. After the hotel/conference center is developed on the site, the Subject Property will be isolated and too small for the development of significant office space. In fact the office developments to the east of this site are typically one (1) story office buildings many of which have significant vacancies.

5. *The subject property has not been utilized under the existing zoning classification for a substantial period of time.*

As previously mentioned, the Subject Property has remained undeveloped for many years.

6. *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The neighboring properties are all developed. The appearance of the proposed building will be consistent with the appearance of buildings in the area. In fact, visitors to the site will be patrons of the surrounding uses including the hotels and restaurants when visiting relatives at the proposed facility.

IT IS THEREFORE requested by the Petitioner that the City of Naperville rezone the Subject Property in accordance with the applicable provisions of the Municipal Code.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission rezone the Subject Property from ORI (Office, Research and Light Industry) to OCI (Office, Commercial and Institutional) to allow for the development

shown on the site plan which is attached hereto as **Exhibit B**.

RESPECTFULLY SUBMITTED this 16th day of May, 2011.

PETITIONER:

CRL LLC

By: *Kevin M. Gallaher*
Gray Plant Mooty
Its Attorney

SUBSCRIBED and SWORN to before me
this 16th day of May, 2011.

Karen L. Zimmerman
Notary Public



Prepared by

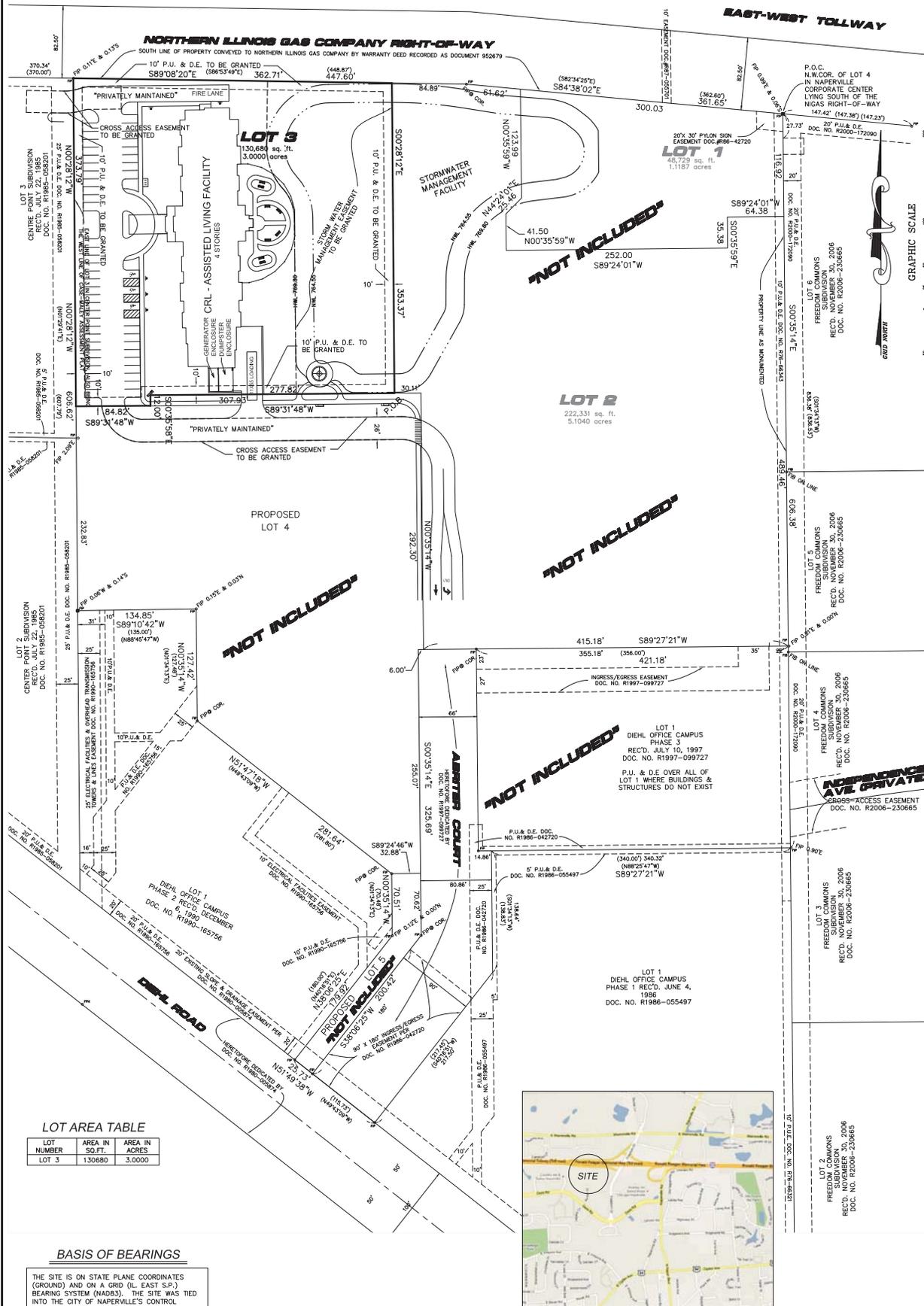
Kevin M. Gallaher
Gray Plant Mooty
500 IDS Center, 80 South Eighth Street
Minneapolis, Minnesota 55402

GP:2964932 v1

126422/1
59189/1
59181/1

PRELIMINARY PLANNED UNIT DEVELOPMENT OF CRL - ASSISTED LIVING FACILITY

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

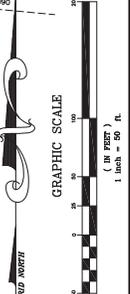
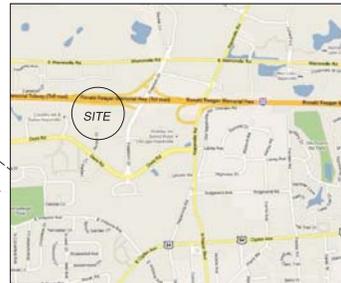


LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
LOT 3	130680	3.0000

BASIS OF BEARINGS

THE SITE IS ON STATE PLANE COORDINATES (GROUND) AND ON A GRID (L. EAST S.P.) BEARING SYSTEM (NAD83). THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
 Woodridge, IL 60017
 630.724.0200 voice
 630.724.0204 fax
 www.vss.com

PREPARED FOR:
SUPERHOST HOSPITALITY
 8615 US 24 WEST
 FORT WAYNE,
 260-43

NO.	DATE	REVISIONS DESCRIPTION
1	03-04-11	REVISED PER CITY REVIEW LETTER DATED FEB. 9, 2011

PRELIMINARY PUD PLAT

CRL ASSISTED LIVING FACILITY, NAPERVILLE, IL

Project No: 09192
 Group No: VP04.1

PLANNED UNIT DEVELOPMENT PLAT OF CRL - ASSISTED LIVING FACILITY

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT R7949422; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST (SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST-REC.) ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, 488.46 FEET TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1987 AS DOCUMENT R 1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 415.18 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 30.11 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 277.82 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS EAST, 12.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 64.42 FEET TO THE EAST LINE OF LOT 3 IN CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1988 AS DOCUMENT R1988-032021. SAID EAST LINE ALSO BEING THE WEST LINE OF CASE-WALEY ASSESSMENT PLAT RECORDED SEPTEMBER 24, 1952 AS DOCUMENT NUMBER 89391; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST (NORTH 01 DEGREE 28 MINUTES 41 SECONDS EAST-REC.) ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 373.79 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 92079; THENCE SOUTH 88 DEGREES 08 MINUTES 20 SECONDS EAST (SOUTH 88 DEGREES 53 MINUTES 49 SECONDS EAST-REC.) ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, 362.71 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 12 SECONDS EAST, 393.27 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 1704300D1 H) WITH EFFECTIVE DATE DECEMBER 16, 2004, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

LEGEND

PLATTED PROPERTY LINE	☒ FOUND DISK IN CONCRETE
EXISTING RIGHT-OF-WAY LINE	☒ FOUND IRON ROD
PROPOSED RIGHT-OF-WAY LINE	○ FR FOUND IRON ROD
UNDERLYING LOT LINE	○ FR FOUND RAILROAD SPIKE
CENTERLINE	○ FR FOUND PK NAIL
EXISTING EASEMENT LINE	○ FR FOUND IRON PIPE
PROPOSED EASEMENT LINE	○ FR FOUND IRON BAR
BUILDING SETBACK LINE	+ FCC FOUND CROSS CUT
SECTION LINE	● SPK SET PK NAIL
N NORTH	● SP SET IRON PIPE
S SOUTH	● SSM SET MONUMENT
E EAST	■ SET CONCRETE MONUMENT
W WEST	
CB CHORD BEARING	(0.00') RECORD DATUM
A ARC LENGTH	0.00' MEASURED DATUM
R RADIUS	[0.00'] CALCULATED DATUM
U.E. UTILITY EASEMENT	<0.00'> INFORMATION TAKEN FROM DEED
P.U.E. PUBLIC UTILITY EASEMENT	
D.E. DRAINAGE EASEMENT	
B.S.L. BUILDING SETBACK LINE	
M.U.E. MUNICIPAL UTILITY EASEMENT	
I.E. INGRESS & EGRESS EASEMENT	
P.U.&D.E. PUBLIC UTILITIES AND DRAINAGE EASEMENT	

CRL - ASSISTED LIVING FACILITY

COMPOSITE SITE & DATA CHART

ITEM	PRELIMINARY P.I.D.
CURRENT ZONING	OR8 - PUD
PROPOSED ZONING	OCL - PUD
SITE SQUARE FOOTAGE (LOT 3)	130,680 S.F.
BUILDING LOT COVERAGE (LOT 3)	0.16
F.A.R.	0.56
IMPERVIOUS SURFACE AREA BY COVERAGE	
BUILDINGS	19,840 S.F.
CRACKS	310 S.F.
PAVEMENT (SURFACE PARKING, ROADS)	26,305 S.F.
SIDEWALKS AND GAZEBO	5,708 S.F.
TOTAL IMPERVIOUS SURFACE (SF)	52,863 S.F.
TOTAL IMPERVIOUS SURFACE COVERAGE	40.5%
TOTAL GREENSPACE (PERVIOUS) SURFACES (SF)	77,817 S.F.
TOTAL GREENSPACE (PERVIOUS) SURFACES COVERAGE	59.5%
TOTAL OPENSFACE (AS DEFINED BY NAPERVILLE CODE)	66,973 S.F.
BUILDING GROSS PLAN AREA BY USE GROUP	
ASSISTED LIVING FACILITY	73,393 S.F.
TOTAL BUILDING FLOOR AREA	73,393 S.F.
PARKING SUMMARY	
SURFACE PARKING REGULAR SPACES	49 SPACES
SURFACE PARKING ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING PROVIDED	52 SPACES
BICYCLE PARKING	3 SPACES

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

STATION DESIGNATION: 703
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD88
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9'16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF U.S. 34 AND WEST OF NAPERVILLE-WHEATON ROAD.

STATION DESIGNATION: 705
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995

ELEVATION: 734.64 (PUBLISHED)
DATUM: NAVD88
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9'16" DIA STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER LOCATED AT THE SOUTHWEST CORNER OF U.S. 34 AND COLUMBIA STREET.

NOTES:

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- BASIS OF BEARINGS: THE SITE IS ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND COORDINATES ARE GROUND. THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- EXISTING CONDITION AND CONTOURS SHOWN HEREON PER ALTA/ACSM LAND TITLE SURVEY, PREPARED BY CDMCON, LTD., DATED 1-29-08. CONTOURS BASED ON NAVD 88 DATUM.
- CURRENT ZONING: OR8-PUD, OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN OR8-PUD.
- THE ASSISTED LIVING FACILITY SHALL BE FOR SENIOR CITIZEN RESIDENTIAL HOUSING.

EASEMENT NOTES

UPON FINAL CONSTRUCTION OF THE SITE, INDIVIDUAL STRIP EASEMENTS FOR EACH UTILITY SHALL BE GRANTED VIA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY.

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

- WATERMAIN - PUBLIC (CITY)
- SANITARY SEWER - PUBLIC (CITY)
- STORM SEWER - PUBLIC (CITY)
- ELECTRIC - PUBLIC (CITY)
- GAS - PRIVATE - NICOR GAS
- TELEPHONE - PRIVATE
- CABLE - PRIVATE

CITY PROJECT # 11-1000007



2125 Janes Avenue, Suite 100
Naperville, IL 60563
630.724.0200 voice
630.724.0384 fax
esurvey.com

PREPARED FOR:

SUPERHOST HOSPITALITY
8615 US 74 WEST
FORT WAYNE, IN
260-43

NO.	DATE	REVISIONS DESCRIPTION
1	03-04-11	REVISED PER CITY REVIEW LETTER DATED FEB. 9, 2011

PRELIMINARY PUD PLAT

CRL ASSISTED LIVING FACILITY, NAPERVILLE, IL

Project No: 09192

Group No: VP04.1



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CRL - Assisted Living

Naperville, IL

Preliminary Landscape Plans
May 23, 2011

Superhost Hospitality

8615 US 24 West
Fort Wayne, Indiana 46804

Project Number:
01-0950-001-01-04

Project Team

Landscape Architect

Hitchcock Design Group
221 W. Jefferson Avenue
Naperville, IL 60540
630-961-1787
630-961-9925

Civil Engineer

V3
7325 Janes Avenue
Woodridge, IL 60517
T 630-724-9000
F 630-724-9200

Architect

Norr, LLC
325 N LaSalle Street, Suite 700
Chicago, Illinois 60654
T 312-424-2400
F 312-424-2424

Sheet Index

00	Cover Sheet
PL1	Preliminary Planting Plan
D1	Planting Details, Plant Requirement Table and Plant List

General Notes

1. Basemap Information obtained from plans prepared by V3 received April 6, 2011
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Do not locate plants within 10' of utility structures. Do not locate plants within 5' horizontally of underground utility lines.
5. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

CRL - ASSISTED LIVING
PRELIMINARY LANDSCAPE PLANS
May 23, 2011
01-0950-001-01-04

FINAL - Planning and Zoning Commission - 6/22/2011 - 115

Page: 115 - Agenda Item: D.4.

Project Location Map

NOT TO SCALE



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PREPARED FOR
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 Fort Wayne, Indiana 46804

PROJECT
CRL-Assisted Living Facility
 Naperville, Illinois

HDG PROJECT NUMBER
 01-0950-001-01-04
 CITY PROJECT NUMBER
 11-1000007

ISSUED FOR REVIEW
 January 12, 2011

REVISIONS	No.	Date	Issue
	1	3.3.2011	Revised per City Comments
	2	4.8.2011	Revised per City Comments
	3	5.23.2011	Revised per City Comments

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planting Plan

SCALE IN FEET
 1" = 50'-0"
 0' 25' 50' 100' 150'
 NORTH



SHEET NUMBER
PL1

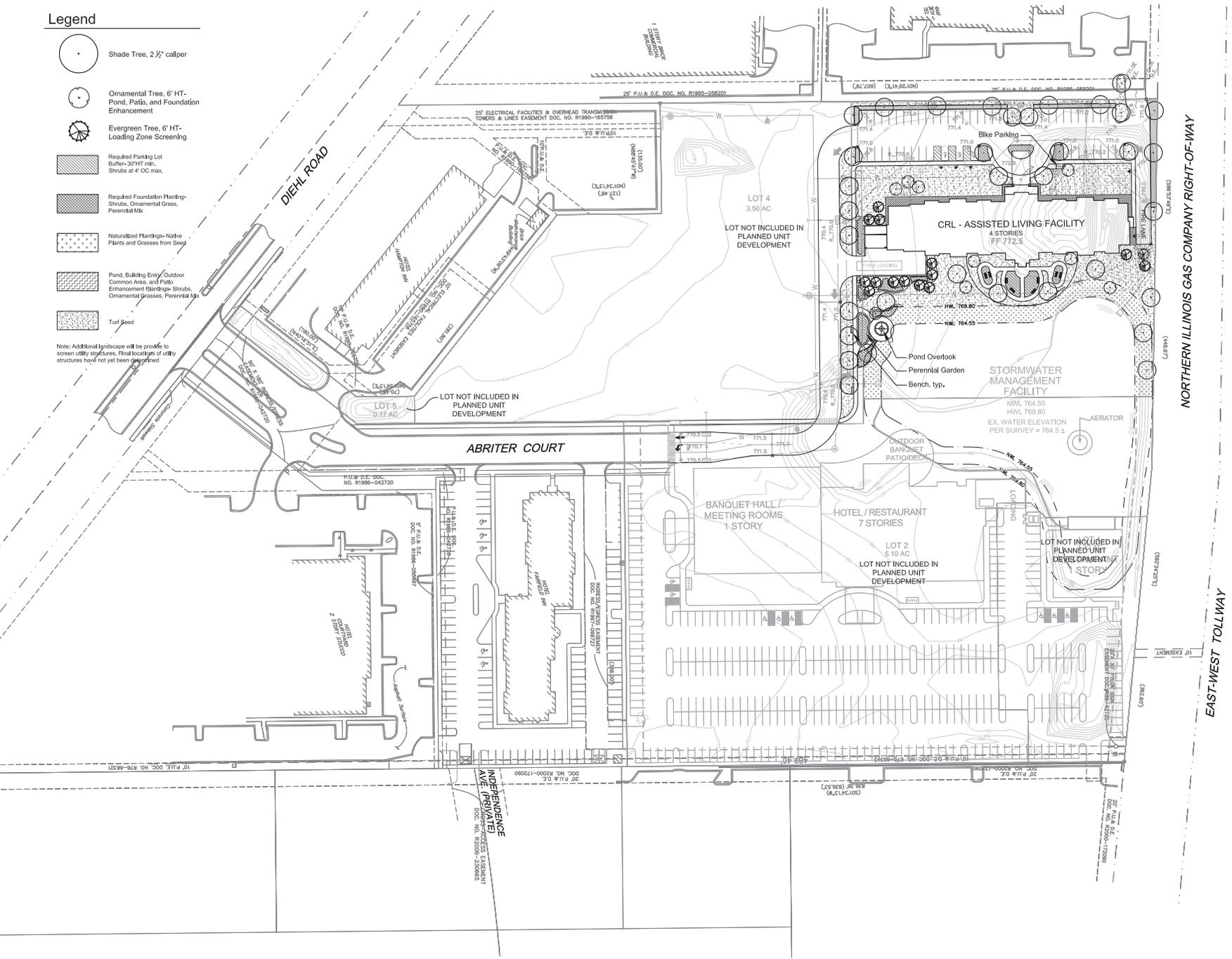
© 2010 Hitchcock Design Group

Legend

- Shade Tree, 2 1/2' caliper
- Ornamental Tree, 6' HT- Pond, Patio, and Foundation Enhancement
- Evergreen Tree, 6' HT- Loading Zone Screening
- Required Planting Lot Buffer-30'HT min, Shrubs at 4' OC max.
- Required Foundation Planting-Shrubs, Ornamental Grass, Perennialist Mix.
- Naturalized Planting-Native Plants and Grasses from Seed.
- Pond, Building Entry, Outdoor Common Area, and Patio Enhancement-Planting-Shrubs, Ornamental Grasses, Perennialist Mix.
- Turf Seed

Note: Additional signage will be provided to screen utility structures. Final locations of utility structures have not yet been determined.

FINAL - Planning and Zoning Commission - 6/22/2011 - 116



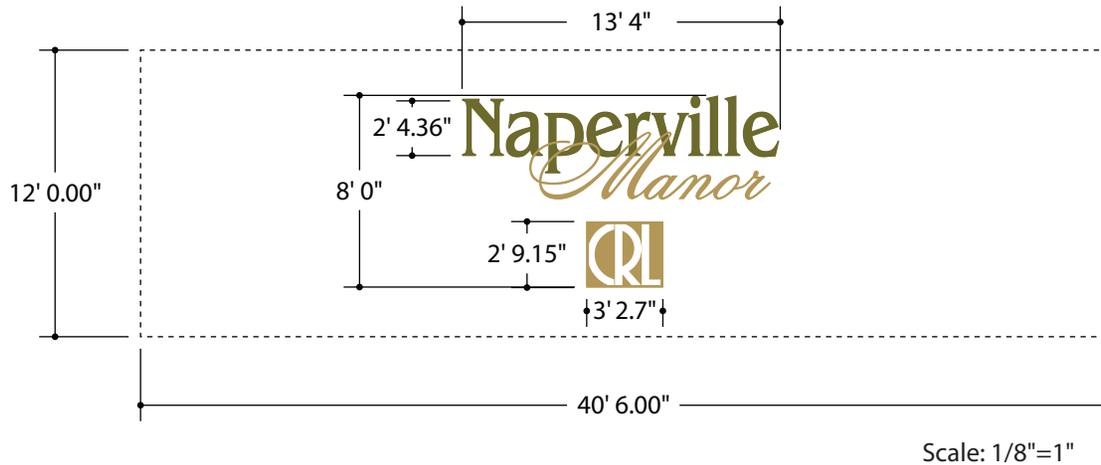
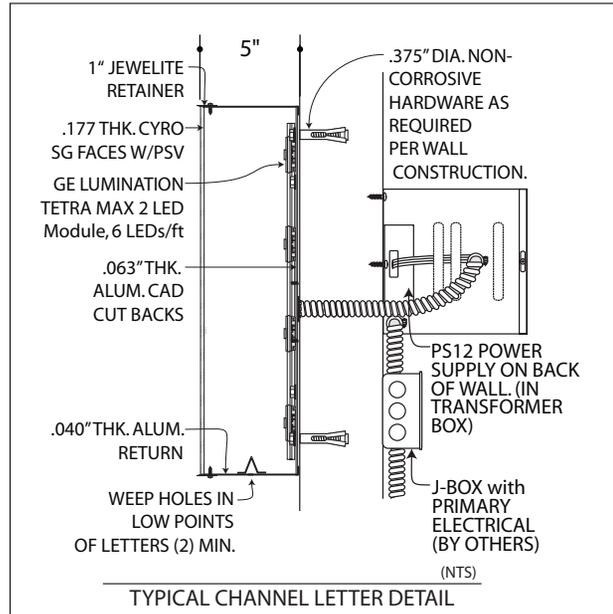
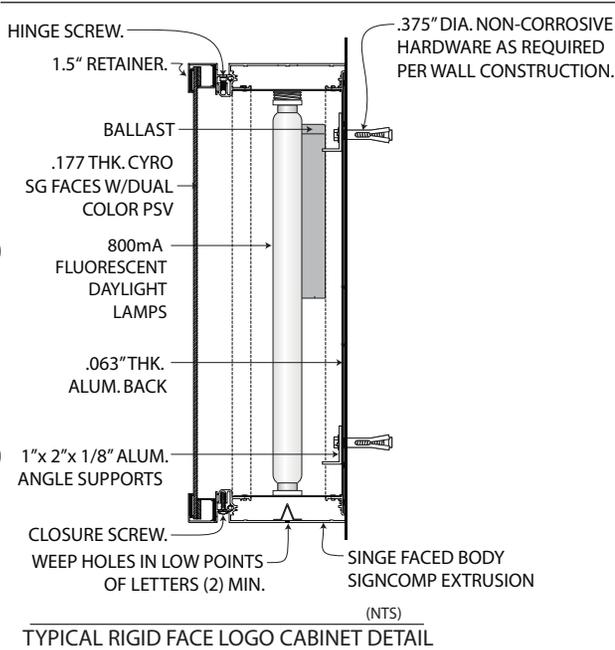


East ELEVATION - NTS

Project History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-CL96
48BR	3/31/11		City/State	Naperville, IL	Location	North elevation
			Customer	SAMS Hotel Group, LLC	Size	8' 0" x 13' 4" (106.6 sq ft)
			Acct Exec.	SW	Description	
			Quote	23304		Remote channel logoset
			Line	1		

CLIENT APPROVAL	
_____ AUTHORIZED SIGNATURE	_____ DATE
	
1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

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COLORS

Client supplied color specs required.
CLs light white by night.

NOTES

1/4" stroke +/- added to 'Manor'

Volt: 120 - Power is based off 120 volt.
If signs use anything other than 120 volt,
then a difference in price will apply or a step
down transformer will need to be used.

Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.

ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____



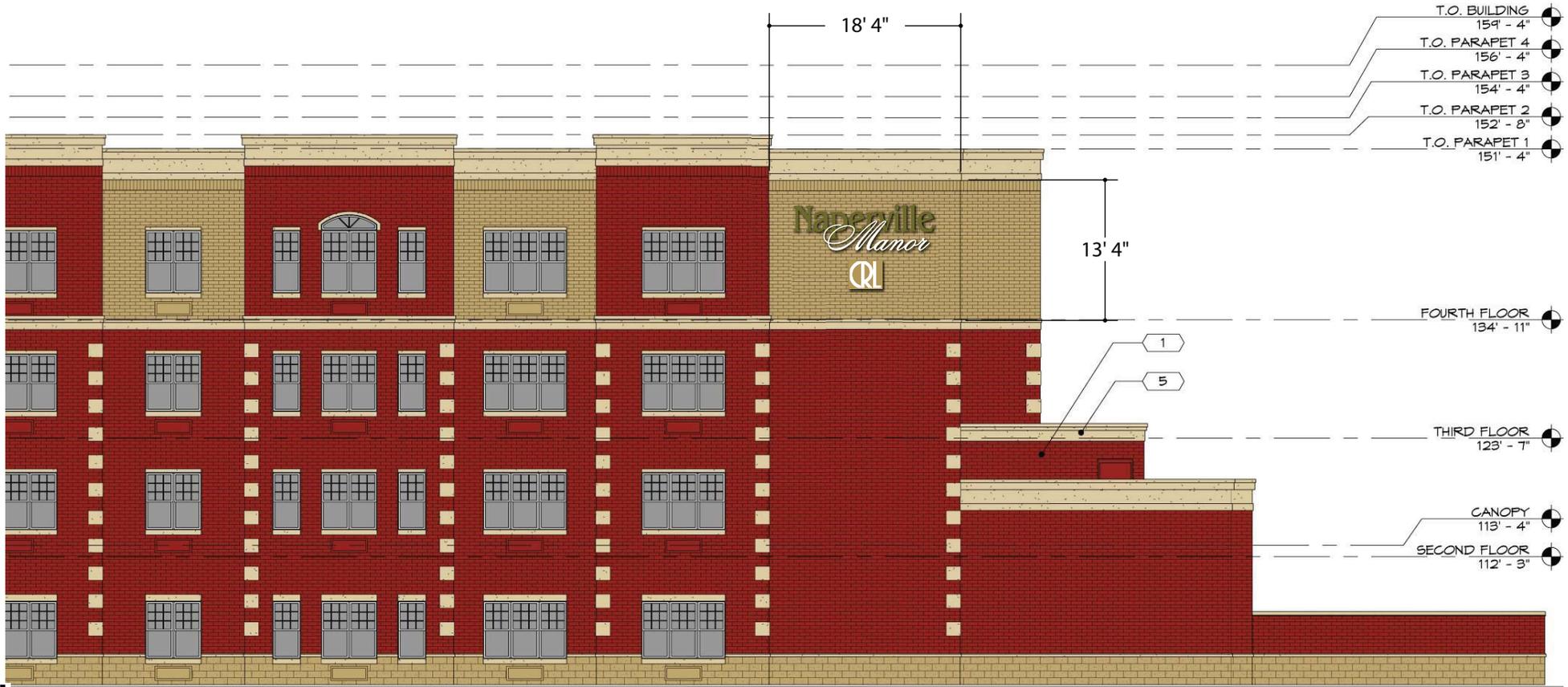
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Print 2648BR	Quote 23304	Installation Method	Amps
Date 3/31/11	Line 1	Lag and shield (VIF)	Volts 120

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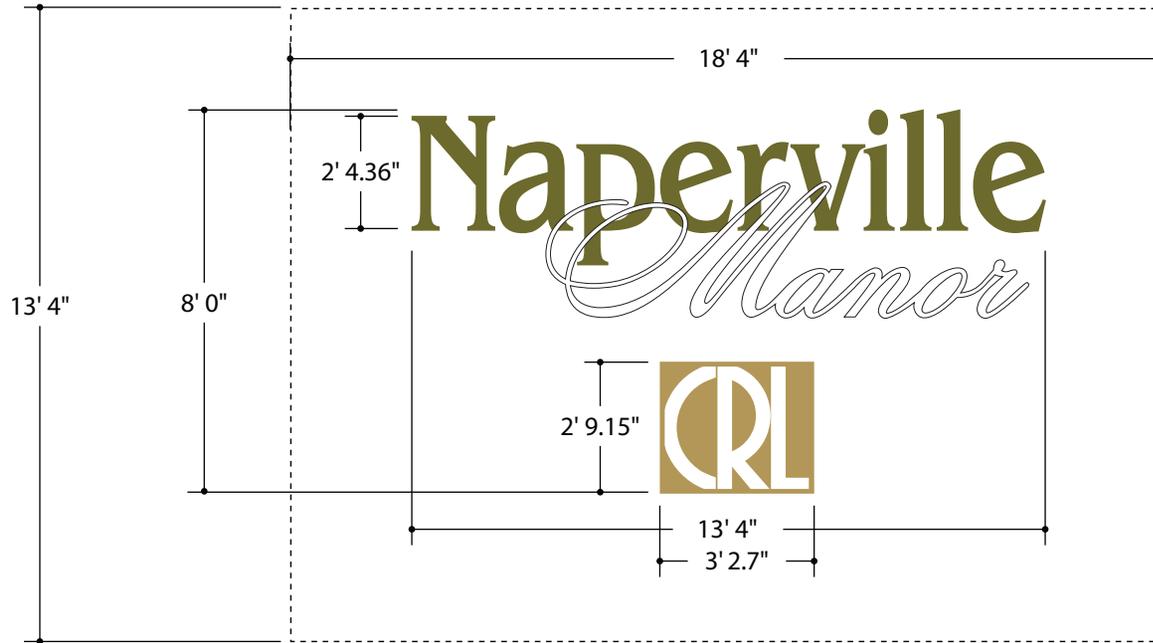
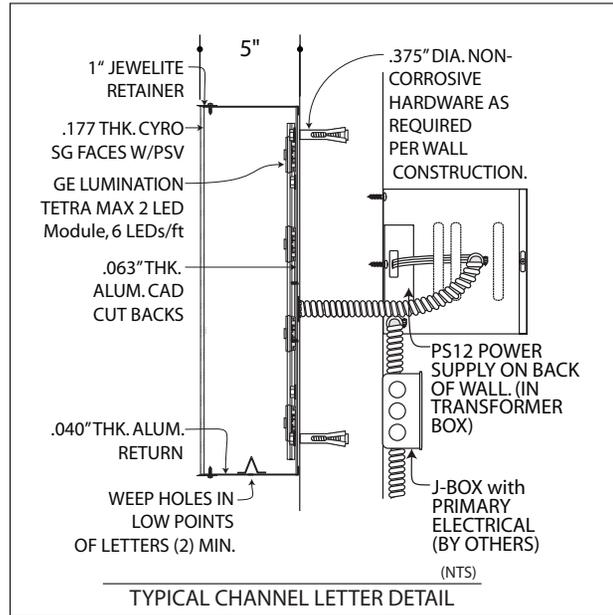
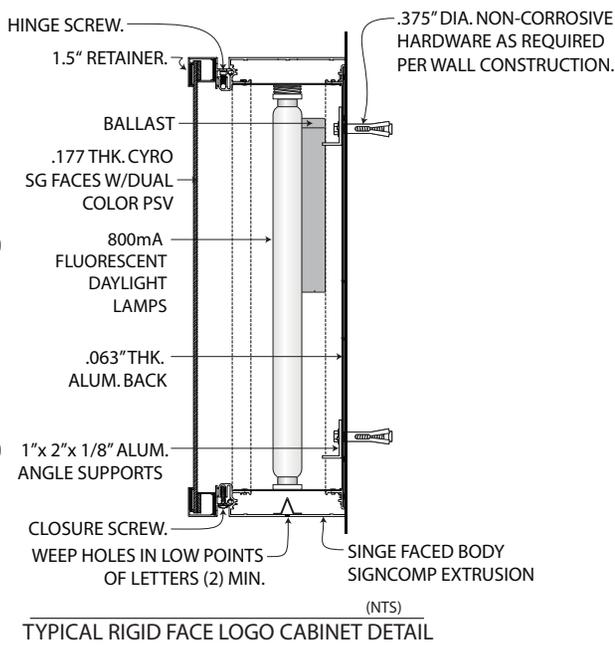
WEST ELEVATION - NTS

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Project History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-CL96
49BR	3/31/11		City/State	Naperville, IL	Location	West elevation
49JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	8' 0" x 13' 4" (106.6 sq ft)
			Acct Exec.	SW	Description	Remote channel logoset
			Quote	23304		
			Line	3		

CLIENT APPROVAL	
AUTHORIZED SIGNATURE _____	DATE _____
1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

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Scale: 1/4"=1'

COLORS

Client supplied color specs required.
CLs light white by night.

NOTES

1/4" stroke +/- added to 'Manor'

Volt: 120 - Power is based off 120 volt.
If signs use anything other than 120 volt,
then a difference in price will apply or a step
down transformer will need to be used.

Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.

ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

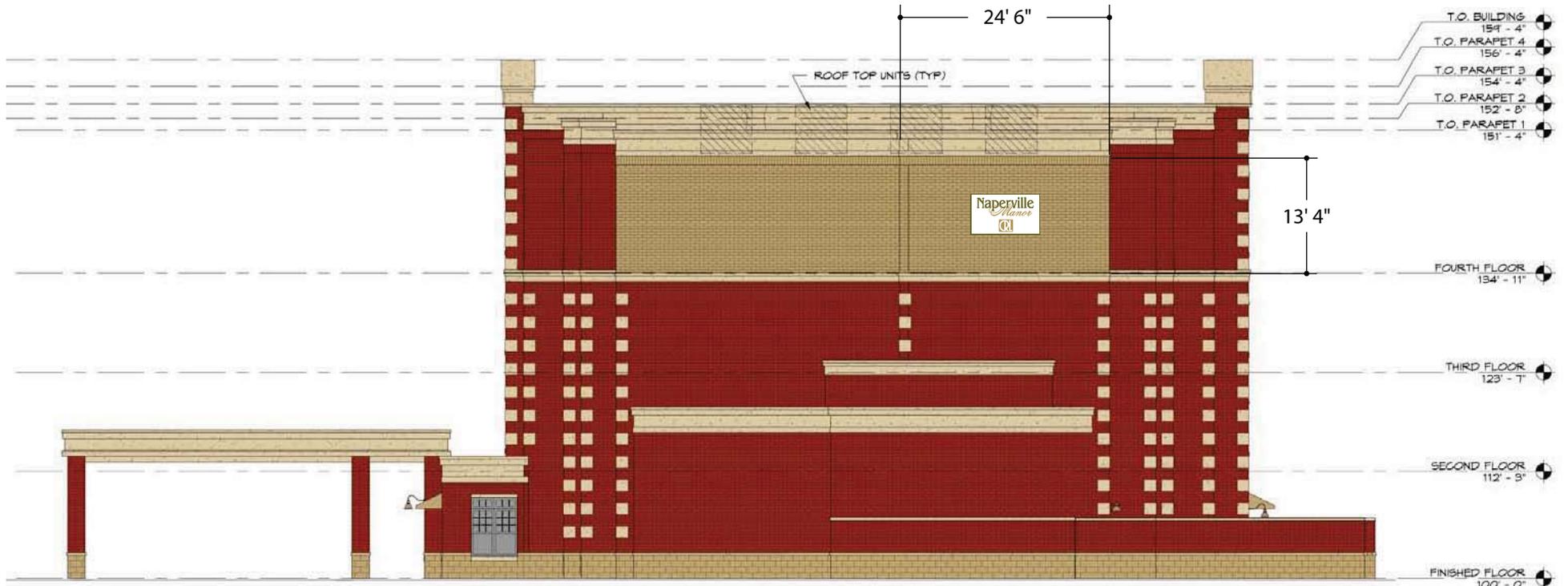
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Print 2649JK-2	Quote 23304	Installation Method	Amps
Date 6/02/11	Line 3	Lag and shield (VIF)	Volts 120

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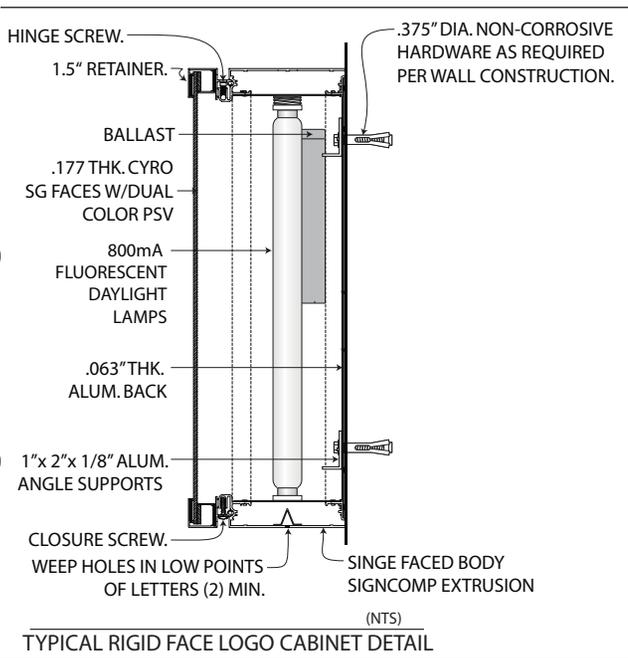
SOUTH ELEVATION - NTS

Page: 124 - Agenda Item: D.4.

Project History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-SFIWS-5696
50BR	3/31/11		City/State	Naperville, IL	Location	South elevation
			Customer	SAMS Hotel Group, LLC	Size	4' 8" x 8' 0" (37.3 sq ft)
			Acct Exec.	SW	Description	Single face illuminated wall sign.
			Quote	23304		
			Line	2		

CLIENT APPROVAL	
_____ AUTHORIZED SIGNATURE	_____ DATE
1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

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COLORS

Client supplied color specs required.
Cabinet & retainers to match "Naperville" green
White lexan face.

MATERIALS

SignComp single face body extrusion
w/1.5" Retainers. White lexan face.
Digitally printed PSV graphics to match
customer color specs. Color specifications required.

Volt: 120 - Power is based off 120 volt.
If signs use anything other than 120 volt,
then a difference in price will apply or a step
down transformer will need to be used.

Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

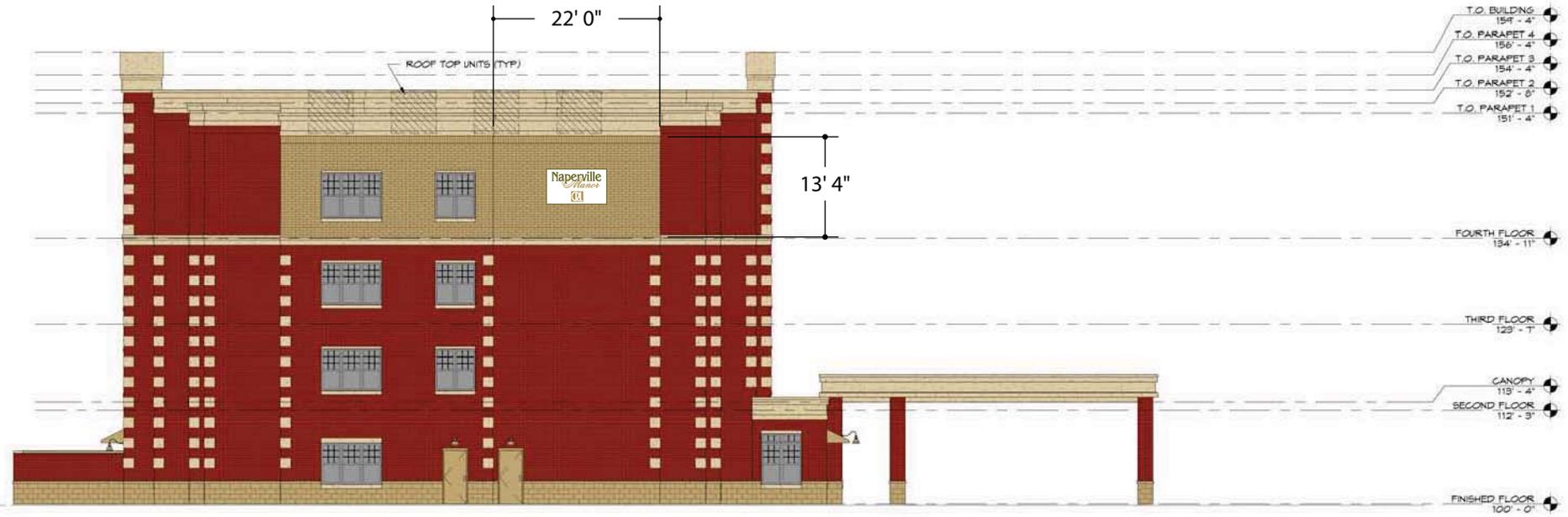
AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE **UL FILE NO. E70436**

Print 2650BR	Quote 23304	Installation Method	Amps
Date 3/31/11	Line 2	Lag and shield (VIF)	Volts 120

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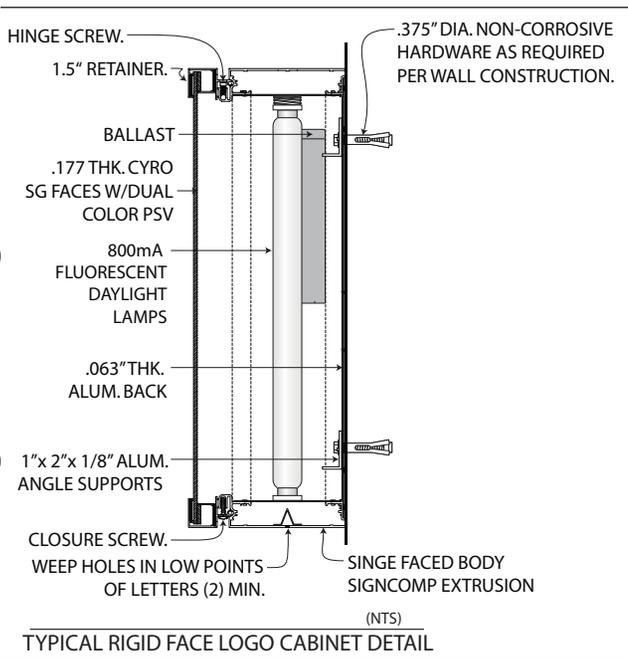


NORTH ELEVATION - NTS

Project History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-SFIWS-5696
51BR	3/31/11		City/State	Naperville, IL	Location	North elevation
51JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	4' 8" x 8' 0" (37.3 sq ft)
			Acct Exec.	SW	Description	Single face illuminated wall sign.
			Quote	23304		
			Line	1		

CLIENT APPROVAL	
AUTHORIZED SIGNATURE	DATE
	
1 Tremco Drive. Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

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COLORS

Client supplied color specs required.
Cabinet & retainers to match "Naperville" green
White lexan face.

MATERIALS

SignComp single face body extrusion
w/1.5" Retainers. White lexan face.
Digitally printed PSV graphics to match
customer color specs. Color specifications required.

Volt: 120 - Power is based off 120 volt.
If signs use anything other than 120 volt,
then a difference in price will apply or a step
down transformer will need to be used.

Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.



ITEMS NEEDED:

- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle, or bottom

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

Print 2651JK-2	Quote 23304	Installation Method	Amps
Date 6/02/11	Line 1	Lag and shield (VIF)	Volts 120

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Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-050 **AGENDA DATE:** 6/22/2011
SUBJECT: PC Case # 11-1-050 NAR Business Park
 Petitioner: City of Naperville with NAR Business Park, LLC
 Location: South side of North Aurora Road, immediately south of the intersection with Frontenac Road.

Request: The petitioner has requested this item be continued until July 20, 2011. Updated newspaper, site signage, and property owner mailing notifications will be distributed.

Official Notice: Published in the Naperville Sun May 22 and May 29, 2011

LOCATION: South side of North Aurora Road, immediately south of the intersection with Frontenac Road.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
 The petitioner requests annexation, amendment to an existing annexation agreement, and zoning upon annexation to I (Industrial District).

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:
 The petitioner has requested this item be continued until July 20, 2011. Updated newspaper, site signage, and property owner mailing notifications will be distributed.

PREPARED BY: Amy Emery, AICP Community Planner



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 11-1-064 **AGENDA DATE:** 6/22/2011
SUBJECT: Ashbury Park
 Petitioner: Naperville Park District, 320 W. Jackson Ave, Naperville, IL
 60540

LOCATION: 1740 Conan Doyle Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests a variance from Section 6-9-2:4.2.1 (Yard Requirements For Off Street Parking Facilities) and Section 6-6L-7:2 (R1 Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30’ front yard setback requirement for the purpose of locating a parking lot in Ashbury Park (1740 Conan Doyle Road) at a distance of 11.2’ from the front lot line, PC 11-1-064.

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: Ying Liu, AICP, TED Business Group

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, commonly known as Ashbury Park, is located at 1740 Conan Doyle Road and encompasses 26.8 acres. The property is zoned R1 PUD (Low Density Single-Family Residence Planned Unit Development) and is improved with a parking lot, two softball fields and four tennis courts.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ord. 88-188	Ordinance approving preliminary PUD and subdivision plats for Ashbury.
Ord. 91-072	Ordinance approving the final PUD and subdivision plats for Ashbury Unit 1.

REQUEST:

In accordance with Section 6-9-2:4.2.1 (Yard Requirements For Off Street Parking Facilities) and Section 6-6L-7:2 (R1 Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code, no off-street parking facilities shall be located in the required

Ashbury Park – PC 11-1-064

June 22, 2011

Page 2 of 2

30' front yard in the R1 District. The petitioner requests a variance to reduce the 30' front yard setback requirement in order to construct a parking lot expansion in Ashbury Park. The new parking lot will be located approximately 11' to 13' from Conan Doyle Road, encroaching 18.8' at its greatest point into the required front yard setback. The existing parking lot has a non-conforming front yard setback and is located approximately 14' from Conan Doyle Road.

PLANNING SERVICES TEAM REVIEW:

The proposed parking lot expansion maintains a similar setback from Conan Doyle Road to the existing parking lot such that the drive aisle in the new lot could align with the existing one. To locate the new lot in accordance with the 30' front yard setback requirement would create a misaligned drive aisle, making it difficult to maneuver cars through the parking lot. In addition, if located further to the south, the proposed parking lot would interfere with activities in an existing softball field. The City's Engineering Team has no concern with the front setback variance and has confirmed that no future roadway expansion is planned for Conan Doyle Road (a neighborhood connector) at the project location.

In summary, staff finds that the variance is necessary to make the parking lot expansion feasible. Additionally, staff finds that proposed variance would have minimal impact on the neighborhood street.

ATTACHMENTS:

1. Ashbury Park – Petition – PC 11-1-064
2. Ashbury Park – Location Map – PC 11-1-064
3. Ashbury Park – Site Plan – PC 11-1-064

The Naperville Park District reserves all rights concerning this application

CITY OF NAPERVILLE

APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1740 Conan Doyle Road

APPLICANT'S NAME: Naperville Park District

APPLICANT'S ADDRESS: 320 W. Jackson Avenue

CITY: STATE: ZIP CODE: Naperville, IL 60540

APPLICANT'S DAYTIME PHONE: (630) 848-5015

E-MAIL ADDRESS: jlomas@napervilleparks.org

OWNER OF PROPERTY: Naperville Park District

OWNER'S ADDRESS: 320 W. Jackson Avenue

CITY: STATE: ZIP CODE: Naperville, IL 60540

OWNER'S DAYTIME PHONE: (630) 848-5000

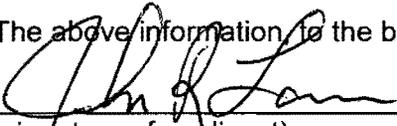
ZONING OF PROPERTY: R1 PUD

AREA OF PROPERTY (Acres or sq ft): 26.8 acres

List Improvements on property (buildings, fences, pools, decks, etc.)
Parking lot, two softball fields with bleachers and fencing, and four tennis courts with fencing.

DETAILED DESCRIPTION OF VARIANCE: Variance from Section 6-9-2:4.2.1 (Yard Requirements For Off Street Parking Facilities) and Section 6-6L-7:2 (R1 Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30' front yard setback requirement in order to locate a parking lot at a distance of 13' from Conan Doyle Road

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

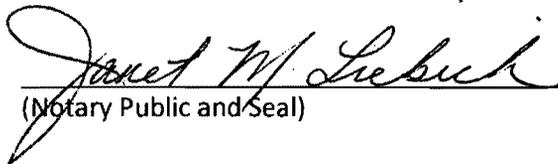


(signature of applicant)

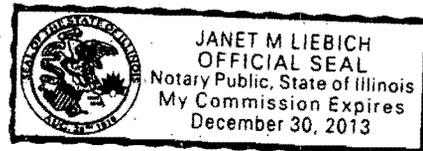
6-7-2011

(date)

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2011



(Notary Public and Seal)



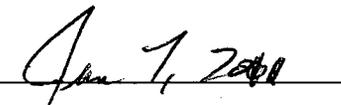
STANDARDS FOR A ZONING VARIANCE

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.

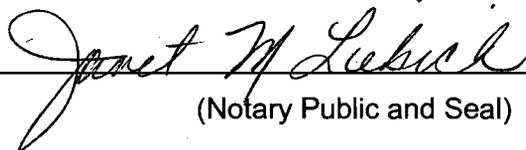
The recommendations prepared by staff and the Planning and Zoning Commission are prepared based upon the following standards, which are contained in Section 6-3-5 of the Naperville Municipal Code. *You should review the standards and, if necessary, prepare written findings or other evidence to support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

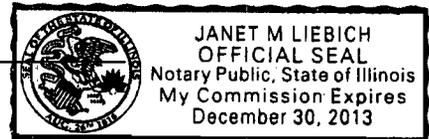
1. The variance is in harmony with the general purpose and intent of this Title; and
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; 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.

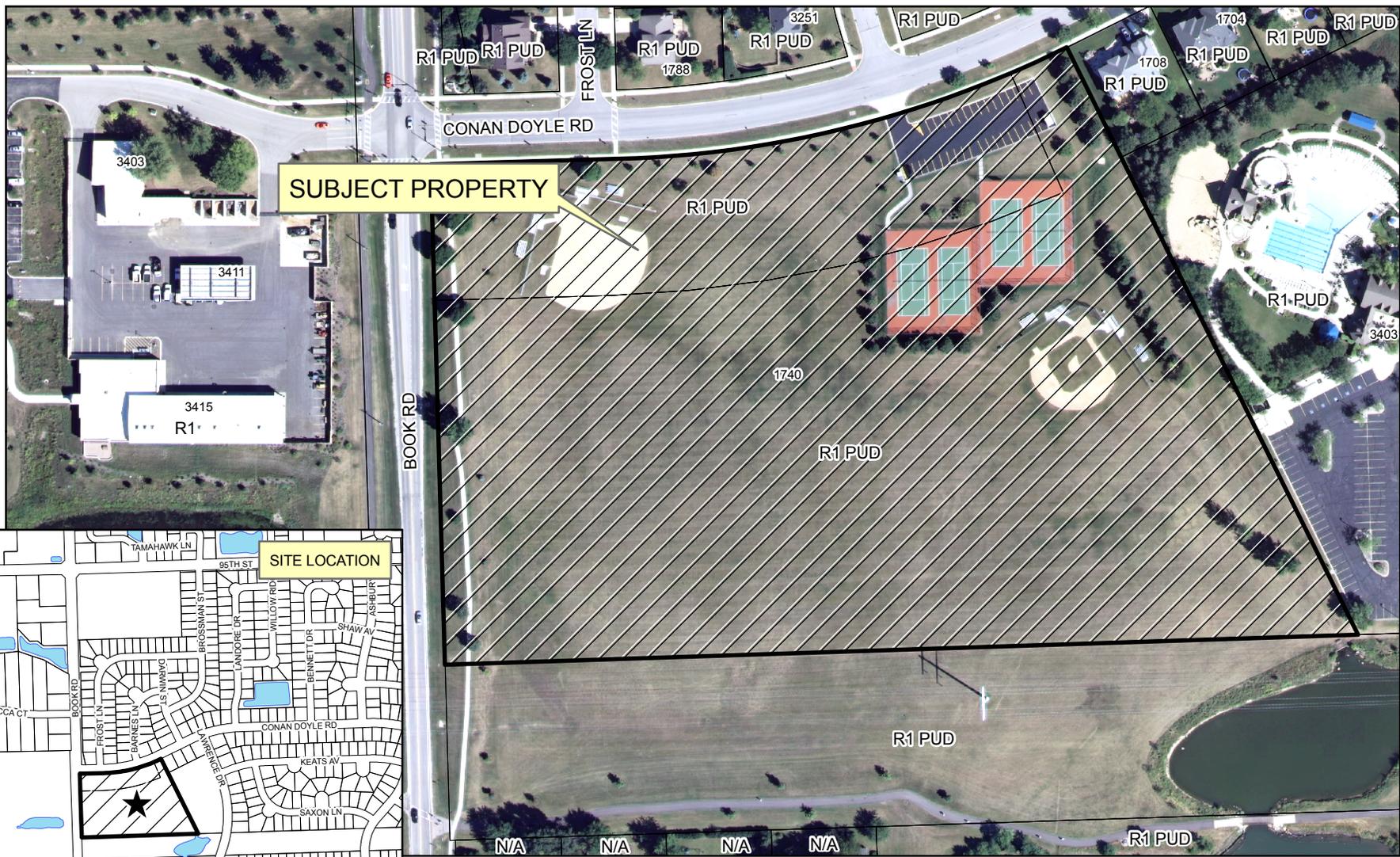
 _____ 
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 7 day of June, 2011


(Notary Public and Seal)



City of Naperville
ASHBURY PARK

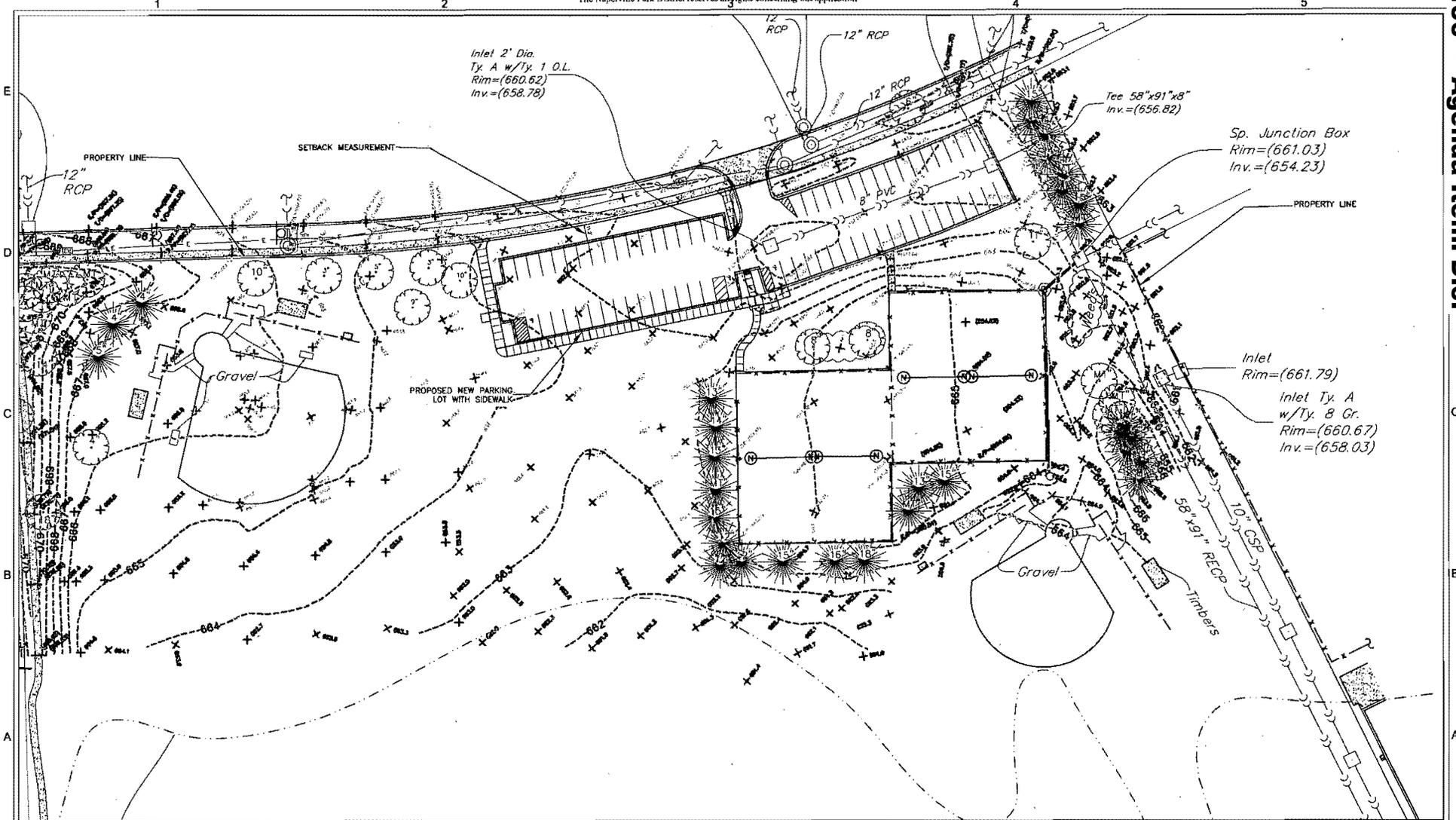


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6719
 www.naperville.il.us
 June 2011



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 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.

The Naperville Park District reserves all rights concerning this application



FINAL - Planning and Zoning Commission - 6/22/2011 - 136

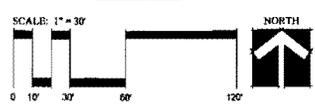
**ASHBURY PARK
PARKING LOT EXPANSION**
1740 CONAN DOYLE ROAD
NAPERVILLE, IL



Planning Office
425 W. Jackson
Naperville, Illinois 60540-5275

Administrative Office
320 W. Jackson
Naperville, Illinois 60540-5275

Project Manager: John R. Lomas
Telephone: (630) 848-5015
E-Mail: jlomas@napervilleparks.org
Fax: (630) 848-5019



REV.	COMMENT	DATE

SEAL:

DATE: 6/7/2011
JOB NO.: 8D-2015-0002
DRAWN BY: JRL
CHECKED BY: ES
DRAWING TITLE:
SITE PLAN ZONING VARIANCE
SHEET NO.:
SITE PLAN-100

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Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: NA **AGENDA DATE:** 6/22/11

SUBJECT: Joint Workshop with the Downtown Advisory Commission (DAC)

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

A joint meeting of the Naperville Planning and Zoning Commission with the Downtown Advisory Commission (DAC) has been scheduled for July 21, 2011 from 7-8:30 pm. This will be a training workshop and will not involve review or approval of any development application. Like City Council workshops, this meeting is open to the public, but public comments will not be part of the agenda.

PREPARED BY: Amy Emery, AICP, Community Planner

BACKGROUND:

The Planning and Zoning Commission and DAC have distinct roles with respect to Downtown Naperville. The Planning and Zoning Commission reviews development requests and maintains Downtown Zoning Districts. DAC focus is on Downtown policy/vision and infrastructure (e.g. parking, streetscape) recommendations to the City Council. The synergy, passion and commitment of Planning and Zoning Commission and DAC has been demonstrated repeatedly over the years. For example, the Planning and Zoning Commission and DAC worked collaboratively to prepare the Downtown Zoning Districts and most recently on the *Naperville Downtown2030 Plan* (approved by City Council on April 6, 2011).

INFORMATION:

At the July 21, 2011 joint workshop participants will:

- Learn more about the respective roles of DAC and the Planning and Zoning Commission with respect to Downtown Naperville;
- Overview the adopted *Naperville Downtown2030 Plan* with a focus on the land use elements and the many ways the Planning and Zoning Commission review and recommendations shaped the final plan document; and
- Discuss the upcoming implementation actions, schedule, and roles of DAC and the Planning and Zoning Commission (particularly as it relates to B4 and B5 zoning code amendments).

Planning and Zoning Commissioners are asked to RSVP to by June 30, 2011.

ATTACHMENTS: (To be distributed at 6/22/11 Meeting)

1. Naperville Downtown2030 Plan – Approved April 6, 2011
2. Naperville Downtown Design Standards – Approved April 6, 2011

