



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
07/06/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the June 8, 2011 Planning and Zoning Commission meeting.
2. Approve the minutes of the June 22, 2011 Planning and Zoning Commission meeting.

C. Old Business

D. Public Hearings

1. PC Case # 11-1-072 705 Willow Road
Location: 705 Willow Road

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on June 12, 2011.

2. PC Case # PC# 11-1-081 Abhyaasa Yoga (124 S. Webster Street)
Petitioner: Kate Mason, 124 S. Webster Street, Naperville IL
Location: 124 S. Webster Street, at the northeast corner of Webster Street and Jefferson Avenue

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on June 17, 2011

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3. PC Case # 11-1-056 Brighton Car Wash LLC
Petitioner: Brighton Car Wash LLC, 952 W. 75th Street, Naperville,
IL 60565
Location: 952 W. 75th Street, located near the northeast corner of 75th
Street and Plainfield/Naperville Road

Request: Conduct the public hearing.

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

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

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



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF JUNE 8, 2011**

Call to Order

7:02 p.m.

A. Roll Call

Present: Bruno, Messer, Herzog, Meyer, Edmonds
Absent: Gustin, Trowbridge
Student Members: Wallace
Staff Present: Planning Team – Forystek
Code Enforcement – Terreberry
Engineer – Louden

B. Minutes

Approve the minutes of May 18, 2011

Correct p.3 under PC 11-1-052, add Edmonds concurrence with Herzog.

Approved
(5 to 0)

Motion by: Meyer
Second by: Herzog

C. Old Business

D. Public Hearings

Planning and Zoning Commission continued NAR Business Park (PC# 11-1-050) to June 22, 2011.

**D1. 11-1-055
Harvest Bible
Chapel**

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

Trude Terreberry, Code Enforcement Team, gave an overview of the request.

- A banner is proposed to be displayed on the building through October 2011.
- A variance is required because the total square footage will exceed the allowances made in the sign regulations.

Russ Whitaker, Rosanova & Whitaker, 23 W. Jefferson Avenue, Suite 200, spoke on behalf of the petitioner.

- The building abuts I-88 right-of-way and has access from High Point

Drive.

- Harvest Bible has weekly services and offers programs, as well as housing office space within the building. The use brings significant traffic to the area which generates sales tax revenue.
- The proposed banner will advertise service times to people traveling on I-88 in order to identify the building as a church and attract patrons.
- Wall signs are permitted on all four sides of the building; however, the north and south elevations are not the most effective sign locations.
- Signage that would otherwise be permitted on the north elevation would be moved to the east elevation. The proposed variance will allow the petitioner to test sign visibility.
- The location of the north façade adjacent to the I-88 right-of-way is a hardship because it is not set far back.
- Petitioner does not believe that there will be negative impacts associated with the signage.
- Petitioner agrees not to install electronic message signage so long as the banner sign is up. A monument sign is planned for late 2011 or 2012.

Planning and Zoning Commission inquired about

- Whether the banner would be removed by November 1 and what type of signage would go in its place.
- Whether banners on the front of the building are permitted.
- How the petitioner has demonstrated hardship given three alternate options to locate the sign on the north side, install monument signs on the north side or put up a temporary sign on the northeast corner facing I-88.
- The process for a temporary use as opposed to a variance.
- Why the church would not pursue a permitted sign that is just as visible.

Public Testimony:

No members of the public provided testimony.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – believes that the request is associated with a practical difficulty and that the height of the building also justifies the increased signage, as it will represent an overall lower proportion of the façade. Also finds the request acceptable as the sign is temporary in nature.
- Messer – will support the variance because it is temporary in nature.
- Meyer – concurs with Commissioner Herzog but will support the request due to the temporary nature of the sign.
- Herzog – the petitioner has not demonstrated a hardship as there are multiple alternate signage options that would be permitted. Feels that a temporary variance to test signage is a bad precedent. The impact to the community is that more signage than is necessary is being installed.
- Edmonds – is not concerned about a precedent as variances are

considered case-by-case. Believes that the conditions for a variance are met, as the sign will not impact the surrounding area. Feels comfortable that the sign is temporary in nature and that the petitioner will defer installing other permitted signage until the temporary sign is removed.

Planning and Zoning Commission moved to recommend approval of PC 11-1-055, Harvest Bible Chapel, requesting a variance for signage as set forth in the June 8, 2011 memo with the additional condition that the petitioner will not erect or install any permitted signage on the property until the temporary banner is removed.

Motion by: Bruno
Seconded by: Meyer

Approved
(4 to 1)

Ayes: Bruno, Messer, Meyer, Edmonds
Nays: Herzog

**D1. 11-1-056
Brighton Car Wash**

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

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

- Petitioner proposes to install a wind turbine 32.5' in height.
- The proposed turbine complies with all setback, color, height and performance standards of the Zoning Regulations.
- The proposed turbine furthers the intent of the Zoning Regulations by furthering renewable energy in the city.
- If there are future concerns about compliance with performance standards staff may request additional information or conduct field observations.

Jennifer Louden, Engineering Services Team, discussed traffic accident history in the vicinity of Millbrook and 75th Street

- The traffic situation is attributable to the proximity to the intersection of 75th Street and Plainfield-Naperville Road.
- Most accidents result from stop-and-go traffic and extended queuing. No traffic-related injuries were noted.

Mark Sullivan, Sullivan Energy Group, 1752 Marilyn Drive, Montgomery IL spoke on behalf of Brighton Car Wash,

- The proposed turbine at Brighton Car Wash is 1kW.
- The unit is aesthetically pleasing and not noisy.
- The blades will be 8'10" and the diameter will be 5' 8".
- Noise data is derived from independent third party testing in accordance with industry standards.
- The turbine has received UL 1731 certification to allow for the turbine to tie into the electric grid.

- The petitioner originally wanted a larger unit however a smaller unit was selected due to the height restrictions. Although a taller tower would be preferred, wind speeds observed at the site are expected to accommodate some energy production.
- A 1kW unit will produce up to 1500-3500 kWh per year depending on wind speeds.
- Energy that is produced by the unit will go directly into the grid and will not be stored on-site.
- The petitioner already has solar and geothermal facilities on-site.

Jason Morin, 1532 Sequoia Road, general manger at Brighton Car Wash discussed the turbine and proposed energy savings.

- Energy consumption has been reduced by almost 50% due to measures taken to date. Additional energy savings projected as a four-year average.
- The pending Naperville Greener Business Program Grant and grants from the State of Illinois and Federal Government reduce the cost of the turbine to about \$8-9k, and expects to have a payback period of 6-8 years for the turbine.
- The turbine will be painted white and will blend with surroundings, it will be a distraction.
- The petitioner has spoken with various neighbors regarding the proposed turbine and existing solar facilities, and believes that the renewable energy installations are a statement about the need to reduce fossil fuel consumption and generate energy on-site.
- The solar installation on the site has far exceeded initial expectations.

Planning and Zoning Commission inquired about

- The extent to which the wind turbine complies with the performance standards.
- The source from which noise data and energy savings data is derived.
- The maximum height by which a ground-mounted turbine can exceed roof height.
- A reference point for sound, what does 60 decibels sound like?
- How many traffic accidents have occurred in the vicinity of the subject property.
- The dimensions and finishes of the turbine and whether they comply with the zoning requirements.
- How many turbines of this model have been installed.
- Confirmed that data regarding the turbine is published and publicly available.
- Whether the petitioner believes the siting for the turbine is an efficient location.

Public Testimony:

Mike Perkins, 915 Havenshire Court – does not believe that any economic benefit will be derived from the turbine and stated that the turbine will not be efficient due to proximity to the building. Concerned about traffic distraction. Neighbors do not want to see the turbine in this location.

Petitioner responded to testimony

- Small wind turbines produce less noise and present fewer safety concerns as transmission lines are not connected.

Planning and Zoning Commission requested additional information:

- The petitioner should present data to show the benefit of the proposed turbine.
- Data sources for sound/noise should be provided.
- Data for power generation should also be provided along with the wind speed data for what has been collected on the subject property.
- Specific information for the proposed turbine model should also be forwarded.

Planning and Zoning Commission Discussion:

- Bruno – expressed concern about traffic distractions associated with the proposed turbine due to the distance to the street (appx. 90’).
- Herzog – does not believe that the benefits of the proposed installation outweigh the detriment (aesthetics, traffic distraction and noise). Believes that the question of cost savings is tied to the benefit.
- Edmonds – the ordinance does not require the petitioner to demonstrate savings or any minimum level of energy production and return on investment is not within the Plan Commission’s purview.

Planning and Zoning Commission continued this matter to July 6, 2011.

**D1. 11-1-035
Bieniek Subdivision**

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

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

Jennifer Loudon, Engineering Team, discussed sidewalk installation in the area and clarified that the driveway for the property will come off of Driftwood and will not connect to Gartner.

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

- The subject property is unique and challenged due to an existing dry

creek bed that traverses the property which conveys stormwater after rain events. This condition results in significant wetland area and necessitates that construction be at least 50' from the wetland delineation.

- The wetland buffer, in accordance with zoning setback and underground sewer/water main installations, restricts buildable area to a small portion of the lot.
- Relocation of utilities will require tree removal and will be very expensive.
- The requested 10' variance is for the attached garage, not the entire structure. Despite this, the house will still be located 50' from the street (inclusive of setbacks and right-of-way).

Planning and Zoning Commission inquired about

- The location of the proposed home on the lot and the extent of the encroachment.
- The extent to which the neighboring property owner's tree canopy extends over the lot line and whether trimming would be required for construction.
- The location of existing sidewalk.
- Whether the city could impose tree preservation requirements for trees on adjacent property.

Public Testimony:

Michelle Piazza 616 Driftwood Court – inquired why someone would want to build on the lot and expressed concern that the size of the house (2,400 square feet) will degrade property value in the neighborhood. Concerned about traffic and congestion.

Joe Ross, 415 E. Gartner – resides adjacent to the subject property. Not opposed to annexation or the variance, but wants to ensure that large oak trees along the property line are not damaged or removed.

Jim Kerns, 611 E. Gartner – does not believe that the zoning variance is necessary as the garage could be relocated with a wetland variance or the layout could be reconfigured. Would like to see sidewalk on both sides of the street.

Petitioner responded to testimony

- The petitioner has not completed plans for the house. The square footage of the home has not been determined.
- Home will be distinctive and commensurate with the cost of the lot and the neighborhood character.
- Driveway will not be near the curve and will not impact traffic.
- Petitioner agrees with the neighbor's concerns about trees and selected the lot because of the wooded character. A tree preservation plan will be required for development. Petitioner has no intent to trim the

neighboring trees.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – believes that the water and sewer present a hardship.
- Messer – the property is very challenging and the petitioner has done a good job in addressing the site constraints.
- Herzog – the proposed development is the best possible solution as the wetland and wooded areas are being undisturbed and the density will remain low.
- Edmonds – agrees with Commissioners Messer and Herzog.

Planning and Zoning Commission moved to recommend approval of PC 11-1-035, requesting annexation, rezoning to R1 and a variance for the front yard setback which would be limited to the triangular section (garage) presented during the public hearing.

Motion by: Meyer
Seconded by: Messer

Approved
(5 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

9:50 p.m.



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF JUNE 22, 2011**

Call to Order

7:01 p.m.

A. Roll Call

Present: Trowbridge, Messer, Meyer, Coyne, Gustin, Herzog (Acting Chair)
Absent: Bruno, Edmonds, Williams
Student Members: Schoch, Uber
Staff Present: Planning Team – Forystek, Liu, Thorsen
Engineer – Zibble

B. Minutes

C. Old Business

D. Public Hearings Acting Chairman Herzog moved item D6 to the top of the public hearing agenda.

**D6. 11-1-064
Ashbury Park**

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).

Ying Liu, Planning Services Team, gave an overview of the request.

- The park district is not proposing any changes to the existing parking lot, thus no improvements to the existing lot were considered, except for the addition of landscaping.

Planning and Zoning Commission inquired about

- Any concerns about future utility access on Conan Doyle.
- Whether a drop-off zone or turnabout was considered in the parking lot.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend PC 11-1-064.

Motion by: Gustin

Approved

Seconded by: Trowbridge

(6 to 0)

**D1. 11-1-070
Freedom Plaza PUD**

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.

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

- The existing PUD doesn't comply with the standards of the current regulations.
- The new PUD will establish an intent and base layout.
- Future tenants will come in to establish controlling plans.

Kevin Gallaher of Gray, Plant and Moody, 128 S. Birchwood, Naperville IL, Attorney on behalf of the petitioner, noted

- The property is tucked away and irregularly shaped.
- There are no plans to develop proposed Lot 5.
- The petitioner proposes to revoke the PUD only for the undeveloped properties under consideration.
- A new PUD should be established that complies with current standards.
- Emergency access will be provided to the PUD from the northwest, northeast, southeast corner and also from Abriter Court (right-of-way).

Planning and Zoning Commission inquired about

- The nature of the proposal and why the major changes for Lots 1 and 2, and CRL, were not included in the same case.
- Whether any holdover requirements from the Diehl Office Campus PUD would affect the new PUD.
- The nature of Fire Department comments regarding emergency access to the properties.

Planning and Zoning Commission continued consideration of this item to July 20, 2011.

**D2. 11-1-008
Lots 1 & 2 of
Freedom Plaza**

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.

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

- The purpose of a planned unit development is, in part, to provide greater flexibility for development of land in consideration of greater amenities.
- Full Service Hotels are the only hotel type permitted in the ORI District.
- Petitioner proposes a restaurant within the hotel. However, the proposed freestanding restaurant may be included in the square footage of the campus required by the Full Service Hotel definition.
- The restaurant is considered accessory to the hotel and would not be permitted as an independent use.

Kevin Gallaher of Gray, Plant and Moody, 128 S. Birchwood, Naperville IL, Attorney on behalf of the petitioner, noted

- The proposal complies with all requirements for a Full Service Hotel besides the size of the campus.
- Naperville has had a longstanding interest in a hotel/conference center.
- The absence of a hotel/conference center has pushed business outside the city over the years.
- The hotel will have 165 rooms and a 1,500 square foot restaurant. Room service will be provided to all guests. An exercise facility, gift shop and banquet facility will also be provided.
- The size of the banquet facility will accommodate an event that hosts 1,000 guests but can also be partitioned for separate events.
- The zoning deviations to reduce parking setbacks along the east and south property lines is necessitated by the lot configuration. The loss of green space in those areas will be mitigated by enhancements to the pond area that will serve the overall development.
- A setback deviation is requested for the loading dock, as the location on the north side is the least conspicuous option.
- The 7,000 square foot freestanding restaurant will be full-service and will have a patio that overlooks the pond.
- Parking and interior side yard setback deviations are requested for the restaurant to maximize green space and provide an enlarged patio.
- The parking required by the Zoning Ordinance is excessive according to a parking study conducted by the petitioner that incorporates data from hotels around the country.
- Some parking demand will be dispersed to nearby hotels where guests will be bused to the site; additionally, there is shared parking demand for the banquet/hotel space which should not be double-counted in the required parking.
- Valet parking will use spots on Lots 3 and 4 that will be made available through a shared parking agreement.
- Petitioner is working with Fairfield Inn on issues related to cross-access. Fairfield Inn has less parking than required by Code and would lose additional spaces through the provision of cross-access. Adequacy of parking for all users of the area will be ensured.
- Stormwater management facility will be substantially expanded; an overlook at the hotel/conference center will be provided to provide a scenic and passive amenity, although a walking path will be provided to connect lots on the east and west side of the property.
- A sign deviation is requested for the frontage facing I-88 for legibility and is consistent with signage on other buildings in the area.
- The hotel/conference center will seek an incentive package from the city in the form of a tax rebate. It will create approximately 25 management/executive jobs and 75 lower wage jobs (hotel and restaurant

- combined). Approximately 200 construction jobs would also be created.
- Substantial property taxes would also be generated for the city and associated taxing bodies.
- A sign package has been submitted that includes a monument sign on Abriter Court, as well as internal wayfinding signage.
- The proposed Pita Inn is an upscale Mediterranean restaurant and is a destination for its customers. Its location is determined primarily by the requirements and site constraints of the PUD.
- The nature of pedestrian access and additional pedestrian amenities that may be provided.
- The landscape enhancements proposed along the east property line adjoining Freedom Commons.
- Industry standards for a Full Service Hotel relate to the amenities provided as opposed to the total square footage.

Planning and Zoning Commission inquired about

- Whether there are options to reduce the number of deviations requested.
- The distinction between and hotel and full service hotel as it relates to the ORI District.
- The location of a restaurant within the hotel building as opposed to the current proposal which provides a restaurant outside of the building.
- The ability of the banquet space to accommodate multiple events.
- The nature of the city's incentive package.
- The distinction between the proposed hotel and what is available in surrounding hotel establishments.
- Whether a signage plan has been developed in order to address visibility concerns and if signs can be placed on Lot 5.
- The landscape treatment that will be applied to the pond.
- The location of the loading area, which interferes with the view or patio of the restaurant.
- The findings of the parking study and whether parking demand can be accommodated on the site.
- Whether shared parking has been discussed with Maggiano's.
- The concept behind the proposed Pita Inn and whether the siting and visibility of the restaurant will be a long-term detriment to the viability of the restaurant.
- If the petitioner has considered flipping the site plan to place the restaurant to the south.
- The nature of pedestrian access to Freedom Commons and whether agreements will be reached to accommodate pedestrian movement between the properties.

Michael Rehtorik, V3 Consultants, 25 Janes Avenue, Woodridge, IL, spoke on behalf of the petitioner:

- The parking study takes a conservative approach, as it assesses parking demand for the banquet separately despite the fact that the ITE standard

(used for the hotel portion) includes banquet demand.

- The weekday peak demand includes the hotel, standalone restaurant, and banquet facility. A 10% planning factor is included in the finding of 404 required parking spaces.
- The uses on Lots 1 and 2 complement each other and will share parking demand.

Falah Tabahi, 1748 Portage Run, Glenview, owner of Pita Inn, spoke with regarding to the restaurant proposal:

- Pita Inn has been in business for over 30 years.
- Total sales exceed \$3.5 million annually in each location and Pita Inn is a destination restaurant.
- Naperville has a demand for Mediterranean cuisine and residents of the community drive to the existing locations (Skokie, Glenview, Wheeling).
- The restaurant is not dependent upon the hotel.

Geoff Roehl, Hitchcock Design Group, 221 W. Jefferson Street, spoke on behalf of the petitioner:

- A gazebo/overlook is provided that is separate from the hotel, restaurant or Alzheimer's facility. The gazebo is a common amenity.

Planning and Zoning Commission Discussion:

- Meyer – it is important to ensure that adequate parking is provided for the proposal, as it will likely generate substantial demand.
- Herzog – likes the concept of the hotel. However, the city should err on the side of extra parking. Proposed parking is 105 spaces short of the code, which requires PC to be comfortable with the parking analysis and the overall supply of parking available through shared parking. The location and visibility of the restaurant is a concern. There is also a concern that both the hotel and restaurant have to be operating to comply with the definition of a Full Service Hotel.

Planning and Zoning Commission continued consideration of this item to July 20, 2011 and requested that the petitioner provide:

- Provision of an overall site plan to illustrate the PUD, including amenities pedestrian linkages
- Additional information related to parking and signage

**D3. 11-1-069
Full Service Hotel
Text Amendment**

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.

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

Planning and Zoning Commission inquired about

- The basis of the 150,000 square foot minimum size for a Full Service Hotel.

- Whether the “campus setting” results in duplicate uses.
- Whether a different standard can be established besides the square footage threshold.
- The districts where a Full Service Hotel can be permitted.

Planning and Zoning Commission Discussion:

- Meyer – eliminating a minimum size may result in diminished amenities that are out of line with the city’s objectives for a full service hotel.
- Herzog – staff should research “campus setting” and square footages and consider additional modifications. Standards could be established that are separate from the definition, thus allowing for variances without the need to amend the zoning ordinance.

Planning and Zoning Commission continued consideration of this item to July 20, 2011.

**D4. 11-1-007
CRL LLC**

The petitioner requests a major change to the Preliminary Freedom Plaza Planned Unit Development, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), and to establish a Preliminary PUD Plat and a conditional use for a nursing home (Alzheimer's treatment facility). In conjunction with the request, the petitioner seeks deviations for building height, setbacks and signage.

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

Kevin Gallaher of Gray, Plant and Mooty, 128 S. Birchwood, Naperville IL, Attorney on behalf of the petitioner, noted

- The site will provide excess parking to provide support to the proposed hotel and restaurant on Lots 1 and 2.
- The use is similar to a hotel but for customers who have Alzheimer’s or dementia.
- CRL is leading in the nation for Alzheimer’s and dementia care
- The demographics of the Naperville area support the use.
- The proposed building height is lower than surrounding uses despite the request for a height deviation.
- The reduced front setback deviation is requested in order to accommodate a larger recreational garden in the rear of the building.
- Activity for the use tapers significantly after 5:00 p.m., making parking demand complementary to the hotel.
- Sign variance is requested along the east elevation to accommodate visibility along I-88.
- Substantial tax revenue will be generated for the city and associated taxing districts.
- Since 1986 when the Diehl Office Campus PUD was established, there was never a proposal for office development on the subject property, even during the boom market of 2002-2007.
- The property is vacant and unproductive, and the future land use is not

viable as demonstrated in the absence of development over time.

- Future use of Lot 4 is likely to be skilled nursing or rehabilitation facility.

Michael Marous, Marous & Company, 300 S. Northwest Highway Suite 204, Park Ridge IL, spoke regarding the financial viability of the site for office development.

- The report that was submitted is not a study or a market analysis.
- Office market over the past several years and financial feasibility of office development in this area present challenges.
- The current market rent does not support development costs of the site.
- Vacant office buildings in the vicinity were discussed.
- The site physically works for office but is not ideal due to accessibility and would be inferior to many on the office.
- The weak office market does not support office development in the near-to mid-term.
- Visitors to the facility would generate demand for restaurant and nearby services, thus contributing to the local economy.
- The area is a hotel district created by access to the interstate and close proximity of hotels along Diehl Road, as well as the surrounding restaurants.
- The convenience and accessibility to the Tollway as well as convenience to medical office and hospitals is attractive to the Alzheimer's/Dementia care facility.
- The change in land use and addition of an interchange has influenced the appropriateness of land use in this location. There is a hodgepodge of land use along the I-88 corridor this location.

Geoff Roehl, Hitchcock Design Group, 221 W. Jefferson Avenue, Naperville, spoke on behalf of the petitioner:

- The market for senior housing has changed significantly over the past 20 years.
- The Naperville Code is outmoded with respect to the market.
- The proposed land use is dedicated simply to memory support care. There are no independent living apartments and are paid by month.
- Since the facility is already surrounded by hotels and the proposed use is similar to a hotel, it is appropriate to the location.
- The location provides brand recognition to the petitioner.
- Guests of the facility come within a 3-5 mile radius. The location fits the surrounding demographic.
- Not many other land uses can go on the site, given constraints, but some of the uses permitted in the zoning district may be accommodated.

Planning and Zoning Commission inquired about

- The extent of landscaping and necessity of bicycle parking
- Whether the limited access to the site is an impediment to other uses, including those proposed in the PUD.

- The hours of the facility, whether it is licensed by the state.
- The level of comfort with shared parking.
- Whether the rezoning request encompasses Lot 4 and what the petitioner's plans include.
- Security measures for the proposed use and the availability of daily living facilities within units.
- The distinction between senior living and hotels.
- Roadway design

Mike Samuels, CRL Senior Living Communities, 875 N. Michigan Avenue, Suite 3740, Chicago IL 60611, spoke regarding the property:

- The facility is designed to be high end with dining provide on premises.
- The facility is staffed 24-hours, with an R.N. and L.P.N's on-site full-time.
- Licensed by IDPH as assisted living/memory care facility.
- Residents do not venture outside of the facility unescorted. They only leave with family members or care staff.
- Families make significant use of surrounding facilities (shopping, restaurants, hotels).
- Site is attractive due to proximity to the highway.
- Families typically visit from late morning to mid-afternoon.
- Residents are not permitted to have cars.
- Approximately 30 staff are on-site during the peak period (caregivers, maintenance, housekeeping). Staff are encouraged to carpool. Approximately 20 additional spaces will be occupied by visitors.
- CRL designs to a ratio of 0.5 cars per bed, equating to a projected demand of approximately 44 spaces. Lots are rarely full except during holidays or special events.
- One community kitchen area is provided per floor. Residents are expected to take meals in the dining area.
- Rooms are similar to hotel rooms and provide a private bath. The units are not apartments. However, guests stay for an extended period of time.
- There is a full-time activities director and vans are available for medical visits and recreation.

Andrew Heinen, V3 Companies, 7325 Janes Avenue, Woodridge Illinois

- Described the layout of circulation.

Planning and Zoning Commission Discussion:

- Gustin – visitors to the facility will access surrounding uses such as the restaurants and hotels.
- Herzog –hotels offer an ancillary benefit to other uses along Diehl Road, but this use does not. Staff should evaluate parking for nursing homes based upon the petitioner's testimony. Does not like the segmented consideration of the Freedom Plaza proposal. Petitioner should submit a complete picture, including future zoning of Lot 4.

Naperville Planning and Zoning Commission
June 22, 2011
Page 9 of 9

Planning and Zoning Commission continued consideration of this item to July 20, 2011.

D5. 11-1-050 Planning and Zoning Commission continued consideration of the item to July
NAR Business Park 20, 2011.

E. Reports and Recommendations

F. Correspondence PC Case 11-0-111 Workshop with DAC

G. New Business

H. Adjournment 10:34 p.m.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-072 **AGENDA DATE:** 7/6/2011
SUBJECT: 705 Willow Road

LOCATION: 705 Willow Road, Naperville, IL 60540

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests a variance from Section 6-9-2:4.2 (Yard Requirements for Off-Street Parking Facilities, Residential Districts) of the Naperville Municipal Code to allow a parking facility in the required front yard that does not lead directly to a parking space behind the required front setback line for the property located at 705 Willow Road, PC 11-1-072.

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 Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject parcel, zoned R1A (Low Density Single-Family Residence District), is located in the Moser Highlands Unit 6 Subdivision and encompasses approximately 0.26 acres. The subject property is improved with a single-family residence. The surrounding parcels are also zoned R1A and improved with single-family residences.

CONTROLLING AGREEMENTS AND ORDINANCES:

N/A

PLANNING SERVICES TEAM REVIEW:

In accordance with Section 6-6A-7:1 (R1A, Yard Requirements) of the Municipal Code, all R1A zoned properties are required to maintain a minimum thirty-foot (30') front yard setback. Pursuant to Section 6-9-2:4.2 (Yard Requirements for Off-Street Parking Facilities, Residential Districts), all driveways must lead directly to a parking space that is located behind the front or corner side yard setback.

The petitioner proposes to replace an existing non-conforming driveway that exceeds the width of the existing garage; therefore, the petitioner requests a variance to permit an increased driveway width to permit a parking space in the required 30' front yard setback.

Staff Summary

Staff has reviewed the petitioner's request for variance and finds that the proposed replacement of the existing driveway will not alter the essential character of the neighborhood nor be a substantial detriment to the subject property. Furthermore, staff finds that the petitioner's request is reasonable to provide additional off-street parking on the subject property which has a one car garage and lacks additional space to accommodate an expanded garage on the subject property.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. 705 Willow Road – Petition – PC 11-1-072
2. 705 Willow Road – Location Map – PC 11-1-072
3. 705 Willow Road – Plat of Survey – PC 11-1-072

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 705 Willow Road
APPLICANT'S NAME: Gerry Piehl c/o CB. Conlin Landscapes
APPLICANT'S ADDRESS: P.O. Box 9094
CITY: Naperville STATE: IL ZIP CODE: 60564
APPLICANT'S DAYTIME PHONE: office 630-416-8998 cell- 630-768-6971
E-MAIL ADDRESS: gpiehl@cbconlin.com

OWNER OF PROPERTY: ~~THE~~ Robert and Beth Jones
OWNER'S ADDRESS: 705 Willow Road
CITY: Naperville STATE: IL ZIP CODE: 60540
OWNER'S DAYTIME PHONE: home- 630-420-2921

ZONING OF PROPERTY: Residential

AREA OF PROPERTY (Acres or sq ft): Est. 11,200 s.f.

List Improvements on property (buildings, fences, pools, decks, etc.)
Asphalt driveway replacement- to increase driveway width in relation to garage width

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

Section 6-9-2 offshoot parking facility

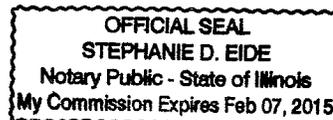
The above information, to the best of my knowledge, is true and accurate:

[Signature] May 16, 2011
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 16 day of MAY, 2011

Stephanie H. Eide
(Notary Public and Seal)

EXHIBIT A



STANDARDS FOR A ZONING VARIANCE

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

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

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

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

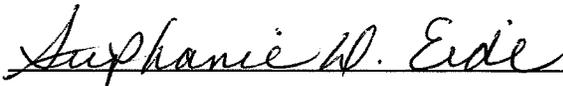


(signature of applicant)

May 16, 2011

(date)

SUBSCRIBED AND SWORN TO before me this 16 day of May, 2011



(Notary Public and Seal)

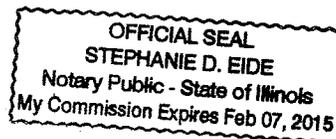
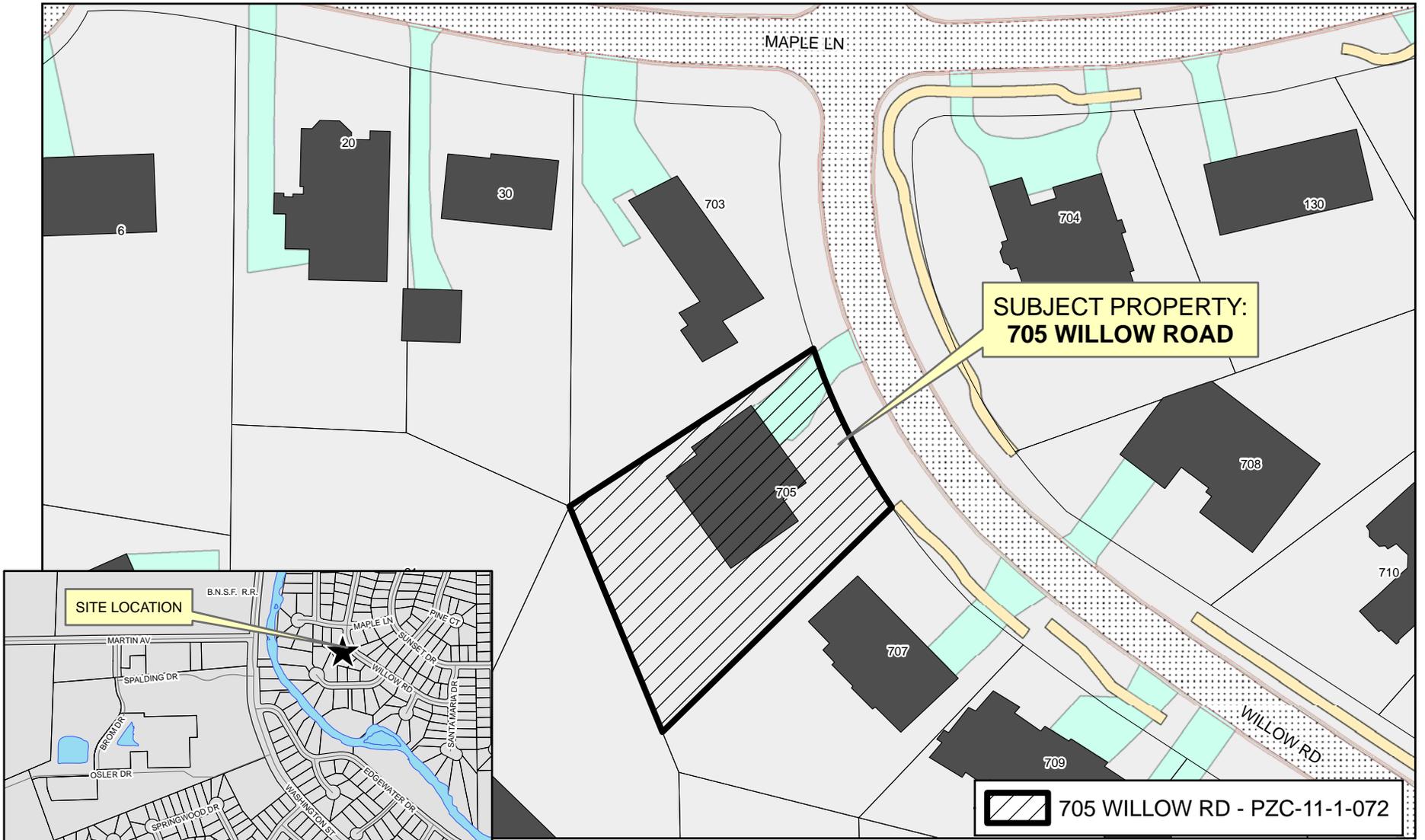


EXHIBIT A

City of Naperville
705 WILLOW ROAD



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

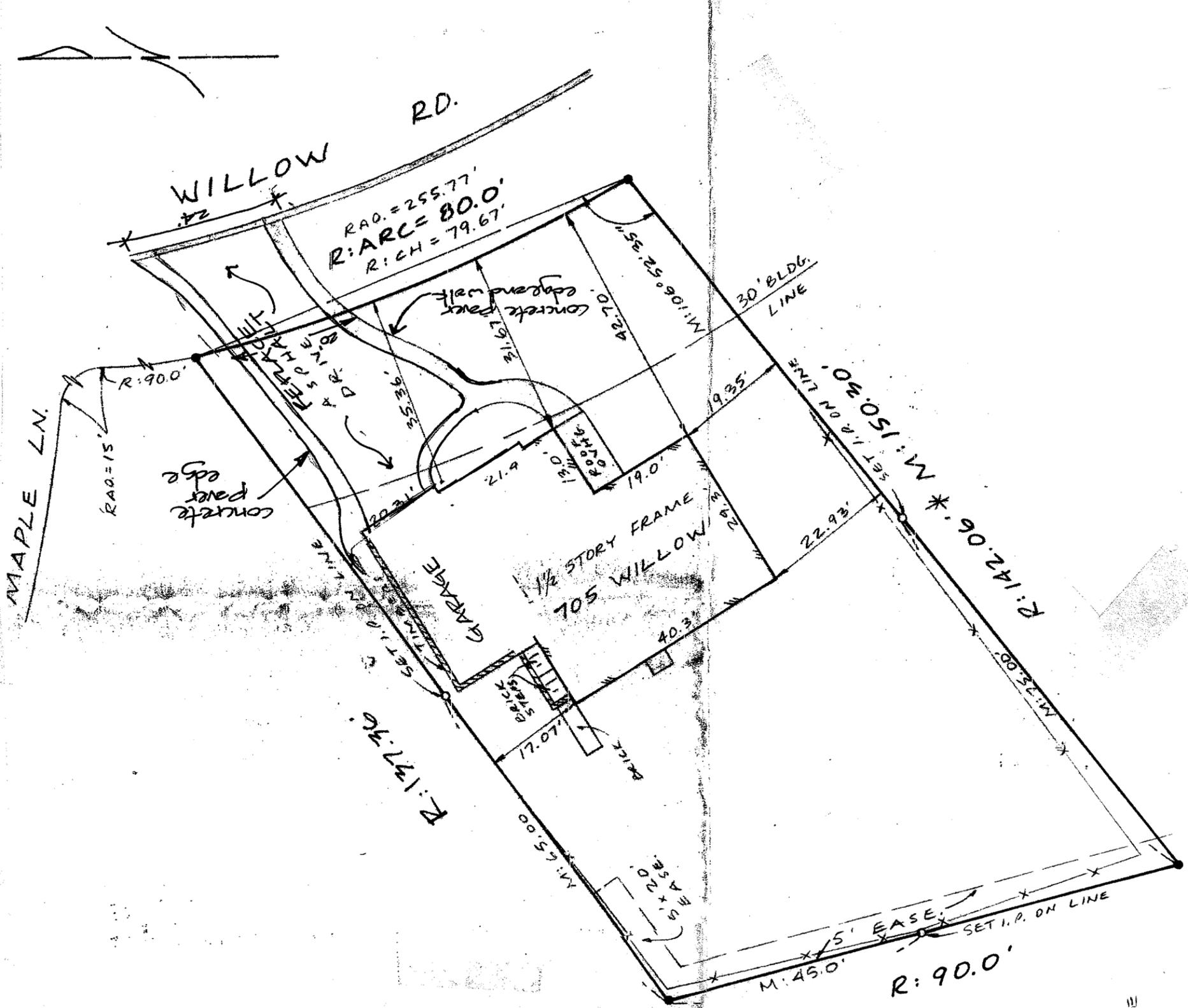


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FINAL - Planning and Zoning Commission - 7/6/2011 - 24

PLAT OF SURVEY

OF LOT 16 IN BLOCK 4 IN MOSER HIGHLANDS UNIT NO. 6, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1957 AS DOCUMENT 835554, IN DUPAGE COUNTY, ILLINOIS.



* RECORD DISTANCE APPEARS TO BE IN ERROR.

* FENCE SHOWN HEREON IS IRREGULAR WIRE

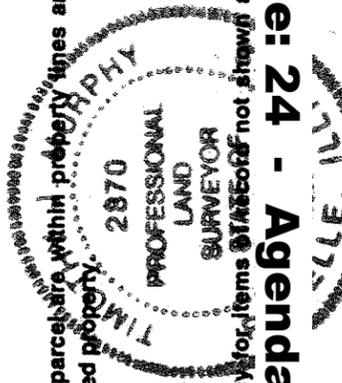
Date of Survey OCT. 20, 1995

State of Illinois
County of DuPage

I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

I hereby certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining visible improvements do not encroach on the above described property.

Timothy J. Murphy



Compare the description of this plat with deed. Refer to title policy for items of title not shown above. Unless otherwise noted, utilities within easement are not limited to conduits and cables (if any) ha

Legend	
R - record distance	CH - chord
M - measured distance	● - Found iron
D - deed	○ - Set iron
Concrete shown shaded	—○— Utility pole w/ cnd. wires
-X-X-	Fence line
▬▬▬	Limits of building
Scale 1" = 20 feet	

SCHLAF-SEDIG & ASSOCIATES, INC.
 1030 Summerfield Drive
 Roselle, Illinois 60172
 (708) 924-7100



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

ZBA CASE: 11-1-081 **AGENDA DATE:** 7/6/2011
SUBJECT: Abhyaasa Yoga (124 S. Webster Street)
Petitioner: Kate Mason, 124 S. Webster Street, Naperville IL 60540

LOCATION: 124 S. Webster Street, at the northeast corner of Webster Street and Jefferson Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests a conditional use for a training studio under the provisions of 6-7D (B4 District) of the Naperville Municipal Code.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Suzanne Thorsen, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject parcel, zoned B4 (Downtown Core), is located at 124 S. Webster Street and encompasses approximately 0.13 acres. The petitioner proposes to occupy approximately 1,000 square feet in the second floor of the existing two-story commercial building. Surrounding parcels to the north, east and south are also zoned B4 (improved with commercial use), and parcels to the west are zoned TU (improved with residential use).

CONTROLLING AGREEMENTS AND ORDINANCES:

The property is included within the downtown SSA boundary, which is periodically approved by ordinance and provides off-site parking in municipal lots and decks.

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

The East Sector Update to the Comprehensive Master Plan identifies the future land use of this property as “Commercial”.

PLANNING SERVICES TEAM REVIEW:

Conditional Use

The petitioner requests a conditional use for a training studio within an existing two-story commercial building located in the downtown. The proposed use, Abhyaasa Yoga, will provide yoga instruction during normal business hours. Pursuant to Section 6-7D (B4 District) of the Naperville Municipal Code, training studios require approval of a conditional use.

Staff has reviewed and concurs with the petitioner's response to the Standards for a Conditional Use. The proposed yoga studio will not be a detriment to the surrounding uses and in fact will complement the downtown by adding to the mix of tenants in the area and attracting customers who may enhance the overall downtown by shopping or dining in the vicinity. Further, yoga and other training studio uses in the downtown have not been found to present a significant impact to parking demand or the use and enjoyment of the area.

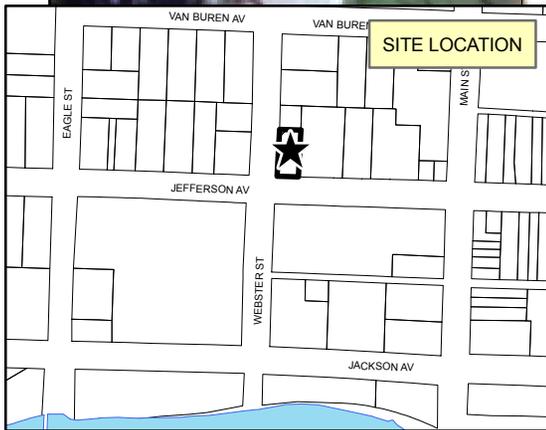
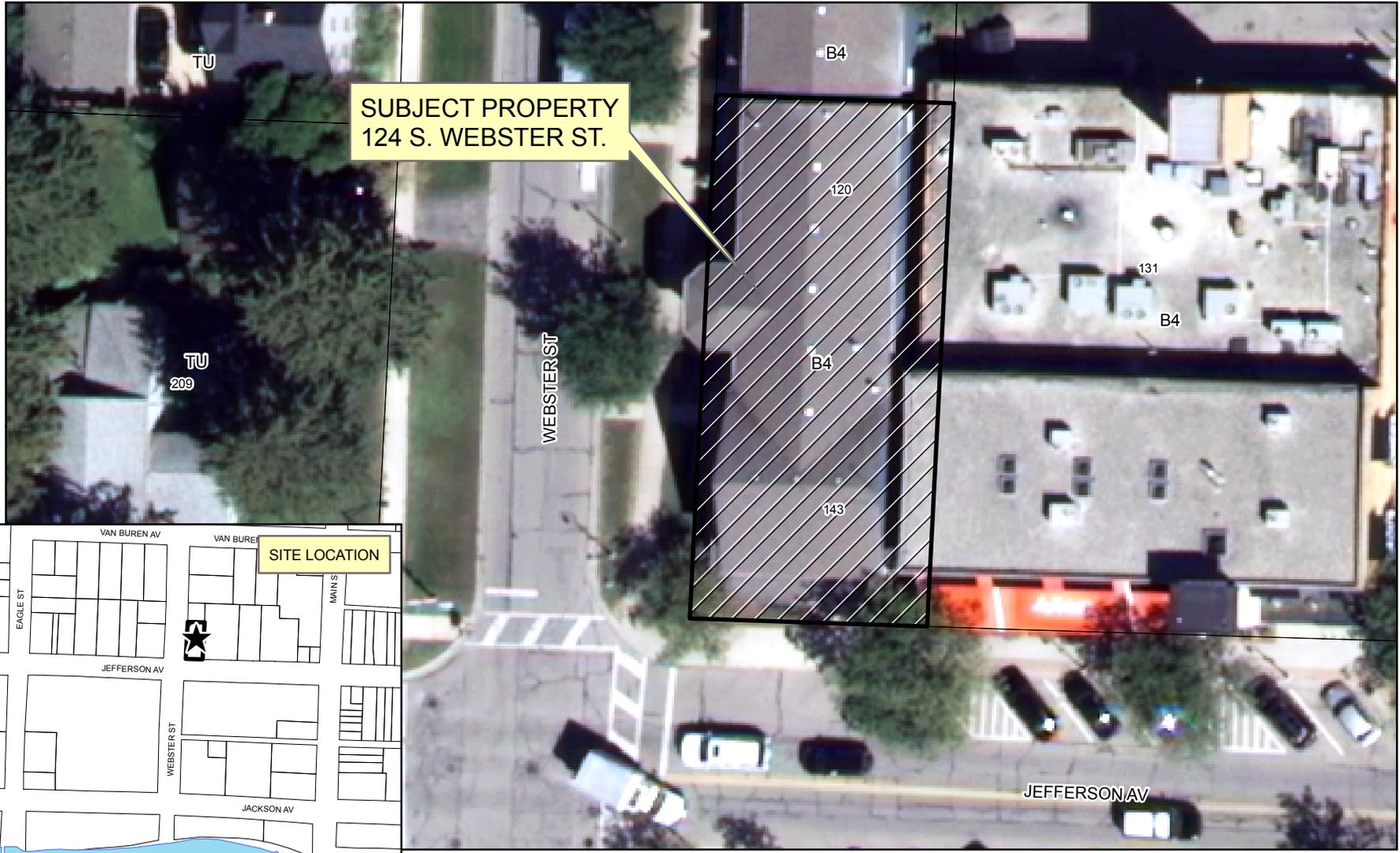
ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Abhyaasa Yoga – Location Map – 11-1-081
2. Abhyaasa Yoga – Petition – PC 11-1-081

City of Naperville
ABHYAASA YOGA



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



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

Development Name (should be consistent with plat): Abhyaasa Yoga
Development Address: 124 S. Webster Ave.
P.I.N. Number (s): 07-13-422-021
Date of Submission: 6/14/11

I. APPLICANT:

(Abhyaasa Yoga) Kate Mason
Name Corporation
124 S. Webster St.
Street
Naperville IL 60540 680-358-9642
City State Zip Code Telephone Number
Raj Bendre Abhyaasa owner 630-362-5037
Primary Contact Person Relationship to Applicant Telephone Number
abhyaasayoga@gmail.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

Max Taleb
Name
1450 Lawrence Ave, Northbrook, IL (708)785-0086
Address Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: N/A Telephone Number: _____
Email Address: _____ Fax Number: _____
Address: _____
Engineer: N/A Telephone Number: _____

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

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

V. ANNEXATION

Is this development within the City limits?

Yes.

Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

No, *requesting annexation*

Are there electors living on the property:

Yes No

If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)
2-story commercial building
2. Existing Utility Services (water, sewer, electricity): all existing

- 3. Existing zoning on the site: B4
- 4. Existing Land Use: commercial
- 5. Acreage & Square Footage of the site: _____
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

VII. PROPOSED DEVELOPMENT:

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

- 2. Proposed Zoning: no change

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

1000 square feet to be used as a yoga studio offering classes during normal business hours.

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

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

N/A

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

N/A

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

N/A

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres	N/A									
% of Total	1									

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family	N/A					NA			
ownhome						NA			
Duplex						NA			
apartment						NA			
Comrcl.			NA	NA	NA				
Office			NA	NA	NA				
Industrial			NA	NA	NA				

Gross Acres = land designated for land use type including right-of-way

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

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

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

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

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:
N/A

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

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

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

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

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

Total				
-------	--	--	--	--

*Please Explain:

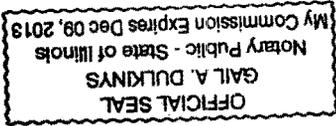
Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers,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

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

By: Kate Mason
 [Type in Name of Signatory]
 [Type in Title of Signatory (e.g. Owner, Atty., etc.)]

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 16th day of June 2009 A.D.



By: Gail A. Dulkins
 [Type in Name of Notary]
 Notary Public

LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: Kate Mason (Abhyaasa Yoga)
Address: 124 S. Webster Ave.
Naperville, IL 60540

2. Nature of Benefit sought: conditional use

3. Nature of Applicant (Please check one):

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

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. _____
- b. _____
- c. _____
- d. _____

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

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

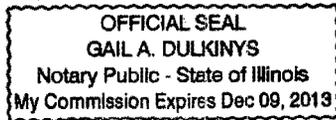
VERIFICATION

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

Signature: [Handwritten Signature]

Subscribed and Sworn to before me this 16th day of June, 2011.

[Handwritten Signature]
Notary Public



ATTACHMENT 6

EXHIBIT 3

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

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)

Response:

1. The proposed use is compatible with the adjacent tenants and, as a training studio, promotes the public health and welfare.
2. There are existing training studios in the downtown area, none of which have been detrimental to the downtown.
3. The yoga studio will operate during normal business hours, offer regular donation-based classes to raise funds for local causes, and attract students who will further support adjacent and nearby businesses.



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 11-1-056 **AGENDA DATE:** 7/6/2011
SUBJECT: Brighton Car Wash LLC
 Petitioner: Brighton Car Wash LLC, 952 W. 75th Street, Naperville, IL 60565

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

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

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
6/8/2011	D2	Continued to July 6, 2011 with a request for additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Katie Forystek, AICP, Planning Services

PETITIONER/APPLICANT:

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

EXISTING ZONING, LAND USE, AND LOCATION:

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

CONTROLLING AGREEMENTS AND ORDINANCES:

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

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

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

NATURAL FEATURES:

The site is relatively flat.

PLANNING SERVICES TEAM REVIEW:

The petitioner proposes to construct a ground-mounted wind energy system on the subject property which necessitates approval of a conditional use in the B3 District pursuant Section 6-15-4:1.2 (Ground-Mounted Wind Energy System) of the Naperville Municipal Code. While the petitioner is proposing to install a ground mounted turbine necessitating approval of a conditional use, it is worth noting that the petitioner may construct a roof mounted turbine by right (permit only required) on the subject property.

The petitioner proposes to replace an existing parking lot light pole with a 32.5' ground-mounted vertical axis wind turbine. The parking lot lighting will be mounted on the new monopole at a height of 20'. Ground-mounted wind energy systems are required to maintain a minimum setback of 110% of their total height from all property lines. The proposed system will comply with all required setbacks as demonstrated in Table 1 below.

Property Line	Required Setback	Proposed Setback
North	35.75'	93' 4 ½"
South	35.75'	159'
East	35.75'	36'
West	35.75'	110'

June 8th Plan Commission Meeting

At the June 8, 2011 Plan Commission meeting, the petitioner's request was considered and continued to the July 20, 2011 meeting with the request for additional information including data demonstrating the benefit of the proposed turbine, specifications for the proposed turbine and additional information on the noise data previously provided.

The petitioner has provided additional data and information demonstrating that the proposed wind turbine will meet the city's Performance Standards for noise and demonstrating the benefits of the turbine by providing sustainable energy production in the City of Naperville (1.25% - 2.25% electrical power savings annually). The supplemental information can be found as Attachment 1.

Recommendation

Staff has reviewed the request for a conditional use, along with the supplemental information provided by the petitioner and recommends approval, based on the following noteworthy factors:

- The petitioner has met the standards for a conditional use as described in Section 6-15-6 of the Small Wind and Solar Renewable Energy Systems Ordinance (Attachment 2).

Brighton Car Wash – PC 11-1-056

July 6, 2011

Page 3 of 3

- The proposed wind turbine will comply with all required setbacks, height and performance standards as outlined in Section 6-15-4:1.2 (Ground-Mounted Small Wind Energy Systems).
- The wind turbine is proposed in a location on the subject property that provides significant setbacks from surrounding properties; thereby not creating a substantial detriment to surrounding properties.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Brighton Car Wash – Attachment 1: Supplemental Information – PC 11-1-056
2. Brighton Car Wash – Attachment 2: Conditional Use Standards – PC 11-1-056
3. Brighton Car Wash – Petition – PC 11-1-056
4. Brighton Car Wash – Location Map – PC 11-1-056
5. Brighton Car Wash – Site Plan and Turbine Elevations – PC 11-1-056
6. Brighton Car Wash – Site Pictures – PC 11-1-056
7. Brighton Car Wash – Public Correspondence – PC 11-1-056

Forystek, Katie

From: Mark Sullivan [mark@sullivanenergygroup.com]
Sent: Friday, June 10, 2011 12:56 PM
To: Forystek, Katie
Cc: Jason Morin; Lillie Sullivan
Subject: Montgomery couple uses wind turbine to generate electricity - The SouthtownStar

Follow Up Flag: Follow up
Flag Status: Flagged

Katie,
Please forward the link below and the property address of
1752 Marilyn Drive Montgomery, IL to the Board member's so they may have an opportunity to see and hear a
1KW unit prior to our July 6th meeting.

Thank you

<http://southtownstar.suntimes.com/5610511-522/montgomery-couple-uses-wind-turbine-to-generate-electricity.html#.TfIrUAZE5xM;email>

--

Mark Sullivan
Managing Partner
Sullivan Energy Group, LLC
1752 Marilyn Drive
Montgomery, IL 60538
[\(312\) 607-4421](tel:(312)607-4421)
www.sullivanenergygroup.com

ATTENTION:

This message and any attachments are intended only for the named recipient(s), and may contain information that is confidential, privileged, or exempt or protected from disclosure under applicable laws and rules. If you are not the intended recipient(s), you are notified that the dissemination, distribution, or copying of this message and any attachments is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at either the email address or the telephone number included herein and delete this message and any of its attachments from your computer and/or network. Thank you.

This message and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C SS 2510-2521.

June 21, 2011

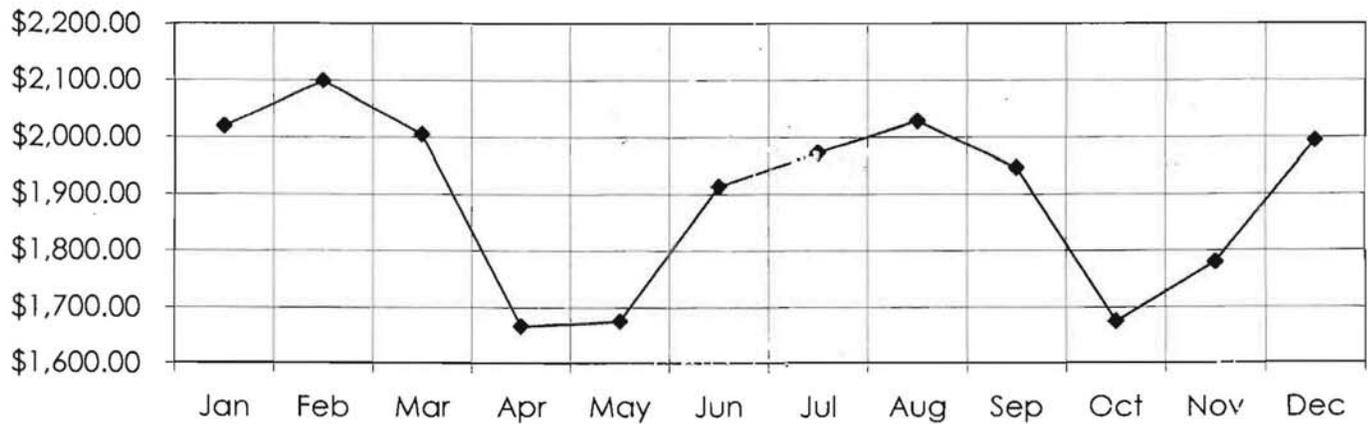
Planning Commission / Staff

With a system like we are proposing, weather is very depending on output of the system. There is a range of power output of 2500kwh to 4500kwh on a yearly basis. We at Brighton Car Wash have lowered our electrical needs to less than 200,000 kwh per year. With this data we would be offsetting our electric power needs 1.25% to 2.25% on a yearly basis.

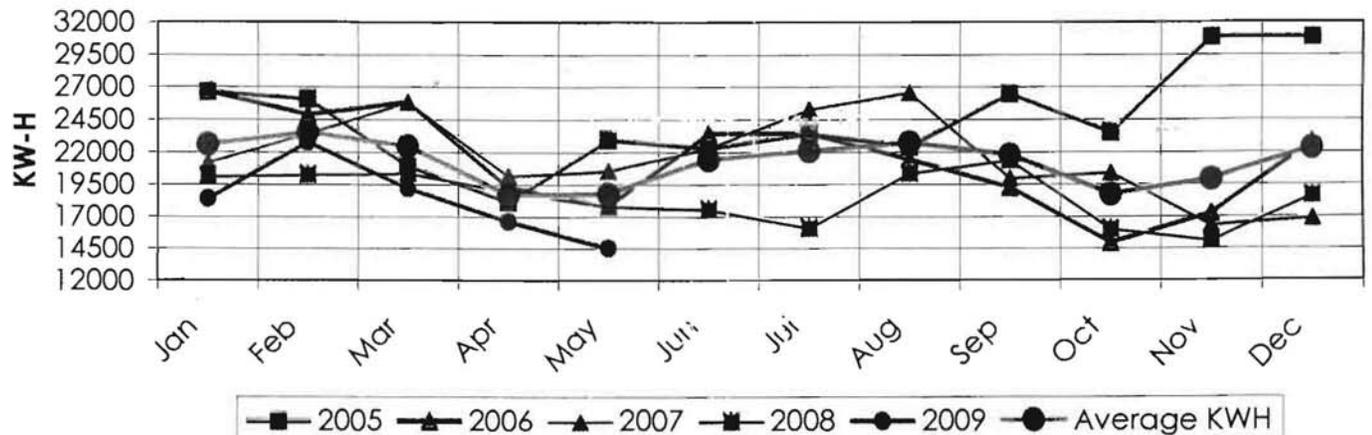
Brighton Car Wash 5-Year Electricity Bill Analysis

	Kilo Watt Hours					Average KWH	Average Monthly Bill	* A/C Needs
	2005	2006	2007	2008	2009			
Jan	26,720	26,720	21,280	20,240	18,430	22,688	\$ 2,013.23	\$ -
Feb	26,160	24,960	23,520	20,400	22,880	23,584	\$ 2,098.98	\$ -
Mar	21,040	25,920	25,920	20,480	19,280	22,528	\$ 2,004.99	\$ -
Apr	18,240	19,360	20,240	19,120	16,720	18,736	\$ 1,667.50	\$ -
May	23,040	17,920	20,640	17,920	14,640	18,832	\$ 1,676.05	\$ 502.81
Jun	22,400	23,520	22,400	17,630	17,120	21,500	\$ 1,913.50	\$ 765.40
Jul	23,510	23,540	25,360	16,240	18,400	22,163	\$ 1,972.46	\$ 788.99
Aug	22,540	21,520	26,640	20,480	17,600	22,795	\$ 2,028.76	\$ 811.50
Sep	26,540	19,360	20,080	21,520	19,680	21,875	\$ 1,946.88	\$ 584.06
Oct	23,620	15,040	20,480	16,160	15,680	18,825	\$ 1,675.43	\$ 251.31
Nov	30,960	17,360	16,400	15,280	14,880	20,000	\$ 1,780.00	\$ -
Dec	30,960	22,880	16,960	18,800	18,160	22,400	\$ 1,993.60	\$ -
Total							\$ 22,777.37	\$ 3,704.08

5-Year Average Monthly Electricity Bill



Electricity Bill Analysis



June 17, 2011

Nov 2005- 30,960kwh

Dec 2005- 30,960kwh

2005 usage: 295,730kwh / 24,644kwh avg

2006 usage: 258,100kwh / 21,508kwh avg

2007 usage: 259,920kwh / 21,660kwh avg

2008 usage: 224,050kwh / 18,670kwh avg

2009 usage: 213,520kwh / 17793kwh avg or 4.403kwh per car

2010 usage: 220,800kwh / 18,400kwh avg or 3.968kwh per car

2011usage thru May: 86320kwh / 17,264kwh

June 2010- 19,440kwh

July 2010- 16,560kwh

Aug 2010- 18,160kwh

Sept 2010- 20,080kwh

Oct 2010- 17,520kwh

Nov 2010- 21,904kwh

Dec 2010- 15,360kwh

Jan 2011- 21,280kwh

Feb 2011- 17,440kwh

March 2011- 18,240kwh

April 2011- 16,240kwh

May 2011- 13,120kwh

Last 12 month usage: 199,104kwh / 16,592kwh avg

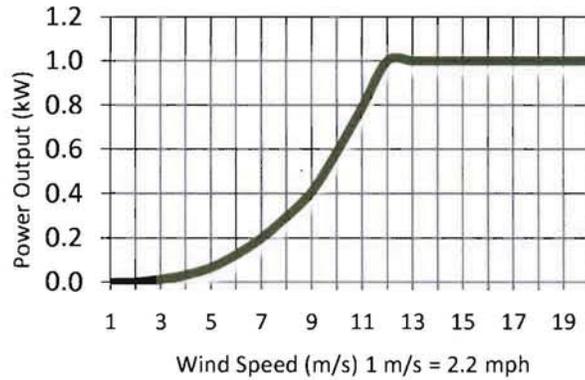


Urban Green Energy

eddyGT Wind Turbine Specifications

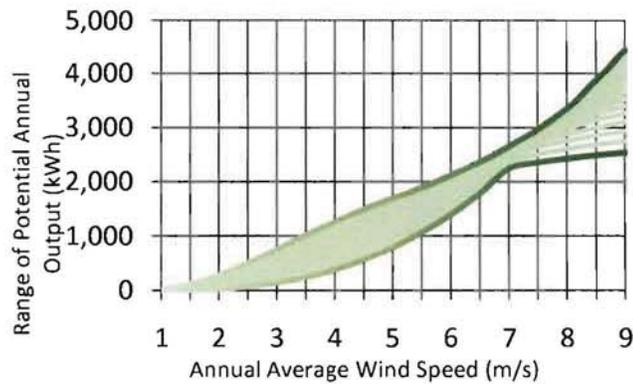
Physical Information

Axis	Vertical
Height	2.70 meters
Width	1.80 meters
Weight	175 kg
Swept Area	4.62 m ²
Blade Materials	Carbon Fiber & Fiberglass



Performance

Rated Power	1000 W
Cut-in Wind Speed	3 m/s
Cut-out Wind Speed	30 m/s
Rated RPM	180 RPM
Survival Wind Speed	55 m/s
Rated Wind Speed	12 m/s
Annual Energy at 5 m/s	1250 kWh
Noise from IEC 61400-11 at 12 m/s	38 dB



Certifications

CE Certified	European Conformity
IEC-61400-2	Wind Turbine Safety
IEC-61400-11	Noise Level Certification
IEC-61400-12	Power Performance Certification
ISO-2631	Vibration Level Certification

Electric Generation

Generator Type	Three-Phase Permanent Magnet
Temperature	-40 C to 115 C (-40 F to 230 F)
Drive System	Direct Drive
Rated Output	
Off-Grid	24 Vdc
Grid-Tie	600 Vdc
Inverters and Controllers	Available for all locations and regulations

SPECIFICATIONS

General

Axis _____ Vertical
 Height _____ 2.70 m (8.85 ft)
 Width _____ 1.80 m (5.91 ft)
 Weight _____ 175 kg (386 lb)
 Swept Area _____ 4.62 m² (50 ft²)
 Blade Materials _____ Carbon Fiber and Fiberglass

Performance

Rated Power _____ 1000 W
 Cut-in Wind Speed _____ 3 m/s (6.7 mph)
 Cut-out Wind Speed _____ 30 m/s (67 mph)
 Rated RPM _____ 180 RPM
 Survival Wind Speed _____ 55 m/s (123 mph)
 Rated Wind Speed _____ 12 m/s (27 mph)
 Annual Energy at 5 m/s _____ 1250 kWh
 Noise Level at 12 m/s _____ 38 dB

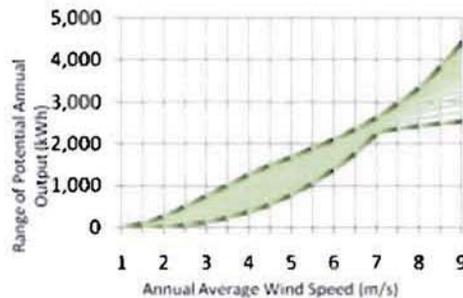
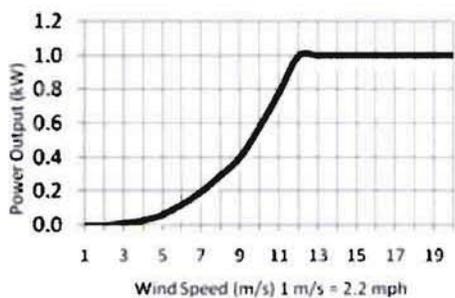
Certifications

CE Certified _____ European Conformity
 IEC-61400-2 _____ Wind Turbine Safety
 IEC-61400-11 _____ Noise Level Certification
 IEC-61400-12 _____ Power Performance Certification
 ISO-2631 _____ Vibration Level Certification

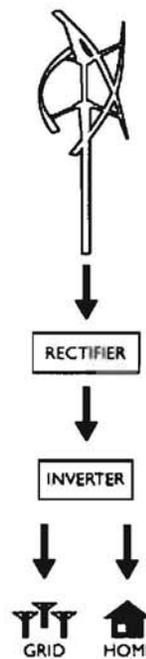
Electric Generation

Generator Type _____ Three-Phase Permanent Magnet
 Rated Output
 Off-Grid _____ 24 Vdc
 Grid-Tie _____ 600 Vdc

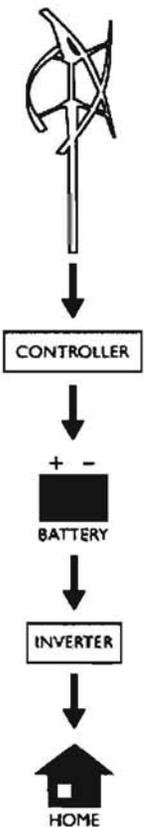
Inverters and Controllers Available for all locations and regulations



Grid-Tie System



Battery Backup System



For more information, visit www.urbangreenergy.com or email info@urbangreenergy.com



eddy GT

ELEGANCE MEETS CUTTING EDGE

Urban Green Energy is proud to announce the eddyGT - a silent and powerful 1kW vertical axis wind turbine designed to offset energy consumption for any location or application. The grid-tie functionality provides users with a compact renewable energy solution that feeds back to the local electric grid. Mount the eddyGT on a tower or a roof and harness the power of wind from any direction!

Visit www.urbangreenenergy.com/eddygt today and find out more about how eddyGT is saving the planet, one household at a time!

Clause	Requirement-Test	Result-Remark	Verdict
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Copy of marking plate:



UGE-600



UGE-1K



UGE-4K



Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: MAY 20, 2011
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
CUSTOMER CHARGE 21.65
CURRENT READING MAY 06, 2011 0023387
PREVIOUS READING APRIL 07, 2011 0023223
CONSUMPTION 29 DAYS (\$00.0871 X 13120 KWH) 1,142.75
CONSUMPTION 29 DAYS (\$00.0000 X 88.80 KW)
RENEWABLE OPT ADDTNL 100.00
MUNICIPAL ELECT TAX 48.47
STATE TAX 41.98
~~TOTAL ELECTRIC CHARGES 1,354.85~~

JUN 15 PAID

WATER SERVICE - METER # 1427150
MONTHLY CUSTOMER CHG 13.25
CURRENT READING MAY 06, 2011 9149000
PREVIOUS READING APRIL 07, 2011 9132000
CONSUMPTION 29 DAYS (\$00.0222 X 17000 CF) 377.40
MUNICIPAL WATER TAX 19.53
TOTAL WATER CHARGES 410.18
WASTE WATER SERVICE
MONTHLY CUSTOMER CHG 9.75
CONSUMPTION 29 DAYS (\$00.0122 X 17000 CF) 207.40
TOTAL WASTE WATER CHARGES 217.15

CONSUMPTION HISTORY			
		ELECTRIC	WATER
MAY	2011	13120 KWH	17000 CF
APR	2011	16240	22000
MAY	2010	17280	23000

Water - 627.33
Electric - 1354.85

CURRENT CHARGES DUE JUNE 12, 2011 \$1,982.18
PREVIOUS BALANCE \$2,452.14
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,452.14

5/13/11 THANK YOU

TOTAL BALANCE

\$1,982.18





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: APRIL 20, 2011
SERVICE FOR: LLC BCW 952 W 75TH ST

MAY 03 PAID

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING APRIL 07, 2011 0023223
 PREVIOUS READING MARCH 09, 2011 0023020
 CONSUMPTION 29 DAYS (\$00.0871 X 16240 KWH) 1,414.50
 CONSUMPTION 29 DAYS (\$00.0000 X 95.20 KW) 100.00
 RENEWABLE OPT ADDTNL 59.14
 MUNICIPAL ELECT TAX 51.97
 STATE TAX 1,647.26

FYI
 SUSPECT EMERALD ASH BORER IN A
 PARKWAY ASH TREE? 630-420-6095
 WWW.NAPERVILLE.IL.US/EAB.ASPX

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING APRIL 07, 2011 9132000
 PREVIOUS READING MARCH 09, 2011 9110000
 CONSUMPTION 29 DAYS (\$00.0222 X 22000 CF) 488.40
 MUNICIPAL WATER TAX 25.08
 TOTAL WATER CHARGES 526.73
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 29 DAYS (\$00.0122 X 22000 CF) 268.40
 TOTAL WASTE WATER CHARGES 278.15

CONSUMPTION HISTORY			
		ELECTRIC	WATER
APR	2011	16240 KWH	22000 CF
MAR	2011	18240	23000
APR	2010	16560	21000

Water - 804.88
 electric - 1647.24

CURRENT CHARGES DUE MAY 12, 2011 \$2,452.14
 PREVIOUS BALANCE \$2,675.09
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,675.09

4/11/11 THANK YOU

TOTAL BALANCE

\$2,452.14





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: MARCH 23, 2011
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT # :

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING MARCH 09, 2011 0023020
 PREVIOUS READING FEBRUARY 09, 2011 0022792
 CONSUMPTION 28 DAYS (\$00.0871 X 18240 KWH) 1,588.70
 CONSUMPTION 28 DAYS (\$00.0000 X 104.00 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 65.98
 STATE TAX 58.37
 TOTAL ELECTRIC CHARGES 1,834.70

APR 06 PAID

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING MARCH 09, 2011 9110000
 PREVIOUS READING FEBRUARY 09, 2011 9087000
 CONSUMPTION 28 DAYS (\$00.0222 X 23000 CF) 510.60
 MUNICIPAL WATER TAX 26.19
 TOTAL WATER CHARGES 530.04
 WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 28 DAYS (\$00.0122 X 23000 CF) 280.60
 TOTAL WASTE WATER CHARGES 290.35

CONSUMPTION HISTORY			
		ELECTRIC	WATER
MAR	2011	18240 KWH	23000 CF
FEB	2011	17440	20000
MAR	2010	23280	37000

Water - 840.39
electric - 1834.70

CURRENT CHARGES DUE APRIL 12, 2011 \$2,675.09
 PREVIOUS BALANCE \$2,361.06
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,361.06

3/10/11 THANK YOU

TOTAL BALANCE

\$2,675.09





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: FEBRUARY 24, 2011
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 **MULTIPLIER** 80
CUSTOMER CHARGE 21.65
CURRENT READING FEBRUARY 09, 2011 0022792
PREVIOUS READING JANUARY 10, 2011 0022574
CONSUMPTION 30 DAYS (\$00.0871 X 17440 KWH) 1,519.02
CONSUMPTION 30 DAYS (\$00.0000 X 104.00 KW)
RENEWABLE OPT ADDTNL 100.00
MUNICIPAL ELECT TAX 63.24
STATE TAX 55.81
TOTAL ELECTRIC CHARGES 1,759.72

MAR 07 PAID

WATER SERVICE - METER # 1427150
MONTHLY CUSTOMER CHG 13.25
CURRENT READING FEBRUARY 09, 2011 9087000 **ESTIMATE**
PREVIOUS READING JANUARY 10, 2011 9059000
CONSUMPTION 30 DAYS (\$00.0222 X 28000 CF) 621.60
MUNICIPAL WATER TAX 31.74
TOTAL WATER CHARGES 656.59
WASTE WATER SERVICE
MONTHLY CUSTOMER CHG 9.75
CONSUMPTION 30 DAYS (\$00.0122 X 28000 CF) 341.60
TOTAL WASTE WATER CHARGES 351.35

CONSUMPTION HISTORY			
		ELECTRIC	WATER
FEB	2011	17440 KWH	28000 CF
JAN	2011	21280	23000
FEB	2010	20000	29000

electric 1759.72
water 1017.94

CURRENT CHARGES DUE MARCH 12, 2011 \$2,717.66
PREVIOUS BALANCE \$3,217.61
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$3,217.61
495.27

2/22/11 THANK YOU
2/03/11

TOTAL BALANCE

\$2,361.06





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: JANUARY 24, 2011
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING JANUARY 10, 2011 0022574
 PREVIOUS READING DECEMBER 06, 2010 0022308
 CONSUMPTION 35 DAYS (\$00.0871 X 21280 KWH) 1,853.49
 CONSUMPTION 35 DAYS (\$00.0000 X 110.40 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 76.38
 STATE TAX 68.10
TOTAL ELECTRIC CHARGES 2,119.62

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.35
 CURRENT READING JANUARY 10, 2011 9059000
 PREVIOUS READING DECEMBER 06, 2010 9031000
 CONSUMPTION 35 DAYS (\$00.0222 X 28000 CF) 621.60
 MUNICIPAL WATER TAX 31.74
TOTAL WATER CHARGES 666.59
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 35 DAYS (\$00.0122 X 28000 CF) 341.60
TOTAL WASTE WATER CHARGES 351.35

CONSUMPTION HISTORY			
		ELECTRIC	WATER
JAN	2011	21280 KWH	28000 CF
DEC	2010	15360	17000
JAN	2010	19600	24000

*Water - 1017.94
 electric - 2119.62*

FEB 10 PAID

CURRENT CHARGES DUE FEBRUARY 12, 2011 ~~\$3,137.56~~
 PREVIOUS BALANCE \$5,210.80
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,192.12 1/13/11 THANK YOU
 2,938.63 12/28/10

PAST DUE AMOUNT (DUE IMMEDIATELY) 80.05
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$3,217.61





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: DECEMBER 21, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING DECEMBER 06, 2010 0022308
 PREVIOUS READING NOVEMBER 03, 2010 0022116
 CONSUMPTION 33 DAYS (\$00.0871 X 15360 KWH) 1,337.86
 CONSUMPTION 33 DAYS (\$00.0000 X 91.20 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 56.13
 STATE TAX 49.15
TOTAL ELECTRIC CHARGES 1,564.79

06 PAID

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING DECEMBER 06, 2010 9031000
 PREVIOUS READING NOVEMBER 03, 2010 9014000
 CONSUMPTION 33 DAYS (\$00.0222 X 17000 CF) 377.40
 MUNICIPAL WATER TAX 19.53
TOTAL WATER CHARGES 410.18
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 33 DAYS (\$00.0122 X 17000 CF) 207.40
TOTAL WASTE WATER CHARGES 217.15

CONSUMPTION HISTORY			
		ELECTRIC	WATER
DEC	2010	15360 KWH	17000 CF
NOV	2010	16960	29000
DEC	2009	18160	30000

water - 627.33
electric - 1564.79

CURRENT CHARGES DUE JANUARY 12, 2011
 PREVIOUS BALANCE \$2,938.63
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$0.00
~~\$2,192.12~~

pd

PAST DUE AMOUNT (DUE IMMEDIATELY) 3,018.68
(IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$5,210.80





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: NOVEMBER 19, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING NOVEMBER 03, 2010 0022116
 PREVIOUS READING OCTOBER 04, 2010 0021904
 CONSUMPTION 30 DAYS (\$00.0871 X 16960 KWH) 1,477.22
 CONSUMPTION 30 DAYS (\$00.0000 X 91.20 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 61.60
 STATE TAX 54.27
 TOTAL ELECTRIC CHARGES 1,714.74

DEC 24 PAID

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING NOVEMBER 03, 2010 9014000
 PREVIOUS READING OCTOBER 04, 2010 8985000
 CONSUMPTION 30 DAYS (\$00.0222 X 29000 CF) 643.80
 MUNICIPAL WATER TAX 32.85
 TOTAL WATER CHARGES 689.90
 WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 30 DAYS (\$00.0122 X 29000 CF) 353.80
 TOTAL WASTE WATER CHARGES 363.55

CONSUMPTION HISTORY			
		ELECTRIC	WATER
NOV	2010	16960 KWH	29000 CF
OCT	2010	17520	27000
NOV	2009	14880	22000

electric = 1714.74
water = 1053.45

CURRENT CHARGES DUE DECEMBER 12, 2010 \$2,768.19
 PREVIOUS BALANCE \$2,840.60
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,749.65

11/18/10 THANK YOU

PAST DUE AMOUNT (DUE IMMEDIATELY) 170.44
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$2,938.63



City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: OCTOBER 21, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING OCTOBER 04, 2010 0021904
 PREVIOUS READING SEPTEMBER 02, 2010 0021685
 CONSUMPTION 32 DAYS (\$00.0871 X 17520 KWH) 1,525.99
 CONSUMPTION 32 DAYS (\$00.0000 X 88.80 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 63.52
 STATE TAX 56.06
TOTAL ELECTRIC CHARGES 1,767.22

FYI
 DUE TO ESTIMATED READING YOU MAY
 SEE AN INCREASE OR DECREASE IN
 CHARGES AT THE NEXT ACTUAL READ

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING OCTOBER 04, 2010 8985000
 PREVIOUS READING SEPTEMBER 02, 2010 8958000
 CONSUMPTION 32 DAYS (\$00.0222 X 27000 CF) 539.40
 MUNICIPAL WATER TAX 30.63
TOTAL WATER CHARGES 643.28
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 32 DAYS (\$00.0122 X 27000 CF) 329.40
TOTAL WASTE WATER CHARGES 339.15

NOV - 5 PAID

CONSUMPTION HISTORY		
	ELECTRIC	WATER
OCT 2010	17520 KWH	27000 CF
SEP 2010	20080	31000
OCT 2009	15680	29000

WATER = \$982.43
 ELECTRIC = \$1767.22

~~4164 CARS~~
 4384 CARS
 3.996 KW PER CAR

CURRENT CHARGES DUE NOVEMBER 12, 2010 \$2,749.65
 PREVIOUS BALANCE \$3,205.22
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$3,205.22

10/18/10 THANK YOU

PAST DUE AMOUNT (DUE IMMEDIATELY) 90.95
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$2,840.60





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: SEPTEMBER 22, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING SEPTEMBER 02, 2010 0021685
 PREVIOUS READING AUGUST 04, 2010 0021434
 CONSUMPTION 29 DAYS (\$00.0871 X 20080 KWH) 1,748.97
 CONSUMPTION 29 DAYS (\$00.0000 X 100.00 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 72.27
 STATE TAX 64.26
 TOTAL ELECTRIC CHARGES 2,007.15
WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING SEPTEMBER 02, 2010 8958000
 PREVIOUS READING AUGUST 04, 2010 8927000
 CONSUMPTION 29 DAYS (\$00.0222 X 31000 CF) 688.20
 MUNICIPAL WATER TAX 35.07
 TOTAL WATER CHARGES 736.52
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 29 DAYS (\$00.0122 X 31000 CF) 378.20
 TOTAL WASTE WATER CHARGES 387.95

BYI
 DUE TO ESTIMATED READING YOU MAY
 SEE AN INCREASE OR DECREASE IN
 CHARGES AT THE NEXT ACTUAL READ

CONSUMPTION HISTORY		
	ELECTRIC	WATER
SEP 2010	20080 KWH	31000 CF
AUG 2010	18160	26000
SEP 2009	19680	38000

OCT 12 PAID

Water - 1124.47
 electric - 2007.15
 4851 cars
 4.139 KW PER CAR

CURRENT CHARGES DUE OCTOBER 12, 2010 \$3,131.62
 PREVIOUS BALANCE \$5,400.89
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,774.13
 2,553.16

9/10/10 THANK YOU
 8/25/10

PAST DUE AMOUNT (DUE IMMEDIATELY) 73.60
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$3,205.22





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

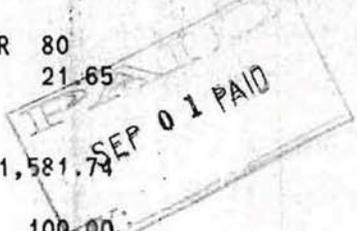
Questions, service problems or
address changes, please call.

DATE OF ISSUE: AUGUST 20, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING AUGUST 04, 2010 0021434
 PREVIOUS READING JULY 06, 2010 0021207
 CONSUMPTION 29 DAYS (\$00.0871 X 18160 KWH) 1,581.74
 CONSUMPTION 29 DAYS (\$00.0000 X 98.40 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 65.71
 STATE TAX 58.11
TOTAL ELECTRIC CHARGES 1,827.21



WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING AUGUST 04, 2010 8927000
 PREVIOUS READING JULY 06, 2010 8901000
 CONSUMPTION 29 DAYS (\$00.0222 X 26000 CF) 577.20
 MUNICIPAL WATER TAX 29.52
TOTAL WATER CHARGES 619.97
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 29 DAYS (\$00.0122 X 26000 CF) 317.20
TOTAL WASTE WATER CHARGES 326.95

CONSUMPTION HISTORY			
		ELECTRIC	WATER
AUG 2010	18160 KWH		26000 CF
JULY 2010	16560		24000
AUG 2009	17600		29000

3749 CARS
 4.84 KW PER CAR

CURRENT CHARGES DUE SEPTEMBER 12, 2010
 PREVIOUS BALANCE
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING

pd ~~\$2,550.16~~
 \$2,774.13
 \$0.00

electric = 1827.21
 water = 944.92

PAST DUE AMOUNT (DUE IMMEDIATELY) 2,626.76
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)
TOTAL BALANCE

~~\$5,400.89~~





Finance Department
400 S. Eagle Street
Naperville IL 60540

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DATE OF ISSUE: JULY 20, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.65
 CURRENT READING JULY 06, 2010 0021207
 PREVIOUS READING JUNE 09, 2010 0021000
 CONSUMPTION 27 DAYS (\$00.0871 X 16560 KWH) 1,442.33
 CONSUMPTION 27 DAYS (\$00.0000 X 95.20 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 60.24
 STATE TAX 52.99
TOTAL ELECTRIC CHARGES 1,677.26



WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING JULY 06, 2010 8901000
 PREVIOUS READING JUNE 09, 2010 8877000
 CONSUMPTION 27 DAYS (\$00.0222 X 24000 CF) 532.80
 MUNICIPAL WATER TAX 27.30
TOTAL WATER CHARGES 573.35
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 27 DAYS (\$00.0122 X 24000 CF) 292.80
TOTAL WASTE WATER CHARGES 302.55

CONSUMPTION HISTORY		
	ELECTRIC	WATER
JULY 2010	16560 KWH	24000 CF
JUNE 2010	19440	28000
JULY 2009	18400	30000

Water - 875.90
electric - 1677.26

CURRENT CHARGES DUE AUGUST 12, 2010 \$2,553.16
 PREVIOUS BALANCE \$2,890.90
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,890.90

7/06/10 THANK YOU

TOTAL BALANCE \$2,553.16





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes please call

DATE OF ISSUE: JUNE 18, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING JUNE 09, 2010 0021000
 PREVIOUS READING MAY 05, 2010 0020757
 CONSUMPTION 35 DAYS (\$00.0846 X 19440 KWH) 1,644.62
 CONSUMPTION 35 DAYS (\$00.0000 X 96.00 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 70.08
 STATE TAX 62.21
TOTAL ELECTRIC CHARGES 1,897.91

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 10.22
 CURRENT READING JUNE 01, 2010 8877000
 PREVIOUS READING MAY 05, 2010 8849000
 CONSUMPTION 27 DAYS (\$00.0211 X 28000 CF) 455.76
 MONTHLY CUSTOMER CHG 3.03
 CURRENT READING JUNE 09, 2010 8877000
 PREVIOUS READING JUNE 01, 2010 8849000
 CONSUMPTION 8 DAYS (\$00.0222 X 28000 CF) 142.68
 MUNICIPAL WATER TAX 30.55
TOTAL WATER CHARGES 641.64

WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 8 DAYS (\$00.0122 X 28000 CF) 341.60
TOTAL WASTE WATER CHARGES 351.35

CONSUMPTION HISTORY		
	ELECTRIC	WATER
JUNE 2010	19440 KWH	6400 CF
MAY 2010	17280	23000
JUNE 2009	17120	25000

electric - 1897.91
water - 992.99

CURRENT CHARGES DUE JULY 12, 2010 \$2,890.90
 PREVIOUS BALANCE \$2,459.87
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,459.87

6/11/10 THANK YOU

TOTAL BALANCE

\$2,890.90





Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: MAY 18, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 2

ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING MAY 05, 2010 0020757
 PREVIOUS READING APRIL 07, 2010 0020541
 CONSUMPTION 28 DAYS (\$00.0846 X 17280 KWH) 1,451.89
 CONSUMPTION 28 DAYS (\$00.0000 X 96.80 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 62.70
 STATE TAX 55.30
TOTAL ELECTRIC CHARGES (1,700.89)

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 11.36
 CURRENT READING MAY 01, 2010 8849000
 PREVIOUS READING APRIL 07, 2010 8826000
 CONSUMPTION 24 DAYS (\$00.0192 X 23000 CF) 378.51
 MONTHLY CUSTOMER CHG 1.89
 CURRENT READING MAY 05, 2010 8849000
 PREVIOUS READING MAY 01, 2010 8826000
 CONSUMPTION 4 DAYS (\$00.0211 X 23000 CF) 69.33
 MUNICIPAL WATER TAX 23.05
TOTAL WATER CHARGES 484.14

WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 4 DAYS (\$00.0122 X 23000 CF) 230.60
TOTAL WASTE WATER CHARGES 290.35
 MISCELLANEOUS
 DEPOSIT INTEREST 15.51CR
TOTAL MISCELLANEOUS 15.51CR

CONSUMPTION HISTORY			
		ELECTRIC	WATER
MAY	2010	17280 KWH	3285 CF
APR	2010	16560	21000
MAY	2009	14640	22000

electric - 1700.89
water - 774.49
Credit - 15.51

JUN 08 PAID



CONTINUED ON NEXT PAGE





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: APRIL 19, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING APRIL 07, 2010 0020541
 PREVIOUS READING MARCH 10, 2010 0020334
 CONSUMPTION 28 DAYS (\$00.0846 X 16560 KWH) 1,400.98
 CONSUMPTION 28 DAYS (\$00.0000 X 96.80 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 60.24
 STATE TAX 52.99
TOTAL ELECTRIC CHARGES 1,635.21

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING APRIL 07, 2010 8826000
 PREVIOUS READING MARCH 10, 2010 8805000
 CONSUMPTION 28 DAYS (\$00.0192 X 21000 CF) 403.20
 MUNICIPAL WATER TAX 20.82
TOTAL WATER CHARGES 437.27
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 28 DAYS (\$00.0122 X 21000 CF) 256.20
TOTAL WASTE WATER CHARGES 265.95

CONSUMPTION HISTORY			
		ELECTRIC	WATER
APR	2010	16560 KWH	21000 CF
MAR	2010	23280	37000
APR	2009	16720	18000

electric - 1635.21
Water - 703.22

APR 27 PAID

CURRENT CHARGES DUE MAY 12, 2010 \$2,338.43
 PREVIOUS BALANCE \$3,469.19
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$3,469.19

3/29/10 THANK YOU

TOTAL BALANCE \$2,338.43





Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: MARCH 19, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
CUSTOMER CHARGE 21.00
CURRENT READING MARCH 10, 2010 0020334
PREVIOUS READING FEBRUARY 08, 2010 0020043
CONSUMPTION 30 DAYS (\$00.0846 X 23280 KWH) 1,969.49
CONSUMPTION 30 DAYS (\$00.0000 X 116.00 KW)
RENEWABLE OPT ADDTNL 100.00
MUNICIPAL ELECT TAX 83.22
STATE TAX 74.50
TOTAL ELECTRIC CHARGES 2,248.21

WATER SERVICE - METER # 1427150
MONTHLY CUSTOMER CHG 13.25
CURRENT READING MARCH 10, 2010 8805000
PREVIOUS READING FEBRUARY 08, 2010 8768000
CONSUMPTION 30 DAYS (\$00.0192 X 37000 CF) 710.40
MUNICIPAL WATER TAX 36.18
TOTAL WATER CHARGES 759.83
WASTE WATER SERVICE
MONTHLY CUSTOMER CHG 9.75
CONSUMPTION 30 DAYS (\$00.0122 X 37000 CF) 451.40
TOTAL WASTE WATER CHARGES 461.15

CONSUMPTION HISTORY			
		ELECTRIC	WATER
MAR	2010	23280 KWH	37000 CF
FEB	2010	20000	29000
MAR	2009	19280	25000

MAR 3 4 PAID

electric - 2248.21
Water - 1220.98

CURRENT CHARGES DUE APRIL 12, 2010 \$3,469.19
PREVIOUS BALANCE \$3,418.23
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$3,418.23

3/08/10 THANK YOU

TOTAL BALANCE

\$3,469.19





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: FEBRUARY 18, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING FEBRUARY 08, 2010 0020043
 PREVIOUS READING JANUARY 12, 2010 0019793
 CONSUMPTION 27 DAYS (\$00.0846 X 20000 KWH) 1,692.00
 CONSUMPTION 27 DAYS (\$00.0000 X 120.00 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 72.00
 STATE TAX 64.00
TOTAL ELECTRIC CHARGES \$ 1,949.00

0 2 PAID

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING FEBRUARY 08, 2010 8768000
 PREVIOUS READING JANUARY 12, 2010 8739000
 CONSUMPTION 27 DAYS (\$00.0192 X 29000 CF) 556.80
 MUNICIPAL WATER TAX 28.50
TOTAL WATER CHARGES 598.55
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 27 DAYS (\$00.0122 X 29000 CF) 353.80
TOTAL WASTE WATER CHARGES 363.55

CONSUMPTION HISTORY			
		ELECTRIC	WATER
FEB	2010	20000 KWH	29000 CF
JAN	2010	19600	24000
FEB	2009	22880	30000

electric - 1,949.00
water -

CURRENT CHARGES DUE MARCH 12, 2010 \$2,911.10
 PREVIOUS BALANCE \$495.27
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$.00

PAST DUE AMOUNT (DUE IMMEDIATELY) 507.13
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$3,418.23





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: JANUARY 20, 2010
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

JAN 25 ENVO ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
CUSTOMER CHARGE 21.00
 CURRENT READING JANUARY 12, 2010 0019793
 PREVIOUS READING DECEMBER 07, 2009 0019548
 CONSUMPTION 36 DAYS (\$00.0846 X 19600 KWH) 1,658.16
 CONSUMPTION 36 DAYS (\$00.0000 X 106.40 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 70.63
 STATE TAX 62.72
TOTAL ELECTRIC CHARGES 1,912.51

FYI
 AVOID MAIL DELAYS & POSTAGE WITH
 OUR BANK DRAFT PROGRAM. CALL
 630-420-6059 FOR INFORMATION.

WATER SERVICE - METER # 1427150
MONTHLY CUSTOMER CHG 13.25
 CURRENT READING JANUARY 12, 2010 8739000
 PREVIOUS READING DECEMBER 07, 2009 8715000
 CONSUMPTION 36 DAYS (\$00.0192 X 24000 CF) 460.80
 MUNICIPAL WATER TAX 23.70
TOTAL WATER CHARGES 497.75
WASTE WATER SERVICE
MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 36 DAYS (\$00.0122 X 24000 CF) 292.80
TOTAL WASTE WATER CHARGES 302.55

CONSUMPTION HISTORY

		ELECTRIC	WATER
JAN	2010	19600 KWH	24000 CF
DEC	2009	18160	30000
JAN	2009	18480	21000

CURRENT CHARGES DUE FEBRUARY 12, 2010 \$2,712.81
PREVIOUS BALANCE \$5,129.21
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,775.62
 2,353.59
 1/19/10
 1/14/10
2,217.54

1/19/10 THANK YOU
1/14/10

TOTAL BALANCE

\$495.27





City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: DECEMBER 18, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING DECEMBER 07, 2009 0019548
 PREVIOUS READING NOVEMBER 05, 2009 0019321
 CONSUMPTION 32 DAYS (\$00.0846 X 18160 KWH) 1,536.34
 CONSUMPTION 32 DAYS (\$00.0000 X 85.60 KW) 100.00
 RENEWABLE OPT ADDTNL 65.71
 MUNICIPAL ELECT TAX 58.11
 STATE TAX 1,781.16
TOTAL ELECTRIC CHARGES

FYI
 THE CITY OF NAPERVILLE WISH
 YOU AND YOUR FAMILY A
 HAPPY HOLIDAY SEASON.

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING DECEMBER 07, 2009 8715000
 PREVIOUS READING NOVEMBER 05, 2009 8685000
 CONSUMPTION 32 DAYS (\$00.0192 X 30000 CF) 576.00
 MUNICIPAL WATER TAX 29.46
TOTAL WATER CHARGES 618.71
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 32 DAYS (\$00.0122 X 30000 CF) 366.00
TOTAL WASTE WATER CHARGES 375.75

CONSUMPTION HISTORY			
		ELECTRIC	WATER
DEC	2009	18160 KWH	30000 CF
NOV	2009	14880	22000
DEC	2008	18800	24000

JAN 1 PAID

Water - 994.46
 electric - 1781.16

CURRENT CHARGES DUE JANUARY 12, 2010 \$2,775.62
 PREVIOUS BALANCE \$4,807.10
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,517.04 11/20/09 THANK YOU

PAST DUE AMOUNT (DUE IMMEDIATELY) ~~2,353.59~~
 (IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE **\$5,129.21**





Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or
address changes, please call.

DATE OF ISSUE: NOVEMBER 18, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING NOVEMBER 05, 2009 0019321
 PREVIOUS READING OCTOBER 06, 2009 0019135
 CONSUMPTION 30 DAYS (\$00.0846 X 14880 KWH) 1,258.85
 CONSUMPTION 30 DAYS (\$00.0000 X 88.80 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 54.43
 STATE TAX 47.62
TOTAL ELECTRIC CHARGES (1,481.96)

FYI
NO MORE CHECKS TO WRITE!
NO MORE STAMPS TO BUY! TRY
EBILL AT WWW.NAPERVILLE.IL.US

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING NOVEMBER 05, 2009 8685000
 PREVIOUS READING OCTOBER 06, 2009 8663000
 CONSUMPTION 30 DAYS (\$00.0192 X 22000 CF) 422.40
 MUNICIPAL WATER TAX 21.78
TOTAL WATER CHARGES 457.43
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 30 DAYS (\$00.0122 X 22000 CF) 268.40
TOTAL WASTE WATER CHARGES 278.15

CONSUMPTION HISTORY			
		ELECTRIC	WATER
NOV	2009	14880 KWH	22000 CF
OCT	2009	15680	29000
NOV	2008	15280	20000

DEC 01 2009

water - 735.58
electric - 1481.96

CURRENT CHARGES DUE DECEMBER 12, 2009 \$2,217.54
 PREVIOUS BALANCE ~~\$2,517.04~~
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$0.00

46 GAL PER CAR

PAST DUE AMOUNT (DUE IMMEDIATELY) 2,589.56

(IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE \$4,807.10



City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: OCTOBER 20, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING OCTOBER 06, 2009 0019135
 PREVIOUS READING SEPTEMBER 08, 2009 0018939
 CONSUMPTION 28 DAYS (\$00.0846 X 15680 KWH) 1,326.53
 CONSUMPTION 28 DAYS (\$00.0000 X 84.80 KW) .
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 57.23
 STATE TAX 50.18
TOTAL ELECTRIC CHARGES 1,554.94

FYI
 FOR QUICK PROCESSING OF MAILED
 PAYMENTS, PLEASE USE THE
 ENCLOSED RETURN ENVELOPE.

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING OCTOBER 06, 2009 8663000
 PREVIOUS READING SEPTEMBER 08, 2009 8634000
 CONSUMPTION 28 DAYS (\$00.0192 X 29000 CF) 556.80
 MUNICIPAL WATER TAX 28.50
TOTAL WATER CHARGES 598.55
WASTE WATER SERVICE 942.10
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 28 DAYS (\$00.0122 X 29000 CF) 353.80
TOTAL WASTE WATER CHARGES 363.55

CONSUMPTION HISTORY			
		ELECTRIC	WATER
OCT	2009	15680 KWH	29000 CF
SEP	2009	19680	38000
OCT	2008	16160	25000

electric - 1554.94
 water - 942.10

NOV 17 2009

CURRENT CHARGES DUE NOVEMBER 12, 2009 \$2,517.04
 PREVIOUS BALANCE \$3,173.16
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$3,173.16

10/08/09 THANK YOU

TOTAL BALANCE **\$2,517.04**



Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6059

Questions, service problems or address changes, please call.

DATE OF ISSUE: SEPTEMBER 21, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT # [REDACTED]

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING SEPTEMBER 08, 2009 0018939
 PREVIOUS READING AUGUST 06, 2009 0018693
 CONSUMPTION 33 DAYS (\$00.0846 X 19680 KWH) 1,664.93
 CONSUMPTION 33 DAYS (\$00.0000 X 88.80 KW)
 RENEWABLE OPT ADDTNL 100.00
 MUNICIPAL ELECT TAX 70.91
 STATE TAX 62.98
 TOTAL ELECTRIC CHARGES 1,919.82
WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING SEPTEMBER 08, 2009 8634000
 PREVIOUS READING AUGUST 06, 2009 8596000
 CONSUMPTION 33 DAYS (\$00.0192 X 38000 CF) 729.60
 MUNICIPAL WATER TAX 37.14
 TOTAL WATER CHARGES 779.89
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 33 DAYS (\$00.0122 X 38000 CF) 463.60
 TOTAL WASTE WATER CHARGES 473.35

FYI
THE CITY'S SATELLITE OFFICE AT
535 FAIRWAY DRIVE IS OPEN
MONDAY - FRIDAY 11AM - 7PM.

CONSUMPTION HISTORY			
		ELECTRIC	WATER
SEP 2009	19680 KWH		39000 CF
AUG 2009	17600		29000
SEP 2008	21520		36000

PAID
SEP 28 2009

electric - 1914.82
water - 1253.34

CURRENT CHARGES DUE OCTOBER 12, 2009 \$3,173.16
 PREVIOUS BALANCE \$2,692.17
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,692.17

9/14/09 THANK YOU

TOTAL BALANCE \$3,173.16



City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: AUGUST 19, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697	MULTIPLIER 80
CUSTOMER CHARGE	21.00
CURRENT READING AUGUST 06, 2009	0018693
PREVIOUS READING JULY 08, 2009	0018473
CONSUMPTION 29 DAYS (\$00.0846 X 17600 KWH)	1,488.96
CONSUMPTION 29 DAYS (\$00.0000 X 86.40 KW)	
RENEWABLE OPT ADDTNL	100.00
MUNICIPAL ELECT TAX	63.79
STATE TAX	56.32
TOTAL ELECTRIC CHARGES	1,730.07

FYI
CITY PUBLIC SURPLUS AUCTION 9/19
8AM PWSC @ JEFFERSON & FORT HILL
WWW.NAPERVILLE.IL.US/AUCTION

WATER SERVICE - METER # 1427150	
MONTHLY CUSTOMER CHG	13.25
CURRENT READING AUGUST 06, 2009	8596000
PREVIOUS READING JULY 08, 2009	8567000
CONSUMPTION 29 DAYS (\$00.0192 X 29000 CF)	556.80
MUNICIPAL WATER TAX	28.50
TOTAL WATER CHARGES	598.55
WASTE WATER SERVICE	
MONTHLY CUSTOMER CHG	9.75
CONSUMPTION 29 DAYS (\$00.0122 X 29000 CF)	353.80
TOTAL WASTE WATER CHARGES	363.55

CONSUMPTION HISTORY			
		ELECTRIC	WATER
AUG 2009		17600 KWH	29000 CF
JULY 2009		18400	30000
AUG 2008		20480	39000

electric - 1730.07
Water - 942.10

AUG 27 2009

CURRENT CHARGES DUE SEPTEMBER 12, 2009	\$2,692.17
PREVIOUS BALANCE	\$2,697.51
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING	\$2,697.51

8/17/09 THANK YOU

TOTAL BALANCE **\$2,692.17**



Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: JULY 20, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
 CUSTOMER CHARGE 21.00
 CURRENT READING JULY 08, 2009 0018473
 PREVIOUS READING JUNE 05, 2009 0018243
 CONSUMPTION 33 DAYS (\$00.0846 X 18400 KWH) 1,556.64
 CONSUMPTION 33 DAYS (\$00.0000 X 98.40 KW) 66.53
 MUNICIPAL ELECT TAX 58.88
 STATE TAX 1703.05
TOTAL ELECTRIC CHARGES 1703.05

WATER SERVICE - METER # 1427150
 MONTHLY CUSTOMER CHG 13.25
 CURRENT READING JULY 08, 2009 8567000
 PREVIOUS READING JUNE 05, 2009 8537000
 CONSUMPTION 33 DAYS (\$00.0192 X 30000 CF) 576.00
 MUNICIPAL WATER TAX 29.48
TOTAL WATER CHARGES 618.71
WASTE WATER SERVICE
 MONTHLY CUSTOMER CHG 2.05
 CONSUMPTION 33 DAYS (\$00.0122 X 6363 CF) 77.64
 MONTHLY CUSTOMER CHG 7.88
 CONSUMPTION 00.0122 X 23636 CF) 288.36
TOTAL WASTE WATER CHARGES 375.75

FYI
 THE CITY DOES ROUTINE ELECTRIC
 METER TESTING YEAR ROUND ON
 MON - SAT FROM 7AM - 4PM.

CONSUMPTION HISTORY		
	ELECTRIC	WATER
JULY 2009	18400 KWH	30000 CF
JUNE 2009	17120	25000
JULY 2008	16240	33000

electric - 1703.05
 Water - 994.46

CURRENT CHARGES DUE AUGUST 12, 2009 \$2,697.51
 PREVIOUS BALANCE \$2,418.94
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$2,418.94

7/13/09 THANK YOU

TOTAL BALANCE

\$2,697.51



City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

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address changes, please call.

DATE OF ISSUE: JUNE 18, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER # 004260697 MULTIPLIER 80
CUSTOMER CHARGE 21.00
 CURRENT READING JUNE 05, 2009 0018243
 PREVIOUS READING MAY 05, 2009 0018029
 CONSUMPTION 31 DAYS (\$00.0846 X 17120 KWH) 1,448.35
 CONSUMPTION 31 DAYS (\$00.0000 X 82.40 KW) 62.15
 MUNICIPAL ELECT TAX 54.78
 STATE TAX 1,586.28

FYI
 AVOID MAIL DELAYS & POSTAGE WITH
 OUR BANK DRAFT PROGRAM. CALL
 630-420-6059 FOR INFORMATION.

WATER SERVICE - METER # 1427150
MONTHLY CUSTOMER CHG 13.25
 CURRENT READING JUNE 05, 2009 8537000
 PREVIOUS READING MAY 05, 2009 8512000
 CONSUMPTION 31 DAYS (\$00.0192 X 25000 CF) 480.00
 MUNICIPAL WATER TAX 24.66
 TOTAL WATER CHARGES 517.91
WASTE WATER SERVICE
MONTHLY CUSTOMER CHG 9.75
 CONSUMPTION 31 DAYS (\$00.0122 X 25000 CF) 305.00
 TOTAL WASTE WATER CHARGES 314.75

CONSUMPTION HISTORY		
	ELECTRIC	WATER
JUNE 2009	17120 KWH	25000 CF
MAY 2009	14640	22000
JUNE 2008	17680	32000

JUN 24 2009

electric 1586.28
 Water 832.60

CURRENT CHARGES DUE JULY 12, 2009 \$2,418.94
 PREVIOUS BALANCE \$1,947.03
 TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING \$1,947.03

5/28/09 THANK YOU

TOTAL BALANCE

\$2,418.94



Finance Department
400 S. Eagle Street
Naperville IL 60540

630-420-6659

Questions, service problems or
address changes, please call.

DATE OF ISSUE: MAY 18, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 2

ACCOUNT #

ELECTRIC SERVICE - METER # 004260697	MULTIPLIER 80	
CUSTOMER CHARGE		17.40
CURRENT READING MAY 01, 2009	0018029	
PREVIOUS READING APRIL 07, 2009	0017846	
CONSUMPTION 24 DAYS (\$00.0817 X	14640 KWH)	1,025.22
CONSUMPTION 24 DAYS (\$00.0000 X	84.80 KW)	
CUSTOMER CHARGE		3.00
CURRENT READING MAY 05, 2009	0018029	
PREVIOUS READING MAY 01, 2009	0017846	
CONSUMPTION 4 DAYS (\$00.0846 X	14640 KWH)	176.84
MUNICIPAL ELECT TAX		53.67
STATE TAX		46.85
TOTAL ELECTRIC CHARGES		1,323.08
WATER SERVICE - METER # 1427150		
MONTHLY CUSTOMER CHG		11.36
CURRENT READING MAY 01, 2009	8512000	
PREVIOUS READING APRIL 07, 2009	8490000	
CONSUMPTION 24 DAYS (\$00.0175 X	22000 CF)	330.00
MONTHLY CUSTOMER CHG		1.89
CURRENT READING MAY 05, 2009	8512000	
PREVIOUS READING MAY 01, 2009	8490000	
CONSUMPTION 4 DAYS (\$00.0192 X	22000 CF)	60.34
MUNICIPAL WATER TAX		20.18
TOTAL WATER CHARGES		423.77
WASTE WATER SERVICE		
MONTHLY CUSTOMER CHG		9.75
CONSUMPTION 4 DAYS (\$00.0122 X	22000 CF)	268.40
TOTAL WASTE WATER CHARGES		278.15

FYI
NO MORE CHECKS TO WRITE!
NO MORE STAMPS TO BUY! TRY
EBILL AT WWW.NAPERVILLE.IL.US

CONSUMPTION HISTORY			
		ELECTRIC	WATER
MAY	2009	14640 KWH	3142 CF
APR	2009	16720	18000
MAY	2008	17920	28000

\$ 1323.08 ELECTRIC
\$ 623.95 WATER



CONTINUED ON NEXT PAGE



City of Naperville

Finance Department
400 S. Eagle Street
Naperville IL 60540

Questions, service problems or
address changes, please call.

DATE OF ISSUE: APRIL 20, 2009
SERVICE FOR: LLC BCW 952 W 75TH ST

PAGE 1 OF 1

ACCOUNT

ELECTRIC SERVICE - METER #	004260697	MULTIPLIER	80
CUSTOMER CHARGE			20.30
CURRENT READING	APRIL 07, 2009	0017846	
PREVIOUS READING	MARCH 06, 2009	0017637	
CONSUMPTION	32 DAYS (\$00.0817 X	16720 KWH)	1,366.02
CONSUMPTION	32 DAYS (\$00.0000 X	84.80 KW)	
MUNICIPAL ELECT TAX			60.78
STATE TAX			53.50
TOTAL ELECTRIC CHARGES			(1,500.60)
WATER SERVICE - METER #	1427150		
MONTHLY CUSTOMER CHG			13.25
CURRENT READING	APRIL 07, 2009	8490000	
PREVIOUS READING	MARCH 06, 2009	8472000	
CONSUMPTION	32 DAYS (\$00.0175 X	18000 CF)	315.00
MUNICIPAL WATER TAX			16.41
TOTAL WATER CHARGES			344.66
WASTE WATER SERVICE			
MONTHLY CUSTOMER CHG			9.75
CONSUMPTION	32 DAYS (\$00.0122 X	18000 CF)	219.60
TOTAL WASTE WATER CHARGES			229.35

FOR QUICK PROCESSING OF MAILED
PAYMENTS, PLEASE USE THE
ENCLOSED RETURN ENVELOPE.

CONSUMPTION HISTORY			
		ELECTRIC	WATER
APR	2009	16720 KWH	18000 CF
MAR	2009	19280	25000
APR	2008	19120	36000

PAID
APR 30 2009
BY: _____

electric - 1500.60
water - 449.45

CURRENT CHARGES DUE MAY 12, 2009	\$2,074.61
PREVIOUS BALANCE	\$2,514.76
TOTAL PAYMENT(S) RECEIVED SINCE LAST BILLING	\$2,514.76

4/20/09 THANK YOU

PAST DUE AMOUNT (DUE IMMEDIATELY) **75.44**
(IF YOU HAVE A PAST DUE AMOUNT, YOUR SERVICE IS SUBJECT TO TERMINATION.)

TOTAL BALANCE **\$2,150.05**



TEST REPORT IEC 61400-11:2006 Wind turbine generator systems – Part 11:Acoustic noise measurement techniques	
Report	
Report reference No.....	: SCC(10)-700-2-1-10
Tested by (+signature).....	:
Reviewed by (+signature).....	:
Approved by (+ signature).....	:
Date of issue.....	: 2010.1.27
Number of pages (Report)	: 7
Testing laboratory	
Name	: CHINA CEPREI (SICHUAN) LAB.
Address.....	: No.45 Wenming Dong Road Longquangyi Chengdu 610100 P. R. China
Testing location	: No.45 Wenming Dong Road Longquangyi Chengdu 610100 P. R. China
Client	
Name	: Beijing Urban Green Energy Co., Ltd
Address.....	: Building No.3 #3, Xijing Road, Badachu High Technology Park, Shijingshan District, Beijing
Test specification	
Standard	: IEC 61400-11
Test procedure	:
Procedure deviation	: N.A.
Non-standard test method	: N.A.
Test report form/blank test report	
Test report form No.....	: IEC 61400-11
TRF modified by.....	: CHINA CEPREI (SICHUAN) LAB.
Master TRF.....	: PS_INFO02-ELS.MES\REPORTS\ICCA
Copyright blank test report.....	: This report is based on a blank test report prepared by CEPREISC using information obtained from the TRF originator.

TRF No.: IEC 61400-11

Test item	
Type of test object	Wind Turbine
Trademark	/
Model and/or type reference.....	UGE-600,UGE-1K, UGE-4K
Manufacturer.....	Beijing Urban Green Energy Co., Ltd
Rating(s)	UGE-4K: Power :4000W, Output-voltage: 48V/400V DC UGE-1K: Power :1000W, Output-voltage: 24V/48V/400V DC UGE-600: Power:600W, Output-voltage: 12V/24V DC
Equipment mobility.....	Stationary appliance
Operating condition	Continuous
Tested for IT power systems.....	No
IT testing, phase-phase voltage (V) :	N.A.
Class of equipment	/
Protection against ingress of water..:	/
Testing	
Date of receipt of test item.....	2009.12.16
Date(s) of performance of test.....	2009.12.16 to 2010.1.27
Possible test case verdicts	
Test case does not apply to the test object.....	N(A.)
Test object does meet the requirement.....	P(ass)
Test object does not meet the requirement.....	F(ail)
General remarks	
“(see remark #)” refers to a remark appended to the report.	
“(see appended table)” refers to a table appended to the report.	
Throughout this report a comma is used as the decimal separator.	
The test results presented in this report relate only to the object tested.	
This report shall not be reproduced except in full without the written approval of the testing laboratory.	
Remarks:	
Ambient temperature : 20°C humidity:66%	
Application model: UGE-600,UGE-1K, UGE-4K ; test model: UGE-600,UGE-1K, UGE-4K	

Clause	Requirement-Test	Result-Remark	Verdict								
5	Outline of method		P								
	Application of the method described in this International Standard provides the apparent Aweighted sound power levels, spectra, and tonality at integer wind speeds from 6 to 10 m/s of an individual wind turbine.		P								
	Informative annexes are included that cover		P								
	-other possible characteristics of wind turbine noise emission and their quantification		P								
	-criteria for recording/playback equipment		P								
	-assessment of turbulence intensity		P								
	-assessment of measurement uncertainty		P								
9	Report		P								
9.1	Characterisation of the wind turbine		P								
	-Wind turbine details		---								
	manufacturer;	Beijing Urban Green Energy Co., Ltd	P								
	model number	UGE-4K, UGE-1K, UGE-600	P								
	serial number	See the nameplate of EUT	P								
	-Operating details:		---								
	vertical or horizontal axis wind turbine	Vertical	P								
	upwind or downwind rotor	Helix	N								
	hub height;	See the manual of EUT	P								
	horizontal distance from rotor centre to tower axis	See the manual of EUT	P								
	diameter of rotor		P								
	tower type (lattice or tube);	tube	P								
	passive stall, active stall, or pitch controlled turbine	Over speed protection: mechanical breaking, or electrical-magnetic breaking Overload protection: mechanical breaking or load	P								
	constant or variable speed		P								
	power curve (if required for wind speed determination);	See IEC 61400-12-1 test report	P								
	rotational speed at each integer standardised wind speed from 6 to 10 m/s and at rated power;		PP								
	pitch angle at each integer standardised wind speed from 6 to 10 m/s;		P								
	rated power output; (W)	<table border="1"> <thead> <tr> <th>Model</th> <th>UGE-4K</th> <th>UGE-1K</th> <th>UGE-600</th> </tr> </thead> <tbody> <tr> <td></td> <td>4000</td> <td>1000</td> <td>600</td> </tr> </tbody> </table>	Model	UGE-4K	UGE-1K	UGE-600		4000	1000	600	P
Model	UGE-4K	UGE-1K	UGE-600								
	4000	1000	600								
	control software version	See the manual of EUT	P								

Page 5 of 7

Report ref. No.: SCC(10) -700-2-1-10

Clause	Requirement-Test	Result-Remark				Verdict
	-Rotor details:					---
	rotor control devices;					P
	presence of vortex generators, stall strips, serrated trailing edges					P
	blade type;					P
	number of blades	Model	UGE-4K	UGE-1K	UGE-600	P
			3	3	3	
	-Gearbox details					---
	manufacturer	Beijing Urban Green Energy Co., Ltd				P
	model number					P
	fixed-parallel-shaft or planetary gearbox	Planetary gearbox				P
	-Generator details					---
	manufacturer	Beijing Urban Green Energy Co., Ltd				P
	model number					P
	rotational speed (m/s)	Model	UGE-4K	UGE-1K	UGE-600	P
			12	12	12	
9.2	Physical environment					P
9.4	Acoustic data (Max. noise) at a distance of 60 meters	Speed m/s	UGE-4K dB(A)	UGE-1K dB(A)	UGE-600 dB(A)	P
		12	38	38	36	
		11	38	37	36	
		10	37	36	36	
		9	35	35	35	
		8	35	34	35	
		7	31	31	32	
		5	28	29	28	
9.5	Non-acoustic data	Max. noise:3 dB(A)				P
9.6	Uncertainty	±0.5 dB(A)				P

TRF No.: IEC 61400-11

Photos of the sample



UGE-4K



UGE-1K

Photos of the sample



UGE-600

Notice

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2. This copied report shall be invalid without the sealed cachet of the testing laboratory.
3. This report shall be invalid without tester signature, reviewer signature and approver signature.
4. This report is invalid if altered.
5. Client shall put forward demurrer within 15days after receipt of report.
The testing laboratory shall refuse disposal if exceeded the time limit.
6. The test results presented in this report relate only to the object tested.

Tel: 028-84847518

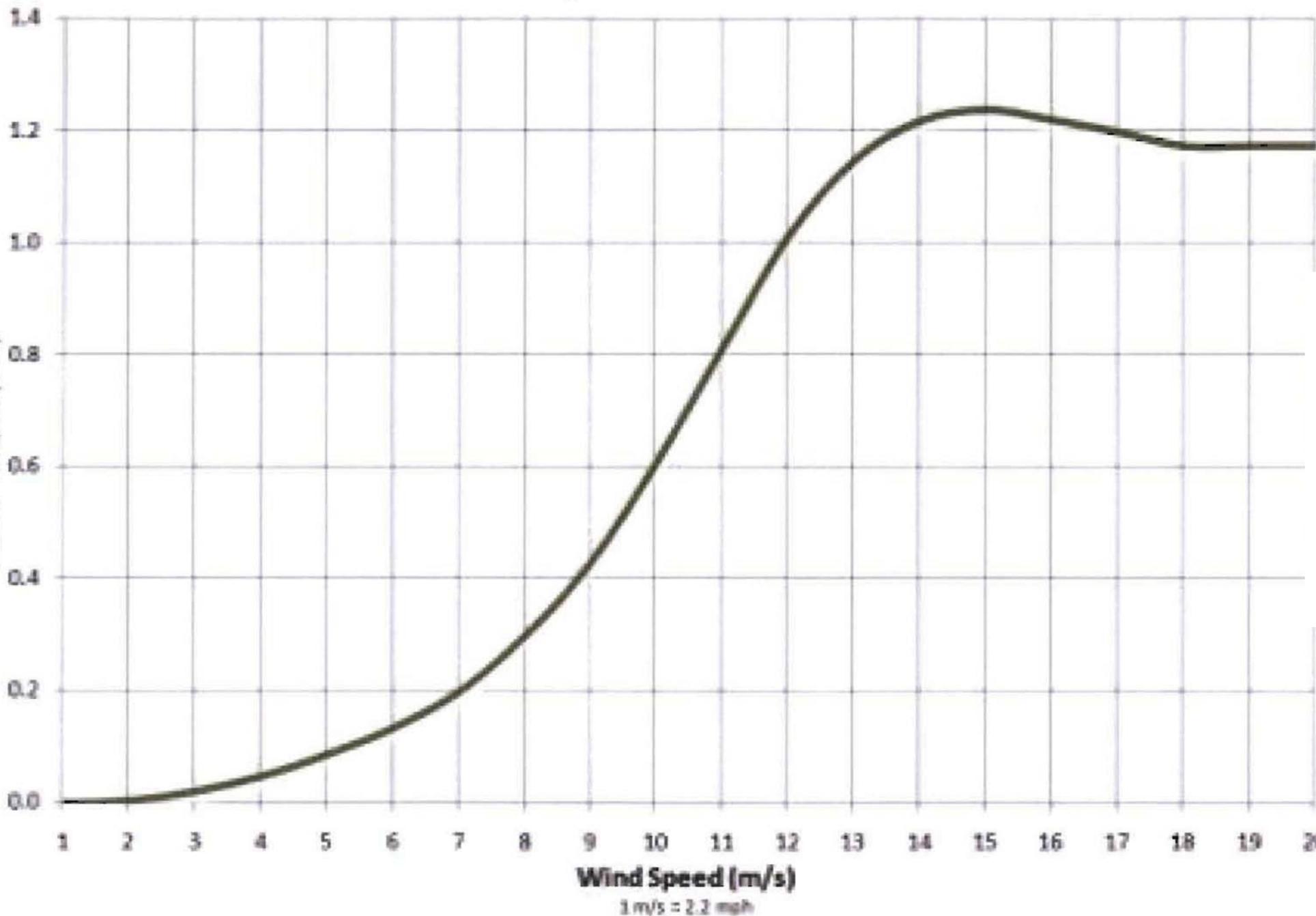
Fax: 028-84874181

Post code: 610100

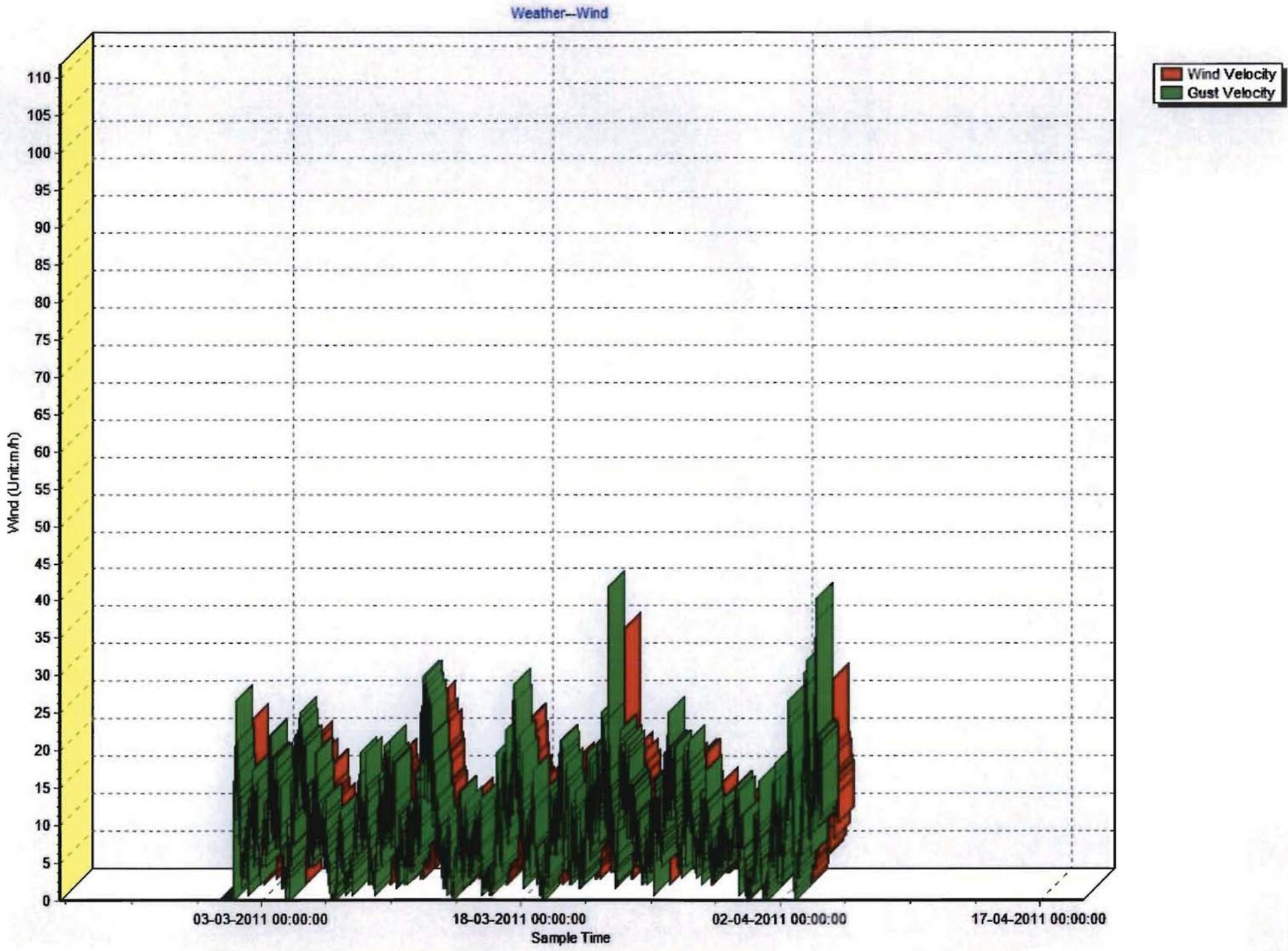
Add: No.45 Wenming Dong Road Longquangyi District, Chengdu, Sichuan.

TRF No.: IEC 61400-11

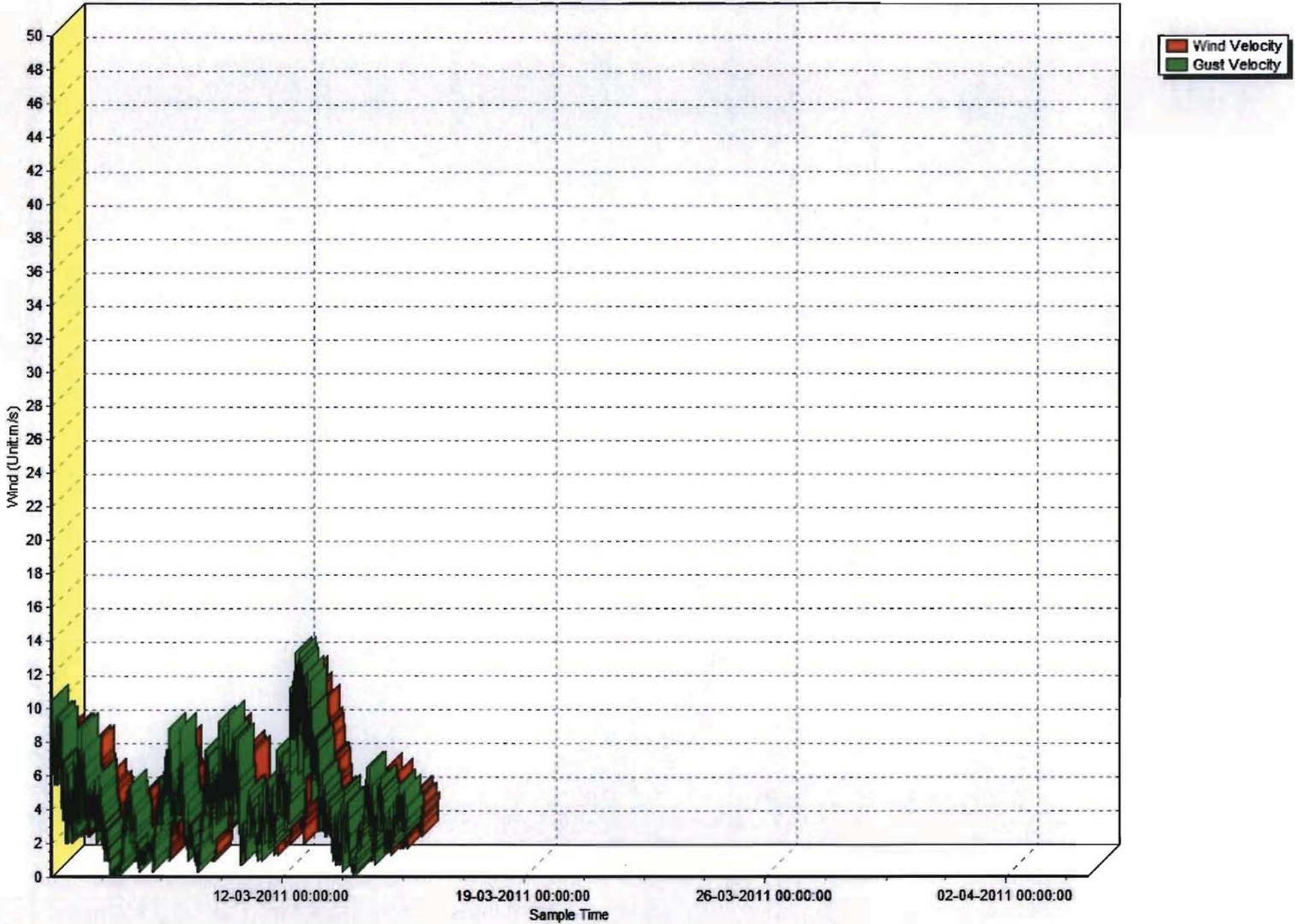
eddyGT Power Curve



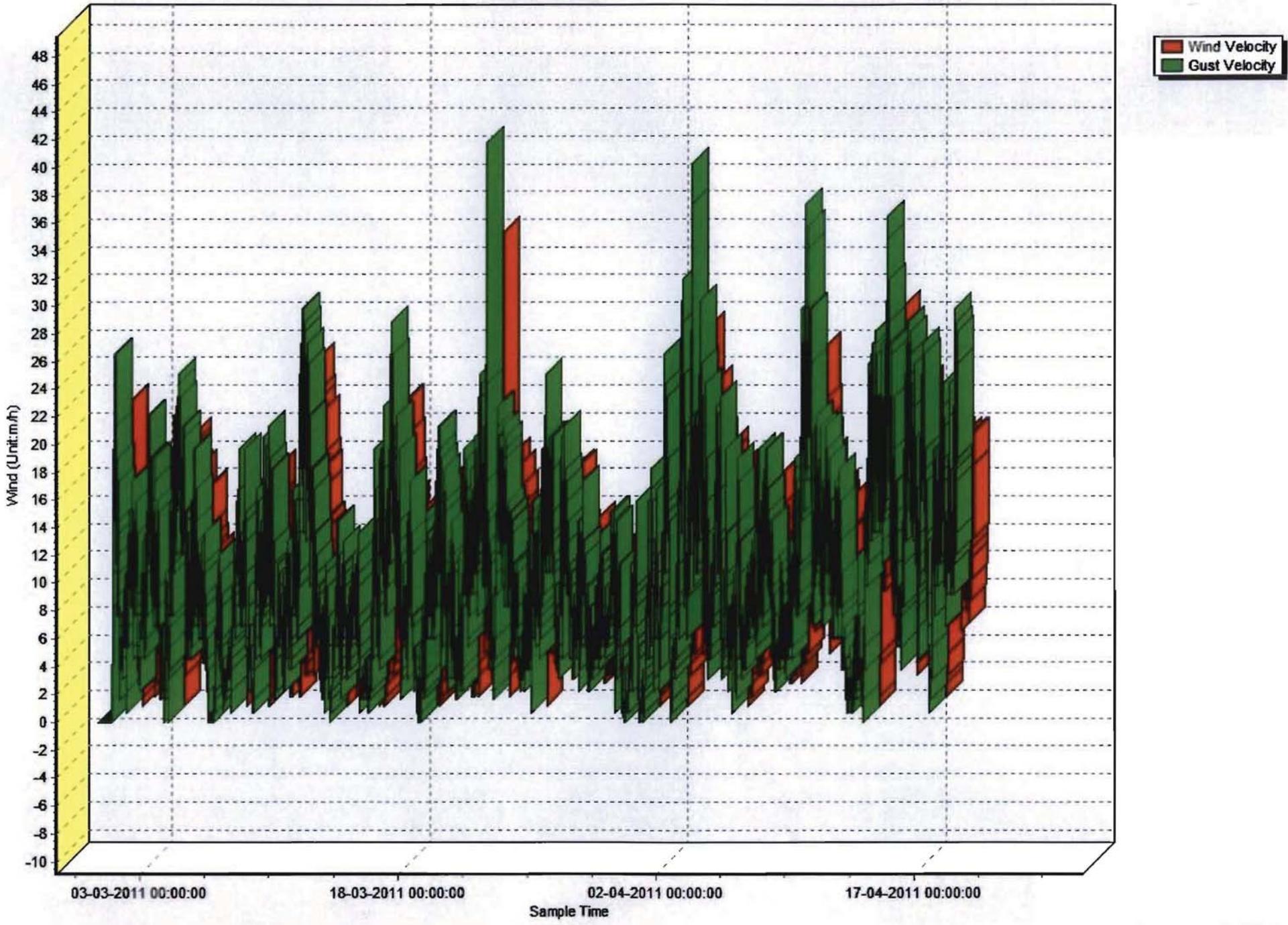
Note: This power curve has been measured under laminar wind conditions with the load connected directly to the generator



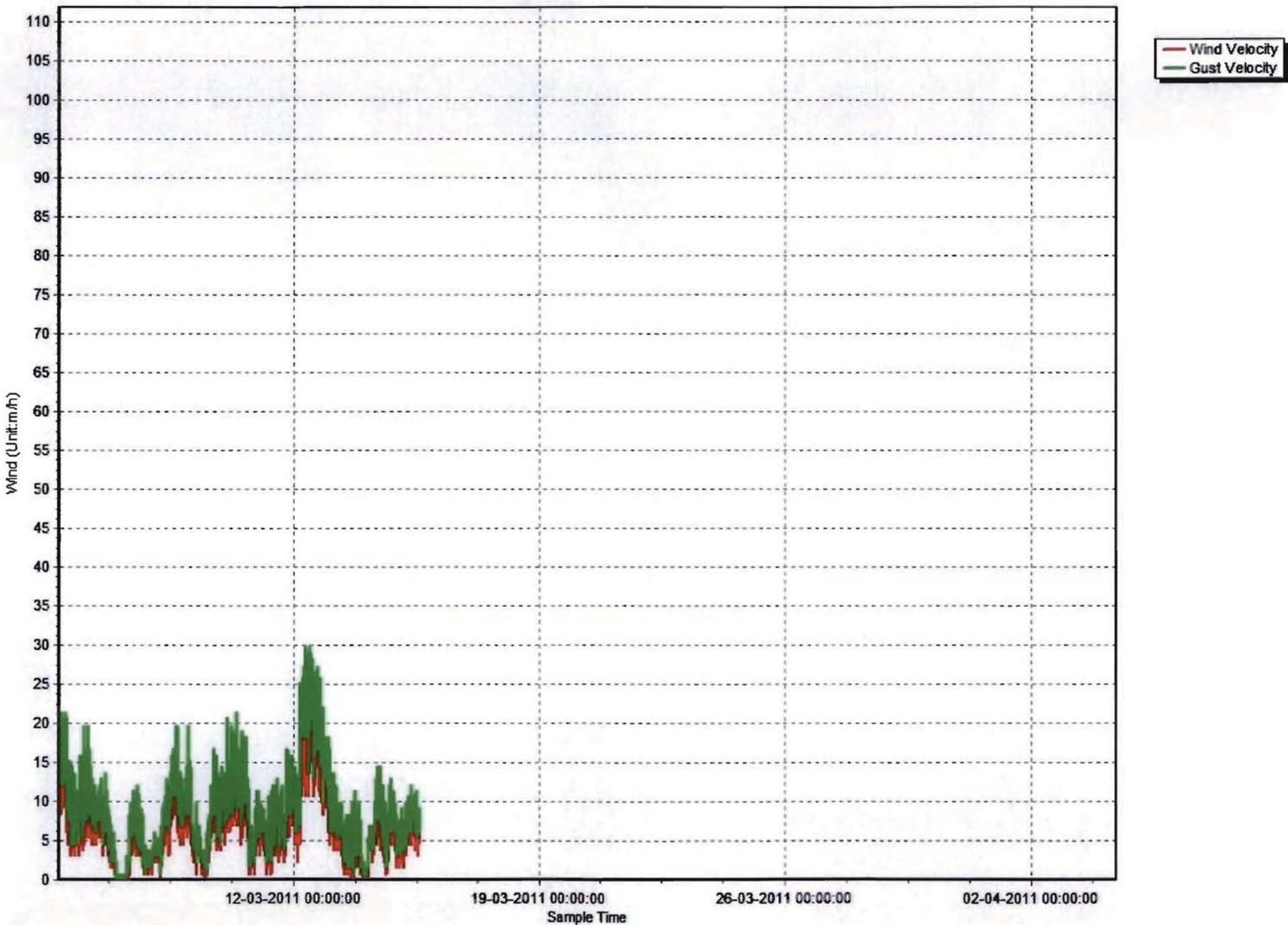
Weather--Wind



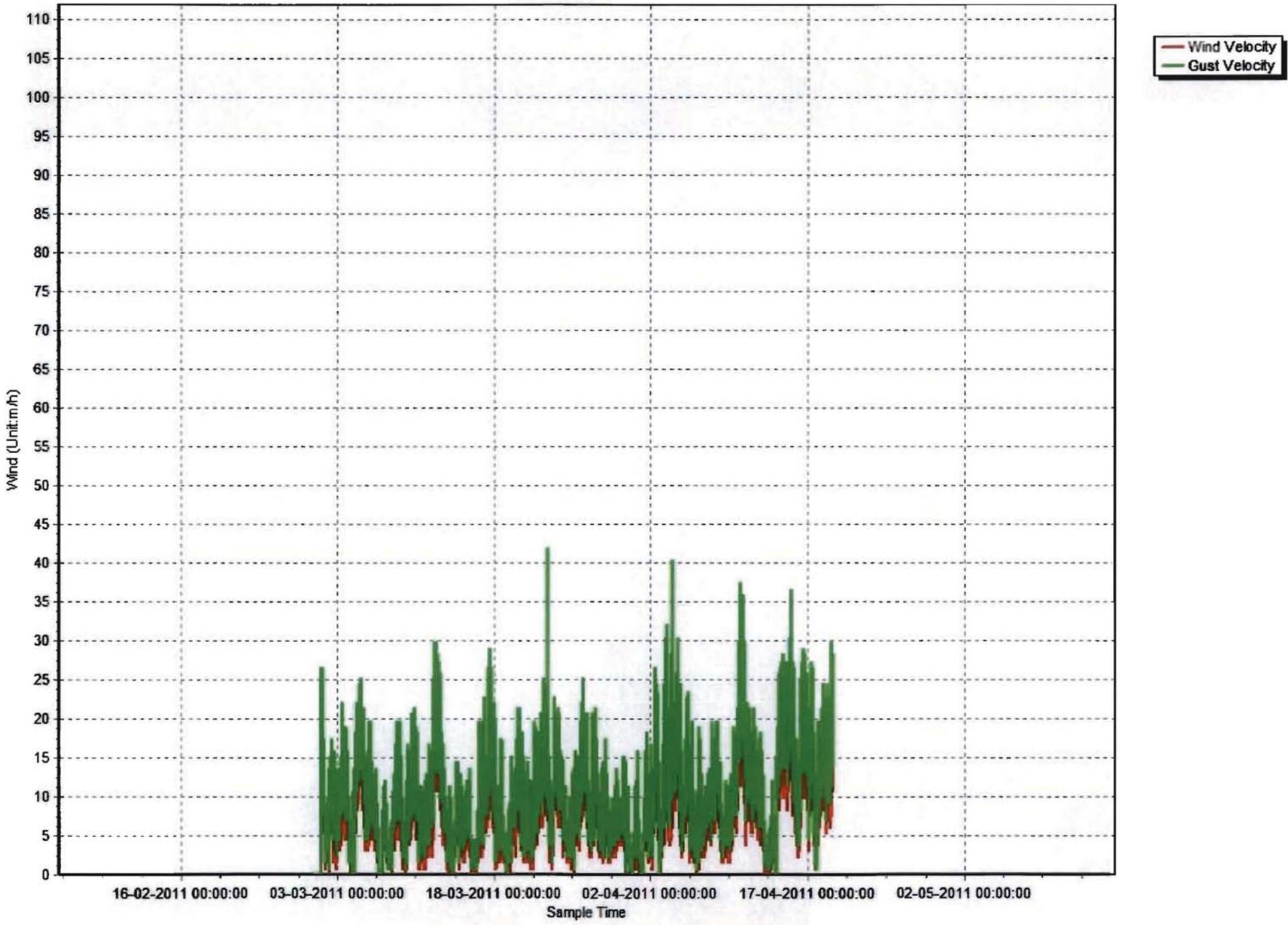
Weather--Wind



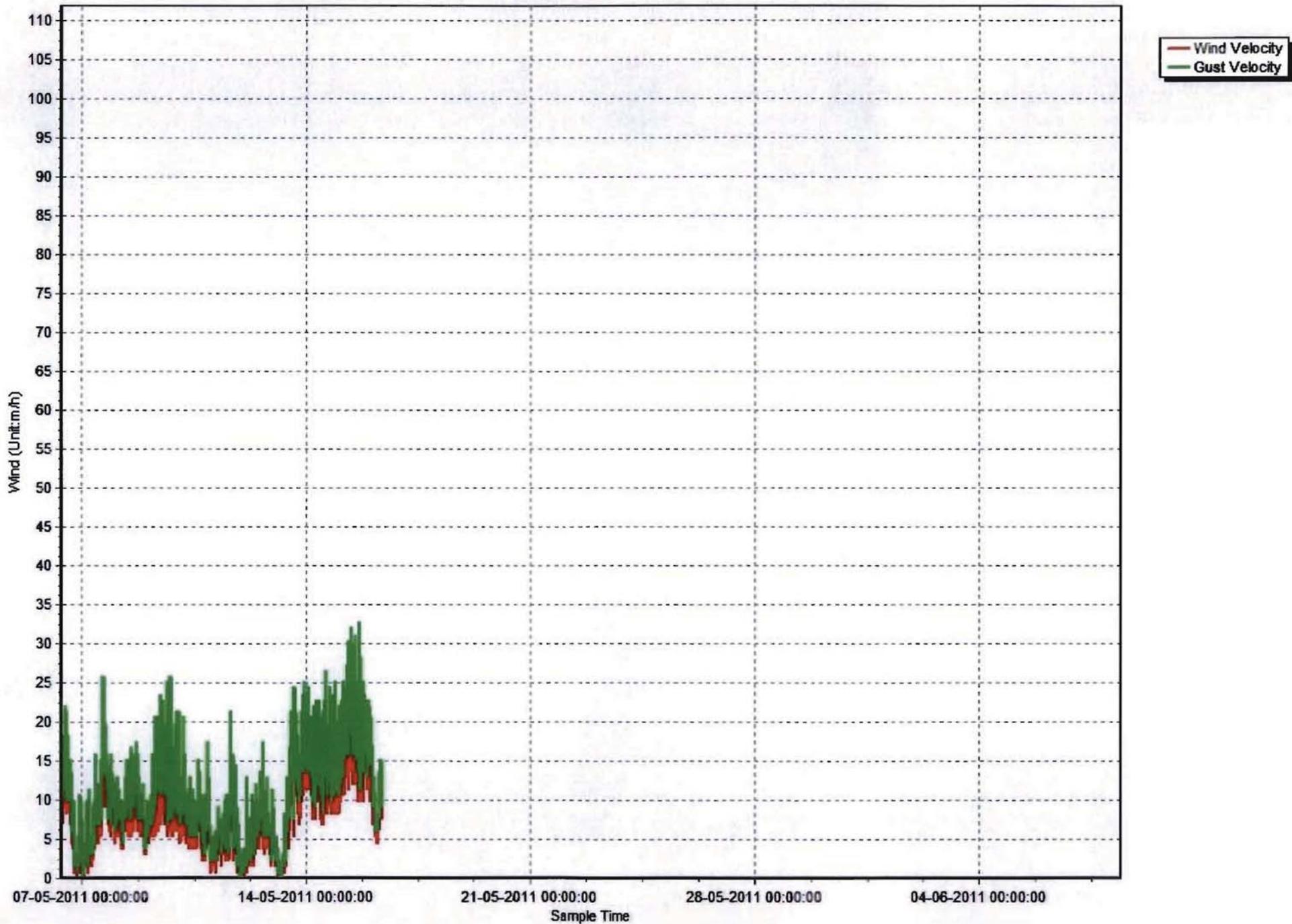
Weather--Wind



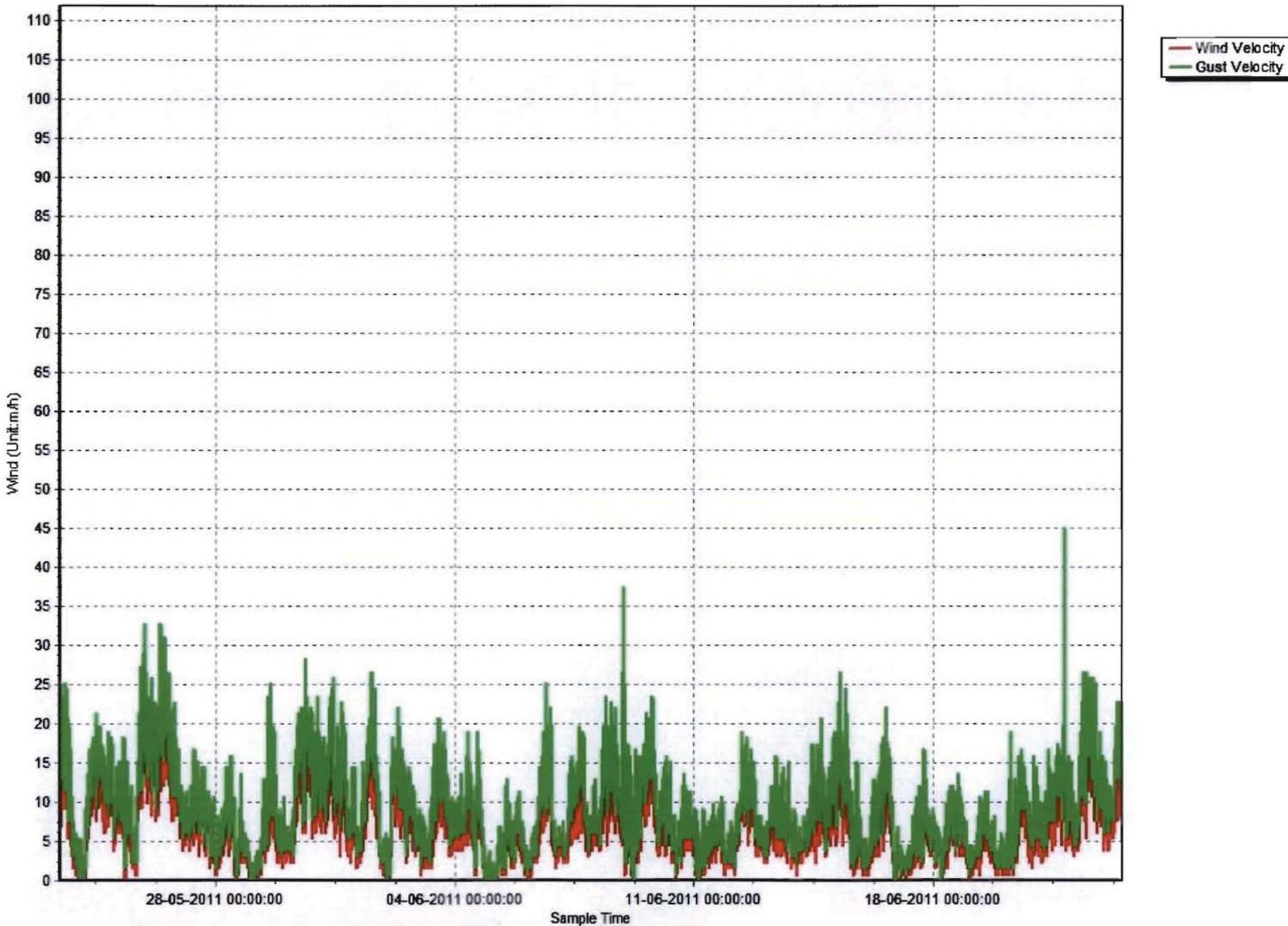
Weather--Wind



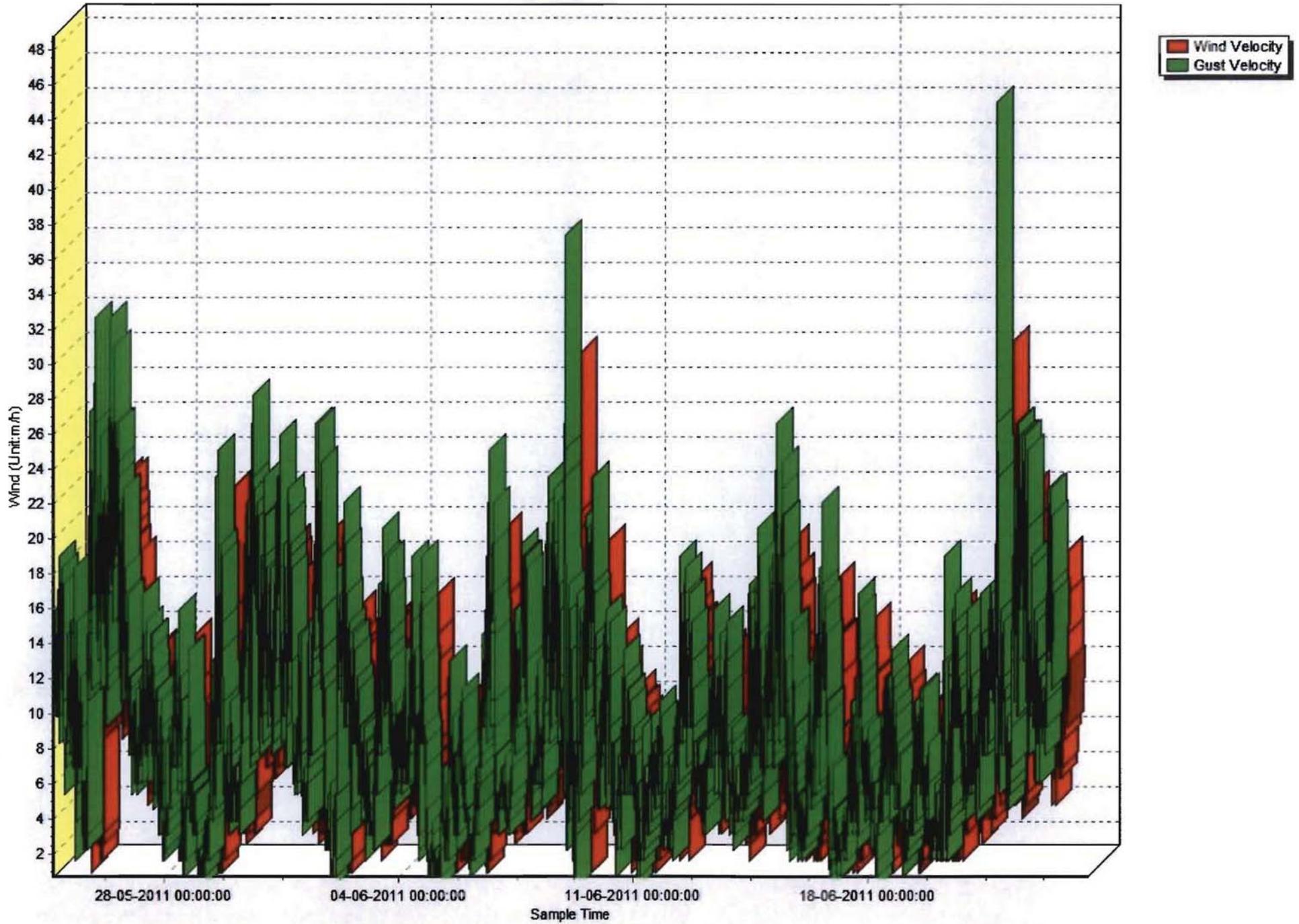
Weather--Wind



Weather--Wind



Weather--Wind



Home > News

Car wash is thinking green

Solar panels, oil and water recycling and more are all part of the plan.



Recommend

10

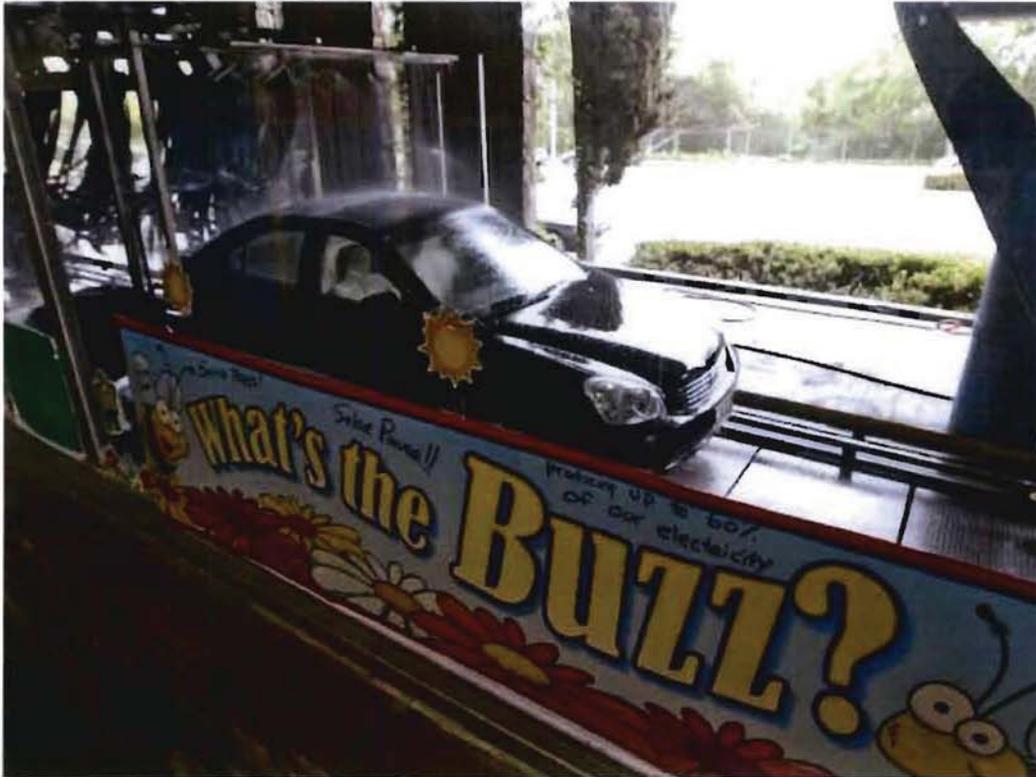
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Solar panels provide the energy at Foothill Car Wash and Detail Center at 2355 Foothill Blvd. in La Canada Flintridge on Thursday, June 9, 2011. The panels went online about two months ago. (Raul Roa/Staff Photographer)

By Andrew Shortall, andrew.shortall@latimes.com

June 15, 2011 | 3:28 p.m.

It's no secret the Foothill Car Wash Lube Oil and Detail Center has gone green. The giant solar panels on top of the car wash are dead giveaways and there are multiple signs posted at the site, in the 2300 block of Foothill Boulevard.

It's safe to say Steve Berkman, the owner of the business, isn't shy about his newly-acquired power.

"We provide 60% of our electricity [with solar power] and that's significant in this business. We use a lot of electricity," said Berkman, whose solar panels at the Foothill Car Wash have been up and running since March 8.

It's also significant because the installation saves Foothill Car Wash, in business for 25 years, quite a bit of green. Berkman's first electricity bill after installing the panels was half what he paid in the same billing period last year, even though he's worked on more than double the number of cars in the same period this year.

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“On Tuesday, June 7, we produced 347.96 kilowatt hours. That’s more than most people use in their homes in a month,” Berkman said, chuckling. “Whatever we don’t use goes back to the grid. For just March, we sold 994 kilowatt hours back to the grid.”

Foothill Car Wash does more, environmentally speaking, than harness solar power. The business reclaims all the waste oil from every vehicle serviced and has it refined into a reusable product, reuses 90 to 98% of its own water and recycles whatever customers bring in, such as cans, bottles, old cell phones, household batteries and paper.

“That’s pretty much our green program, we just try to tackle it on an industrial level,” said Berkman, whose business recently received a Green Business Award from the Consumer Product Safety Commission.

Berkman wanted to install solar panels for a long time but never thought it was feasible until he attended an Automotive Oil Change Association convention that discussed going solar and later heard that J’s Maintenance, a commercial janitorial service located in the Glendale annex portion of La Crescenta, had made the transition to solar power.

“I thought if they can do it, another small company, why don’t I look into it?” said Berkman, who decided to add the solar panels while he was getting other roof work done.

Installing the panels and getting the roof work done was a \$320,000 project. Foothill Car Wash received \$95,000 of federal funding for the job and will receive \$40,000 in rebates over the next five years. Berkman says he’s always cared about the environment, but he really appreciates the financial benefit of going solar.

“It lowers our energy bills hugely,” Berkman said. “It was an economic decision, but it was something that I could feel good about.”

According to the Foothill Car Wash’s live solar data, which is available at its website (foothillautowash.com), as of June 14 the solar panels have generated 24,015.10 kilowatt hours in just over three months. That’s the equivalent of removing 17 tons of carbon dioxide out of the air and saving 1,945 gallons of gas.

Berkman sends the link to the business’s solar data to local science teachers to use in their classes and shows it to his children for a science lesson of their own.

“I took over this business from my father,” Berkman said. “I have been working here since I was 7 and I have three kids I want to hopefully leave the business to, so I want to leave them in a better environment than I took off with.”



Recommend

10

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Comments 0

LA CAÑADA FLINTRIDGE, CA — Solar panels are the newest part of a carwash’s green program here, the *La Cañada Valley Sun* reported.

The June 15 story said the Foothill Car Wash and Detail Center’s solar panels have been up and running since March 8.

Installation of the panels with roof work cost \$320,000, the story said. The wash received \$95,000 in federal funding, and it will receive \$40,000 in rebates over the next five years.

“We provide 60 percent of our electricity [with solar power] and that’s significant in this business. We use a lot of electricity,” Steve Berkman, owner of the carwash, said in the story.

The first electricity bill after installing the panels was half of what was paid in the same billing period the previous year, even though the number of cars washed in same time period doubled.

The story said Berkman wanted solar panels for a long time, but he didn’t think they were feasible until he attended an Automotive Oil Change Association convention. There, they discussed going solar, and he learned of another business that had made the transition to solar power.

In addition to the using solar power, the carwash also reclaims all oil from vehicles serviced in their lube center, reuses 90-98 percent of its water and recycles items from customers.

[MORE in Environmental Issues](#)

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Comments (0)

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NEWER

OLDER





For Immediate Release: June 15, 2011
Contact: Sherri Oken, CAE
781.245.7400 neca.org@verizon.net

Waves Car Wash Awarded EPA Environmental Merit Award

The New England Office of the U.S. Environmental Protection Agency (EPA) honored Adam Korngold's Waves Car Wash in West Roxbury, MA, with an Environmental Merit Award. The award was presented at a special ceremony at Faneuil Hall in Boston on Wednesday, May 11, 2011. Adam, who is the current Vice President of the New England Carwash Association (NECA) was a guest of honor at the event, and his family, friends and colleagues attended to celebrate this honor.

Waves Car Wash was honored in recognition of its exceptional work and commitment to the environment in 2010. The facility, nominated by a customer at the car wash, was chosen for its significant contributions toward preserving and protecting our natural resources. It was noted during the ceremony that Waves Car Wash is not only an environmentally friendly business but also works to educate the public on ways to conserve natural resources. It was cited as an example of a local business that has chosen to embrace green technology and practice responsible environmental stewardship.

Owner Adam Korngold was applauded for his strong environmental ethic and commitment to promoting the use of green technology. For example, Wave Car Wash installed a \$220,000 PV system to generate 20% of its electrical needs and celebrated going green by hosting an environmental fair to demonstrate the PV technology. They also use energy efficient motors tied to Variable Frequency Drives, a water reclamation system that significantly reduces water consumption, and have installed LED lights throughout the facility.

The members and leadership of NECA are very proud to have Adam Korngold as their Vice President.

X X X

UGE on "Extreme Makeover: Home Edition"

Watch our eddyGT in the Hurston Family episode of ABC's *Extreme Makeover: Home Edition*, which aired on 6/13/2011. You can find out more about our eddyGT wind turbine [here](#) and learn about the Hurston's experience so far [here](#)!





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All About Wind

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Although wind has been harnessed for centuries, it has only emerged as a major part of our energy solution quite recently. Before the 21st century, wind was primarily used to pump water from wells and to grind grain, but over the last twenty years the cost of wind energy has dropped by more than 80 percent, turning it into the most affordable form of clean energy. Recent advances have allowed for sophisticated wind technologies, which previously sat in the mind of thoughtful engineers and inventors, to be developed into cost-effective, reliable solutions.

UGE has become a world leader in small wind energy by developing the most innovative products available. On a small scale, the characteristics of wind vary greatly and show few similarities to the ones faced by large horizontal axis wind turbines on wind farms. Because of the high cost of tall towers and local permitting requirements, small wind turbines are typically ground than the 30 story-height seen on wind farms. The winds fo switch directions frequently and are generally of lower quality than farm - situations generally more suitable for vertical axis turbines.

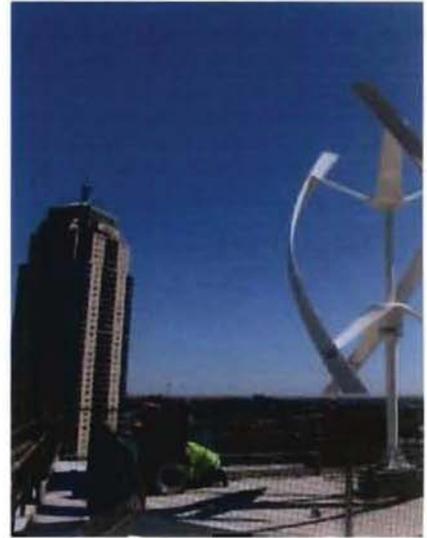
For a small wind turbine to be effective, it must produce energy from a range of wind speeds. It must be able to generate energy from winds that change directions and gusting. It must also be very quiet, so that it will not be a nuisance to nearby residents, and it certainly helps if it is pleasing to the eye as well! UGE is the world's leading manufacturer of vertical axis wind turbines through the above factors and has created a range of products to suit almost all



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Wind energy is a very affordable form of renewable energy. According to the American Wind Energy Association, wind power costs just 40% as much as solar power. Excellent incentives are available to make wind power the right choice for YOU, including a 30% federal tax credit in the US and abundant local incentives as well.



Wind energy is also a very compact form of renewable energy. A turbine has a shadow of just 80 square feet. A similar amount of solar take up to 800 square feet! And yet, one of the great things about very well complements solar panels and can be part of a hybrid solar wind and solar. In fact, we offer Solar Ready controllers for all of our models. Wind and sunlight are often present at different times, making a solution especially attractive.

The UGE wind turbines are an excellent choice for both urban and rural. Visit our Product Pages today to learn more!

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The first question you should ask yourself is if installing a wind turbine is the right choice for you. Siting is of ultimate importance when putting in a small wind system, and the UGE team is here to help you along the way.

Although there are some online sources that help you estimate your wind speed, on a small scale wind varies greatly and these online sources may not be relevant for your location. Fortunately, there are several ways we can assist you!

The first suggestion is to contact one of our local distributors or one of our sales representatives. Choosing sites for wind turbines is what these individuals deal with every day, and they will be able to provide you with their estimation of the power production of a wind turbine at your property.

The second suggestion is to install an anemometer which is the measure your wind speeds. Fortunately, UGE offers the UGE First Step, a cost efficient, all-in-one weather station. Best of all, if you later decide to purchase a wind turbine from UGE, we will credit you the value of the UGE First Step.



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Siting of the wind turbine is quite possibly the most important question you will face. Because of the nature of wind, higher wind speeds result in much higher power production. In fact, if you managed to double your average wind speed, you would receive approximately 8-times more power!



We offer various mounting options with our wind turbines. Most of our customers will choose one of our tower options, which include 23' (7 meter), 43' (13 meter) options. Some of our customers will also install their wind turbine on a roof.

Simply put, obstacles will negatively impact your wind turbine performance. It becomes imperative to position your wind turbine in a location where there are no nearby obstacles. There are areas where this would include on a roof. If you have a roof, this requires a tower, the height of which will depend on the location and the height of nearby buildings and trees. Your distributor or UGE sales representative can help you through all these difficult questions to help choose the best option for your site.

Please note: Installing a wind turbine on a roof requires many questions to be answered by having a structural engineer visit the site and develop a plan. While UGE turbines have been designed to have minimum cyclical loading, which significantly aids in this design, every roof is made differently and a structural engineer has the necessary skills to ensure a safe installation.

Region En

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For buildings seeking certification under the LEED 2009 for Core & Shell Rating Systems, utilizing UGE wind turbines contributes toward satisfying Renewable Energy". Projects which meet the threshold of using on-site wind for **1% of their annual energy load earn 4 Points.**

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For buildings seeking certification under the LEED 2009 for E Operations & Management Rating System, utilizing UGE wind turbine, toward satisfying EA Credit 4 "On-Site and Off-Site Renewable Energy", this credit are achieved for meeting minimum renewable energy percentage as follows:

	On-Site Renewable Energy	Off-Site Renewable Energy	Points
Battery Back-Up	3%	25%	1
Grid-Tie	4.5%	37.5%	2
Financing	6%	50%	3
Incentives	7.5%	62.5%	4
LEED Certification	9%	75%	5
For Core & Shell Rating	12%	100%	6
Systems			
For Existing Buildings			
For Homes			
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The City of Naperville - Planning Information Report

952 W 75TH ST

Lot dimensions shown above are in feet (approximate)



PLANNING

PIN: 0725300013
Planning Sector: EAST SECTOR
Subdivision Name: BRIGHTON RIDGE COMMONS 2ND RESUBDIVISION
Total Number of Lots: 1
Incorporated: Yes
Comprehensive Planning Area: EAST SECTOR
Planning Sector: H
Land Use: COMMERCIAL
Square Footage: 41214
Square Footage Accuracy: ACT
Township: NAPERVILLE
County: DUPAGE
Census Tract: 8465.06
Census Block: 3018

ZONING

Zoning Code: B3
Zoning Description: GENERAL COMMERCIAL DISTRICT
Planned Unit Development (PUD): No
Conditional Use: Yes
Historic District: No
Ordinance Number(s): 95-223, 95-69

GENERAL ZONING OVERVIEW

- Setback Information: [Click to view](#)
- Permitted & Conditional Uses: [Click to view](#)
- Parking Regulations: [Click to view](#)
- Residential Fence Guide: [Click to view](#)
- Deck/Pation Regulations: [Click to view](#)
- Residential Driveway Regulations: [Click to view](#)

Please contact the Planning Services Team with questions at (630) 420-6694 or e-mail info@naperville.il.us.



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The City of Naperville - Planning Information Report

952 W 75TH ST

Lot dimensions shown above are in feet (approximate)



PLANNING

PIN: 0725300013
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 Subdivision Name: BRIGHTON RIDGE COMMONS 2ND RESUBDIVISION
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Industrial Districts listed in Chapter 8 in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.

1.2. Conditional Use:

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

2. Height:

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

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

3. Location:

3.1. Ground-Mounted Solar Energy Systems:

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

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

6-15-6: **CONDITIONAL USES**

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

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

3. Standards for Granting a Conditional Use:

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

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

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

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

Development Name (should be consistent with plat): BRIGHTON CAR WASH

Development Address: 952 W 75TH STREET NAPERVILLE, IL 60565

Date of Submission: _____

I. APPLICANT:

BRIGHTON CAR WASH LLC
Name Corporation

952 W 75TH STREET
Street

NAPERVILLE IL 60565
City State Zip Code

JASON MORIN GEN MANAGER 630-355-0588
Primary Contact Person Relationship to Applicant Telephone Number

630-355-2741 BRIGHTONCARWASH@HOTMAIL.COM
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

952 W 75TH LLC
Name

952 W 75TH ST NAPERVILLE, IL 60565
Address

III. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

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

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

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

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

VII. PROPOSED DEVELOPMENT:

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

2. Proposed Zoning: _____

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

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

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

TWO PRE-CAST BUILDING STRUCTURES TOTALING
7600 FT² AND WOODEN CANOPY STRUCTURE FOR
COVERED WORK AREA. TALLEST FACADE MEASURES
ABOUT 16 FT, FACING NORTH.

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

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

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

NO CHANGES IN SUBDIVISION REGULATIONS

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

NO CHANGES IN LANDSCAPING REGULATIONS

7. General Land Use Data:

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

*Please explain:

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

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Ave Lot
Single-Family						NA			
Townhome						NA			
Duplex						NA			
Apartment						NA			

Comrc.			NA	NA	NA			
Office			NA	NA	NA			
Industrial			NA	NA	NA			

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

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

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

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

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

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

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

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

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

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

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

*Please Explain:

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

Respectfully Submitted,

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

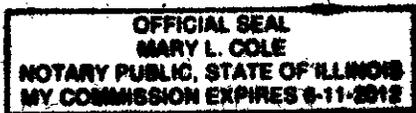
By: 

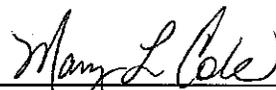
[Type in Name of Signatory]

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

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 21st day of April, 2011 A.D.



By: 
 [Type in Name of Notary]
 Notary Public

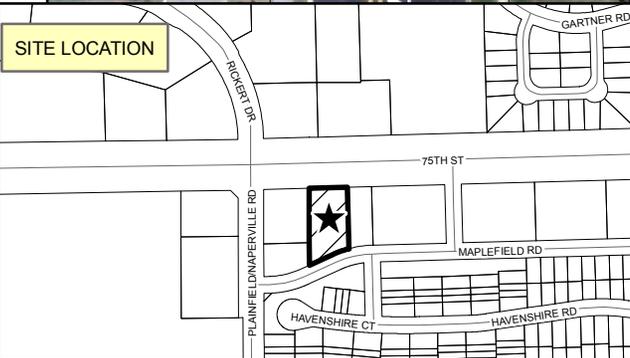
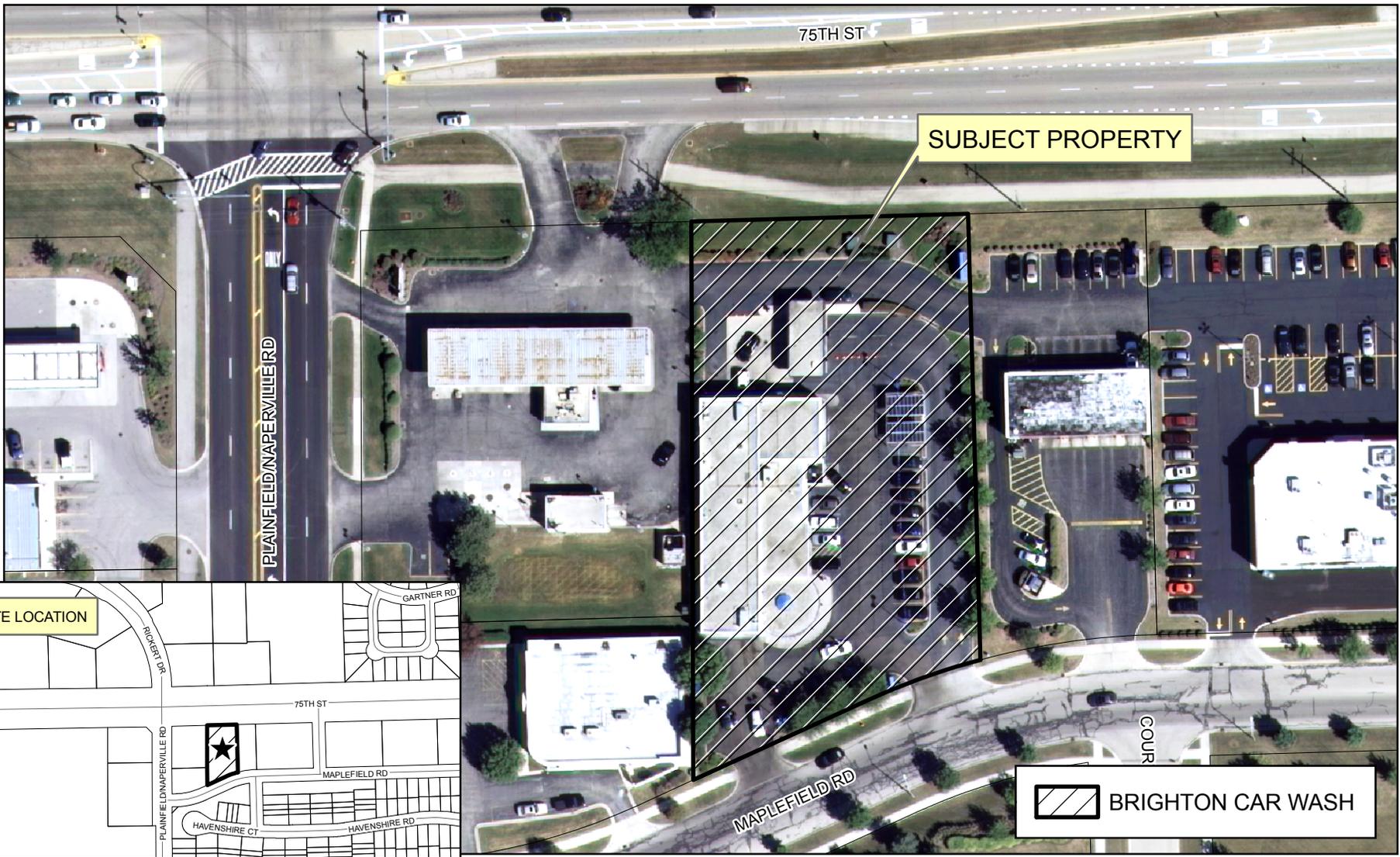
LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

City of Naperville BRIGHTON CAR WASH - 952 W. 75th STREET



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


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





























Forystek, Katie

From: Thorsen, Suzanne (TED)
Sent: Thursday, June 23, 2011 4:46 PM
To: Forystek, Katie; Bertino, Susan
Subject: FW: Proposed Brighton Car Wash Wind Turbine Economics vs Green Statement

Follow Up Flag: Follow up
Flag Status: Flagged

From: C. Michael Perkins [<mailto:perks1a@yahoo.com>]
Sent: Wednesday, June 22, 2011 9:28 PM
To: Planning
Subject: Proposed Brighton Car Wash Wind Turbine Economics vs Green Statement

To whom it may concern on the Planning and Zoning Commission:

At the last Planning and Zoning Commission public meeting (June) I made and presented a quick hand calculated estimate regarding the payout timeframe of the proposed Brighton Car Wash wind generator. The payout presented was approximately 147 years assuming \$0.05/Kwatt from Naperville.

The attached document is a formalization of the simplified economic analysis of the proposed Brighton Car Wash wind generator I presented. The spreadsheet presents three payout calculations that includes the cost to install the 1 Kwatt wind generator at Brighton Carwash and includes the \$22,500 in green incentives from Naperville, Illinois, and Federal sources. The total cost, based on inferred comments from Mr. Morin (Brighton Carwash), is \$30,500, which leaves \$8,000 in costs to Brighton Carwash. In addition, the average efficiency of wind turbines year round is approximately 30%; however, Brighton indicated that the anticipated efficiency should be approximately 35.4%. The 35.4% is based on less than 1/2 year of intermittent wind measurements at the Car Wash location.

On the spreadsheet, each of the three payout calculations is broken into the payout based on the \$8,000 (cost to Brighton) and the total cost of \$30,500 (Brighton's cost plus incentives).

The calculated payouts are based on the following:

- 1 Purchase and Installation Cost / (Yearly income based on \$0.09/kwatt with a 30% efficiency minus the average yearly maintenance and service costs) = *payout in years*
 - A. $\$8000 / \$56.52 = 142$ years
 - B. $\$30,500 / \$56.52 = 539$ years
- 2 Purchase and Installation Cost / (Yearly income based on \$0.09/kwatt with a 30% efficiency) = *payout in years*

(not including maintenance and services costs)

- A. $\$8000/\$236.52 = 34$ years
- B. $\$30,500 / \$236.52 = 129$ years

3 Purchase and Installation Cost / (Yearly income based on \$0.09/kwatt with a 35.4% efficiency) = *payout in years*

(not including maintenance and services costs)

- A. $\$8000/\$236.52 = 29$ years
- B. $\$30,500 / \$236.52 = 109$ years

As Mr. Morin of Brighton Car Wash stated at the last Commission meeting, he wants to make a "green statement". This makes sense since the generator will not benefit Brighton Car Wash or reduce it's overall cost. The question City of Naperville needs to address regarding the \$10,000 worth of green incentives is whether this is the best project for Naperville. The amount of electricity generated will not benefit Naperville's Smart Grid or Brighton Car Wash and with the construction and installation of the generator, the CO2 budget is increased rather than reducing it.

It is my opinion, as a Naperville resident for over 22 years, that Naperville can find a better Green technological system to invest it's Green incentive money.

Please review the attached spreadsheet and if you have any questions, please call me at 630-362-7173.

C. Michael Perkins, CPG, LPG, RPG (Mike)
915 Havenshire Ct.
Naperville, Illinois 60565
630-362-7173

BRIGHTON CAR WASH WIND GENERATOR SIMPLIFIED ECONOMICS

INPUT		Per Brighton	
WIND TURBINE COST	\$30,500.00		
GRANTS		1	1 Kwatt/hour
Naperville	\$10,000.00	35.39%	30.00% efficiency
Illinois	\$10,000.00	8.49	7.2 Kwatts/day
Federal	\$2,500.00	3100	2,628 Kwatts/year
COST Per Kwatt	\$0.09		
Loan Amount	\$8,000.00		
Interest Rate	0.00%		
Duration	48 mo		

Without Average Monthly Operation and Maintenance Cost (no interest or inflation)

ITEM	Principal	Income /year	Payout ¹ Years	Income /year	Payout ² Years
Brighton Car Wash Cost	\$8,000.00	\$236.52	34 Years	\$279.00	28.7 Years
Total Cost	\$30,500.00	\$236.52	129 Years	\$279.00	109.3 Years
	Kwatts / Year	2,628		Kwatts / Year	3100

With Average Monthly Operation and Maintenance Cost (no interest or inflation)

ITEM	Principal	Income /year	Payout ³ Years
Brighton Car Wash Cost	\$8,000.00	\$ 56.52	141.54 Years
Total Cost	\$30,500.00	\$ 56.52	539.63 Years
	Kwatts / Year	2,628	

- 1 Principal / income per year based on average efficiency
- 2 Principal / income per year based on Brightons Efficiency Estimate
- 3 Principal / (income per year based on average efficiency - Average yearly operation and maintenance cost)

<--- Input needed

