



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
07/20/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the July 6, 2011 Planning and Zoning Commission Meeting.

C. Old Business

D. Public Hearings

1. PC Case # 11-1-084 Caribou Coffee
Petitioner: Caribou Coffee c/o Atwell, LLC - Todd Mosher
Location: 686 E. Ogden Avenue

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on Wednesday, June 29, 2011

2. PC Case # 11-1-150 NAR Business Park
Petitioner: City of Naperville with NAR Business Park, LLC
Location: South side of North Aurora Road, immediately south of the intersection with Frontenac Road

Request: Conduct the Public Hearing for PZC Case 11-1-150 - NAR Business Park.

Official Notice: The Official Notice was published in the Naperville Sun on July 17, 2011.

3. PC Case # 11-1-057 Children's World Subdivision
Petitioner: NAP Properties LLC, 150 S. Madison St. #208, Denver, Co. 80209

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Location: 1190 S. Naper Boulevard

Request: Conduct the public hearing.

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

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

Request: Recommend approval of amendments Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel, and amendments to Section 6-7F-5 (OCI, Required Conditions) and Section 6-8B-4 (ORI, Required Conditions) of the Municipal Code for the purpose of incorporating required conditions for Full Service Hotels.

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

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

Request: Recommend approval of a Preliminary Plat of Subdivision to establish five legal lots-of-record, a preliminary planned unit development plat for Freedom Plaza Lots 1 through 4 including zoning and subdivision deviations, subject to conditions.

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

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

Request: Recommend approval of 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 in a campus setting, a conditional use for a full service hotel and associated deviations subject to conditions.

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

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

Request: Recommend denial of the request for a major change to Lot 3 of Freedom Plaza, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), establish a Preliminary PUD Plat, and a conditional use for a nursing home and associated deviations.

Official Notice: Published in the Naperville Sun on Sunday, June 5, 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 JULY 6, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne Messer, Gustin, Williams, Herzog, Edmonds

Chairman Edmonds welcomed new Commissioners Kevin Coyne and Bob Williams.

Absent: Meyer, Trowbridge

Student Members: Uber

Staff Present: Planning Team – Liu, Thorsen

B1. Minutes Approve the minutes of June 8, 2011

Bruno requested revisions to Brighton Car Wash, PZC discussion (p.5), state “expressed concern about drivers being distracted, causing an increased number of accidents.”

Motion by: Gustin Approved
Second by: Herzog (7 to 0)

B2. Minutes Approve the minutes of June 22, 2011

Motion by: Gustin Approved
Second by: Messer (7 to 0)

C. Old Business

D. Public Hearings

**D1. PC 11-1-072
705 Willow Road**

Request for 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.

Bruno recused himself.

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

Gerry Piehl, CB Conlin Landscapes, P.O.Box 9094 Naperville IL, project manager on behalf of the petitioner noted:

- The proposed project cannot proceed without the variance request.

Public Testimony:

No members of the public spoke on this matter.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend to recommend PC 11-1-072 to allow a parking facility in the required front yard in accordance with staff memo of July

Motion by: Gustin
Seconded by: Williams

Approved
(7 to 0)

**D2. PC 11-1-081
Abhyaasa Yoga**

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

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

Raj Bendre, 215 N. Huffman, the petitioner noted

- Yoga studio will be a great addition and will provide charity as well as yoga training.
- The yoga practice will be meditative and will not generate loud music.

Planning and Zoning Commission inquired about

- Whether the business will play music
- Whether the space is presently vacant

Public Testimony:

No members of the public spoke on this matter.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PC 11-1-081, a conditional use for a yoga studio at 124 S. Webster

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

**D3. PC 11-1-056
Brighton Car Wash
LLC**

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.

Coyne recused himself

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

Jason Morin, 1532 Sequoia Naperville, the petitioner noted:

- Information provided previous was based upon a 4kW turbine; the actual turbine proposed is smaller (spins more often and generates more power).
- The increased cost of the unit is due to the fact that the foundation will be over-built to exceed minimum standards in response to neighbor concerns.
- Grants will be received from the Naperville Greener Business Program, State of Illinois, and Federal Government.
- The wind speed has been measured at 20' and the unit will be at 30'; thus, there will be an expected 15-18% increase in output based upon the physics of wind.
- Placement of the system is based upon proximity to the neighbors and the flow of traffic. Moving the system away from 75th Street will affect performance due to the presence of trees (there are fewer trees along 75th Street).
- The purpose of the request is to further Brighton Car Wash's green initiative and encourage customers to visit Brighton Car Wash due to the efficiency of operations and lower impact to the environment.

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

- Power output is directly related to tower height and wind speeds. The location will likely generate greater output than field measurements would indicate due to the 3-4 month period of data.
- Predictions are based upon personal experience with the unit that is proposed at Brighton Car Wash.

Planning and Zoning Commission inquired about

- The grants that will be received and the availability of funds.
- The energy output of the turbine.
- Whether the ordinance sets a minimum standard for performance and whether reporting is required for renewable energy systems.
- The performance of the existing solar thermal system.
- Whether any other location on the property would be feasible.
- The applicant's participation in the city's Renewable Energy Program.
- The distinction between spinning signage and a wind turbine.

Staff clarified:

- The ordinance does not set a minimum threshold for renewable energy system performance
- Performance reporting is not required per zoning, but the petitioner will provide data associated with the Greener Business Program.

Public Testimony:

Brent Davis, 84 Havenshire Road: Concerned about traffic safety due to distractions, particularly as the sign code prohibits spinning signs and objects to the use of public money to fund the turbine system due to its efficiency.

Bethany Degeder, 612 Virginia Court: Supports the proposed turbine and is disappointed in commissioner comments preferring wind turbines in other communities and disparaging the use of grant money. Grants have already been budgeted and awarded and are a separate issue.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Messer – the proposal complies with the regulations of the zoning, including the Renewable Energy Ordinance and Performance Standards. The code does not require a minimum amount of energy or a maximum payback period. The proposal complies with the standards for a conditional use.
- Gustin – supports the petitioner’s initiative to be sustainable. Does not believe that the turbine will be a traffic concern due to the nature of the roadway and the presence of streetlights, signage and traffic signals. Concurs with Messer and believes that the PZC should act in concert with the requirements of the Renewable Energy Ordinance.
- Herzog – strongly opposes the conditional use. Believes that the turbine will be a visual distraction. Does not believe that the proposed turbine meets the intent of the Renewable Energy Ordinance as it will not accommodate sustainable energy production (e.g., measurably reduce fossil fuel use) and detracts from the aesthetics of the zoning district. Would not want to see similar turbines in other commercial areas around the community.
- Bruno – believes that the subject property is an excellent candidate for a solar system. Would prefer that the system be relocated away from 75th Street. Noted neighbor opposition and stated that he believes the system is intended for marketing purposes. Has concerns about traffic safety associated with a wind system due to driver distractions.
- Edmonds – agrees with Commissioners Messer and Gustin that the proposal complies with the ordinance standards. With respect to sustainable energy, noted that a definition does not exist and is not a part of the ordinance. 75th Street is a busy area with an enormous amount of activity and distractions, and does not see an aesthetic impact. Noted that

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city staff has found no basis to reject the application on safety concerns.
Commented that future turbines will be reviewed on a case-by-case basis
as with all zoning matters. Supports the proposal.

Planning and Zoning Commission moved to recommend approval of PC#11-1-
056 Brighton Car Wash.

Motion by: Gustin
Seconded by: Williams

Approved
(4 to 2)

Ayes: Messer, Williams, Gustin, Edmonds
Nays: Bruno, Herzog

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

8:06 p.m.

outdoor tables for Caribou Coffee. Customers would have access to the patio from 6 am to 10 pm seven days a week, no exterior sound system or lighting is proposed specific to the patio.

In accordance with Section 6-7C-7 (B3, Yard Requirements) of the Municipal Code, the subject property is required to maintain a minimum twelve-foot (12') corner side yard setback. Portions of the existing building currently encroach approximately 3' into the required corner side yard setback making the existing structure nonconforming with the corner side yard setback requirement. Pursuant to Section 6-9-3 (Yard Requirements) of the Municipal Code, unroofed patios may extend five feet (5') into the required corner side yard setback. As proposed, the patio would encroach an additional 7' into the required corner side yards setback thereby reducing the corner side yard setback to 0' along portions of the east property line.

Staff Summary

Staff has reviewed the petitioner's request for variance and finds that the proposed patio will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent properties. Furthermore, the size and configuration of the subject parcel and building limit the ability of the petitioner to comply with all requirements of the Municipal Code while accommodating an outdoor patio on-site. The difficulties of making exterior site improvements to an existing property impose practical difficulties for improvements to the subject property.

While the petitioner may still make reasonable use of the subject property without the requested variance, staff notes that the proposed improvements (landscape and updated building elevations) will provide a greater benefit to the Ogden Avenue corridor as outlined in the City of Naperville Ogden Avenue Corridor Enhancement Initiative (Attachment 1).

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Caribou Coffee – Attachment 1: Ogden Avenue Corridor Enhancement Initiative – PC 11-1-084
2. Caribou Coffee – Petition – PC 11-1-084
3. Caribou Coffee – Location Map – PC 11-1-084
4. Caribou Coffee – Plat of Survey – PC 11-1-0874
5. Caribou Coffee – Outdoor Patio Plan – PC 11-1-084
6. Caribou Coffee – Building Elevation and Patio Rendering – PC 11-1-084

Ogden Avenue Corridor Enhancement Initiative



COMMERCIAL CASE STUDY

This Commercial Case Study illustrates the importance of updating development codes to foster more attractive and better functioning development. While the commercial business serves as an excellent example of successful redevelopment along the Ogden Avenue Corridor, a more critical review of the site would suggest that the building greets eastbound motorists with a long blank façade. This figure illustrates how minor improvements to landscaping and architecture, in accordance with *Citywide Building Design Guidelines* that have since been adopted, can significantly improve a development's appearance.

Awnings, windows and articulation applied along the entire Ogden Avenue frontage

Awnings, windows and articulation applied along the front areas of the east facade

Foundation landscaping, including native grasses and shrubbery soften the building's appearance



figure 17

prepared by Houseal Lavigne Associates

Redevelopment Instead of Reuse

The *Ogden Avenue Corridor Enhancement Initiative* promotes the redevelopment of sites within the Corridor, instead of the reuse of existing buildings. A number of vacant and under used properties exist within the Study Area, each with outdated buildings that limit and restrict redevelopment options. Vacancies represent both issues and opportunities in the Corridor. Reasons for vacancies vary, as do the types of parcels that are left unleased or unused. Within the Study Area there are a number of long-standing vacant sites, suffering from outdated buildings and site layouts, poor site design, irregular parcel shapes, and insufficient parking. Aesthetic concerns regarding these properties have also become an issue as a lack of property maintenance on many of these parcels does little to improve the appearance or image of the Corridor. While there are issues surrounding the vacancies of these parcels, these properties also represent opportunities for improvement or redevelopment within the Corridor. The *Ogden Avenue Corridor Enhancement Initiative* recommends that the City actively assist owners and pursue new users or developers for vacant spaces and sites. By engaging in dialogue with owners, a better understanding of redevelopment or occupancy barriers can be understood on a case by case basis. Knowledge of such issues is invaluable in trying to assist progress and forge connections.



Small Business Reinvestment

Nick's Redhots, a local favorite, is in a recently expanded and improved building and site. Not long ago, this business suffered from poor access, appearance and limited seating. By acquiring an adjacent parcel, Nick's Redhots was able to convert a full access curb cut into a right-in/right-out access point, reconfigure its parking, and provide full access at a safer location on the west side of the building. While the parking area was being reconfigured, owners of the restaurant dramatically improved the appearance of both the interior and exterior of the building. Noting this success is important, as there is concern that the recommendations of the Ogden Avenue Corridor Enhancement Initiative will be too costly and restrictive, and displace locally owned, sole proprietor businesses.



CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 686 E. Ogden Avenue
APPLICANT'S NAME: Caribou Coffee c/o Atwell, LLC - Todd Mosher
APPLICANT'S ADDRESS: 1245 E. Diehl Road, Suite 100
CITY: Naperville STATE: IL ZIP CODE: 60563
APPLICANT'S DAYTIME PHONE: 630-577-0800
E-MAIL ADDRESS: tmosher@atwell-group.com

OWNER OF PROPERTY: Olympia Investments II, LLC, care of LFI (contract purchaser)
OWNER'S ADDRESS: 9440 Enterprise Drive
CITY: Mokena STATE: IL ZIP CODE: 60448
OWNER'S DAYTIME PHONE: 708-768-6762

ZONING OF PROPERTY: B3 - General Business
AREA OF PROPERTY (Acres or sq ft): .407 Acres
List improvements on property (buildings, fences, pools, decks, etc.)
Existing one-story commercial building; associated parking lot and drive thru lane

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):
6-7C-7: Allowance of patio to encroach 7' into the required set back

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

[Signature] 6-15-11
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 15th day of June, 2011

[Signature]
(Notary Public and Seal)

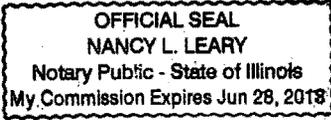


EXHIBIT A

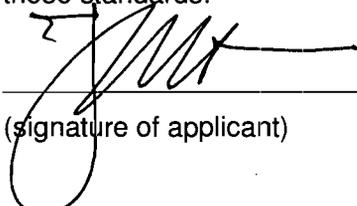
STANDARDS FOR A ZONING VARIANCE

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

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

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

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

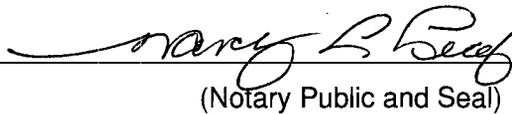


(signature of applicant)

6-15-11

(date)

SUBSCRIBED AND SWORN TO before me this 15th day of June, 2011


(Notary Public and Seal)

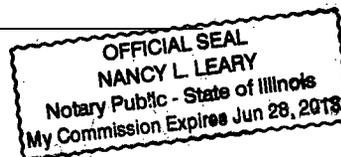
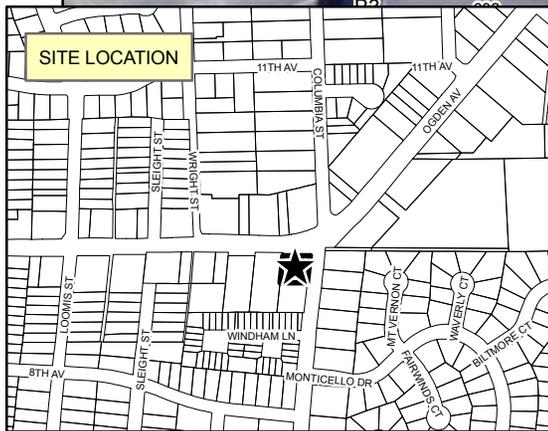
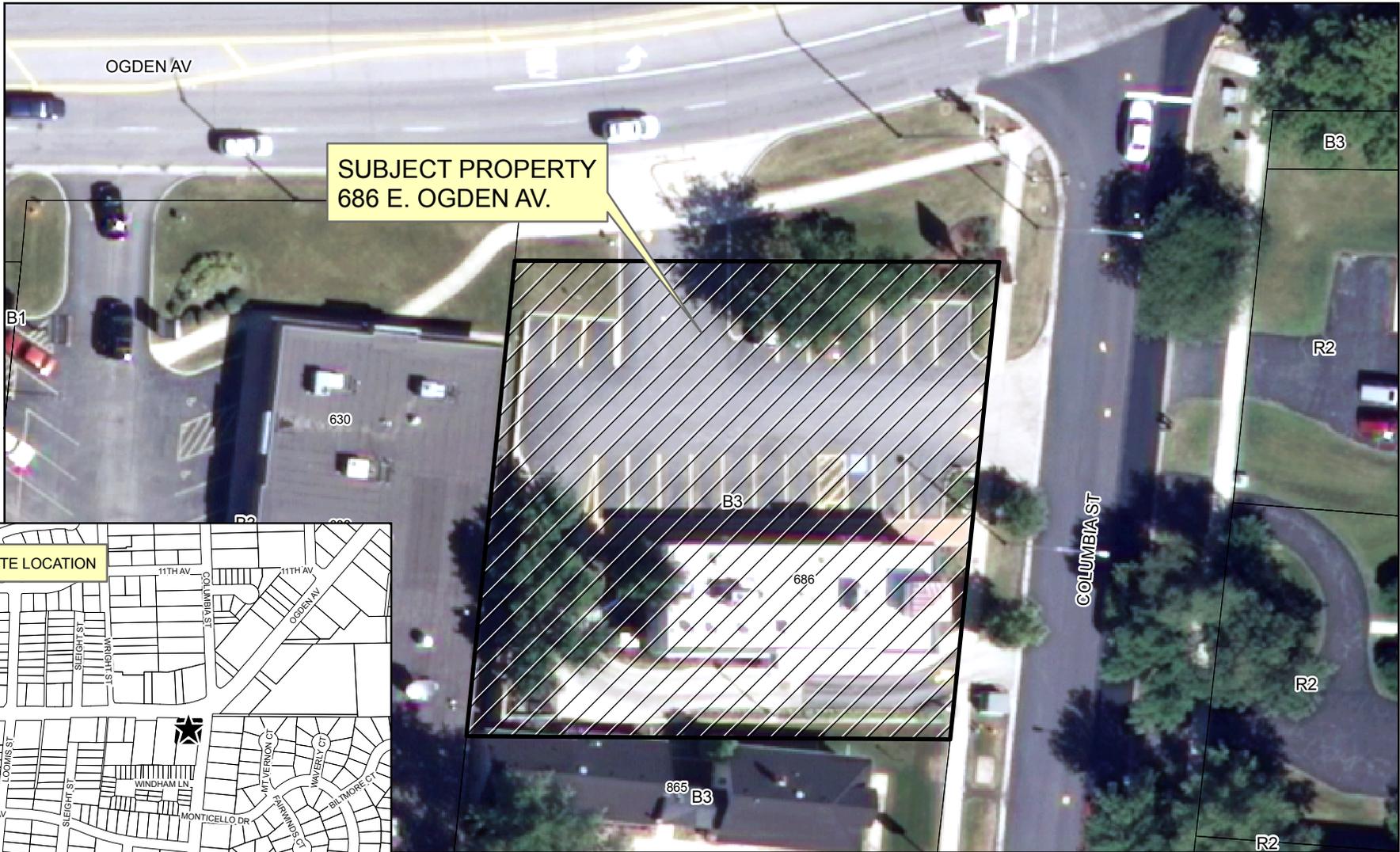


EXHIBIT A

City of Naperville
CARIBOU COFFEE



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



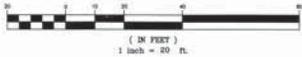
This map should be used for reference only.
 The data is subject to change without notice.
 City of Naperville assumes no liability in the use
 or application of the data. Reproduction or redistribution is
 forbidden without expressed written consent from the City of Naperville.



VICINITY MAP

LOCATION

GRAPHIC SCALE



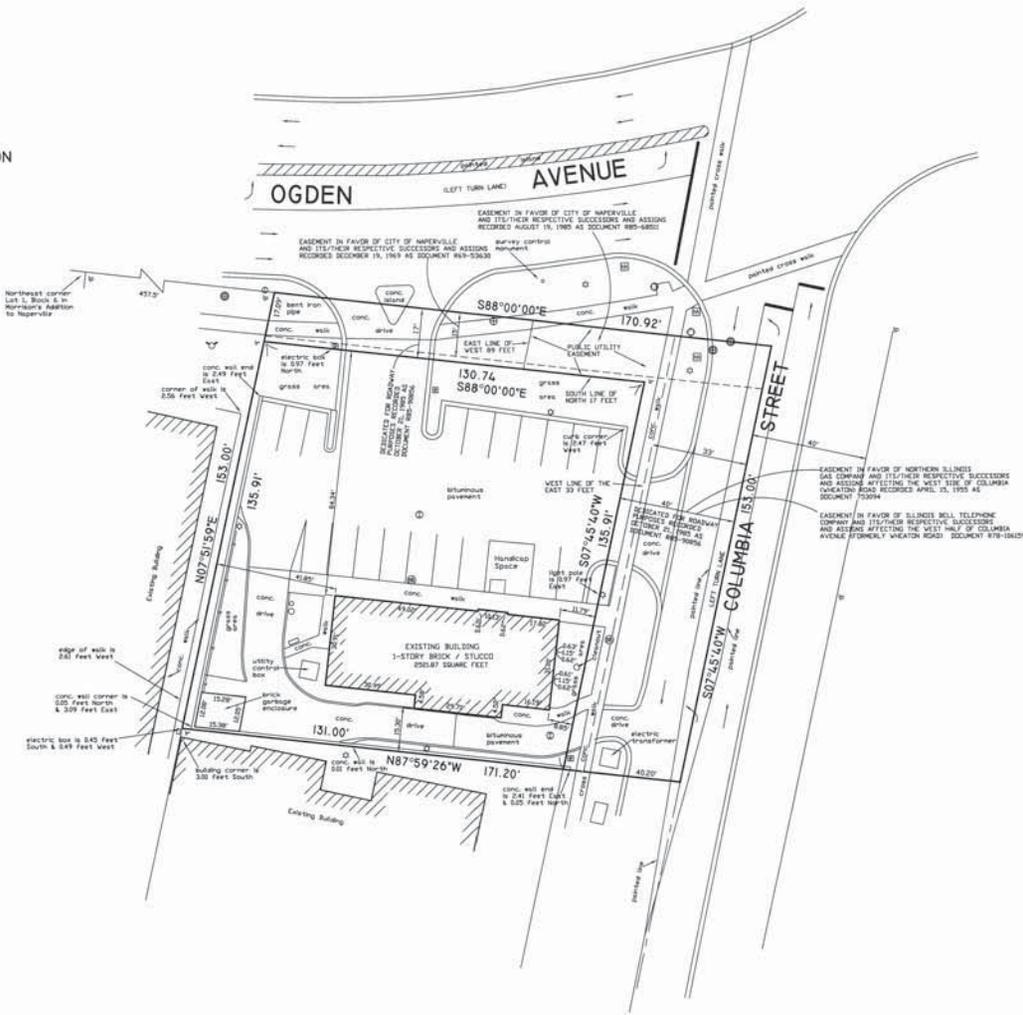
48 HOURS BEFORE YOU DO:
CALL JULIE
 WITH THE FOLLOWING INFORMATION:
 COUNTY-NAME DUPAGE
 TOWNSHIP-NAME or Number: 38
 SECTION NUMBER: 7
 1-800-892-0123
 Joint Utility Location Information for Excavators
 NOTE:
 NO UTILITIES LOCATED, MUST CALL
 JULIE. FOR ALL EXISTING UTILITY
 INFORMATION

LEGEND	
	EXIST LIGHT POLE
	EXIST SANITARY MANHOLE
	EXIST FIRE HYDRANT
	EXIST POWER POLE
	EXIST STORM SEWER MANHOLE
	EXIST STORM SEWER INLET
	EXIST CURB & GUTTER
	EXIST FENCE LINE
	EXIST UTILITY PERISCOPE
	Iron pipe
	existing
	concrete
	existing
	EXIST TRAFFIC LIGHT HAND HOLE
	EXIST TRAFFIC SIGNAL POST
	EXIST ELECTRICAL OUTLET / BOX

CLIENT: LOCATION FINDERS INTERNATIONAL, INC.
 # NO. 75618-11

ASSOCIATED SURVEYING GROUP, LLC

11000 First Design Park No. 384-00173
 P.O. BOX 810 BOLLINGBROOK, IL 60440
 PH (630) 759-0205 FAX (630) 759-9291



ALTA/ACSM LAND TITLE SURVEY

THAT PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN MORRISON'S ADDITION TO NAPERVILLE, THENCE SOUTH 88 DEGREES EAST ON THE SOUTH LINE OF OGDEN AVENUE, 457.5 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES EAST ON THE SOUTH LINE OF OGDEN AVENUE, 170.92 FEET TO THE CENTER LINE OF NORTH AND SOUTH ROADS; THENCE SOUTH ON A CENTER LINE OF NORTH AND SOUTH ROADS, 120 FEET; THENCE WEST 171.6 FEET; THENCE NORTH 153 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

TOTAL AREA OF SURVEY	
TOTAL AREA OF LEGAL DESCRIPTION	26077.770 SQUARE FEET 5.998 ACRES MORE OR LESS
TOTAL AREA DEDICATED FOR ROADWAY	8242.302 SQUARE FEET 1.891 ACRES MORE OR LESS
TOTAL NET PROPERTY AREA	17835.468 SQUARE FEET 4.077 ACRES MORE OR LESS

- NOTES:
- THE PROPERTY SHOWN HEREIN HAS PERMITS AND VEHICULAR ENGINEES AND EGRESS ACCESS TO AND FROM OGDEN AVENUE AND COLUMBIA STREET BOTH PUBLICALLY DEDICATED AND PRIVATELY OPEN HIGHWAY.
 - THE PROPERTY HEREIN DESCRIBED IS EFFECTED BY CITY OF NAPERVILLE ORDINANCE 84-87 REGARDING ANNEXATION OF THE LAND RECORDED AUGUST 19, 1985 AS DOCUMENT 880-4809.
 - THE PROPERTY HEREIN DESCRIBED IS EFFECTED BY CITY OF NAPERVILLE ORDINANCE 84-88 REGARDING ANNEXATION AND ZONING OF THE LAND RECORDED AUGUST 19, 1985 AS DOCUMENT 880-4800 RECORDED.
 - THE PROPERTY HEREIN DESCRIBED IS EFFECTED BY CITY OF NAPERVILLE ORDINANCE 84-79 REGARDING ANNEXATION REGARDING CONCERNING THE LAND RECORDED AUGUST 19, 1985 AS DOCUMENT 880-4809.
 - THE PROPERTY HEREIN DESCRIBED IS EFFECTED BY RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE MUNICIPALITY, PUBLIC AND QUASI-PUBLIC UTILITIES IN AND TO THAT PART OF THE LAND, IF ANY, FAULT OR USED FOR ROAD PURPOSES.
 - THE PROPERTY HEREIN DESCRIBED IS ZONED R-3 GENERAL BUSINESS DISTRICT.

PARKING TOTALS

19 PARKING SPACES
1 HANDICAP SPACE
20 TOTAL PARKING SPACES

FLOODPLAIN NOTE:
 THE PROPERTY HEREIN DESCRIBED IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP FOR CITY OF NAPERVILLE, ILLINOIS. MAP NUMBER 170530000 C WITH EFFECTIVE DATE MAY 18, 1990.

To: Chicago Title Insurance Company
 Location Finders International, Inc.
 Olyps Investments, L.L.C.
 KFC National Management Company

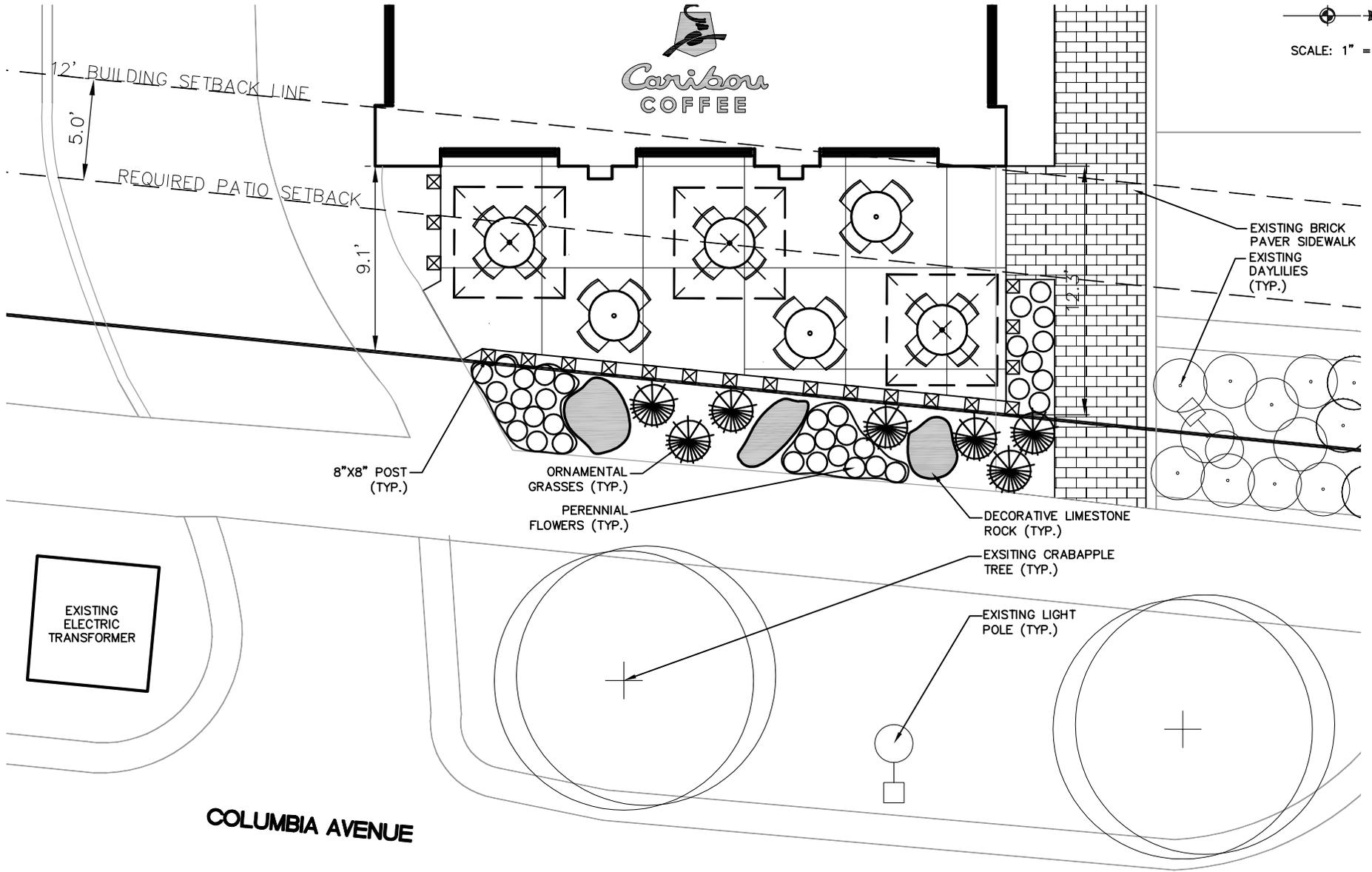
This is to certify that this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon. This field survey was conducted under the supervision of the undersigned registered land surveyor. See both map sheets shows the premises specifically described in Chicago Title Insurance Company's four condominium number 1701-1023202 CPT, dated February 24, 2001 and all such map of survey was made in accordance with Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2001 and includes Items 1, 2, 3, 4, 6a, 7a, 7b, 8, 9 and 10 on Table A "Optional Survey Requirements and Specifications" specifically defined therein, and is pursuant to the accuracy standards set forth by ALTA and ACSM and in effect on the date of the certification of an Urban Survey.

Michael J. Hervey Date: 3/30/2011
 Michael J. Hervey
 State Professional Land Surveyor No. 035-090 License Expires 01-30-12
 State Professional Design Firm No. 034-044973 License Expires 04-30-13





SCALE: 1" = 5'-0"



CARIBOU COFFEE
PROPOSED OUTDOOR PATIO
 Naperville, IL

PROJECT NO.: 11001307
 DATE: 06/03/2011







Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-150 **AGENDA DATE:** 7/20/2011
SUBJECT: NAR Business Park
 Petitioner: City of Naperville with NAR Business Park, LLC

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

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

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Action
August 2008	Approval of a request for annexation and zoning to I, Industrial upon annexation for the NAR Business Park.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

In November 2004, the City of Naperville purchased the 25.274 acre subject property for future development as a train station. The property abuts industrial warehouse uses (north), the Elgin, Joilet and Eastern Railroad (east), Burlington Northern – Santa Fe Railroad (south) and unincorporated industrial property (west). The site is currently vacant within unincorporated DuPage County and carries an I-2 (General Industrial District) zoning designation.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ordinance 11-041 (Land Swap Agreement)

NAR Business Park, LLC (“NAR”) owns 35 acres of property located immediately east of the City’s property (“Subject Property”). On March 15, 2011, the City Council approved a property exchange agreement between the City and NAR, in which the parties exchanged title to portions of property and other services. The terms of the agreement are summarized below.

- The City and NAR exchange portions of property to straighten the north-south common property line (See attachment 4);

- NAR provides the City with right-of-way for the North Aurora Road expansion project;
- NAR constructs a shared stormwater management facility on NAR's property providing sufficient capacity to accommodate the stormwater generated by 1) NAR property, 2) the subject city-owned property, and 3) future North Aurora Road expansion project;
- NAR maintains the shared stormwater detention facility in perpetuity;
- NAR completes grading work on its property and the city's property; and
- NAR provides all engineering and professional surveying services required by the agreement.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use designation for this site, as adopted in the 1996 Northwest Sector Revision to the Comprehensive Master Plan, is "Mixed Use." This designation recognizes the proximity of this parcel to the adjacent railways and the potential for development of a new train station. The "Mixed Use" designation was intended to encourage a mix of uses in a transit-oriented design, including commercial, office and residential land uses. Should a train station be developed on the subject property, the adjacent site will function as a transit-oriented employment center.

PLANNING SERVICES TEAM REVIEW:

The petitioner requests annexation and zoning upon annexation to I (Industrial District) in the City of Naperville of a 24.274-acre irregularly-shaped parcel. There is no development proposal pending at this time for the portion of the subject property owned by the City or the adjacent property owned by NAR. The requested zoning is consistent with the parcel to the immediate east owned by NAR and can accommodate uses recommended by the Comprehensive Master Plan.

Future Site Development

Prior to any development on the subject property, the petitioner will be required to subdivide the site to accommodate specific land uses. No development has been proposed at this time. Due to the fact that the subject property includes more than 5 acres, any subdivision request will be forwarded to the Planning and Zoning Commission as a presentation case for review and comment and to City Council for final approval.

ATTACHMENTS:

1. City of Naperville Annexation – Development Petition – PC 11-1-150
2. City of Naperville Annexation – Location Map – PC 11-1-150
3. City of Naperville Annexation – Location Map Aerial – PC 11-1-150
4. City of Naperville Annexation – Parcel Exhibit & Plat of Annexation – PC11-1-15

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

Development Name (should be consistent with plat): North Aurora Road Annexation

Development Address: NA

P.I.N. Number (s): 07-17-204-007

Date of Submission: April 11, 2011

I. APPLICANT:

City of Naperville and NAR Business Park, LLC

Name

Corporation

400 S. Eagle Street (City of Naperville) and 1805 High Grove Lane (NAR)

Street

Naperville, Illinois 60540

City

State

Zip Code

Telephone Number

Greg Jones, Project Manager, City of Naperville, Illinois, (630) 305-4028

Primary Contact Person

Relationship to Applicant

Telephone Number

(630) 420-6657, jonesg@naperville.il.us

Fax Number

E-Mail Address

II. OWNER OF THE PROPERTY:

City of Naperville, Illinois (NAR Business Park, LLC as contract purchaser of ~3.944 acres of property)

Name

See above

Address

Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: NA Telephone Number: _____

Email Address: _____ Fax Number: _____

Address: _____

Engineer: Filigree Engineering Sevices Telephone Number: (630) 355-1400

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input checked="" type="checkbox"/> Rezoning from <u>I-2 County</u> To <u>I</u>
(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 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

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

~25.274 acres of vacant, unimproved property

- 2. Existing Utility Services (water, sewer, electricity): None
- 3. Existing zoning on the site: I-2 General Industrial Zoning District (DuPage County Zoning)
- 4. Existing Land Use: Vacant, unimproved property
- 5. Acreage & Square Footage of the site: ~25.274 acres (1,188,055.4 square feet)
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

~~Ordinance 11-041 (Land Swap Agreement), Ordinance 08-152 (Annexing neighboring property and imposing certain use restrictions);~~

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):
 - Residential Commercial Office
 - Industrial Other: Future Star Line Train Station (potentially)
- 2. Proposed Zoning: I (Industrial)

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):

Pursuant to an agreement between the City of Naperville and NAR Business Park, LLC, both parties – the city as owner and NAR as contract purchaser of a portion of the subject property – propose to annex the Subject Property into the City of Naperville. No development proposal is pending at this time for the portion of the Subject Property owned by the city or the portion of the subject property for which NAR holds a purchase contract.

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

None.

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

None.

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

None. Subdivision approval is not requested at this time.

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

None.

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres	NA	NA	NA	25.274 acres	NA	NA	NA	NA	21.33	NA
% of Total	NA	NA	NA	100%	NA	NA	NA	NA	100%	NA

*Please explain:

The 21.33 acres of the Subject Property the City will own after NAR acquires its 3.944 acres of the Subject Property may be developed as a Star Line Train Station in the future. In the event that the Star Line Railway is not constructed, or if the city identifies a better use for the Subject Property, the City may use the Subject Property for any use it deems appropriate. The 3.944 acres acquired by NAR shall be used for industrial purposes consistent with the terms of the annexation agreement applicable to the property located immediately east of the Subject Property (see Ord. 08-152).

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	NA	NA	NA	NA	NA	NA	NA	NA	NA
wnhome	NA	NA	NA	NA	NA	NA	NA	NA	NA
Duplex	NA	NA	NA	NA	NA	NA	NA	NA	NA
partment	NA	NA	NA	NA	NA	NA	NA	NA	NA
omrcl.	NA	NA	NA	NA	NA	NA	NA	NA	NA
Office	NA	NA	NA	NA	NA	NA	NA	NA	NA
ustrial	Unknown	25.274	NA	NA	NA	Unknown	Unknown	Unknown	Unknow

- 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 _____

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

 NA

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

3.612 acres of the Subject Property may be used as a soccer field or other recreational use as approved by the City of Naperville.)
 Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ X _____ Other (NAR Business Park, LLC)

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

3.612 acres of the Subject Property will serve as a shared detention facility benefiting the Subject Property, the property located immediately to the east, and the city's future North Aurora Road expansion project.
 Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ X _____ Other (NAR Business Park, LLC)

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*	3.612 acres	0	3.612 acres	3.612 acres
Sub-total				
School Site				
Total				

*Please Explain: The 3.612 acre shared detention facility may be used for recreation activities in accordance with the provisions of the land swap agreement approved by ordinance 11-041.

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 by,
City of Naperville, Illinois

By: _____
Gregory W. Jones
City of Naperville

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

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

By: _____
[Type in Name of Notary]
Notary Public

MORE SIGNATURES ON FOLLOWING PAGE

Respectfully submitted by,
NAR Business Park, LLC

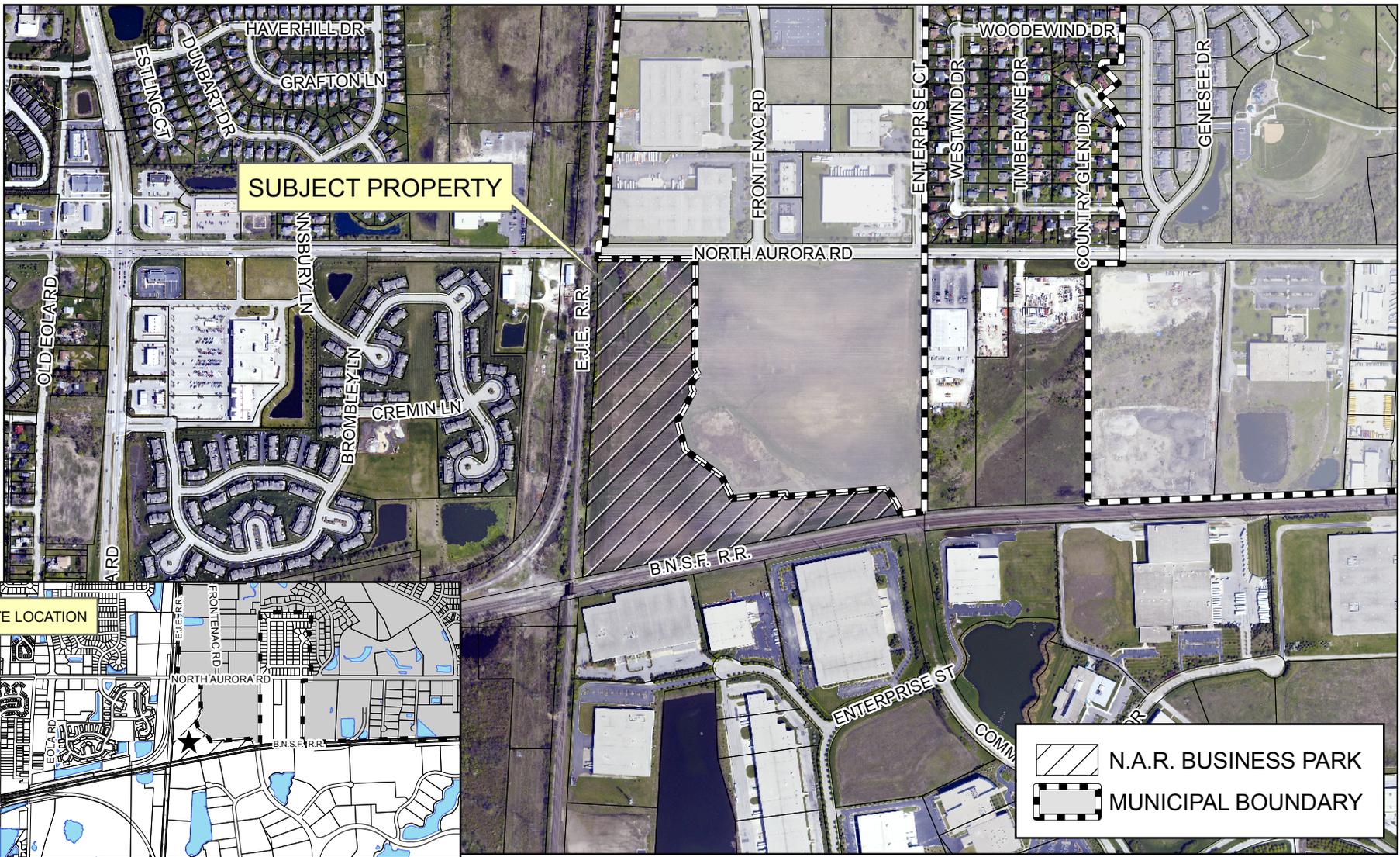
By: _____
Paul Mitchell
Attorney and agent
NAR Business Park, LLC

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

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

By: _____
[Type in Name of Notary]
Notary Public

City of Naperville
N.A.R. BUSINESS PARK

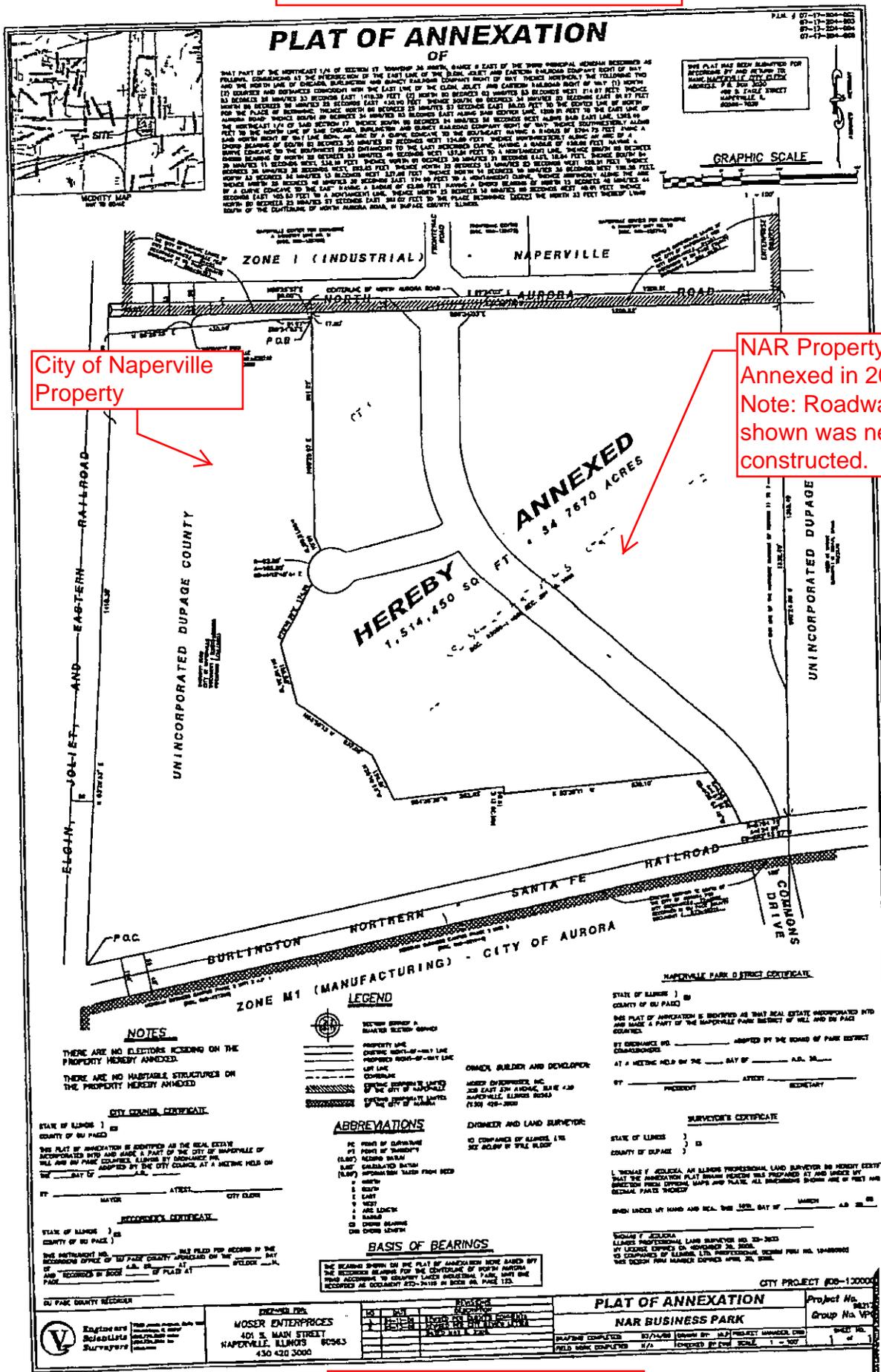


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 May 2011



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

Plat of Annexation as Approved in 2008 Per Ordinance 08-152



City of Naperville Property

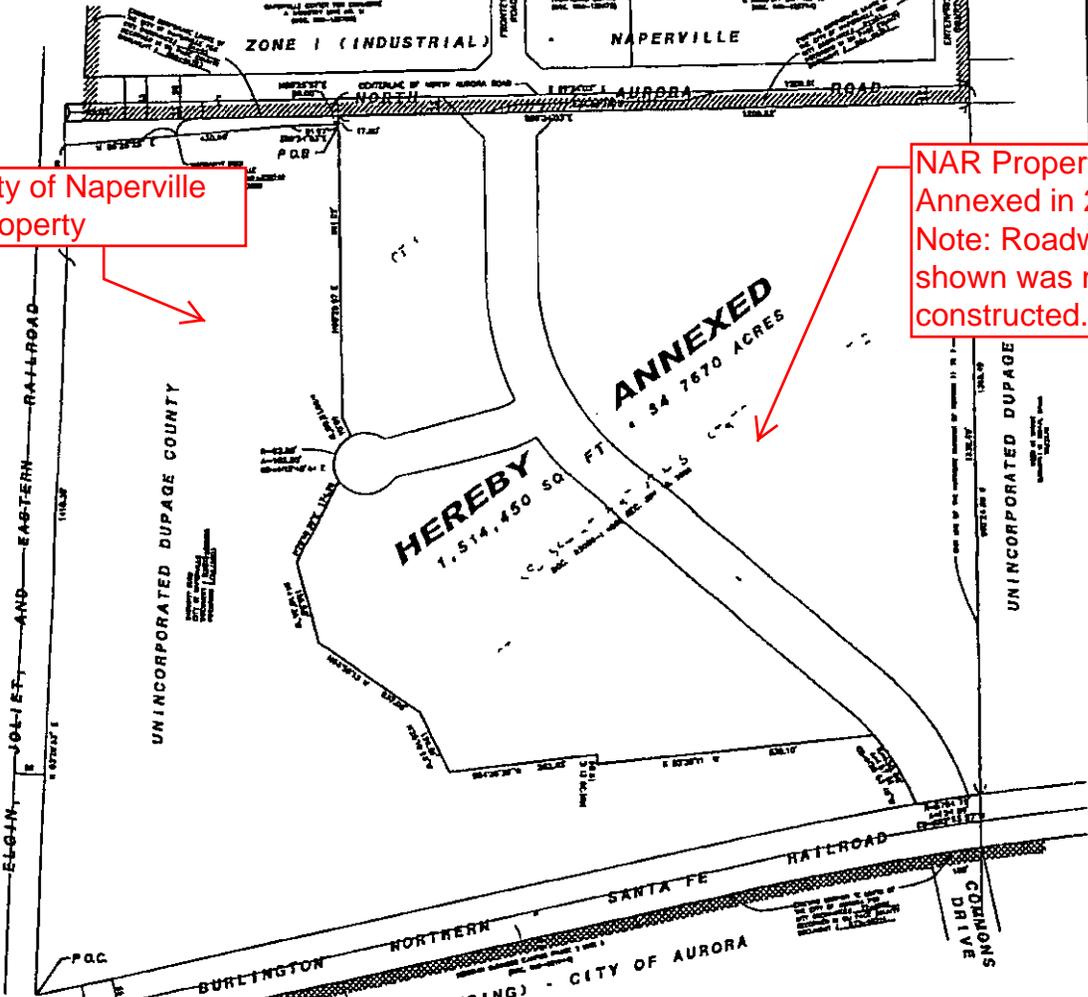
NAR Property as Annexed in 2008. Note: Roadway shown was never constructed.

PLAT OF ANNEXATION
OF

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17 Township 38 North, Range 9 East of the Third Principal Meridian... (Detailed legal description of the property boundaries and survey data follows.)

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURNED TO HANS MACHETZKE, CITY CLERK, ADDRESS: P.O. BOX 400, 400 S. TAULE STREET, NAPERVILLE, IL 60563-0400

GRAPHIC SCALE



NOTES
THERE ARE NO ELECTIONS PENDING ON THE PROPERTY HEREBY ANNEXED.
THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY HEREBY ANNEXED.

LEGEND
SECTION BOUNDARY
PROPERTY LINE
DOTTED BOUNDARY LINE
PROPOSED RIGHT-OF-WAY LINE
ADJACENT
CITY OF NAPERVILLE
CITY OF AURORA

ABBREVIATIONS
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PLANT PLANTATION
SPT SURVEYED POINT
LSP LATERAL SURFACE POINT
LSP LATERAL SURFACE POINT FROM BESS

BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS PLAT OF ANNEXATION WERE BASED BY THE SURVEYOR ON THE CONTIGUOUS OF NORTH AURORA...

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE NAPERVILLE PARK DISTRICT OF ILL. AND DU PAGE COUNTIES.

BY ORDER AND IN WITNESS WHEREOF, I, the Mayor, have hereunto set my hand and the seal of the City of Naperville, Illinois, this 15th day of August, 2008.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, THOMAS F. JEDLIKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ANNEXATION PLAT HEREBY SUBMITTED WAS PREPARED BY AND UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of August, 2008.

THOMAS F. JEDLIKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 20-2003, LICENSE EXPIRES ON NOVEMBER 30, 2011, IS COMPAHED BY ILLINOIS, ILL. PROFESSIONAL SURVEYOR REG. NO. 194990005, HAS BEEN FORM MEMBER SINCE APRIL 20, 2008.

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS PLAT OF ANNEXATION IS IDENTIFIED AS THE REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE CITY OF NAPERVILLE OF ILL. AND DU PAGE COUNTIES, ILLINOIS, BY ORDINANCE NO. 08-152, AS ADOPTED BY THE CITY COUNCIL AT A MEETING HELD ON THE 15th DAY OF AUGUST, 2008.

RECORDING CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS INSTRUMENT NO. 08-152 WAS FILED FOR RECORD IN THE RECORDS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE 15th DAY OF AUGUST, 2008, AT 11:00 A.M. AND IS RECORDED IN BOOK 112, PAGE 122.

DU PAGE COUNTY RECORDER

CITY PROJECT #08-130000	
PLAT OF ANNEXATION	Project No. 08-152
NAR BUSINESS PARK	Group No. VP
PLATING COMPLETED 08/15/08 (DRAWN BY: H.M. MACHETZKE)	SHEET NO. 1 of 1
FIELD WORK COMPLETED N/A	EXPANDED BY: NONE

ATTACHMENT 3
Page 1 of 3



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

ZBA CASE: 11-1-057 **AGENDA DATE:** 7/20/2011
SUBJECT: Children’s World Subdivision (1190 S. Naper Boulevard)
Petitioner: NAP Properties LLC, 150 S. Madison St. #208, Denver, Co.
80209

LOCATION: 1190 S. Naper Boulevard, at the northeast corner of Naper Boulevard and
Market Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests to revoke the existing planned unit development for Children’s
World/Meadows PUD and rezone the property from R1A (Low Density Single-Family District)
to OCI (Office, Commercial, and Institutional District).

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, comprised of 1.04 acres located at the northeast corner of Naper Boulevard
and Market Avenue, is zoned R1A (Low Density Single-Family Residential District) within the
Children’s World/Meadows PUD, which allows for development of a nursery school/daycare
center. The subject property is presently improved in accordance with the PUD.

The petitioner proposes to occupy the existing 6.175 s.f. building with for professional and
medical offices. Surrounding parcels to the north, east and south are also zoned R1A PUD and
are improved with office and commercial uses. Parcels to the west are zoned B2 PUD and are
improved with commercial uses.

CONTROLLING AGREEMENTS AND ORDINANCES:
Ordinance 73-50 Approving a preliminary PUD for the Meadows
Ordinance 78-28 Approving a preliminary PUD plat

Ordinance 85-118 Approving a major change to the final PUD to change the land use to a daycare facility

Ordinance 86-24 Approving the final plat of PUD for Children's World/Meadows PUD

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

The East Sector Update to the Comprehensive Master Plan identifies the future use of the property as "other institutional", a designation which is consistent with its previous use as a daycare facility.

PLANNING SERVICES TEAM REVIEW:

The subject property was previously used as a daycare facility but is presently vacant. The property owner, NAP Properties LLC, is seeking a change in zoning to accommodate future use of the site for a professional or medical office. As the current zoning (R1A) does not allow any commercial use, and the existing PUD limits occupancy of the property to only daycare uses, rezoning is necessary in order to accommodate future tenancy of the site. No expansion of the existing building or modifications to the building elevations is proposed. The petitioner proposes to reconfigure and slightly expand the parking lot to accommodate nine additional parking spaces, which are necessary to comply with parking requirements for the intended office use. Additional trees will be installed to ensure compliance with the Landscaping Ordinance.

Zoning

Staff has reviewed the zoning of surrounding properties and the nature of uses proposed for the subject property and concurs with the petitioner that OCI (Office, Commercial and Institutional) is an appropriate zoning designation for the property. The OCI District is intended to serve as a transitional zone between intensive business areas and residential neighborhoods, containing office, residential, institutional and support commercial facilities. Banks, offices and daycare facilities are permitted as a matter of right in the OCI District; more intensive commercial uses (e.g., retail) require approval of a conditional use.

Planned Unit Development

The petitioner requests to vacate the existing Meadows/Children's World PUD, which overlays the subject property. Staff concurs with this request, as the PUD is specific to the previous daycare use and was granted prior to the development of current standards that require a higher level of design, amenity and open space than would otherwise be permitted. The existing development of the property limits any opportunity to provide future amenity or open space. Further, design elements associated with any unforeseen future changes will be guided by existing landscaping standards and the *Building Design Guidelines*.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Children's World Subdivision – Petition – PC 11-1-057
2. Children's World Subdivision – Location Map – PC 11-1-057
3. Children's World Subdivision – Site Plan – PC 11-1-057

*Children's World Subdivision – PC 11-1-057
July 6, 2011
Page 3 of 3*

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

Development Name (should be consistent with plat): Lot 1 Childrens' World Subdivision

Development Address: 1190 S. Naper Blvd.

P.I.N. Number (s): 08-29-207-001

Date of Submission: JUNE 24, 2011

I. APPLICANT:

NAP PROPERTIES LLP

Name

Corporation

150 SO. MADISON ST. #208

DENVER, CO. 80209

612-845-7496

City	State	Zip Code	Telephone Number
LEE B. HOFFMAN		MANAGING GENERAL PARTNER	612-845-7496
Primary Contact Person		Relationship to Applicant	Telephone Number
			<u>highlandfin2@msn.com</u>
Fax Number			E-Mail Address

II. OWNER OF THE PROPERTY:

SAME AS ABOVE

Name

Address	Telephone Number
---------	------------------

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney:

Telephone Number:

Email Address:

Fax Number;

Address:

Engineer:

Telephone Number:

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) |
| R1A | |
| <input checked="" type="checkbox"/> Rezoning from PUD To OCI
(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"/> PUD Deviation (Zoning or Subdivision) |
| <input type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Major Change to a Conditional Use
(Complete Exhibit 3) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | <input type="checkbox"/> Plat of Easement / Vacation / Dedication
(circle all that apply) |

V. ANNEXATION

X RESCIND CURRENT PUD

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.)

ONE STORY BRICK BUILDING, USED AS A PRESCHOOL, APPROX 6,175 SQ. FT.

CURRENTLY 21 PARKING SPACES & 1 HANDICAP; 2 SIGNS AT THE SW CORNER OF PROPERTY, NAPER BLVD. AND & MARKET AVE. PROPERTY IS CURRENTLY FULLY LANDSCAPED.

- 2. Existing Utility Services (water, sewer, electricity): ALL SERVICES EXIST
- 3. Existing zoning on the site: R1A PUD
- 4. Existing Land Use : PRESCHOOL BUILDING
- 5. Acreage & Square Footage of the site: 1.0471 ACRES, 45,613 SQ FT.
- 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: ALLOWABLE USE UNDER OCI ZONING

2. Proposed Zoning: OCI

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):

PROPERTY IS VACANT AND AVAILABLE FOR PURCHASE OR LEASE

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

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:

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:

FINAL LANDSCAPE PLAN TO BE SUBMITTED BY ULTIMATE USER

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		TBD	TBD							TBD
% of Total										

*Please explain:

PROPERTY IS VACANT AND AVAILABLE FOR PURCHASE OR LEASE ACTUAL USE WILL BE DETERMINED BY USER

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						NA			

ownhome						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 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: N/A

	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, NAP PROPERTIES, LLP
 [Enter Name of Petitioner(s) or Authorized Agent]

By: *Lee R. Hoffman*
 [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 24 day of June, 2011 A.D. *Tory Harrington*

TORY HARRINGTON
 NOTARY PUBLIC
 STATE OF COLORADO

My Commission Expires March 31, 2014

By: *Tory Harrington*
 [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

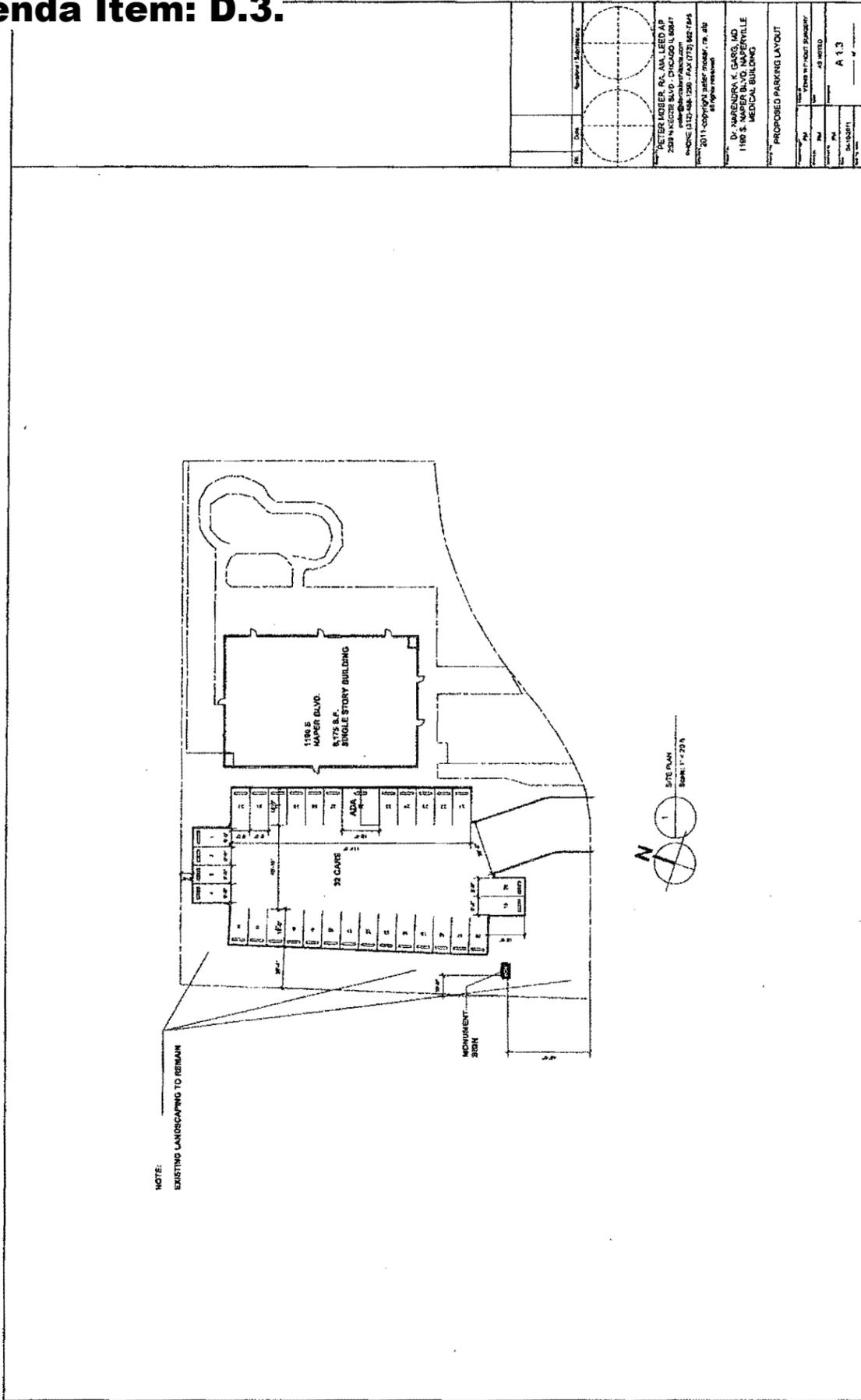
Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

EXHIBIT 1

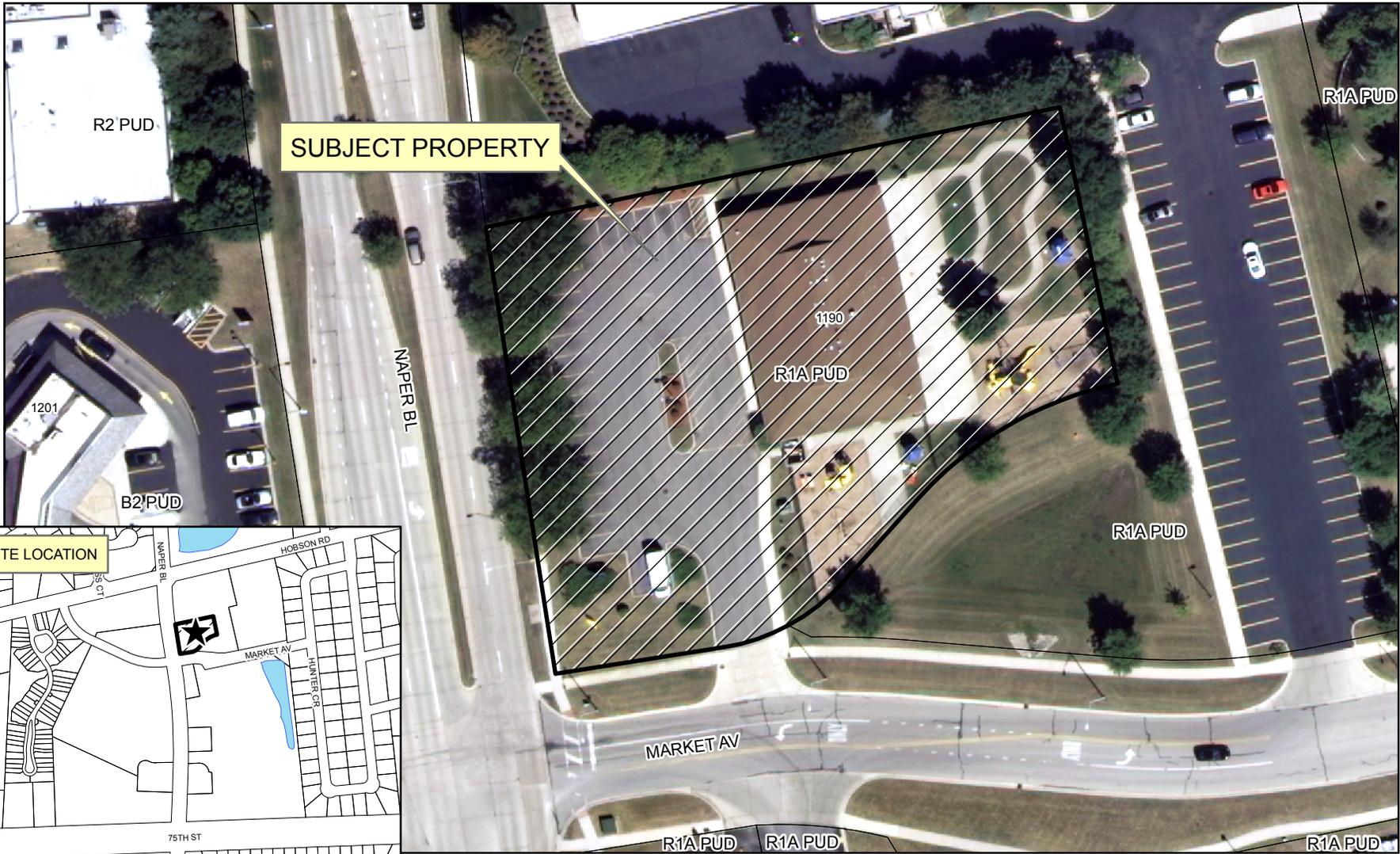
STANDARDS FOR GRANTING A MAP AMENDMENT
(REZONING)

SECTION 6-3-7:2

- *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other plans of the city. As amended, this property will benefit the community, be a welcomed transition from its current single purpose use, and be in harmony with the general purpose and intent of this title.*
- *The trend of development in the area of the subject property is consistent with the requested amendment. The proposed amendment will allow this property to be used in keeping with the adjacent property uses.*
- *The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification. The current zoning is highly restrictive, allowing only a single use. Continued enforcement of this zoning would result in practical difficulties and added hardship. Upon approval of the amendment, the property will benefit from numerous potential uses.*
- *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification. During the past 25 years the property has been operated as a children's day care facility. The existing zoning is for child care only. To date no daycare user has been willing to refurbish the property. Numerous alternative office/medical/business users have shown interest, but require the zoning be changed to allow for their use.*
- *The subject property has not been utilized under the existing zoning classification for a substantial period of time. The property has remained vacant for the past 24 months waiting for an appropriate user.*
- *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property. This property, properly zoned, will be used in concert with the existing neighboring properties and will not alter the character of the neighborhood.*



City of Naperville
CHILDREN'S WORLD SUBDIVISION

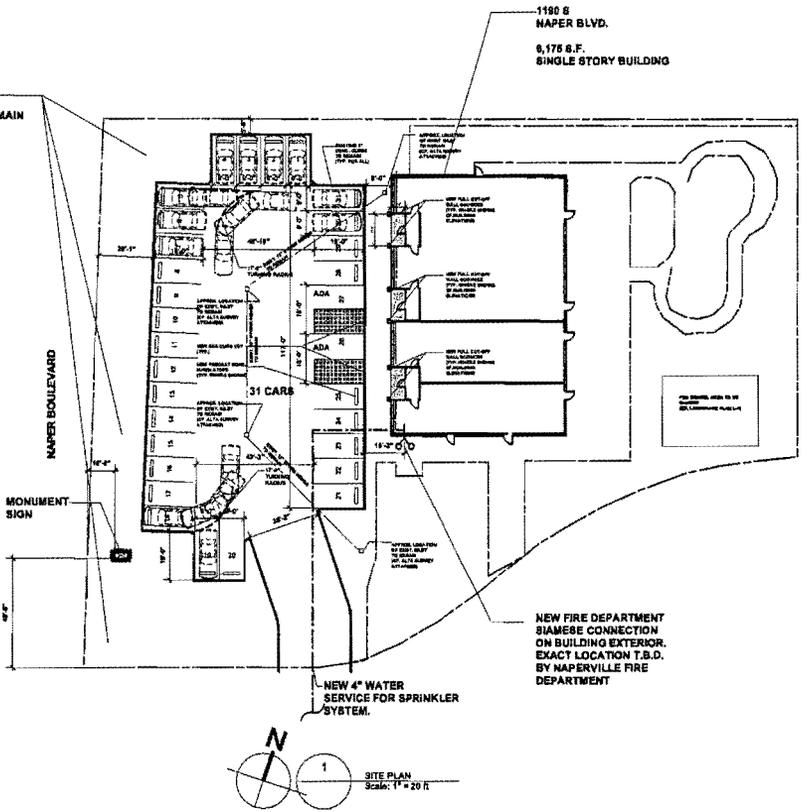


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6719
www.naperville.il.us
 June 2011



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NOTE:
EXISTING LANDSCAPING TO REMAIN
SEE LANDSCAPE PLAN L-1



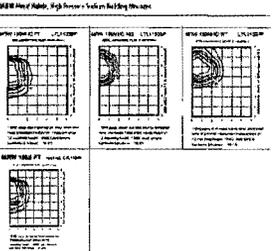
LITRONICA LIGHTING

PERMIT & LICENSING

MRW

PERMITS & LICENSING

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NEW 4" WATER SERVICE FOR SPRINKLER SYSTEM

NEW FIRE DEPT. RISER CONNECTION ON BUILDING EXTERIOR

EXACT LOCATION T.B.D. BY NAPERVILLE FIRE DEPARTMENT

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FULL CUT-OFF EXTERIOR LIGHT FIXTURE PHOTOMETRICS AND SPECIFICATIONS

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PETER MOSER, RA, AIA, LEED AP
2539 N KEDZIE BLVD - CHICAGO IL 60647
peter@dentarcobiofacts.com
PHONE (312) 488-1290 - FAX (773) 862-7645

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DR. NARENDRA K. GARG, MD
1190 S. NAPER BLVD, NAPERVILLE
MEDICAL BUILDING

SITE PLAN
PROJECT # 11-1000057

PM: VENS WITHOUT SURGERY
AS NOTED
DATE: 08-02-2011
SCALE: A1-0



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-069 **AGENDA DATE:** 7/20/2011
SUBJECT: Full Service Hotel Text Amendment
 Petitioner: Superhost Hospitality

LOCATION: N/A

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

Amend Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel. In conjunction with this request, amend Section 6-7F-5 (OCI, Required Conditions) and Section 6-8B-4 (ORI, Required Conditions) of the Municipal Code for the purpose of incorporating required conditions for Full Service Hotels.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
6/22/2011	D3	Continued to the July 20, 2011 meeting with a request for additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend approval of amendments Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel, and amendments to Section 6-7F-5 (OCI, Required Conditions) and Section 6-8B-4 (ORI, Required Conditions) of the Municipal Code for the purpose of incorporating required conditions for Full Service Hotels.

PREPARED BY: Katie Forystek, AICP, Planning Services

BACKGROUND:

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

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

Previous Plan Commission Action

At their meeting on June 22, 2011, the Plan Commission considered the request to modify the definition of a Full Service Hotel by reducing the required square footage for a Full Service Hotel from 175,000 square feet to 150,000 square feet. The Plan Commission discussed the importance of a minimum square footage requirement, but also noted that the amenities that are contained within a Full Service Hotel are also important. At the conclusion of the meeting, the Plan Commission directed staff to consider the following and return with additional information in reference to the proposed text amendment.

- Further explanation of the “campus setting” provision in the current definition.
- Whether or not standards could be established that are separate from the definition, thus allowing for variances without the need to amend the zoning ordinance in the future.

PLANNING SERVICES TEAM REVIEW:

Proposed Amendment

Based on Plan Commission discussion staff recommends simplifying the definition of Full Service Hotel and incorporating a set of required conditions that would achieve the city’s desired amenities for a Full Service Hotel yet give a petitioner the ability to request a variance from the Zoning Ordinance and make a case for reduced square footage or amenities associated with a Full Service Hotel. A copy of the existing definition is provided as Attachment 1 for the commission’s reference.

Staff proposes the following definition for Full Service Hotel:

HOTEL, FULL SERVICE: A hotel providing dining, fitness, and meeting accommodations either within a single building or multiple buildings located within a campus setting (defined as a single lot or planned unit development), and offering guest services (e.g., room service, laundry and concierge). Direct access to the lobby, common area and rooms is provided via internal corridors.

The following standards, which were contained in the previous definition of a Full Service Hotel, will be incorporated into the “Required Conditions” section in both the OCI and ORI Districts as they pertain to Full Service Hotels:

REQUIRED CONDITIONS:

The following conditions shall be required:

* * *

Full Service Hotels shall include at least one hundred fifty-five thousand (150,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space, either within a single building or multiple buildings located in a campus setting (defined

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

July 20, 2011

Page 3 of 3

as a single lot or planned unit development), and shall include all of the following components:

1. Banquet and/or meeting space for at least five hundred (500) persons; and
2. A swimming pool and/or exercise facilities; and
3. A restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.

Following approval of the proposed zoning amendment, Full Service Hotels will still require approval of a conditional use and compliance with minimum standards for square footage and amenities. However, the proposed zoning structure will allow for the opportunity to consider variances from the required conditions of the underlying zoning ordinance.

Overall, staff finds that simplifying the definition and incorporating standards for Full Service Hotels into the applicable districts will create opportunities for new Full Service Hotels, which are desirable for the City of Naperville and complementary to existing land uses along the Tollway Corridor. Furthermore, staff finds that maintaining the ability for the amenities to be provided in a “campus setting” provides additional flexibility to achieve the intended outcome of accommodating Full Service Hotels within a single or multiple building setting.

ACTION REQUESTED:

Recommend approval of amendments Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel, and amendments to Section 6-7F-5 (OCI, Required Conditions) and Section 6-8B-4 (ORI, Required Conditions) of the Municipal Code for the purpose of incorporating required conditions for Full Service Hotels.

ATTACHMENTS:

1. Full Service Hotel Text Amendment – Attachment 1: Existing Full Service Hotel Definition – PC 11-1-069
2. Full Service Hotel Text Amendment – Petition – PC 11-1-069



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FAX: 612.632.4444

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

February 18, 2011

VIA E-MAIL and REGULAR MAIL

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

Re: Freedom Plaza

Dear Ms. Urban:

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

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

Should you have any questions, please call.

Very truly yours,

Kevin M. Gallaher
Attorney

cc: Samir Lakhany

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



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-070 **AGENDA DATE:** 7/20/2011
SUBJECT: Freedom Plaza Planned Unit Development
 Petitioner: Superhost Hospitality

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

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

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
6/22/2011	D1	Continued to the July 20, 2011 meeting with a request for additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend approval of a Preliminary Plat of Subdivision to establish five legal lots-of-record, a preliminary planned unit development plat for Freedom Plaza Lots 1 through 4 including zoning and subdivision deviations, subject to conditions.

PREPARED BY: Katie Forystek, AICP, Planning Services

BACKGROUND:

The petitioner requests to revoke the undeveloped portions of the Diehl Office Campus PUD, approval of a Preliminary Plat of Subdivision to establish five legal lots-of-record, and a preliminary planned unit development plat for Freedom Plaza Lots 1 through 4. The following deviations are required in relation to the subdivision and are necessitated by the unique siting and configuration of the subject property:

- Per Section 7-4-7 (Land Use) of the Municipal Code, properties located in the ORI District shall not be less than sixty-six (66) feet in width from the right-of-way line to the building line. Proposed Lots 1 and 3 do not abut the right-of-way (Abriter Court); therefore, a subdivision deviation is required to reduce the required width between the

right-of-way and building setback line from 66' to 0'. Additionally, Lot 2 requires a reduction of the required width between the right-of-way and the building line from 66' to 63'.

- Per Section 6-8B-5 (ORI Area Requirements) of the Municipal Code, lots in the ORI District that are not part of a planned unit development must maintain a minimum area of 2 acres. The petitioner requests to reduce the minimum area for Lot 5 (not included in the PUD) from 2 acres to 0.1656 acres. Lot 5 will provide a cross access easement to the existing Hampton Inn as discussed further below.

DISCUSSION:

At their meeting on June 22, 2011, the Plan Commission considered the request for the Freedom Plaza Planned Unit Development. At the conclusion and consideration of all the cases associated with Freedom Plaza, the Plan Commission requested additional information as it relates to the overall PUD as follows.

- Overall site plan for the PUD including a conceptual plan for lot 4 to be used for reference only. *The petitioner has provided a site plan for all lots located within the PUD to demonstrate how the PUD would function if lot 4 were developed. The petitioner has indicated, that lot 4 assumes a short-term rehabilitation facility as described in Attachment 1. Note that the plan has only been provided for reference purposes and that the assumed use by the petitioner is not a permitted or conditional use in the ORI District and would require approval of rezoning of the subject property, which staff does not support.*
- Additional details regarding the proposed open space, site amenities and pedestrian connectivity (including renderings). *The petitioner has provided an updated open space exhibit indicating the landscape, location and renderings. The petitioner has also modified the proposed walkway to provide a pedestrian access between the gazebo, hotel/banquet space and the restaurant. Overall staff finds that the Pedestrian Circulation Exhibit demonstrates pedestrian connectivity throughout the PUD with one recommended change. Staff recommends that prior to City Council consideration, the petitioner modify the exhibit to provide a clear delineation for a pedestrian path between the hotel and Freedom Commons in the form of pavement markings and/or the relocation of parking lot islands.*

Cross Access

In order to provide for proper access throughout the PUD, the preliminary subdivision and PUD plats propose to establish cross access in several locations. At this time the petitioner has not secured cross access with the adjacent property owners, but has either been in contact with adjacent property owners or believes that cross access already exists with the adjacent properties (Attachment 2: Cross Access Correspondence). In reference to the proposed cross access with Fairfield Inn, the Fairfield Inn's attorney submitted a letter indicating that cross access between the subject properties currently does not exist (Attachment 3: Fairfield Inn Correspondence). Securing the proposed accesses is required in order to ensure adequate circulation and access for the PUD; therefore, staff recommends the following condition of approval:

Freedom Plaza PUD – PC 11-1-070

June 22, 2011

Page 3 of 3

- Upon requested approval for a final PUD plat, the petitioner shall provide proof that cross access has been secured for all proposed cross access points and will be required to plat all cross access easements.

REQUESTED ACTION:

Recommend approval of a Preliminary Plat of Subdivision to establish five legal lots-of-record, a preliminary planned unit development plat for Freedom Plaza Lots 1 through 4 including the following deviations:

- Deviations from Section 7-4-7 (Land Use) of the Municipal Code to reduce the required width between the right-of-way and building setback line from 66' to 0' for Lots 1 and 3, and
- Deviation from Section 7-4-7 (Land Use) of the Municipal Code to reduce the required width between the right-of-way and building setback line from 66' to 63' for Lot 2, and
- Deviation from Section 6-8B-5 (ORI Area Requirements) of the Municipal Code to reduce the minimum area for Lot 5 (not included in the PUD) from 2 acres to 0.1656 acres, subject to the following conditions:
 - Prior to City Council consideration, the petitioner shall modify the exhibit to provide a clear delineation for a pedestrian path between the hotel and Freedom Commons in the form of pavement markings and/or the relocation of parking lot islands.
 - Upon requested approval for a final PUD plat, the petitioner shall provide proof that cross access has been secured for all proposed cross access points and will be required to plat all cross access easements.

ATTACHMENTS:

1. Freedom Plaza PUD – Attachment 1: Petitioner Correspondence & PUD Concept Plan – PC 11-1-070
2. Freedom Plaza PUD – Attachment 2: Cross Access Correspondence – PC 11-1-070
3. Freedom Plaza PUD – Attachment 3: Fairfield Inn Correspondence – PC 11-1-070
4. Freedom Plaza PUD – Petition – PC 11-1-070
5. Freedom Plaza PUD – Preliminary Subdivision Plat – PC 11-1-070
6. Freedom Plaza PUD – Preliminary PUD Plat – PC 11-1-070
7. Freedom Plaza PUD – Plat of Vacation – PC 11-1-070
8. Freedom Plaza PUD – Site Amenities Exhibit – PC 11-1-070
9. Freedom Plaza PUD – Pedestrian Circulation Exhibit – PC 11-1-070
10. Freedom Plaza PUD – Renderings – PC 11-1-070

Forystek, Katie

From: Gallaher, Kevin M. [Kevin.Gallaher@gpmlaw.com]
Sent: Tuesday, June 28, 2011 5:05 PM
To: Urban, Anastasia; Forystek, Katie
Cc: Ash Lakhany; Samir Lakhany; Andy Heinen; Bryan Rieger; Geoff Roehll; Schuetz, David

Follow Up Flag: Follow up
Flag Status: Completed

The potential use for the 4th lot is a short-term (not more than 30 day) rehabilitation facility. The type of people who will use this facility are individuals who are recovering from medical procedures and are unable to immediately return home. They have been injured in an accident, had surgery or had knee/hip replacements. They are not permanently or even severely disabled. However, they require less care than a hospital would provide and more care than they can safely receive at home. The guidelines for stays at the facility would regulated by healthcare laws including Medicare.

Please let me know if you have questions.

Kevin Gallaher

Kevin Gallaher
Attorney



Gray Plant Mooty
500 IDS Center
80 South Eighth Street
Minneapolis, MN USA 55402

Phone: 612.632.3407
Fax: 612.632.4407

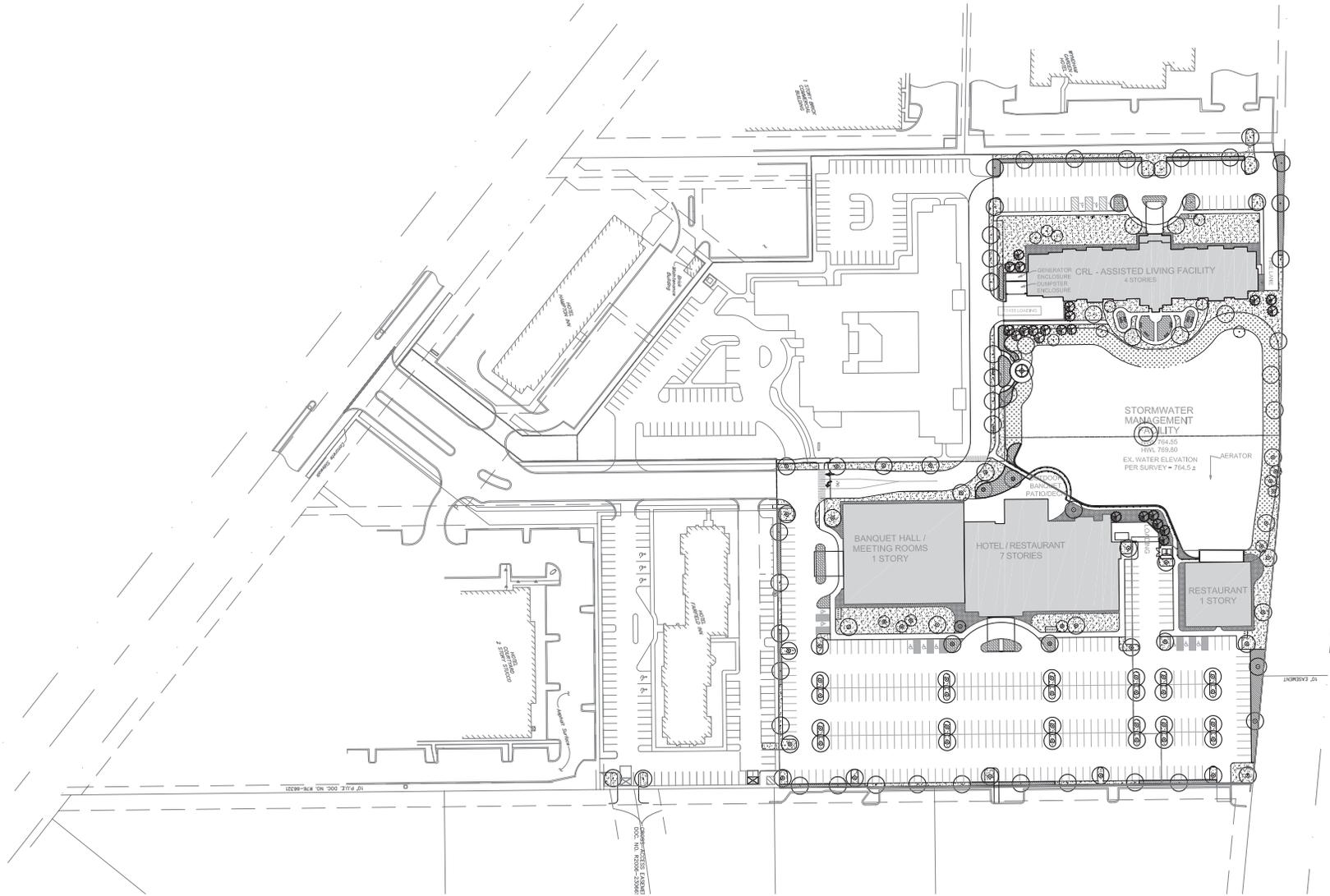
Kevin.Gallaher@gpmlaw.com

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Attachment 1

For Reference Only



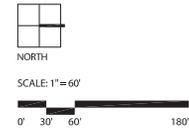
- Legend**
- Shade Tree, 2 1/2" caliper
 - Ornamental Tree, 6' HT- Pond, Patio, and Foundation Enhancement
 - Evergreen Tree, 6' HT- Loading Zone Screening
 - Required Parking Lot Buffer-30'HT min; Shrubs at 4' OC max.
 - Required Foundation Planting- Shrubs, Ornamental Grass, Perennial Mix
 - Naturalized Plantings- Native Plants and Grasses from Seed
 - Pond, Building Entry, Outdoor Common Area, and Patio Enhancement Planting- Shrubs, Ornamental Grasses, Perennial Mix
 - Turf Seed
- Note: Additional landscape will be provided to screen utility structures. Final locations of utility structures have not yet been determined.



Overall PUD Site Plan

Freedom Plaza / CRL

Naperville, Illinois



PREPARED FOR
Superhost Hospitality, LLC

ASSOCIATED WITH
V3
Norr
Ganther Construction
Architecture Inc.

ISSUE DATE: June 28, 2011
PROJECT NUMBER: 10000000000000000000
All drawings and information are subject to change
©2011 Hitchcock Design Group

MEMORANDUM

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

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

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

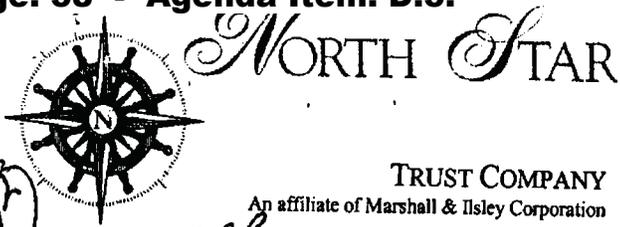
The third property legally described on Exhibit D of the Deed is the Fairfield Inn property. Therefore the language is clear and unambiguous – the Lakhany properties have an easement for ingress and egress upon, over and across the existing roads and driveways of the Fairfield Inn property.

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

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

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

GP:2979775 v1



TRUST COMPANY
An affiliate of Marshall & Ilsley Corporation

197
2800295 AB
Trustee's Deed



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

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

ADDRESS OF GRANTEE(S):

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

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

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

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

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

Together with the tenements and appurtenances thereunto belonging.

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

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

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

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

NORTH STAR TRUST COMPANY
As Trustee, as aforesaid,

By: Larry A. Hoyle
Trust Officer

Attest: Monique Castell
Trust Officer

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

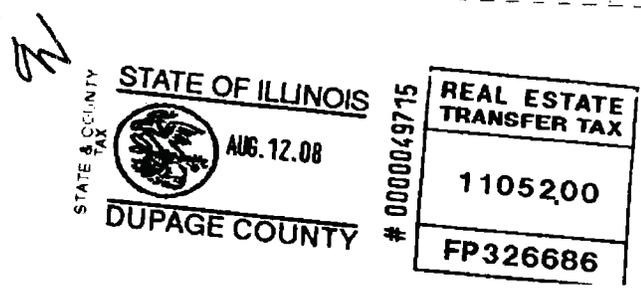


EXHIBIT "B"
PERMITTED EXCEPTIONS

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

EXHIBIT "C"
RESERVED EASEMENTS

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

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

EXHIBIT "D"

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

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

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



April 28, 2011

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

Dear Mr. Lakhany:

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

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

Sincerely,

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

cc: Jeff Freund, VP-Operations
Chad Leiker

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



Fort Wayne, Indiana, 46804
260.435.1559



May 16, 2011

Cross Access with Lot 4
City of Naperville

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

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

Thank you for your assistance in this matter.

Sincerely,

Ash Lakhany
President/CEO

WILLIAM B. PHILLIPS

ATTORNEY AT LAW

221 NORTH LASALLE STREET, SUITE 463
CHICAGO, ILLINOIS 60601

TELEPHONE (312) 634-1104

FACSIMILE (312) 634-1101

EMAIL: PHILLIPSWB@AOL.COM

June 16, 2011

Mr. Doug A. Krieger
City Manager
City of Naperville
400 South Eagle
Naperville, Illinois 60540

Re: Super Host/Fairfield Inn

Dear Mr. Krieger:

I represent the owners of the Fairfield Inn, at 1820 Arbiter Court, Naperville, Illinois. I have received, and reviewed, a copy of the Memorandum dated May 11, 2011 prepared by Kevin M. Gallaher and addressed to the City of Naperville regarding the access issues at the above property.

In paragraph 3 of the Memorandum Mr. Gallaher stated: "Therefore the language is clear and unambiguous - the Lakhany properties have an easement for ingress and egress upon, over and across the existing roads and driveways of the Fairfield Inn property."

Both my clients and I agree with that conclusion. This is exactly what was intended by the parties to the deed dated July 30, 2008 and recorded on August 13, 2008.

As a result of that conclusion, in my opinion, there was no need to go any further in the analysis of the access issue. The Memorandum, however, goes on to talk about ambiguities, and how the law resolves ambiguities, but Mr. Gallaher had already concluded that the easement language was clear and unambiguous.

Mr. Gallaher made reference to any ambiguities being resolved against the drafter of the provision in question. I agree that is a clear statement of the law in Illinois. I point out, however, that if the facts turn out to be that the language which granted the easement to Mr. Lakhany was added to the deed at the closing, at the request of Mr. Lakhany, and was drafted by him, and submitted to Mr. Shodeen for his approval, then Mr. Lakhany would be the drafter. As a result, while Mr. Gallaher and I agree that the easement language is clear and unambiguous, if anyone should take the position that the language is ambiguous, then the case law in Illinois would require that the ambiguity be interpreted against the drafter, Mr. Lakhany.

Attachment 3

City of Naperville
June 16, 2011
Page Two -

Fortunately, that is not necessary, since Mr. Gallaher and I agree that the easement language is clear and unambiguous, and that the easement for ingress and egress granted to Mr. Lakhany is limited to the existing roads and driveways on the Fairfield Inn property, and is not a blanket easement over the entire Fairfield Inn property.

As a result, Mr. Lakhany has no access over the Fairfield Inn property to Independence Drive to the east. The existing survey of the Fairfield Inn property clearly reveals that there is no driveway on the Fairfield Inn property which connects to Independence Drive. Instead, there is a landscaped area, a refuse collection point and parking stalls on the Fairfield Inn property where Independence Drive ends at the easterly property line of the Fairfield Inn. I will furnish you with a copy of this survey if requested.

Please furnish a copy of this letter to the City Council so that they have a clear understanding of the facts and the law which pertain to this situation. _____

Please feel free to contact me if you have any questions or comments.

Very truly yours,



William B. Phillips

WBP:nd

cc: Mayor A. George Pradel
Margo Ely, City Attorney
Kevin M. Gallaher, Esq.

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

DEVELOPMENT NAME: Freedom Plaza

Date of Submission: June 1, 2011

I. APPLICANT/PETITIONER/OWNER:

Name: Superhost Hospitality

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

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

II. ACTION REQUESTED:

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

IV. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

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

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

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

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

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

V. PROJECT DATA:

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

6. Character of Surrounding Area:

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

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

8. Is this property within the City limits?

Yes

No, requesting annexation

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

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

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

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: ORI PUD

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

4. General Land Use Data:

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

5. Development Densities:

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

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

Gross Density = number of units divided by gross acres.

Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school and park dedications and open space.

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

6. Community Facilities within the Development:

School Site: None

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

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

Total:

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

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

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

10. Sign Variances: None

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

11. Deviations from the Landscaping Regulations: None

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

1. Required School Donation:

Land: NA
Cash: NA

How Satisfied: NA

2. Required Park Donation:

Land: NA
Cash: NA

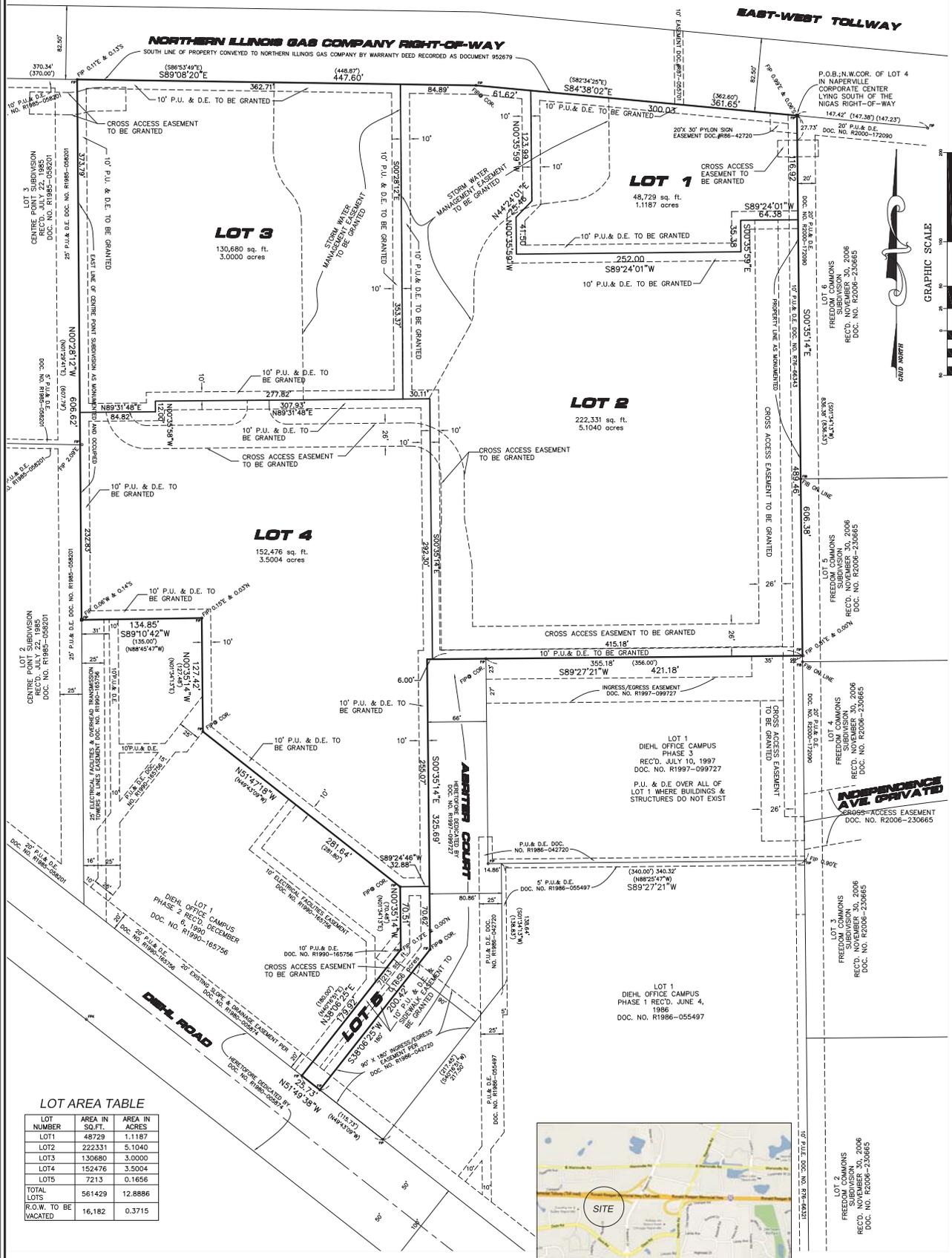
How Satisfied: Land and Cash Donation - NA

GP:2964978 v1

PRELIMINARY PLAT OF SUBDIVISION OF FREEDOM PLAZA

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

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



LOT AREA TABLE

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

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

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



CITY PROJECT # 11-1000008

PRELIMINARY PLAT OF SUBDIVISION OF FREEDOM PLAZA

D.M. 08.05.2011

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

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN FREEDOM COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2006 AS DOCUMENT K2006-230665; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID FREEDOM COMMONS SUBDIVISION, A DISTANCE OF 606.38 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 421.15 TO THE WESTERLY RIGHT OF WAY LINE OF ABRIETTES COURT AS DEDICATED BY DOCUMENT R1997-99727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ABRIETTES COURT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 33 MINUTES 14 SECONDS EAST, A DISTANCE OF 325.69 FEET; THENCE SOUTH 38 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 200.42 FEET TO THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT 880-5874; THENCE NORTH 51 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 25.73 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1990 AS DOCUMENT R1990-165756; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 38 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 179.92 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 70.51 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 18 SECONDS WEST, A DISTANCE OF 281.64 FEET; THENCE NORTH 00 DEGREE 35 MINUTES 14 SECONDS WEST, A DISTANCE OF 127.42 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 134.85 FEET TO THE EAST LINE OF CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1985 AS DOCUMENT R1985-089811; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID CENTRE POINT SUBDIVISION, A DISTANCE OF 606.62 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.69 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 361.65 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

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

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

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

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

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

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

LEGEND

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

EASEMENT NOTES

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

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

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

NOTES:

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

CITY PROJECT # 11-10000008



7325 James Avenue, Suite 100
Woodstock, IL 60097
630.724.9200 voice
630.724.9204 fax
vsos.com

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

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

PREPARED FOR:			
DRAFTING COMPLETED:	12-02-10	DRAWN BY: SPK	PROJECT MANAGER: ANH
FIELD WORK COMPLETED:	N/A	CHECKED BY: CWB	SCALE: 1" = 50'

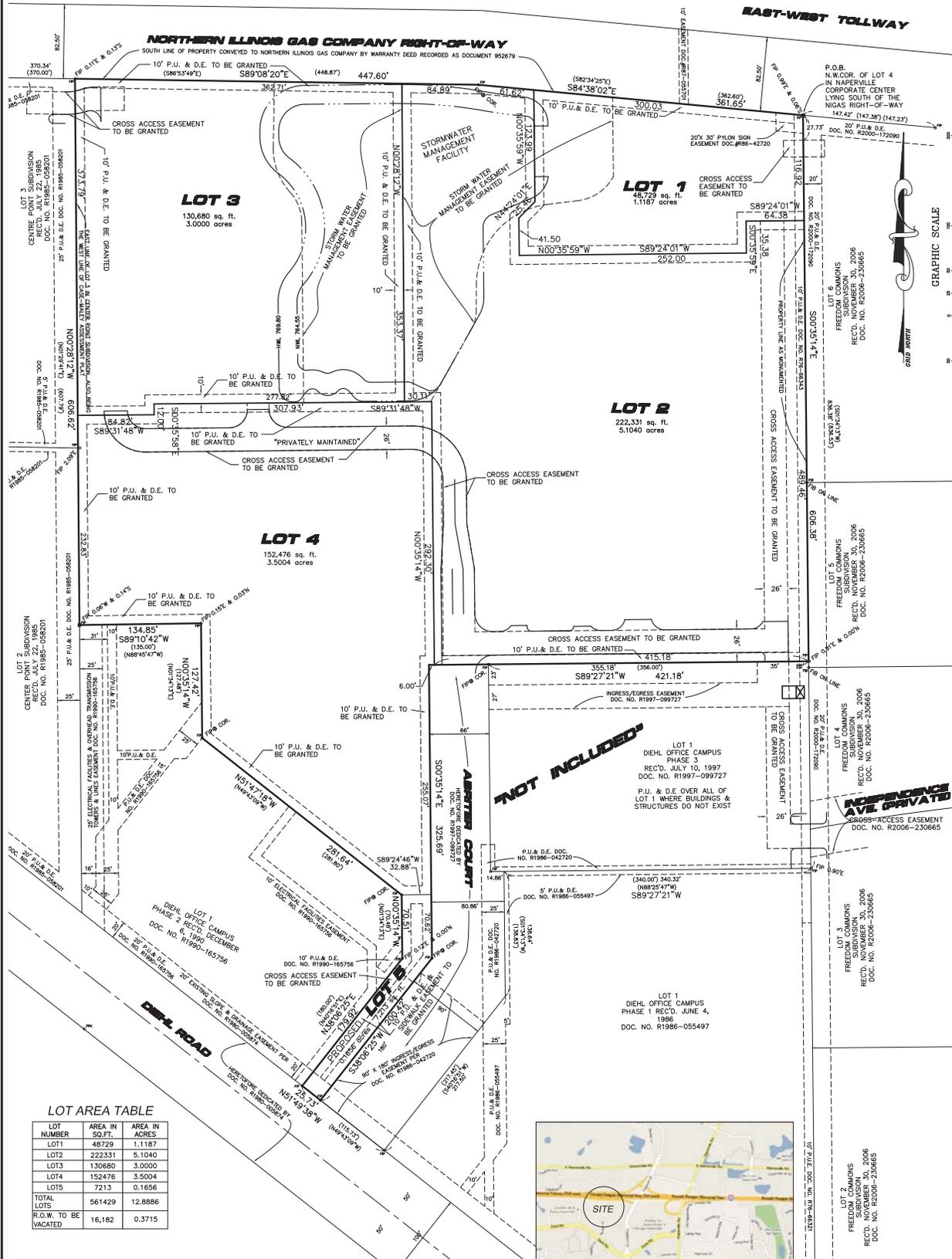
Project No: 09192
SHEET NO.
2 of 2

FINAL - Planning and Zoning Commission - 7/20/2011 - 73

3-Y PLANNED UNIT DEVELOPMENT PLAT OF OVERALL FREEDOM PLAZA

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

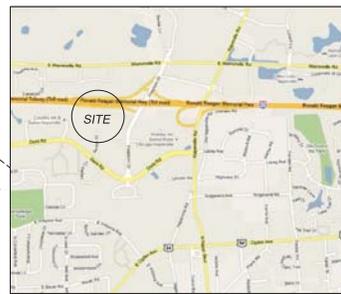
PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT1	48729	1.1187
LOT2	222,331	5.1040
LOT3	130,680	3.0000
LOT4	152,476	3.5004
LOT5	7213	0.1656
TOTAL LOTS	561,429	12.8886
R.O.W. TO BE VACATED	16,182	0.3715

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



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

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

NO.	DATE	REVISIONS DESCRIPTION
1	04-08-11	REVISED PER CITY REVIEW LETTER DATED MARCH 23, 2011
2	04-13-11	REVISION PER CITY REVIEW LETTER

PRELIMINARY PUD PLAT
OVERALL FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1

PRELIMINARY PLANNED UNIT DEVELOP OF OVERALL FREEDOM PLAZA

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

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

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN FREEDOM COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2006 AS DOCUMENT R2006-230665; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID FREEDOM COMMONS SUBDIVISION, A DISTANCE OF 806.38 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 421.18 TO THE WESTERLY RIGHT OF WAY LINE OF ARBITER COURT AS DEDICATED BY DOCUMENT R1957-099727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ARBITER COURT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 325.69 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 200.42 FEET TO THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-5874; THENCE NORTH 53 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 25.73 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1998 AS DOCUMENT R1998-165796; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 38 DEGREES 04 MINUTES 25 SECONDS EAST, A DISTANCE OF 119.92 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 70.11 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 18 SECONDS WEST, A DISTANCE OF 281.64 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, A DISTANCE OF 127.42 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 124.85 FEET TO THE EAST LINE OF CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1985 AS DOCUMENT R1985-058201; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID CENTRE POINT SUBDIVISION, A DISTANCE OF 606.82 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT R521793; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.60 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

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

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 1704300801 H) WITH EFFECTIVE DATE DECEMBER 16, 2004, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

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

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

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

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

NOTES:

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

EASEMENT NOTES

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

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

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

CITY PROJECT # 11-10000008



7325 Janak Avenue, Suite 100
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(630) 724-0204 fax
www.iss.com

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

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

PRELIMINARY PUD PLAT
OVERALL FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1

PLAT OF VACATION OF PUBLIC ROAD RIGHT-OF-WAY

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

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD
RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED BY THE
MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE AT A MEETING HELD

THE _____ DAY OF _____ A.D. 20 _____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC ROAD
RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS _____ DAY OF _____ A.D. 20 _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

BY: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC
ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS _____ DAY OF _____ A.D. 20 _____

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

BY: _____

TITLE: _____

NICOR GAS COMPANY

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC
ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS _____ DAY OF _____ A.D. 20 _____

NICOR GAS COMPANY

BY: _____

TITLE: _____

COMCAST CERTIFICATE

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC
ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS _____ DAY OF _____ A.D. 20 _____

COMCAST

BY: _____

ITS: _____

WIDE OPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

VACATION AND EASEMENT ABROGATION OF THAT PART OF THE PUBLIC
ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS _____ DAY OF _____ A.D. 20 _____

WIDOPEN WEST ILLINOIS, LLC

BY: _____

ITS: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____ A.D., 20 _____

AT _____ O'CLOCK _____ M., AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS

COUNTY OF DU PAGE)

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO
HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND
UNDER MY DIRECTION FOR THE PURPOSES DESCRIBED HEREON. ALL
DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF _____ MARCH

A.D., 2011.

Charles W. Bartosz



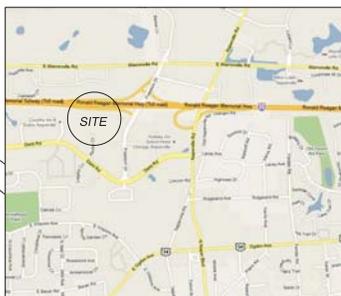
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
My License Expires on November 30, 2012
V3 COMPANIES OF ILLINOIS LTD., PROFESSIONAL DESIGN FIRM NO.
16400902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011

LEGEND

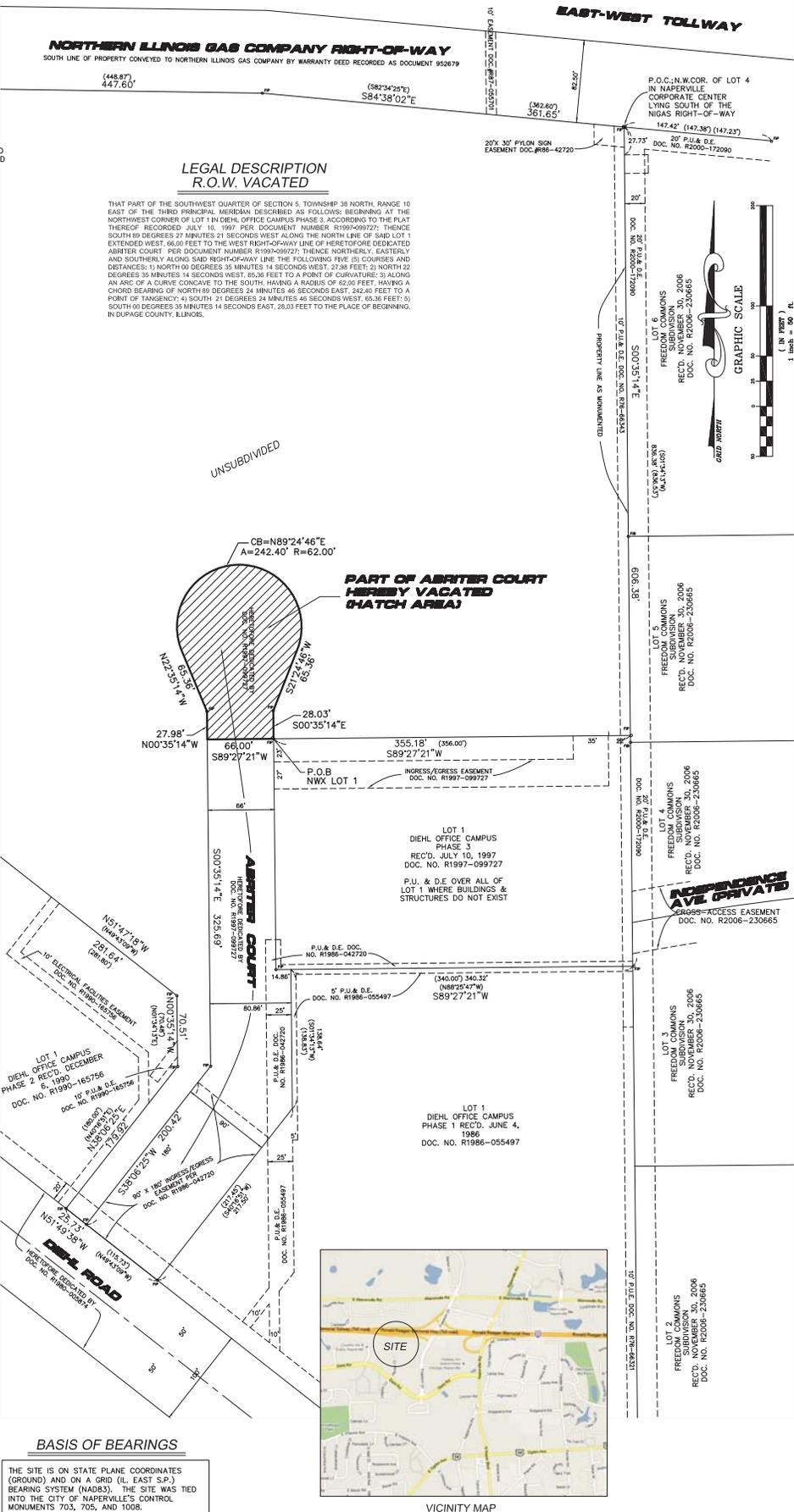
- RIGHT-OF-WAY HEREBY VACATED
- EASEMENT HEREBY GRANTED
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- CENTERLINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- P.U.&D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
- I.V.E. INGRESS/EGRESS EASEMENT
- 0.00' MEASURED DATUM
- (0.00') RECORD DATUM
- RIGHT-OF-WAY AREAS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

BASIS OF BEARINGS

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



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION R.O.W. VACATED

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHWEST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT
THEREOF RECORDED JULY 10, 1997 PER DOCUMENT NUMBER R1997-099727; THENCE
SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1
EXTENDED WEST 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HERETOFORE DESIGNATED
ABRITER COURT PER DOCUMENT NUMBER R1997-099727; THENCE NORTHERLY, EASTERLY
AND SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND
DISTANCES: 1) NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 27.98 FEET; 2) NORTH 22
DEGREES 35 MINUTES 14 SECONDS WEST, 65.38 FEET TO A POINT OF CURVATURE; 3) ALONG
AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 65.00 FEET, HAVING A
CHORD BEARING OF NORTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, 242.40 FEET TO A
POINT OF TANGENCY; 4) SOUTH 21 DEGREES 24 MINUTES 46 SECONDS WEST, 65.38 FEET; 5)
SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, 28.03 FEET TO THE PLACE OF BEGINNING,
IN DUPAGE COUNTY, ILLINOIS.

UNSUBDIVIDED

PART OF ABRITER COURT
HEREBY VACATED
(HATCH AREA)

INDEPENDENCE
LIVE PRIVATE
CROSS-ACCESS EASEMENT
DOC. NO. R2006-230665

V Engineers
Scientists
Surveyors

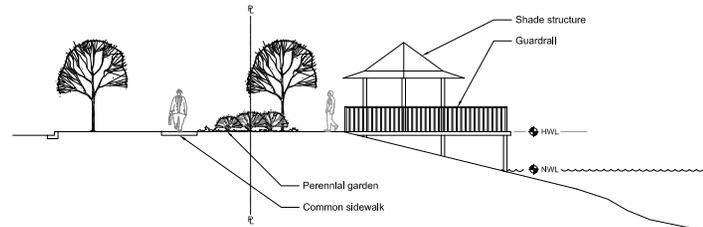
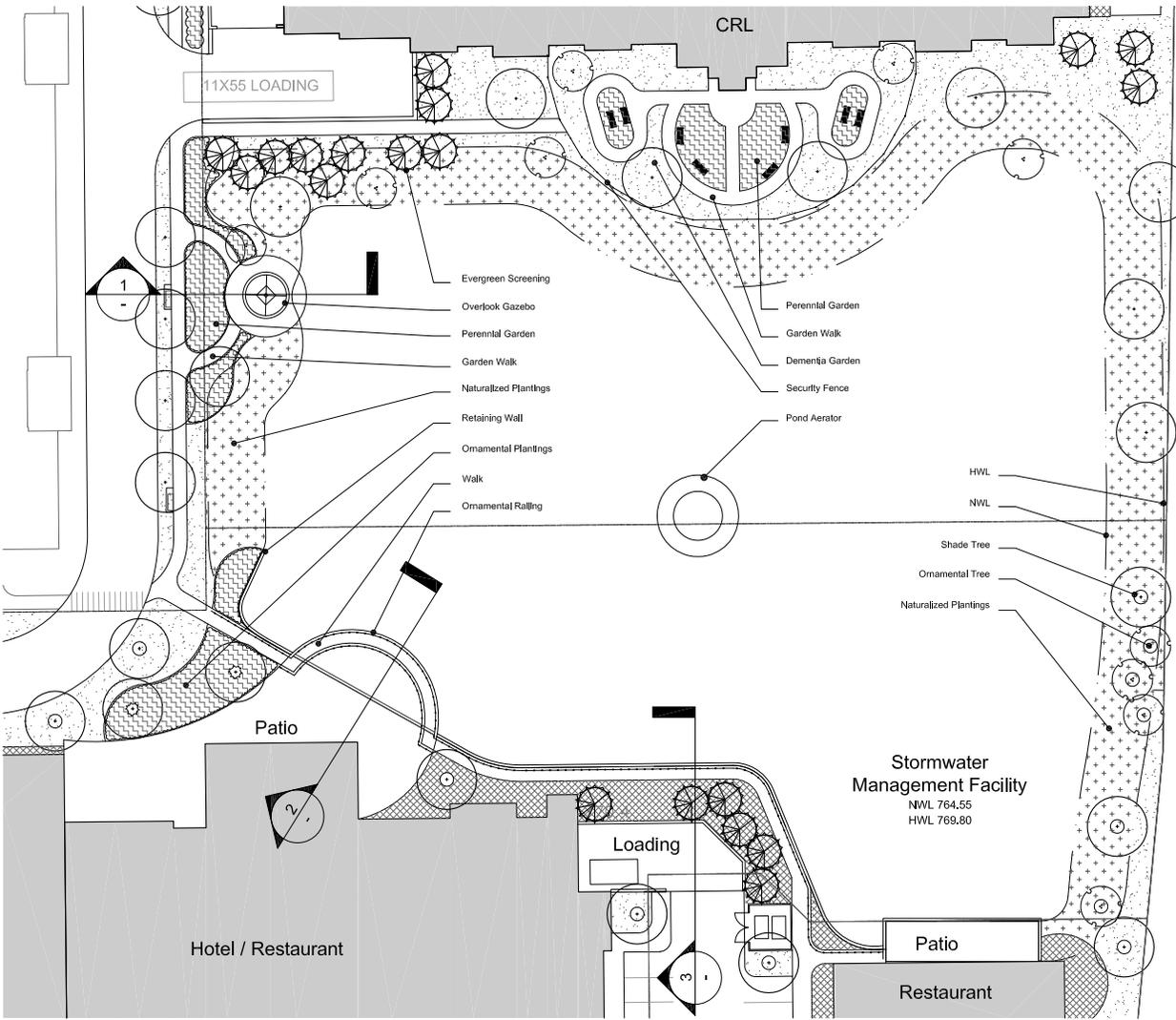
7325 Jones Avenue, Suite 100
Naperville, IL 60517
(630) 724-9200 voice
(630) 724-0394 fax
v3co.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24
FORT WAYNE, INDI
260-435-1339

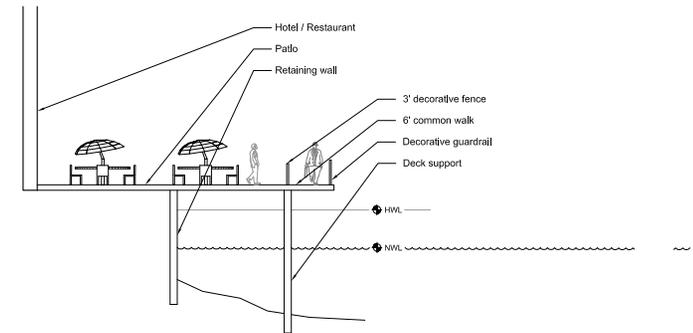
NO.	DATE	REVISIONS DESCRIPTION

PLAT OF VACATION

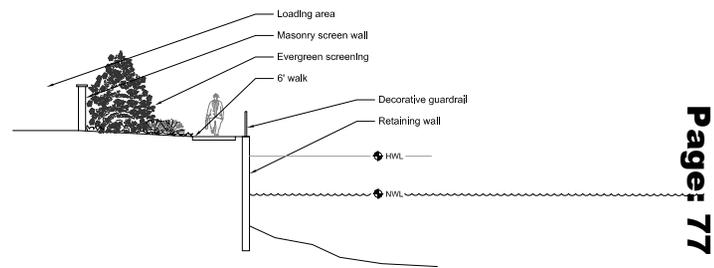
Project No: 09192



1 Overlook Gazebo
Section 1/8" = 1'-0"



2 Hotel / Restaurant Patio
Section 1/8" = 1'-0"

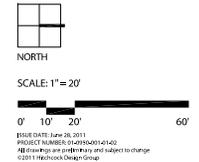


3 Pond Walk At Retaining Wall
Section 1/8" = 1'-0"

Plan Enlargement

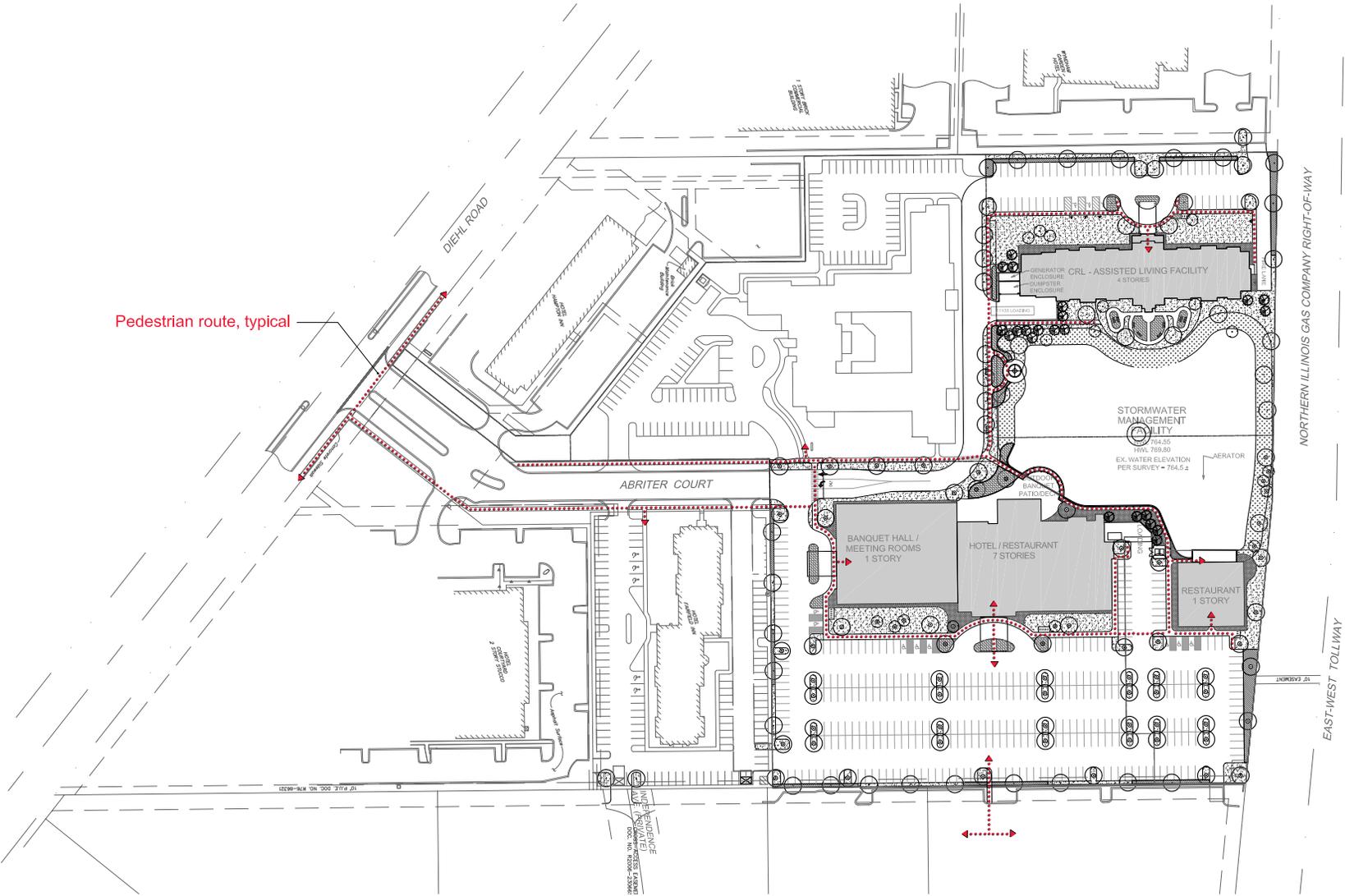


Site Amenities Exhibit
Freedom Plaza / CRL
Naperville, Illinois



PREPARED FOR
Superhost Hospitality, LLC

IN ASSOCIATION WITH
V3
Norr
Ganther Construction Architecture Inc.



Pedestrian route, typical



Pedestrian Circulation Exhibit

Freedom Plaza / CRL

Naperville, Illinois



SCALE: 1" = 60'



ISSUE DATE: June 28, 2011
 PROJECT NUMBER: 1100000001-01-02
 All drawings and information are subject to change
 ©2011 Hitchcock Design Group

PREPARED FOR
Superhost Hospitality, LLC

ASSOCIATED WITH
 V3
 Neri
 Ganther Construction
 Architecture Inc.

**FREEDOM PLAZA
AND CRL FACILITY**

EXTERIOR RENDERINGS

JULY 12, 2011

NORR
ARCHITECTS PLANNERS



OVERALL SITE PLAN



AERIAL SITE VIEW LOOKING N.E.



VIEW OF BANQUET/ HOTEL BUILDING



VIEW OF HOTEL BUILDING



VIEW OF RESTAURANT



VIEW OF SITE FROM END OF ABRITER CT.



BANQUET PATIO, HOTEL AND POND



VIEW OF GAZEBO, POND AND CRL FACILITY



VIEW OF CRL FACILITY



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-008 **AGENDA DATE:** 7/20/2011
SUBJECT: Freedom Plaza Planned Unit Development, Lots 1 and 2
 Petitioner: Superhost Hospitality

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

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

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
6/22/2011	D2	Continued to the July 20, 2011 meeting with a request for additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend approval of 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 in a campus setting, a conditional use for a full service hotel and associated deviations subject to conditions.

PREPARED BY: Katie Forystek, AICP, Planning Services

BACKGROUND:

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 in a campus setting, a conditional use for a full service hotel and a parking deviation. In conjunction with this request, the petitioner also requests the following deviations.

Lot 1 (restaurant)

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

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

Lot 2 (hotel)

- Deviations from Section 6-9-2:4.5 (ORI Yard Requirements for Off-Street Parking Facilities) to reduce the parking setback from 10' to 5' along the east property line and to reduce the parking setback from 20' to 5' along the south property line.
- Deviations from Section 6-8B-7 (ORI Yard Requirements) to reduce the required rear yard setback from 33' to 17', and to reduce the required setback for an attached loading dock from 33' to 0' (encroaches on to Lot 1). The petitioner will be required to make accommodations with the adjacent property owner prior to approval of a final PUD plat to permit the loading dock to encroach onto Lot 1.
- The Street Graphics Ordinance provides that when a building facade is adjacent to off-street parking, but customer access is not available, a wall sign may be displayed but may not exceed 50% of the maximum area permitted by Section 5-4-5.1.2 (Wall Sign Area) of the Municipal Code which is based on estimated building frontage of 125 feet, permitting the hotel 93.75 square feet of signage. The petitioner proposes to install a wall sign on the north elevation of the hotel, which is adjacent to off-street parking, but has no customer access available; therefore, the petitioner is permitted a total of 93.75 square feet of wall signage on the north building facade. A deviation is requested from Section 5-4-5:1.1b (Wall Signs) to increase the allowable square footage for a wall sign on the north building elevation from 93.75 square feet to 141 square feet (47.25 sf increase).
- The petitioner requests a deviation from Section 5-4-4:2.1 (Permitted Monument Signage) of the Municipal Code to install a monument sign that is not oriented perpendicular to the public right-of-way (Abriter Court). All other elements of the proposed monument sign including height, area and setbacks are compliant with the Street Graphics Ordinance.

PLANNING SERVICES TEAM REVIEW:

At their meeting on June 22, 2011, the Plan Commission considered the request for the Freedom Plaza Planned Unit Development Lots 1 and 2. At the conclusion and consideration of the petitioner's request for Lots 1 and 2 of Freedom Plaza, the Plan Commission requested the following additional information.

- Additional information on signage. *At this time, the petitioner has indicated that the signage proposed is adequate to meet the needs of the proposed site occupants.*
- Clarification on the "campus concept" to meet the definition of a hotel. *Staff finds that maintaining the ability for the amenities to be provided in a "campus setting" provides additional flexibility to achieve the intended outcome of accommodating Full Service Hotels within a single or multiple building setting. As it specifically relates to this project, under the proposed text amendment, the hotel/conference center would comply*

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

July 20, 2011

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with the definition and conditions for a Full Service Hotel and does not require inclusion of the proposed restaurant to meet the square footage requirement. However, the proposed restaurant (Pita Inn) is only permitted in the ORI District as part of the planned unit development which contains a principal permitted use in the ORI District, the Full Service Hotel.

- *Additional information and clarification in reference to the parking demand for the proposed uses and the requested variance. Lots 1 and 2 of the Freedom Plaza Planned Unit Development will operate through a shared parking agreement. All parking on-site will be available for use by both the hotel/banquet facility and restaurant (Attachment 1: Parking Assessment). Using the Urban Land Institute's shared parking approach, it was determined that 404 parking stalls are necessary to accommodate the hotel and restaurant during a weekday peak demand and 315 parking stalls during the weekend peak demand (10% planning factor included). This analysis accommodates a 20,000 (gross) square foot banquet/meeting room facility which uses a parking ratio of 10 spaces per 1,000 (gross) square feet of floor area. This parking ratio is similar to other hotel/conference facilities approved in Naperville. Additionally, by applying a 10% planning factor, concern of any reductions made due to the use of the ULI shared parking calculations should be mitigated.*

Lots 1 and 2 are proposed to include 349 parking stalls, which results in a 55 stall deficit based on the predicted peak demand. To accommodate the additional parking, the petitioner proposes to accommodate 25 parking stalls on Lot 3 (proposed CRL) which has an excess of 25 parking stalls above the code requirement, and to provide an additional 30 parking stalls on Lot 4 of Freedom Plaza, for a total of 404 parking stalls.

Staff does not have adequate data to support the petitioner's claim that excess parking is available in conjunction with CRL proposed on Lot 3 (based on CRL's operational needs as stated) and that these 25 stalls should not be counted in meeting the required parking development for the hotel facility. Considering Lot 4 is not platted at this time, the petitioner may have the flexibility to provide other accommodations within the Freedom Plaza PUD to accommodate the additional 25 parking stalls required to provide a total of 404 parking stalls (includes a 10% planning buffer) to accommodate the needs of the hotel/banquet and restaurant proposed on Lots 1 and 2. Based on the provided parking study and method, which is similar to the parking analysis methods used for other hotel/conference facilities in Naperville, staff finds that parking shall be adequately accommodated on-site to serve the proposed uses provided the petitioner can accommodate for the 404 parking stalls as recommended by the submitted parking analysis.

REQUESTED ACTION:

Recommend approval of 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 in a campus setting, a conditional use for a full service hotel and associated deviations subject to the following conditions:

- *Upon requested approval for a final PUD plat, the petitioner shall demonstrate the location and accommodations for all 404 parking stalls indicated by the submitted parking analysis (dated June 28, 2011) to accommodate the proposed uses on Lots 1 and 2. If parking stalls are proposed to be shared with another use other than the hotel/banquet facility and the restaurant, the petitioner shall demonstrate that adequate parking will be available based on operational needs of all users within the PUD.*
- *Upon requested approval for a final PUD plat, the petitioner shall provide proof that cross access has been secured for all proposed cross access points and will be required to plat all cross access easements.*
- *Prior to approval of the final PUD plat, a major change to the Diehl Office Campus PUD and a variance must be requested and approved by the City Council to decrease the required number of off-street parking stalls for Fairfield Inn as a result of the construction of the shared access.*

ATTACHMENTS:

1. Freedom Plaza PUD Lots 1 & 2 – Attachment 1: Parking Assessment – PC 11-1-008
2. Freedom Plaza PUD Lots 1 & 2 – Petition – PC 11-1-008
3. Freedom Plaza PUD Lots 1 & 2 – Preliminary PUD Plat – PC 11-1-008
4. Freedom Plaza PUD Lots 1 & 2 – Preliminary Landscape Plan – PC 11-1-008
5. Freedom Plaza PUD Lots 1 & 2 – Building Elevations – PC 11-1-008
6. Freedom Plaza PUD Lots 1 & 2 – Sign Package – PC 11-1-008

Forystek, Katie

From: Mike Rechterik [mrechterik@v3co.com]
Sent: Wednesday, July 13, 2011 3:40 PM
To: Urban, Anastasia; Forystek, Katie
Cc: Andy Heinen
Subject: Freedom Plaza - Parking Analysis
Attachments: Attachment 1 REV 07113.pdf; Attachment 2 REV 07113.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Anastasia/Katie,

Attached are our revised ULI parking analyses for your review. As we discussed, the City code was used as a basis. The percent breakdown during each hour came from ULI for the respective use. Notes were provided on the attachments stating our reductions which include:

- 72% average hotel occupancy (per ITE). Based on hotel data that we researched, the average hotel occupancy in the Chicago market from 1988-2009 was 65.9% with projections to the year 2014 not anticipated to exceed this percentage. The average hotel occupancy in DuPage County in 2010 was 54.2%. The analysis provided 1 space per occupied room assuming 72% occupancy.
- The hotel restaurant is for hotel guests. Therefore, an internal capture of 100% was used. In addition, the employees for the restaurant are hotel employees and the parking requirement is included with the hotel parking count. No additional parking spaces would be needed for the hotel restaurant.
- The percentages for the Pita Inn were adjusted from the ULI to correspond to the actual operating hours. The ULI contained percentages from 6:00 a.m. to 12:00 a.m.

As you can see, the peak parking demand for both the weekday and weekend is 369 with the assumptions noted above. The current parking for Freedom Plaza is 349 spaces plus the 30 to the west which gives us 379 spaces. This total does not include the 25 from CRL.

Please let us know if you have any questions or need additional information.

Thanks,
Mike

Michael J. Rechterik, P.E., PTOE
Project Manager

V3 Companies

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PARKING ASSESSMENT

DATE: May 12, 2011
Revised June 28, 2011

TO: Superhost Hospitality

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

CC: Andy Heinen, V3
File

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

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

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

Parking Generation Analysis

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

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

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

Parking Requirements per City of Naperville Municipal Code

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

Table 1: Required Parking Spaces per Naperville Municipal Code

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

A review of Table 1 indicates that 462 parking spaces are required for Freedom Plaza and 27 parking spaces are required for CRL based on the municipal code. The required number of parking spaces for the hotel is cumulative and also accounts for the number of employees and all other uses within the hotel. Based on information from Superhost Hospitality regarding the hotel model, it was noted that the maximum number of hotel employees on site at any given time of the day would range from 8 to 12 employees. For purposes of this analysis, 12 employees were assumed and included in the required parking space calculations. Per the City code, the parking for the banquet facility employees is included in the requirement for banquet

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facilities. In addition, the analysis assumes that all employees drive themselves to work and occupy one parking space.

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

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

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

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

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

Table 2: Parking Generation per ITE Generation Manual

Land Use	Independent Variable	Avg. Peak Period		Parking Unit	# of Parking Spaces	
		Weekday	Saturday		Weekday	Saturday
Hotel	119 occup. rooms	0.89	1.513	veh/room	106	180
Restaurant	7,000 sq ft	10.6	13.5	veh/1,000SF	74	95
Total Avg. Peak Demand:					180	274

Land Use	Independent Variable	85th Percentile		Parking Unit	# of Parking Spaces	
		Weekday	Saturday		Weekday	Saturday
Hotel	119 occup. rooms	1.08	1.836	veh/room	128	218
Restaurant	7,000 sq ft	16.3	20.6	veh/1,000SF	114	144
Total 85th % Demand:					242	362

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As shown in Table 2, the parking demand data for the hotel use corresponds with the number of occupied rooms. Data from North American hotels indicates an average hotel occupancy of 72% during the peak months of the year as referenced in the Parking Generation. This occupancy percentage was applied to the total number of hotel rooms. The Parking Generation also indicated that the hotel study sites included a variety of facilities within the land use, such as restaurants, lounges, and meeting/banquet spaces that may have additional impacts to the parking demands on the weekend. According to the data, the Saturday parking demand at suburban hotel sites averaged 70% higher than the weekday rates. This increase in demand was applied in the analysis. The parking demand for the hotel and restaurant, based off the average peak and 85th percentile parking demand analyses, are 180 and 274, respectively for the weekday peak hour; and 242 and 362, respectively for the Saturday peak hour.

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

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

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

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

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85% of the hotel restaurant would be utilized by hotel guests. During the weekday analysis, the time-of-day factors for the banquet facility reflect percentages associated with a local event (i.e. most attendees for the event are local and do not stay at the hotel), and does not account for internal capture. During the weekend analysis, it was assumed that approximately 40% of the hotel guests will utilize the banquet facility. This assumption is on the conservative side based on information from Superhost Hospitality. The accumulation percentages for the restaurant were adjusted to reflect the operating hours anticipated to be between 11:00 a.m. to 11:00 p.m. on weekdays and weekends (11:00 a.m. to 9:00 p.m. Sunday through Thursday). Based on the shared parking analysis, 367 and 286 parking spaces are required to meet the peak demand for Freedom Plaza on a weekday afternoon at 12:00 p.m. and Saturday evening at 8:00 p.m., respectively.

Parking Analysis Comparison

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

Table 3: Parking Analyses Comparison (Freedom Plaza)

Method of Analysis		Number of Required Parking Spaces	Percent of Naperville Municipal Code
Naperville Municipal Code		462	100%
ITE Parking Generation Weekday	Avg Peak Parking Demand	180	39%
	85th Percentile	242	52%
ITE Parking Generation Weekend	Avg Peak Parking Demand	274	59%
	85th Percentile	362	78%
ULI Shared Parking Analysis using Adjusted Municipal Code	Weekday	367	80%
	Weekend	286	62%

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

Local Hotel Comparison

As requested by the City, parking data from similar local hotel/banquet facilities was obtained to

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compare the parking ratios and the number of spaces to Freedom Plaza. Provided in Attachment 3 are four area hotels located in Lisle and the parking space ratios using hotel rooms and 1,000 square feet of banquet space. In addition, one comparison (Schaumburg) is provided similar to the hotel model currently being evaluated for Freedom Plaza.

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

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

Summary and Conclusions

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

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

The ITE Parking Generation manual provides average and 85th percentile peak parking demand rate for a variety of land uses including hotel and restaurants. The data provided by ITE is somewhat limited, however, due to the minimal amount of studies for these specific land uses. In addition, the data did not specify the level of activity at supporting facilities such as the restaurant and the banquet facility. These factors could have considerable impacts on peak

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parking demands. For these reasons, the ITE method generation may provide general parking estimates but may not be ideal for determining parking requirements for Freedom Plaza.

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

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

**Attachment 1
Freedom Plaza - Parking Demand per ULI Shared Parking Analysis (Weekday)**

Time	Hotel								Restaurant				Total Required Parking Spaces
	Guests	Required Parking Spaces	Employees	Required Parking Spaces	Restaurant Customers	Required Parking Spaces	Banquet Hall	Required Parking Spaces	Customers	Required Parking Spaces	Employees	Required Parking Spaces	
6:00 AM	95%	113	5%	1	0%	0	0%	0	0%	0	0%	0	113
7:00 AM	95%	113	30%	4	10%	0	0%	0	0%	0	0%	0	116
8:00 AM	90%	107	90%	11	30%	0	50%	100	0%	0	0%	0	218
9:00 AM	80%	95	90%	11	10%	0	100%	200	0%	0	0%	0	306
10:00 AM	70%	83	100%	12	10%	0	100%	200	0%	0	100%	10	305
11:00 AM	70%	83	100%	12	5%	0	100%	200	90%	63	100%	10	368
12:00 PM	65%	77	100%	12	100%	0	100%	200	100%	70	100%	10	369
1:00 PM	65%	77	100%	12	100%	0	100%	200	90%	63	100%	10	362
2:00 PM	70%	83	100%	12	33%	0	100%	200	50%	35	100%	10	340
3:00 PM	70%	83	100%	12	10%	0	100%	200	45%	32	75%	8	334
4:00 PM	75%	89	90%	11	10%	0	100%	200	45%	32	75%	8	339
5:00 PM	80%	95	70%	8	30%	0	100%	200	75%	53	95%	10	365
6:00 PM	85%	101	40%	5	55%	0	50%	100	80%	56	95%	10	271
7:00 PM	85%	101	20%	2	60%	0	30%	60	80%	56	95%	10	229
8:00 PM	90%	107	20%	2	70%	0	30%	60	80%	56	95%	10	235
9:00 PM	95%	113	20%	2	67%	0	10%	20	60%	42	80%	8	185
10:00 PM	95%	113	20%	2	60%	0	0%	0	0%	0	65%	7	122
11:00 PM	100%	119	10%	1	40%	0	0%	0	0%	0	0%	0	120
12:00 AM	100%	119	5%	1	30%	0	0%	0	0%	0	0%	0	119

Parking Generating Uses

Hotel Guest Rooms	165 rooms
Hotel Employees	12 employees (max)
Hotel Restaurant	1,500 SF
Banquet Facility	20,000 SF
Restaurant	7,000 SF
Restaurant Employees	10 employees (max)

Parking Requirements including reductions

Hotel	1	space per	1	room
Hotel Employees	1	space per	1	employee
Hotel Restaurant	0	spaces per	1,000	SF
Banquet Facility	10	spaces per	1,000	SF
Restaurant	10	spaces per	1,000	SF
Restaurant Employees	1	space per	1	employee

Notes:

72% average occupancy from North American hotels (ITE Parking Generation, 4th Edition Manual)

Internal Capture: 100% are hotel guests

Anticipated Restaurant Hours: 11:00 am-9:00 pm

**Attachment 2
Freedom Plaza - Parking Demand per ULI Shared Parking Analysis (Weekend)**

Time	Hotel								Restaurant				Total Required Parking Spaces
	Guests	Required Parking Spaces	Employees	Required Parking Spaces	Restaurant Customers	Required Parking Spaces	Banquet Hall	Required Parking Spaces	Customers	Required Parking Spaces	Employees	Required Parking Spaces	
6:00 AM	95%	113	5%	1	0%	0	0%	0	0%	0	0%	0	113
7:00 AM	95%	113	30%	4	10%	0	0%	0	0%	0	0%	0	116
8:00 AM	90%	107	90%	11	30%	0	30%	60	0%	0	0%	0	178
9:00 AM	80%	95	90%	11	10%	0	60%	120	0%	0	0%	0	226
10:00 AM	70%	83	100%	12	10%	0	60%	120	0%	0	100%	10	225
11:00 AM	70%	83	100%	12	5%	0	60%	120	90%	63	100%	10	288
12:00 PM	65%	77	100%	12	100%	0	65%	130	100%	70	100%	10	299
1:00 PM	65%	77	100%	12	100%	0	65%	130	85%	60	100%	10	289
2:00 PM	70%	83	100%	12	33%	0	65%	130	65%	46	100%	10	281
3:00 PM	70%	83	100%	12	10%	0	65%	130	40%	28	75%	8	261
4:00 PM	75%	89	90%	11	10%	0	65%	130	45%	32	75%	8	269
5:00 PM	80%	95	75%	9	30%	0	100%	200	60%	42	95%	10	356
6:00 PM	85%	101	60%	7	55%	0	100%	200	70%	49	95%	10	367
7:00 PM	85%	101	55%	7	60%	0	100%	200	70%	49	95%	10	366
8:00 PM	90%	107	55%	7	70%	0	100%	200	65%	46	95%	10	369
9:00 PM	95%	113	55%	7	67%	0	100%	200	30%	21	80%	8	348
10:00 PM	95%	113	45%	5	60%	0	50%	100	25%	18	65%	7	242
11:00 PM	100%	119	45%	5	40%	0	0%	0	15%	11	65%	7	141
12:00 AM	100%	119	30%	4	30%	0	0%	0	0%	0	35%	4	126

Parking Generating Uses

Hotel Guest Rooms	165 rooms
Hotel Employees	12 employees (max)
Hotel Restaurant	1,500 SF
Banquet Facility	20,000 SF
Restaurant	7,000 SF
Restaurant Employees	10 employees (max)

Parking Requirements including reductions

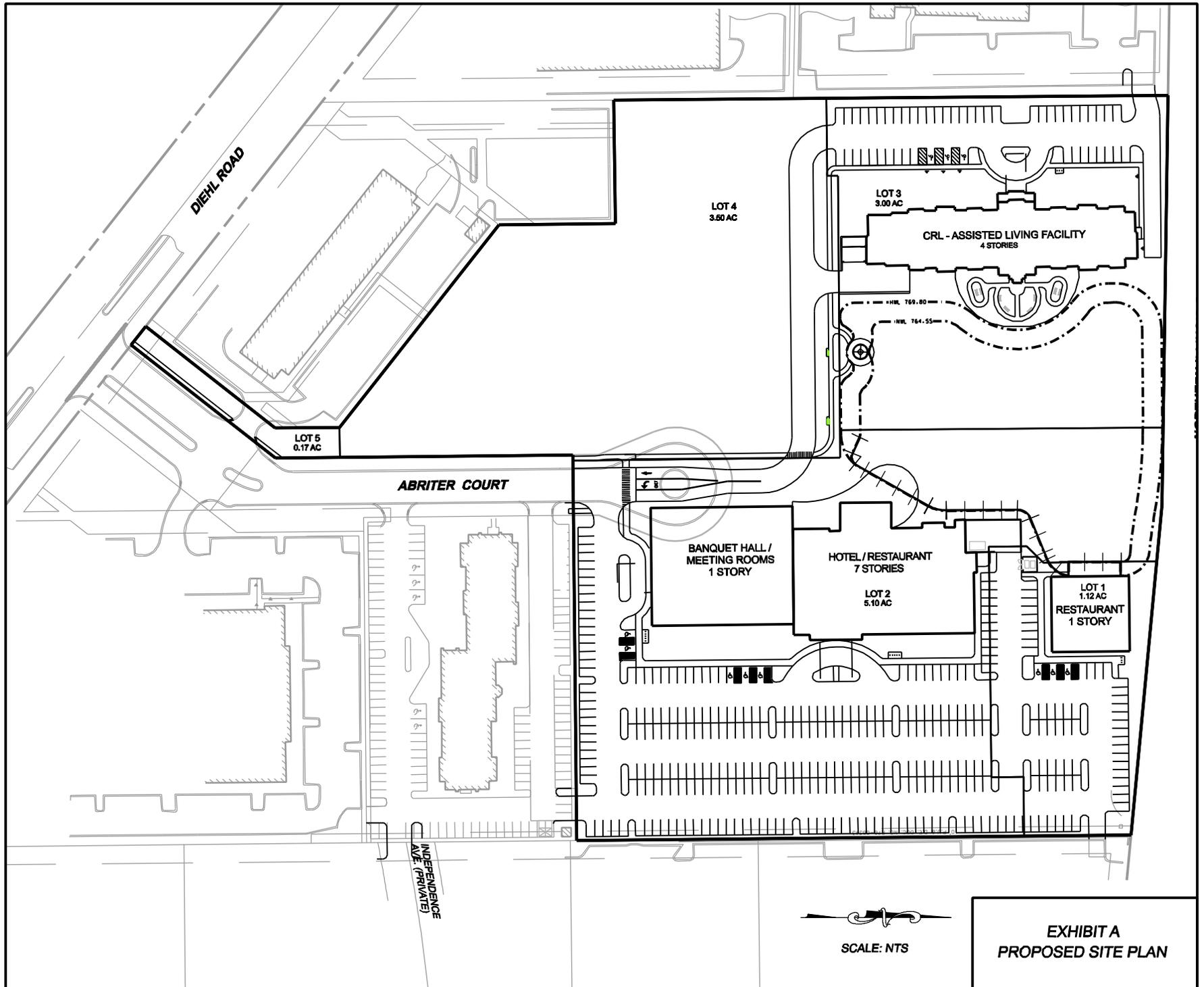
Hotel	1	space per	1	room
Hotel Employees	1	space per	1	employee
Hotel Restaurant	0	spaces per	1,000	SF
Banquet Facility	10	spaces per	1,000	SF
Restaurant	10	spaces per	1,000	SF
Restaurant Employees	1	space per	1	employee

Notes:

72% average occupancy from North American hotels (ITE Parking Generation, 4th Edition Manual)

Internal Capture: 100% are hotel guests

Anticipated Restaurant Hours: 11:00 am-11:00 pm



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

DEVELOPMENT NAME: Freedom Plaza

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

I. APPLICANT/PETITIONER/OWNER:

Name: Superhost Hospitality

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

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

II. ACTION REQUESTED:

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

IV. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

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

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

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

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

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

V. PROJECT DATA:

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

6. Character of Surrounding Area:

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

7. List Controlling Ordinances, Agreements and Plats:

8. Is this property within the City limits?

Yes

No, requesting annexation

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

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

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

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

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

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

5. Development Densities:

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

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

6. Community Facilities within the Development:

School Site: None

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

a. Park Site (to be conveyed to a governmental entity):

b. Common Areas (to be conveyed to a homeowners association):

c. Private Facility (to be conveyed to _____):

Total:

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

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

9. Deviations from the Zoning Regulations: None

10. Sign Variances: See attached

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

11. Deviations from the Landscaping Regulations: None

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

1. Required School Donation:

Land: NA

Cash: NA

How Satisfied: NA

2. Required Park Donation:

Land: NA

Cash: NA

How Satisfied: Land and Cash Donation - NA

GP:2964978 v1

SIGN VARIANCE STANDARDS – EMBASSY SUITES

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

The purpose of the Street Control Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. Embassy Suites is requesting a variance for wall signage on its west elevation and north elevations. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Embassy Suites so that they can safely exit at Freedom Drive.

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

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

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

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

GP:2979705 v1

SIGN VARIANCE STANDARDS – PITA INN

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

The purpose of the Street Control Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. Pita Inn is requesting a variance for wall signage on its west elevation. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Pita Inn so that they can safely exit at Freedom Drive.

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

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

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

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

GP:2979700 v1

Superhost

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

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

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

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

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

126422/1
54903/1

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

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

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

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

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

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

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

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

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

(i) Ownership and Control: The Subject Property will be under single ownership, as shown on the Disclosure Statement.

(ii) Area, Lot Width, Yard, and Height/Bulk Requirements: These requirements will be satisfied.

(iii) Common Open Space: Petitioner will expand the current stormwater management facility and allow the stormwater management facility to serve as an amenity for the properties adjacent to it.

(iv) Park and School Sites: No park and school sites are required.

(v) Landscaping, Screening, and Tree Preservation: The entire property will be landscaped in accordance with the requirements of the Naperville Municipal Code.

(vi) Lighting: The proposed planned unit development shall comply with the City's exterior lighting regulations.

(vii) Pedestrian and Bicycle Circulation: The planned unit development provides both outdoor walkways.

(viii) Public Improvements: All public improvements shall conform to the regulations and design standards of the Subdivision Control Regulations.

(ix) Principal Structures: The principal structures will consist of a hotel and conference center and a restaurant.

(x) Relationship to Adjoining Land: The planned unit development complements existing developments in the area.

(xi) Density Bonuses: None requested.

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

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

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

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

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

Petitioner is not seeking additional subdivision or zoning modifications.

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

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

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

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

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

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

126422/1
59189/1
59181/1

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

RESPECTFULLY SUBMITTED this 11th day of May, 2011.

PETITIONER:

SUPERHOST HOSPITALITY, INC.

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

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



Karen L. Zimmerman
Notary Public

Prepared by

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

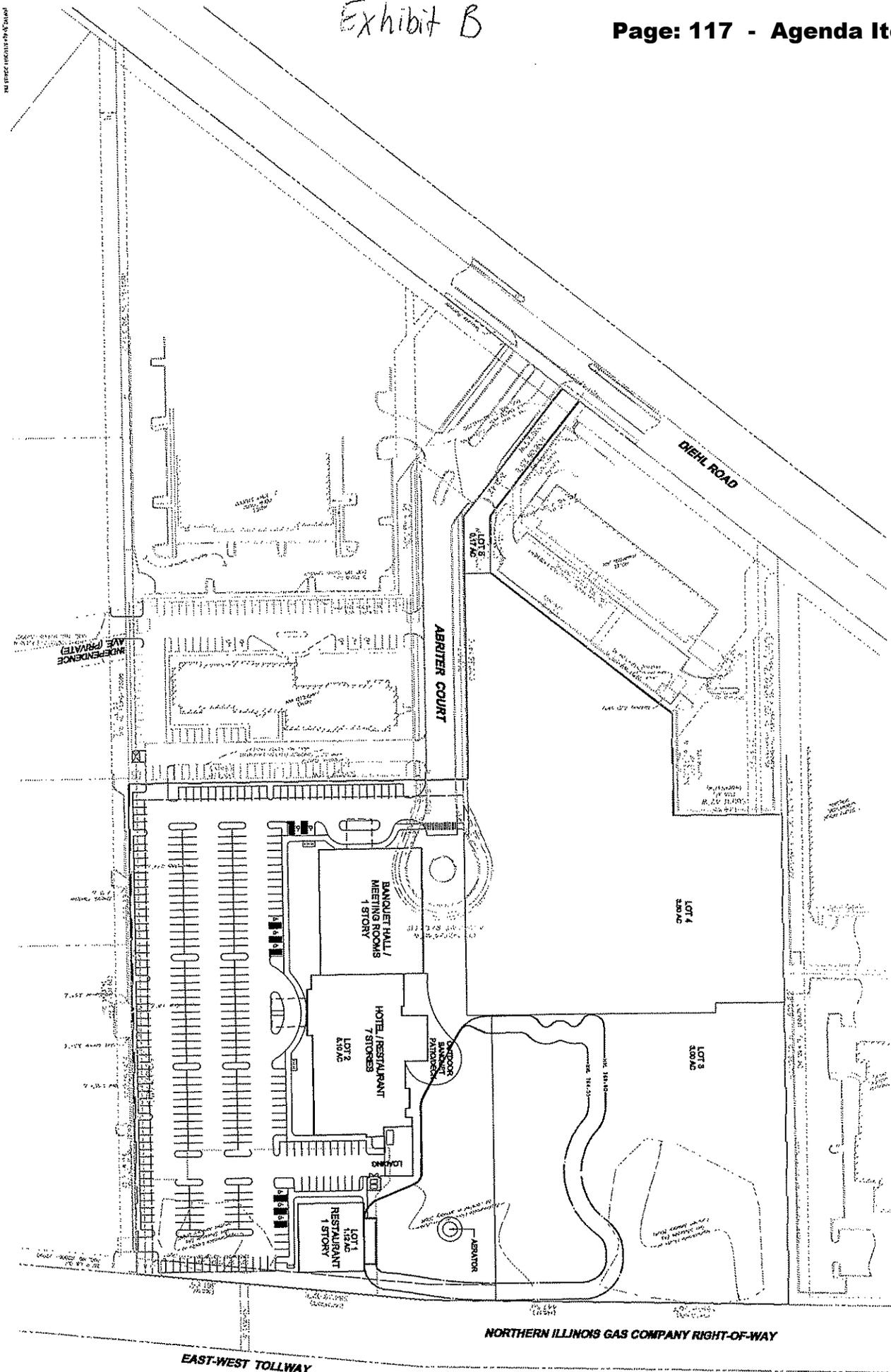
GP:2964977 v1

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59189/1
59181/1

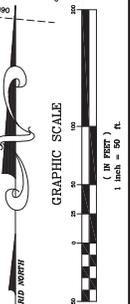
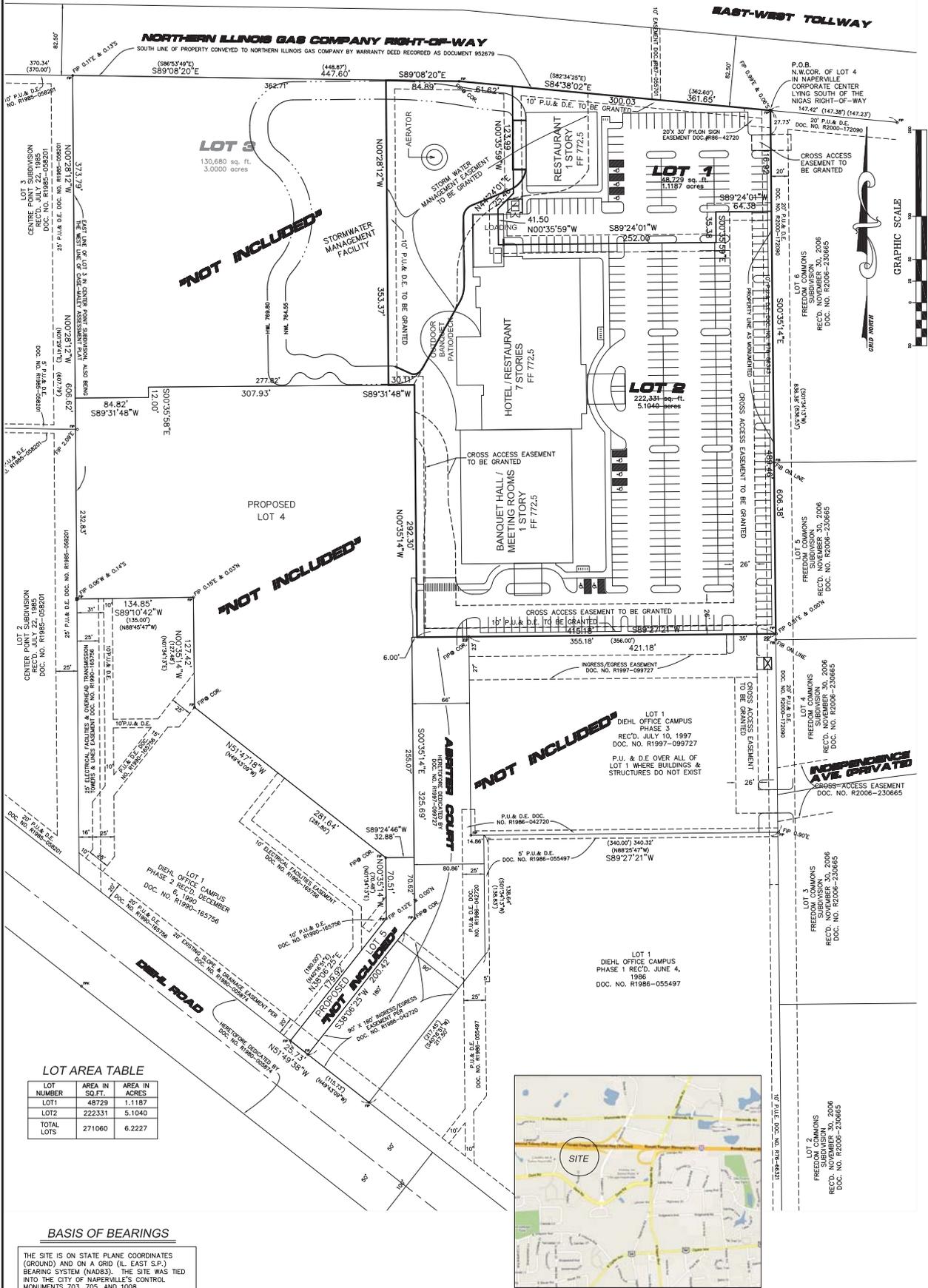
EXHIBIT "A"
LEGAL DESCRIPTION

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

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



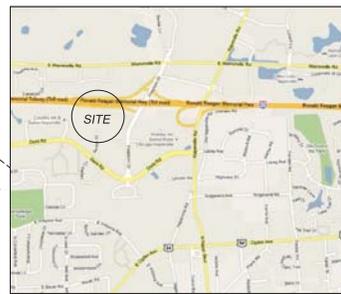
PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOT AREA TABLE

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

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



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

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

PRELIMINARY PUD PLAT
FREEDOM PLAZA, NAPERVILLE, ILLINOIS

CITY PROJECT # 11-1000008
Project No: 09192
Group No: VP04.1

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Naperville, IL 60563
630.724.0200 voice
630.724.0394 fax
esurvey.com

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

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

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT #78-0422; THENCE SOUTH 00 DEGREES 25 MINUTES 14 SECONDS EAST (SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST=REC.) ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, 486.64 FEET TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT #1997-09977; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 415.18 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 30.11 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 12 WEST, 35.37 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT #88878; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST (SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST=REC.) ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, 84.89 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 12 SECONDS EAST (SOUTH 82 DEGREES 34 MINUTES 25 SECONDS EAST=REC.) CONTINUING ALONG SAID SOUTH LINE, 361.65 FEET (362.60 FEET=REC.) TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

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

LEGEND

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

**Freedom Plaza
COMPOSITE SITE & DATA CHART**

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

BENCHMARK

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

NOTES:

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

EASEMENT NOTES

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

CITY PROJECT # 11-10000008



2125 Janak Avenue, Suite 100
Woodstock, IL 60097
830.724.0200 voice
830.724.0204 fax
www.iss.com

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

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

PRELIMINARY PUD PLAT
FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1



Hitchcock Design Group

Creating Better Places®

221 West Jefferson Avenue
 Naperville, Illinois 60540

T 630.961.1787
 F 630.961.9925
 www.hitchcockdesigngroup.com

Freedom Plaza

Naperville, IL

Preliminary Landscape Plans
 May 12, 2011

Superhost Hospitality

8615 US 24 West
 Fort Wayne, Indiana 46804

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

Project Team

Landscape Architect

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

Civil Engineer

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

Architect

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

Sheet Index

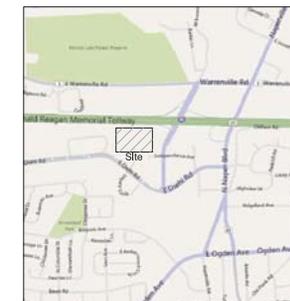
00	Cover Sheet
PL1	Preliminary Planting Plan
D1	Planting Details, Plant Requirement Table and Plant List

General Notes

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

Project Location Map

NOT TO SCALE



NORTH

It's smart. It's free. It's the law.

Call Before You Dig

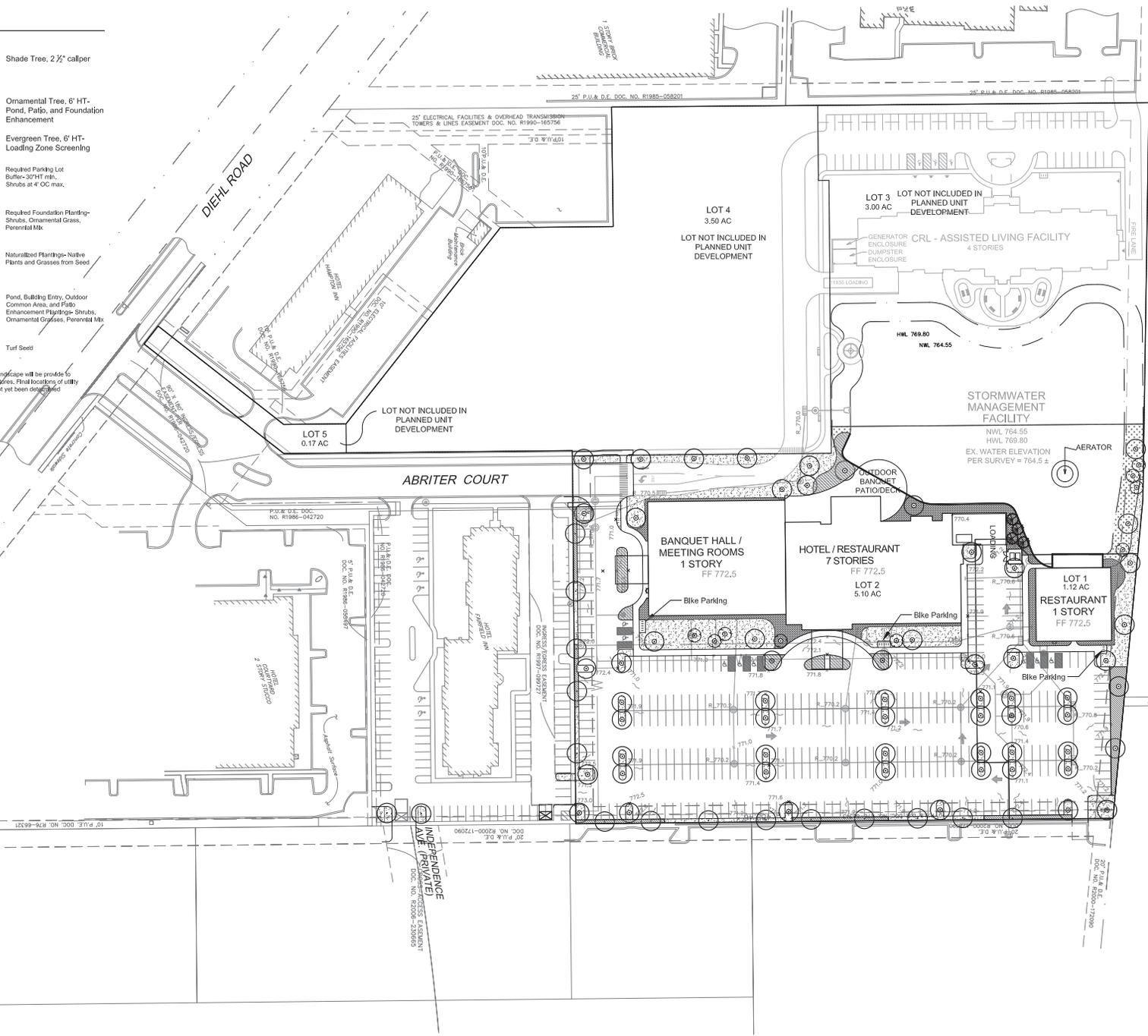
Call before you dig.

800.892.0123

Legend

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

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



NORTHERN ILLINOIS GAS COMPANY RIGHT-OF-WAY

EAST-WEST TOLLWAY

Hitchcock Design Group
 Creating Better Places™
 221 West Jefferson Avenue
 Naperville, Illinois 60540
 T 630.961.1787
 F 630.961.9925

PREPARED FOR
Superhost Hospitality
 8615 US 24 West
 Fort Wayne, Indiana 46804

PROJECT
Freedom Plaza
 Naperville, Illinois

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

ISSUED FOR REVIEW
 January 12, 2011

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

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planning Plan

SCALE IN FEET
 1" = 50'-0"



NORTH



SHEET NUMBER
PL1

7 TOTAL STORES

MATERIAL S,
PRIMARY 87%
SECONDARY 13%

PROJECT

NORR PROJECT No. XXX

Freedom Plaza Site PUD

Abriter Court and I-88
Naperville, IL

CLIENT

FREEDOM PLAZA ASSOCIATES,
LLC

8615 US 24 West
Fort Wayne, IN 46804

ARCHITECT

NORR

ARCHITECTS PLANNERS

325 N. LaSalle St. | Suite 700 | Chicago, IL 60654
1 312 424 2400 | 1 312 424 2424 | www.norr.com

CONSULTANT 1

CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

CONSULTANT 7

GRAPHIC 3

ISSUES / REV

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

DATE ISSUE

SHEET

PRELIMINARY HOTEL/
BANQUET ELEVATIONS

PROFESSIONAL STAMP SHEET No.

A10

PAGE No.

- OF

LC EXPRESS

FINAL - Planning and Zoning Commission - 7/20/2011 - 123



01 EAST ELEVATION

1/16"=1'-0"

MATERIAL S,
PRIMARY 87%
SECONDARY 13%



02 NORTH ELEVATION

1/16"=1'-0"

2010

Page: 123 - Agenda Item: D.6.

NORR PROJECT No:
Freedom Pl
 Site
 Abriter Court
 Naperville, IL

FREEDOM PLAZA ASSOC
 8515
 For Work
 A

NORI
 ARCHITECTS
 PLAT
 325 N. LaSalle St. | Suite 700 | Chicago, IL 60610
 312.424.2400 | 312.424.2404 | www.nori.com

CONSULTANT 1
 CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

CONSULTANT 7

GRAPHIC SCALES

ISSUES / REVISIONS

DATE	ISSUE
05/31/11	CITY OF NAPERVILLE RESPONSE
05/20/11	CITY OF NAPERVILLE RESPONSE
04/11/11	CITY OF NAPERVILLE RESPONSE
03/04/11	CITY OF NAPERVILLE RESPONSE
12/27/10	ISSUED FOR CLIENT REVIEW
11/29/10	ISSUED FOR CLIENT REVIEW
11/18/10	ISSUED FOR CLIENT REVIEW
11/05/10	ISSUED FOR CLIENT REVIEW
10/20/10	ISSUED FOR CLIENT REVIEW
10/15/10	ISSUED FOR CLIENT REVIEW

SHEET TITLE
**PRELIMINARY HOTEL/
 BANQUET ELEVATIONS**

PROFESSIONAL STAMP SHEET NUMBER

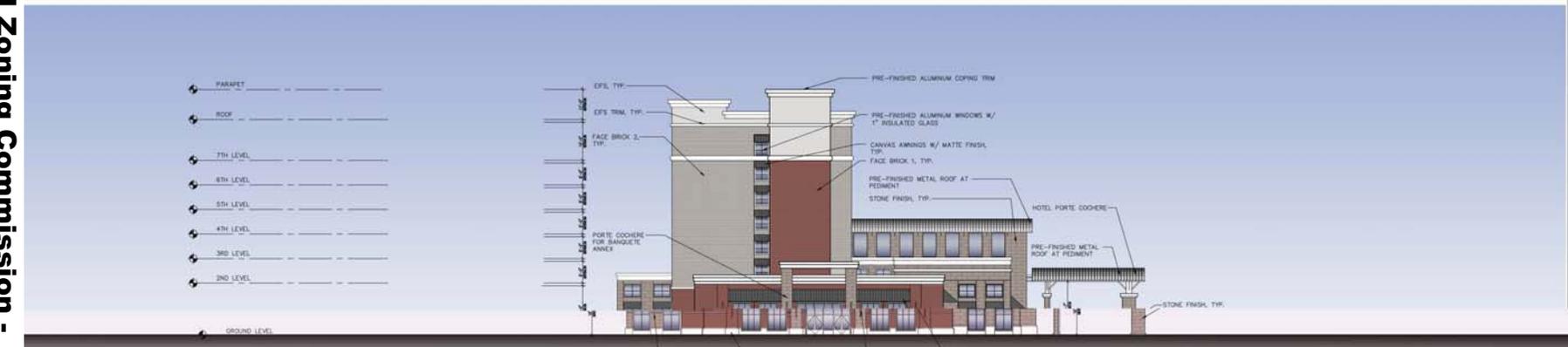
A104

PAGE NUMBER

DATE OF ISSUE



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



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

FINAL - Planning and Zoning Commission - 7/20/2011 - 124



01 WEST ELEVATION
3/16"=1'-0"



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



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



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

PROJECT
NORR PROJECT No.: xxx

Freedom Plaza Site PUD

Abriter Court and I-88
Naperville, IL

CLIENT
FREEDOM PLAZA ASSOCIATES, LLC

8615 US 24 West
Fork Hills, IN 46032

ARCHITECT
NORR
ARCHITECTS PLANNERS

205 N. LaSalle St. | Suite 700 | Chicago, IL 60604
1.312.424.2400 | 1.312.424.2424 | www.norr.com

CONSULTANT 1

CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

CONSULTANT 7

GRAPHIC 8

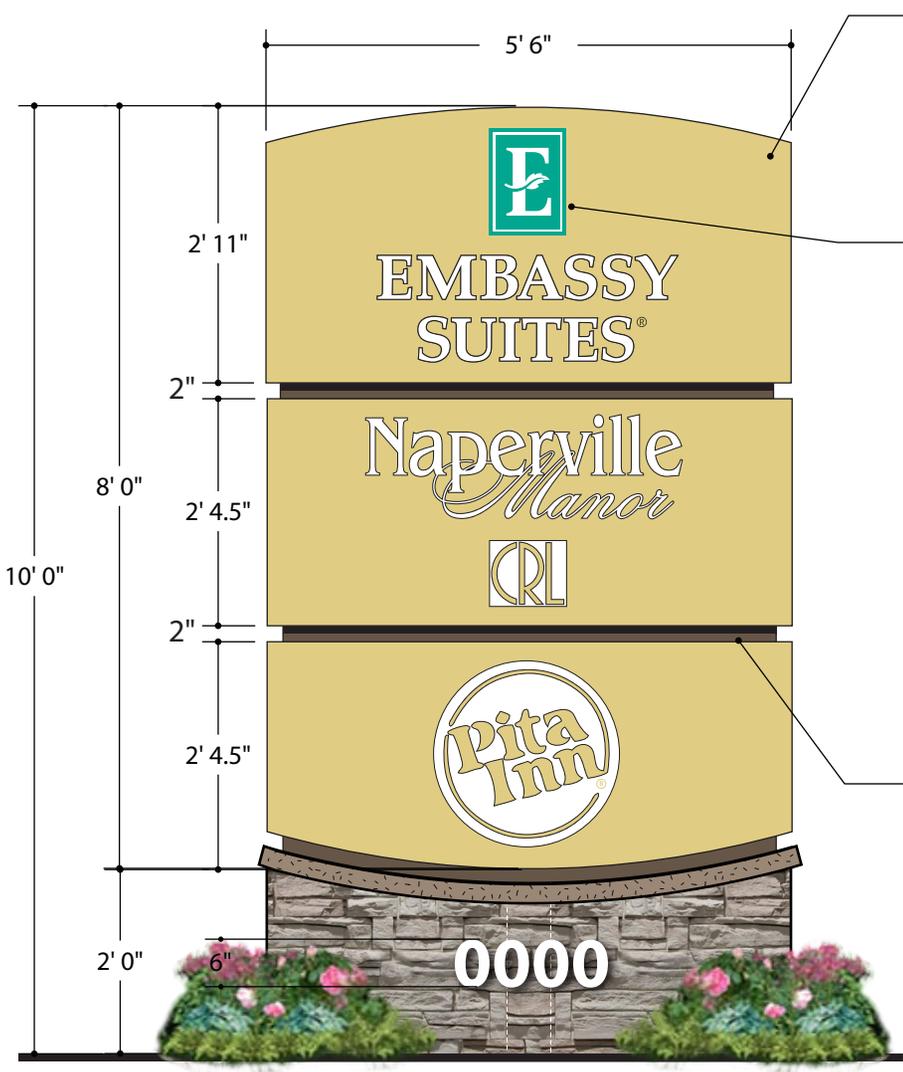
ISSUES / REV'S

05/31/11	CITY OF NAPERVILLE RESPON
05/20/11	CITY OF NAPERVILLE RESPON
04/11/11	CITY OF NAPERVILLE RESPON
03/04/11	CITY OF NAPERVILLE RESPON
12/27/10	ISSUED FOR CLIENT REVIEW
11/26/10	ISSUED FOR CLIENT REVIEW
11/18/10	ISSUED FOR CLIENT REVIEW
11/05/10	ISSUED FOR CLIENT REVIEW
10/20/10	ISSUED FOR CLIENT REVIEW
10/15/10	ISSUED FOR CLIENT REVIEW
DATE	ISSUE

SHEET
**PRELIMINARY RESTAURAN
& DUMPSTER ENCLOSURE
ELEVATIONS**

PROFESSIONAL STAMP SHEET No.
A10'
PAGE No.
OF

U.C. EXPRESS



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

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

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

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

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

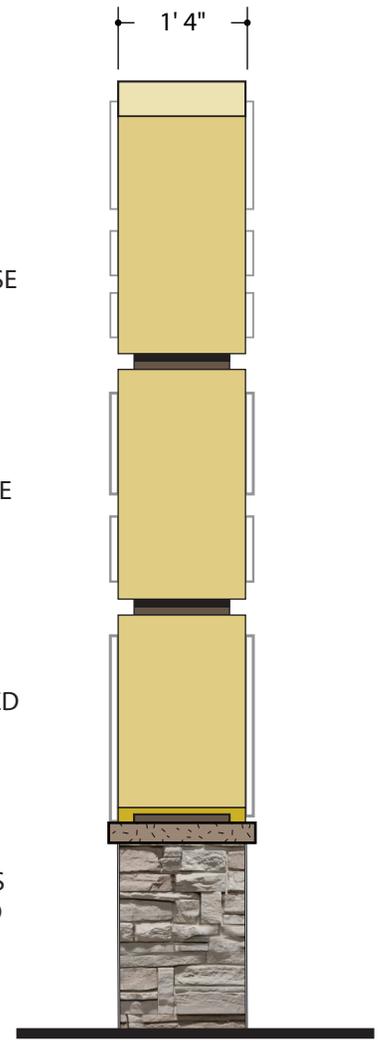
3M 3630-69 BRONZE VINYL ® MARK / NON-ILLUMINATED

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

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

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

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



Front View: 1/2" = 1'

Side View: 1/2" = 1'

FINAL - Planning and Zoning Commission - 7/20/2011 - 126

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

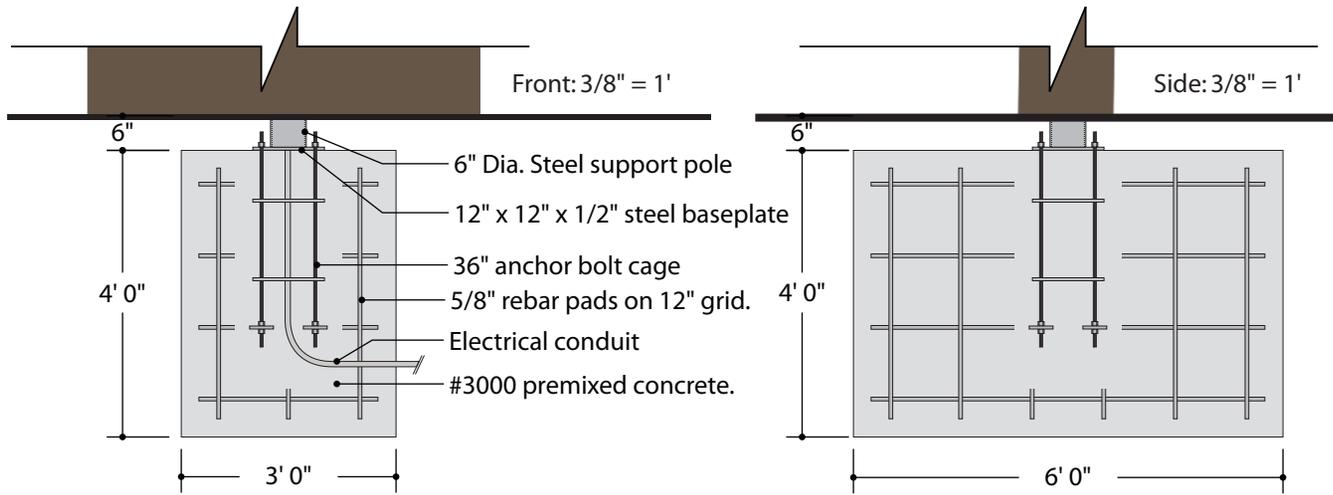
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

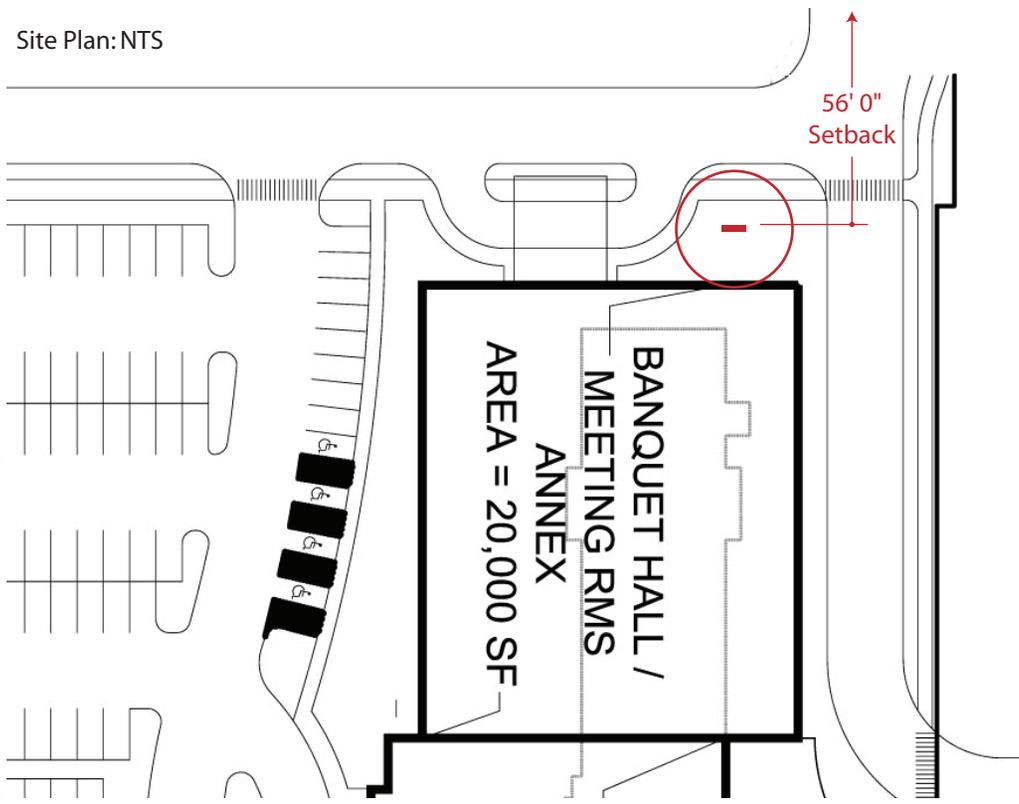
LAURETANO
SIGN GROUP

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

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Site Plan: NTS



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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ D,



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

TECHNICAL PAGE

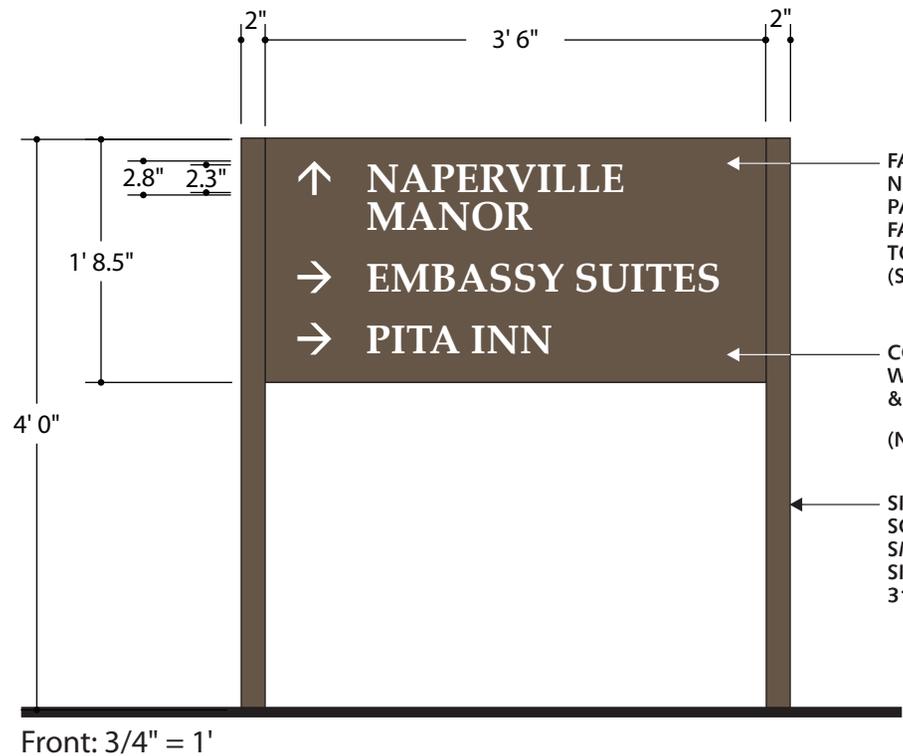
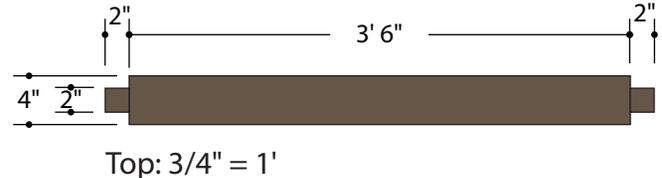
UL FILE NO. E70436

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

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FINAL - Planning and Zoning Commission - 7/20/2011 - 127

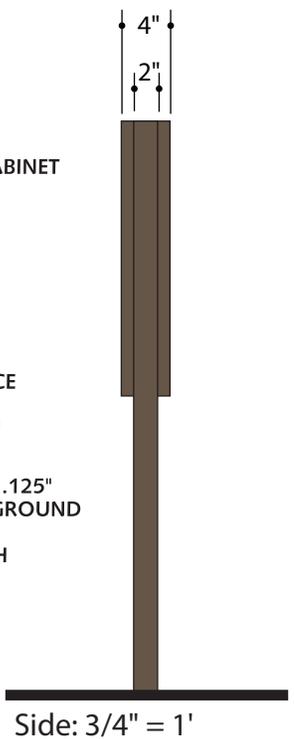
Page: 127 - Agenda Item: D.6.



FABRICATED D/F .063" THK. ALUM. NESTED PAN PANEL ALUM. SIGN CABINET PAINT ALL EXTERIOR SURFACES - FACE, FILLER, TOP AND BOTTOM TO MATCH 313 DK. BRONZE (SEMI-GLOSS)

COMPUTER CUT OUT 3M 580-10 WHITE REFLECTIVE VINYL LETTERS & ARROWS APPLIED TO 1st SURFACE (NOTE: SIGN IS NON-ILLUMINATED)

SIGN SUPPORTED BY TWO 2" x 2" x .125" SQ. ALUMINUM TUBES CAPPED & GROUND SMOOTH - ATTACHED TO ENDS OF SIGN CABINET - PAINTED TO MATCH 313 DK. BRONZE (SEMI-GLOSS)



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

CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

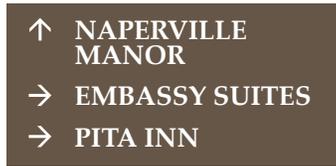
Print History	Date	Description	Title	Embassy Suites	Sign Type	ES D-NI-Custom
534JK	3/30/11		City/State	Naperville, IL	Location	As Illustrated
			Customer	SAMS Hotel Group, LLC	Size	1' 8.5" x 3' 6" (5.98 sq.ft.), OAH: 4' 0"
			Acct Exec.	SW	Description	Double face non-illuminated directional sign
			Quote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

LAURETANO
SIGN GROUP

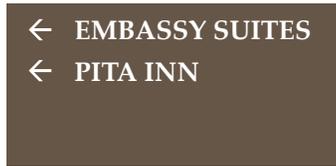
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

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Sign 1 Scale: 1/2" = 1'

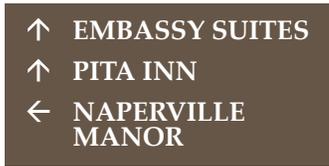


Side A



Side B

Sign 2 Scale: 1/2" = 1'

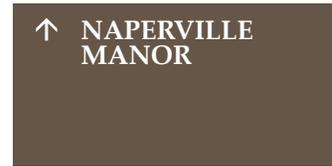


Side A

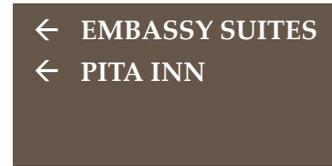


Side B

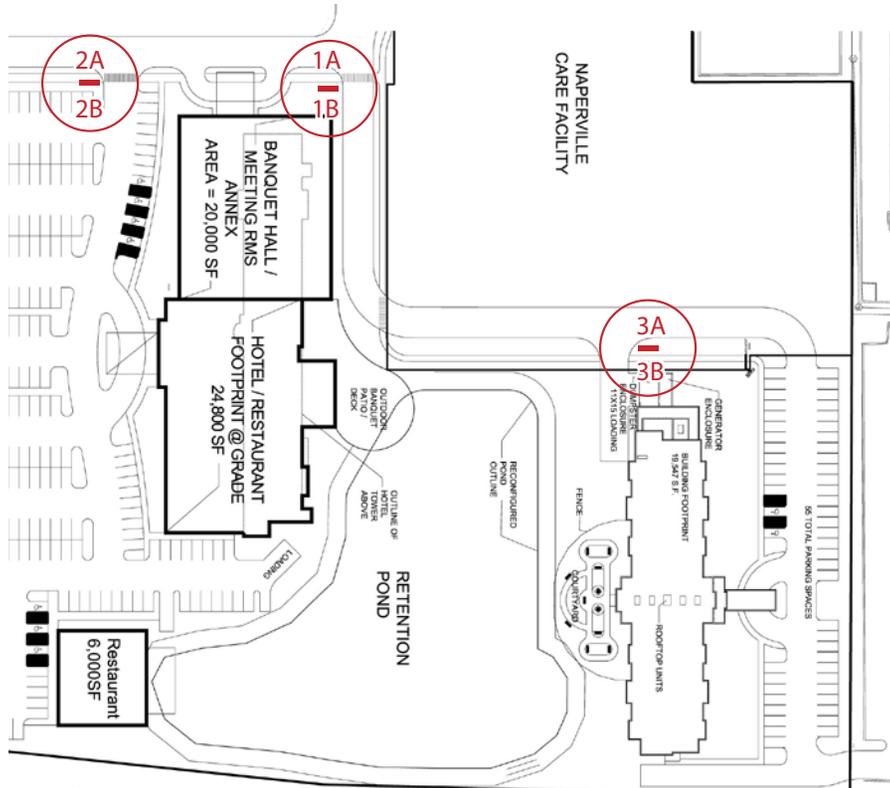
Sign 3 Scale: 1/2" = 1'



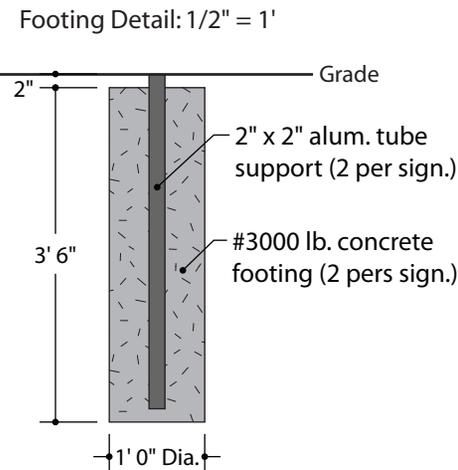
Side A



Side B



Site Plan: NTS



ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ D,



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

TECHNICAL PAGE

UL FILE NO. E70436

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

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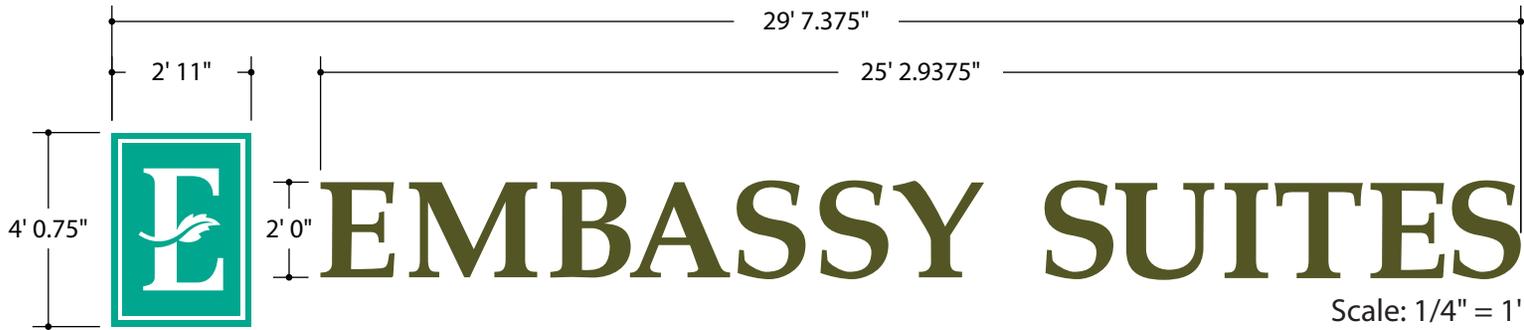


East elevation: NTS

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

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

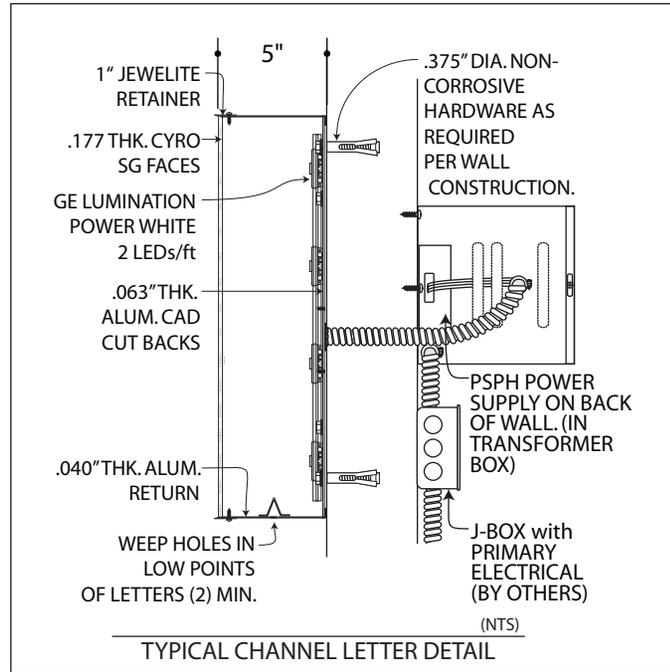
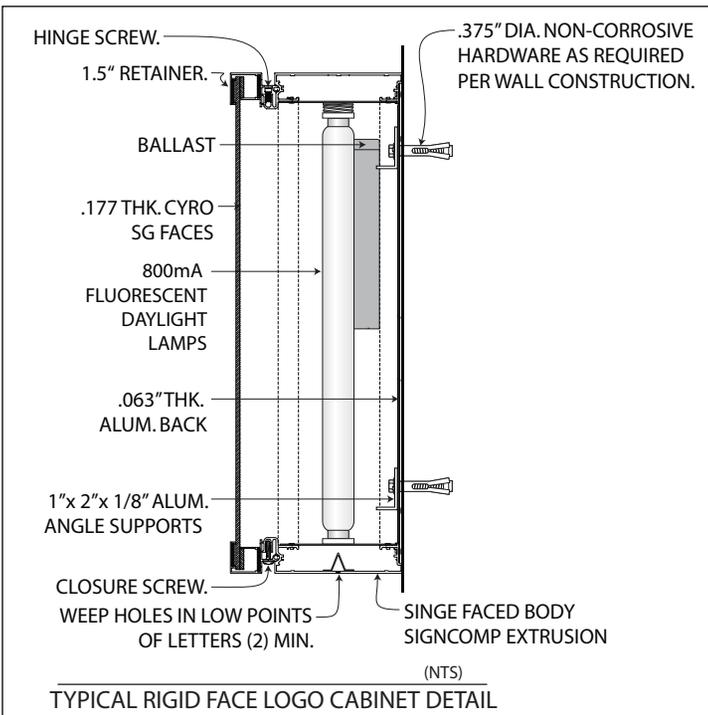
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LOGO CABINET: 8" DEEP EXTRUDED ALUMINUM PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS) PAINT FILLER & FILLER SIDE OF RETAINERS 313 DARK BRONZE (SEMI GLOSS) INTERIOR PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT30 WHITE CYRO SG PLASTIC FACES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

CHANNEL LETTERS:

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



ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ D,



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 signs@lauretano.com www.lauretano.co

FINAL - Planning and Zoning Commission - 7/20/2011 - 131

Page: 131 - Agenda Item: D.6.

TECHNICAL PAGE

UL FILE NO. E70436

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

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East elevation: NTS

FINAL - Planning and Zoning Commission - 7/20/2011 - 132

CLIENT APPROVAL	
_____ AUTHORIZED SIGNATURE	_____ DATE

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

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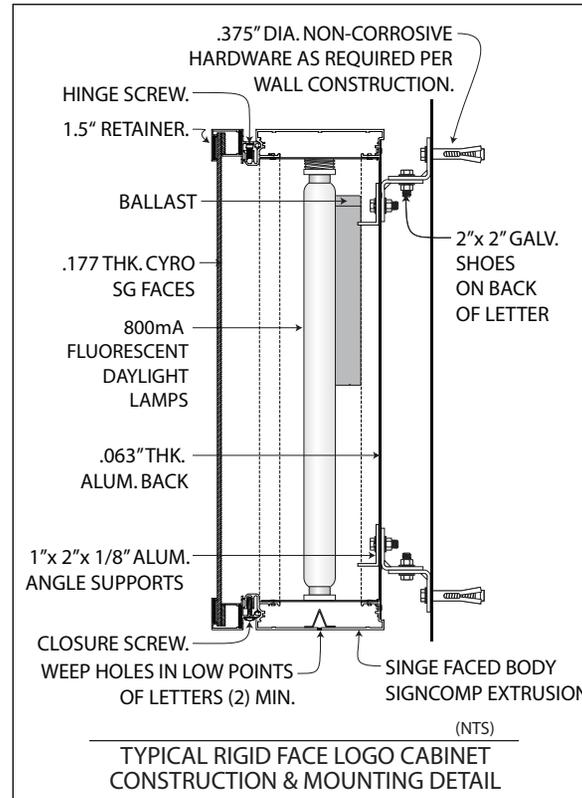
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Scale: 1/2" = 1'

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



ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

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D/



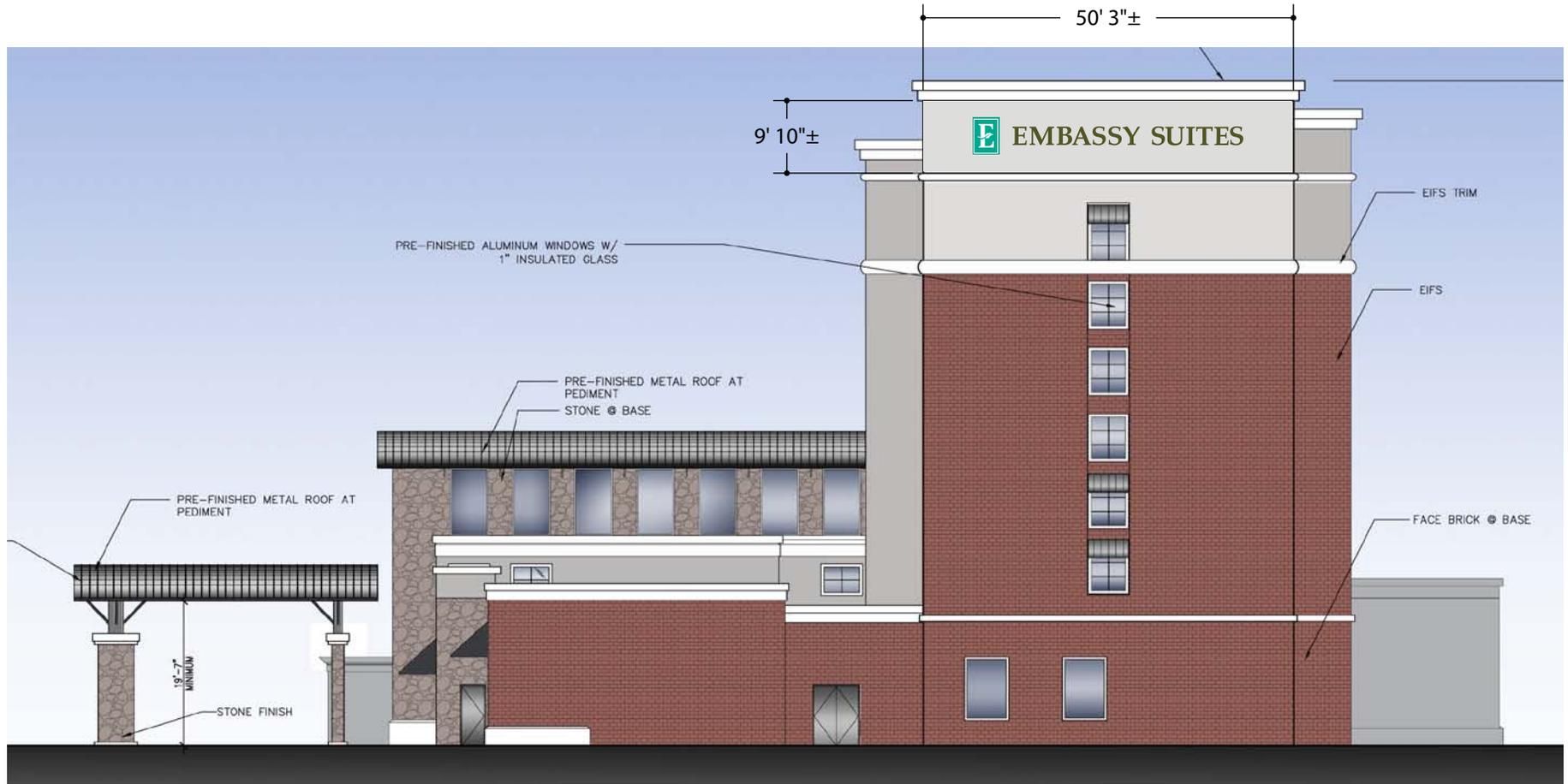
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TECHNICAL PAGE

UL FILE NO. E70436

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

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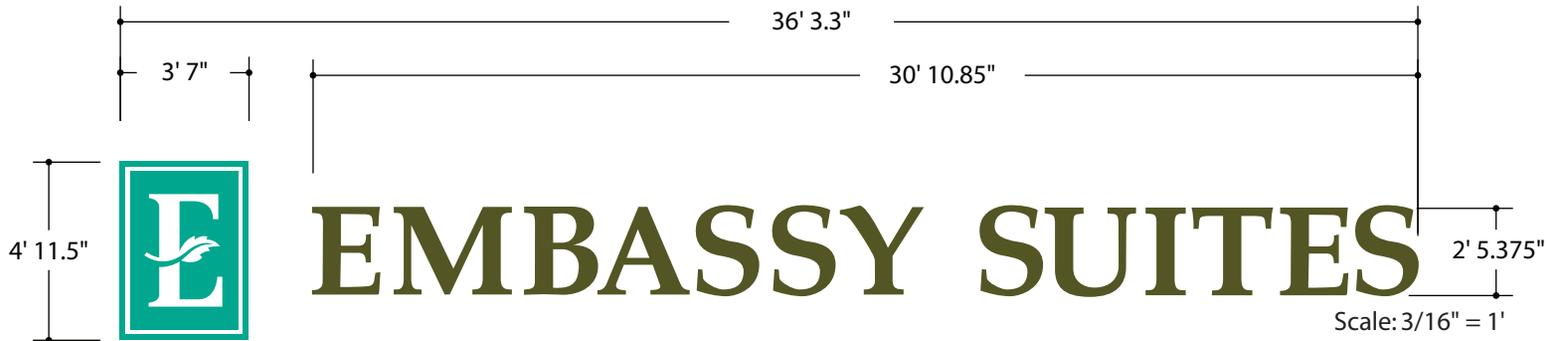


North elevation: NTS

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

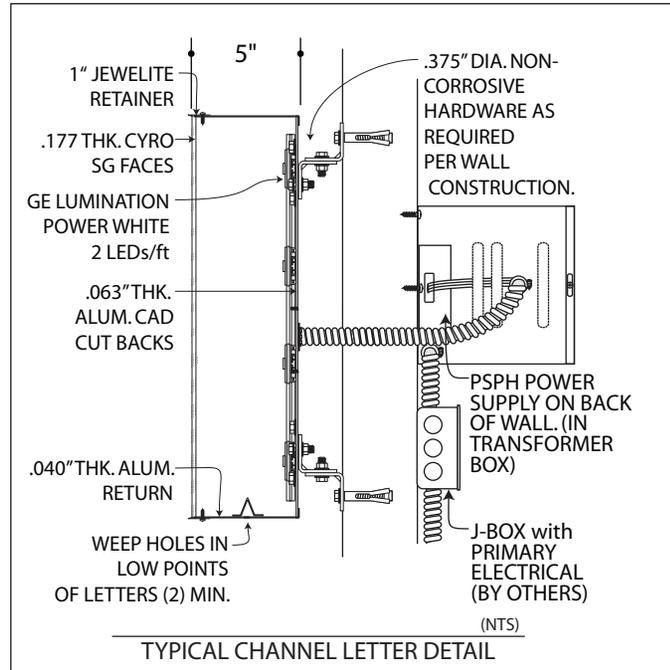
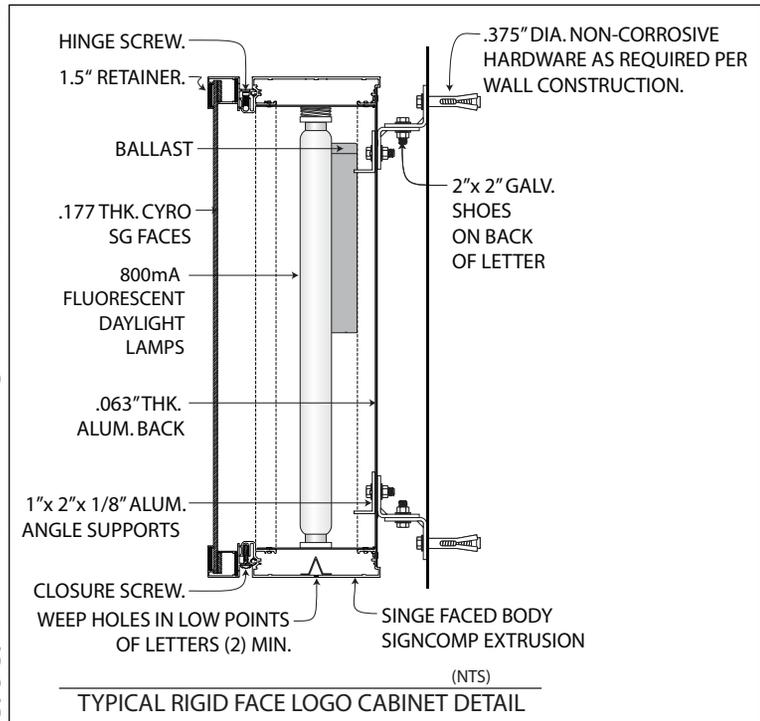
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LOGO CABINET: 8" DEEP EXTRUDED ALUMINUM PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS) PAINT FILLER & FILLER SIDE OF RETAINERS 313 DARK BRONZE (SEMI GLOSS) INTERIOR PAINTED w/ STARBRITE L.E.P. 0.177" THK. WRT30 WHITE CYRO SG PLASTIC FACES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

CHANNEL LETTERS:

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



ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ D,



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TECHNICAL PAGE

UL FILE NO. E70436

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

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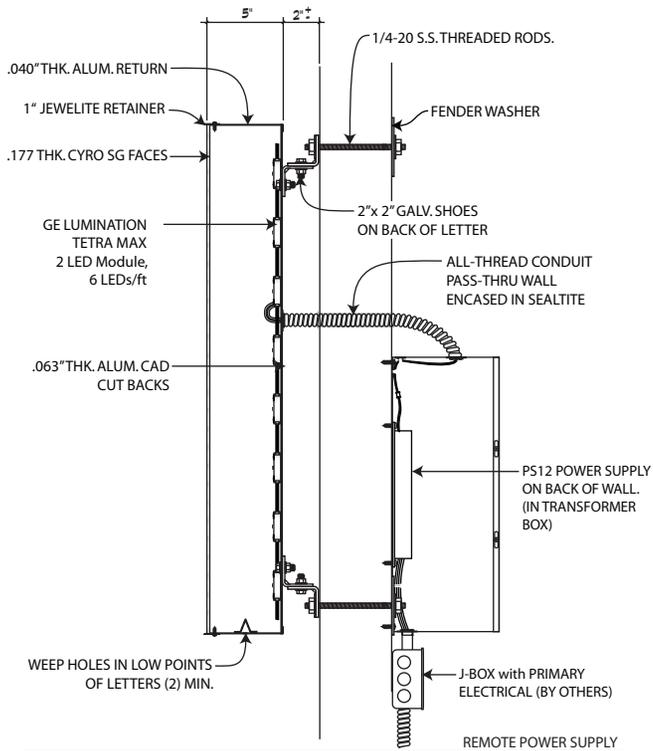
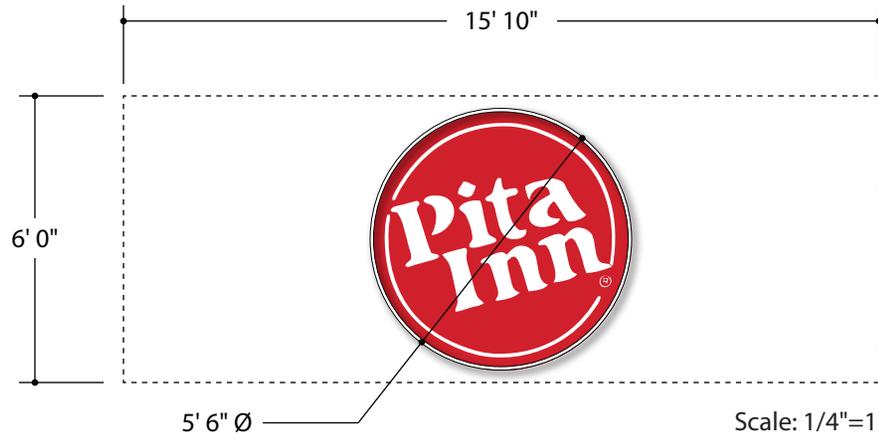
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Project History	Date	Description	Title	Pita Inn	Sign Type	Wall sign
543BR	3/30/11		City/State	Naperville, IL	Location	East elevation
			Customer	SAMS Hotel Group, LLC	Size	5' 6" x 5' 6" (30.25 sq ft)
			Acct Exec.	SW	Description	Circular illuminated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

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Typical Construction and Mounting Detail

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

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

Client supplied vector artwork required prior to production.

ITEMS NEEDED:

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

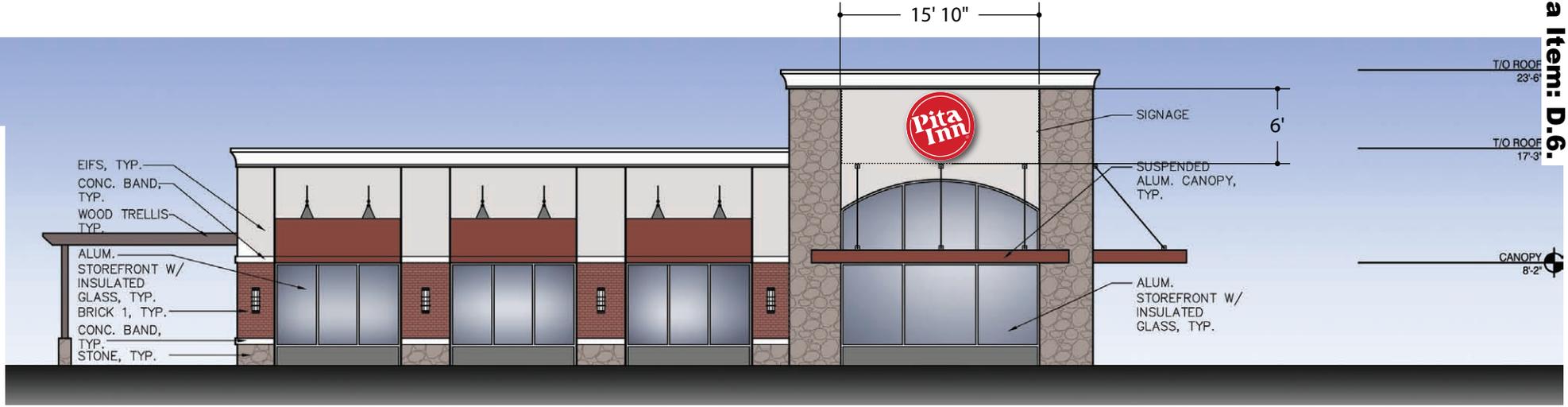
STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION
 AUTHORIZED SIGNATURE _____ D,

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 signs@lauretano.com www.lauretano.co

TECHNICAL PAGE		UL FILE NO. E70436	
Int 2643BR	Quote 23305	Installation Method	Amps
Date 3/30/11	Line 3	Shoe and thru-bold (VIF)	Volts 120

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

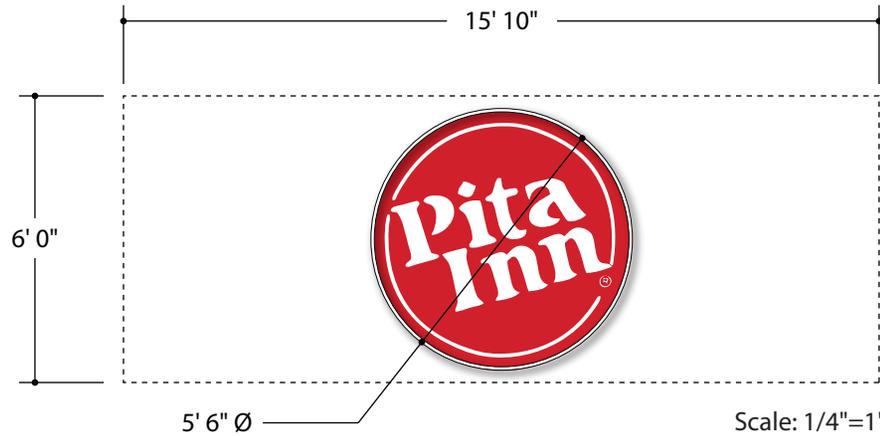
CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

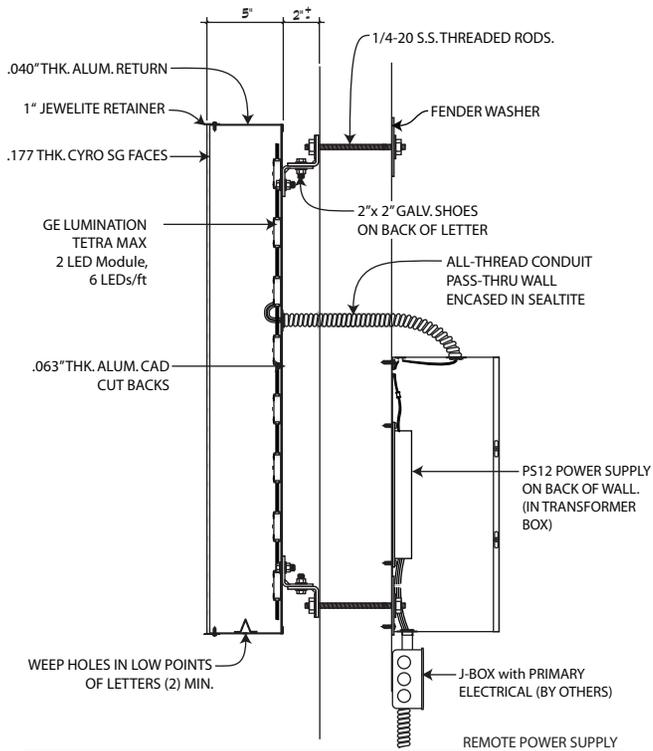
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COLORS

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



Typical Construction and Mounting Detail

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

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

Client supplied vector artwork required prior to production.

ITEMS NEEDED:

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

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ D,

LAURETANO SIGN GROUP
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 signs@lauretano.com www.lauretano.co

TECHNICAL PAGE		UL FILE NO. E70436	
Int 2641BR	Quote 23305	Installation Method	Amps
Date 3/30/11	Line 1	Shoe and thru-bold (VIF)	Volts 120

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Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-007 **AGENDA DATE:** 7/20/2011
SUBJECT: CRL
 Petitioner: CRL LLC, 875 North Michigan Avenue, Suite 3740, Chicago, IL 60611

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

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests a major change to 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.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
6/22/2011	D4	Continued to the July 20, 2011 meeting with a request for additional information.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Recommend denial of the request for a major change to Lot 3 of Freedom Plaza, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), establish a Preliminary PUD Plat, and a conditional use for a nursing home and associated deviations.

PREPARED BY: Katie Forystek, AICP, Planning Services

BACKGROUND:

The petitioner requests a major change to Lot 3 of Freedom Plaza, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), establish a Preliminary PUD Plat, and a conditional use for a nursing home, a 73,393 square foot/106 bed Alzheimer's treatment facility. In conjunction with this request, the following deviations to the Zoning and Street Graphics Control Ordinances are requested.

- A deviation from Section 6-7F-8 (OCI Height Requirements) to increase the maximum permitted height for the proposed building from 43' to 51' 4" (excludes the parapet).
- A deviation from Section 6-7F-7 (OCI Yard Requirements) to reduce the required front yard setback from 20' to 0' (at greatest point of encroachment) to accommodate a trash enclosure and loading dock.
- Section 6-9-2:4.3.1 (Yard Requirements for Off-Street Parking Facilities) does not permit parking in the required front yard. In order to accommodate on-site parking, the petitioner requests a deviation from Section 6-7F-7 (OCI Yard Requirements) to reduce the required front yard setback from 20' to 10'.
- A deviation from Section 5-4-5:1.1 (Permitted Wall Signage) to allow a 107 square foot sign on the east elevation which does not contain roadway frontage and is not adjacent to customer access or off-street parking.

PLANNING SERVICES TEAM REVIEW:

At their meeting on June 22, 2011, the Plan Commission considered the request for the Freedom Plaza Planned Unit Development Lot 3. At the conclusion of discussion about the proposed CRL facility, the Plan Commission requested the following additional information.

- Parking occupancy counts during peak hours of operation from other CRL facilities and clarification on the number of employees on shift at one time to demonstrate the availability of excess parking in relation to CRL's operational needs.
- Submittal of the Market Analysis for Plan Commission review.

Parking

A representative of CRL provided testimony at the June 22, 2011 Plan Commission meeting that the proposed CRL facility will require approximately 30 staff parking spaces on-site during peak operating hours (e.g. caregivers, maintenance, housekeeping) and approximately 20 additional parking spaces will be occupied by visitors. It was further stated that CRL designs to a ratio of 0.5 cars per bed for each facility (a total of 106 beds will be provided in the proposed facility).

Based on this statement, the Plan Commission requested parking occupancy data from other CRL facilities to ensure that shared parking between CRL and the hotel/restaurant would be adequate. Since that time, the petitioner has indicated that based on parking counts from existing communities of a similar size, their parking needs during the daytime peak hours are between 25 and 27 parking stalls; however no substantiating data has been provided (Attachment 1: CRL Parking Data Response).

Based upon the testimony provided at the Plan Commission meeting and no additional data to review from existing CRL facilities, staff does not believe that there will be an excess capacity of 25 parking stalls (based on their operational needs as stated) for purposes of shared parking with the proposed hotel/banquet facility and restaurant on Lots 1 and 2 of Freedom Plaza.

Land Use

Staff finds that ORI is an appropriate zoning designation for the subject property allowing for a variety of feasible development options, and does not recommend approval of the rezoning or conditional use for the following reasons.

CRL – PC 11-1-007

July 20, 2011

Page 3 of 3

- The I-88 corridor is a strategic area for economic development in the City of Naperville, providing an important base for highly skilled office and research/development employment.
- The current vacant state of the property is not solely indicative of market demand for the use recommended by the Comprehensive Master Plan, and does not preclude the future potential of the property to be developed with uses that fit into the future land use designation and the character of the surrounding area that are directly supportive of the office uses in the corridor.
- Demand for office space exists within the City of Naperville and along the I-88 Corridor. The City's overall office vacancy rate has remained steady since 2008 at 15%, with the current Naperville vacancy being 12% (CoStar), in comparison to the overall Chicago suburban office vacancy rate of 25%. This indicates a desire by the business community to locate in Naperville and on the I-88 corridor, a fact that is underscored by petitioner's Market Appraisal which identifies three major office leases in vicinity over the past year. The Market Appraisal omits office vacancy data specific to the Naperville market (Attachment 2: Petitioner's Market Analysis).
- Application of the OCI District to the subject property would conflict with the purpose and intent of the OCI District, which is to act as a transitional zone between intensive business areas and residential neighborhoods. There are no other properties in the immediate vicinity that contain residential uses. As such, the transitional zoning that is requested is out of line with the intent of the OCI District, as well as the comprehensive plan and commercial/office nature of the surrounding area.
- The proposed land use is residential in nature, as indicated by the fact that nursing and convalescent homes are primarily permitted in residential and mixed use districts and are a conditional use in all but the R4 (High Density Residential) District.

REQUESTED ACTION:

Recommend denial of the request for a major change to Lot 3 of Freedom Plaza, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), establish a Preliminary PUD Plat, and a conditional use for a nursing home and associated deviations.

ATTACHMENTS:

1. CRL – Attachment 1: CRL Parking Data Response – PC 11-1-007
2. CRL - Attachment 2: Petitioner's Market Analysis – PC 11-1-007
3. CRL – Petition – PC 11-1-007
4. CRL – Preliminary PUD Plat – PC 11-1-007
5. CRL – Preliminary Landscape Plan – PC 11-1-007
6. CRL – Building Elevations – PC 11-1-007
7. CRL – Sign Package – PC 11-1-007

Forystek, Katie

From: Mike Rechterik [mrechterik@v3co.com]
Sent: Friday, July 08, 2011 11:30 AM
To: Urban, Anastasia; Forystek, Katie
Cc: Bryan Rieger; Geoff Roehll; Andy Heinen; Gallaher, Kevin M.
Subject: RE: PC requested documents - Freedom Plaza

Follow Up Flag: Follow up
Flag Status: Completed

Anastasia/Katie,

Please refer to the email below from CRL to Superhost regarding the parking needs of CRL at day time peak hours. This is consistent with the revised parking assessment dated June 28, 2011. Based on the information that we received, it is my understanding that parking counts from other CRL facilities are not being conducted at this time. If you have any questions or need to discuss further, please feel free to call or email me.

Thanks,
Mike

Michael J. Rechterik, P.E., PTOE
Project Manager

V3 Companies

7325 Janes Ave., Woodridge, IL 60517
Direct: 630.729.6193 | Main: 630.724.9200 | Fax: 630.724.9202 | Cell: 630.649.1384
mrechterik@v3co.com | www.v3co.com

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From: Ari Weinberger <aweinberger@crlcares.com>
Date: Fri, Jul 8, 2011 at 9:48 AM
Subject: Parking
To: "samirlakhany@gmail.com" <samirlakhany@gmail.com>
Cc: Mike Samuels <msamuels@crlcares.com>

Samir,

Based on parking counts from existing communities of a similar size our parking needs during the day time peak hours would be between 25 and 27 spots.

Ari Weinberger
President
CRL Senior Living Communities
875 North Michigan Avenue
Suite 3740
Chicago, IL 60611

Attachment 1



MaROUS & COMPANY

June 17, 2011

Gray Plant Mooty
500 IDS Center
80 South Eighth Street
Minneapolis, Illinois 55402

Attention: Mr. Kevin M. Gallaher, Attorney at Law

Subject: Proposed Medical Treatment Facility
Lot 4, Abriter Court
Naperville, Illinois 60563
PIN 08-05-300-026

Dear Mr. Gallaher:

In accordance with your request, a market analysis and highest and best use study regarding the plan and requested zoning variance for the proposed medical treatment facility to be located upon Lot 4, Arbiter Court, Naperville, Illinois, has been performed and this consulting report has been prepared.

Purpose and Intended Use of the Study

The purpose of this consulting report is to prepare analyses of both the current office market conditions affecting the subject area and the highest and best use of the subject property. This consulting report has been prepared specifically for Mr. Kevin M. Gallaher, Attorney at Law, and his clients, Mssrs. Ash and Samir Lakhany.

Executive Summary

As a result of the market conditions and highest and best use analyses, it is our opinion that the requested variance for the development of a medical treatment facility on the subject site conforms to each of the highest and best use criteria. The proposed medical treatment and residential facility is considered to be beneficial to both the property and to the community:

- Although of adequate site size to accommodate a more traditional general office use, the site shape, frontage, and visibility attributes are inferior to many existing office properties with available space.
- The weak suburban office market and submarket conditions do not warrant the development of additional office inventory for the foreseeable future.

Mr. Kevin M. Gallaher, Attorney at Law
Lot 4, Abriter Court
June 17, 2011

- The proposed medical use would be an economic benefit to the community, as it would create a wide variety of employment opportunities of varying income levels.
- The proposed development property would generate real estate taxes significantly higher than that of the currently vacant site.
- The proposed medical treatment facility would provide care to Naperville residents and their family members.
- Patient families would generate added demand for the surrounding retail uses, thus generating greater sales tax revenue.

Scope of Work and Reporting Process

Information was gathered concerning current and historical office market conditions for the subject's submarket, as well as for the larger suburban Chicago office market. Additionally, property specific data regarding the physical and locational characteristics of the subject property, as well as information regarding the immediately surrounding uses, was gathered. The following information has been reviewed.

- Colliers International, Chicago Office Market Overview, Suburban Office, First Quarter 2011;
- CB Richard Ellis, Market View, Chicago Suburban Office, First Quarter 2011;
- Grubb and Ellis, Office Trends Report, Chicago, Illinois, First Quarter 2011 ;
- Cushman and Wakefield, Market Beat, Chicago Suburban Office Report, First Quarter 2011;
- NAI Hiffman, Metropolitan Chicago, Office Market Report, First Quarter 2011;
- Analytical search results based upon specified geographic parameters were obtained from www.CoStar.com.

Area Description

The subject property is located in the City of Naperville, Illinois, which is an established but growing west suburban community located in the southwestern section of DuPage County and within the Chicago metropolitan area. Distances to O'Hare International Airport and to Chicago's central business district are approximately 25 miles northeast and 30 miles northeast respectively. The community is surrounded by Warrenville and areas of unincorporated Winfield and Milton Townships and DuPage County Forest Preserve properties to the north; by Plainfield, Bolingbrook, and areas of unincorporated Wheatland Township (Will County) to the south; by Aurora and areas of unincorporated Naperville Township

Mr. Kevin M. Gallaher, Attorney at Law
Lot 4, Abriter Court
June 17, 2011

(DuPage County) and unincorporated Wheatland Township (Will County) to the west; and by Lisle, areas of unincorporated Lisle Township (DuPage County), and DuPage County Forest Preserve properties to the east. The City of Naperville encompasses 35.52 square miles, of which 25.21 square miles are located in DuPage County and the remaining 10.31 acres are located in Will County.

Demographic data, as reported by www.esri.com indicates the population of Naperville in 2010 to be 142,658 persons and the total number of households to have been 48,550 units. Median household income was reported to be \$106,863. The population and household projections in Naperville in 2015 are estimated to be 146,040 persons and 49,715 households, respectively. Additionally, the median household income is projected to increase to \$118,400 in the 5-year period ending 2015.

The community is well served by existing surface transportation routes. Major highways include Interstate 88, which runs in an east-west direction along the northern boundary of the community, and Interstate 55, which runs in a north-south direction approximately 3 miles east of Naperville. This location is well suited for access to downtown Chicago and to the entire metropolitan area.

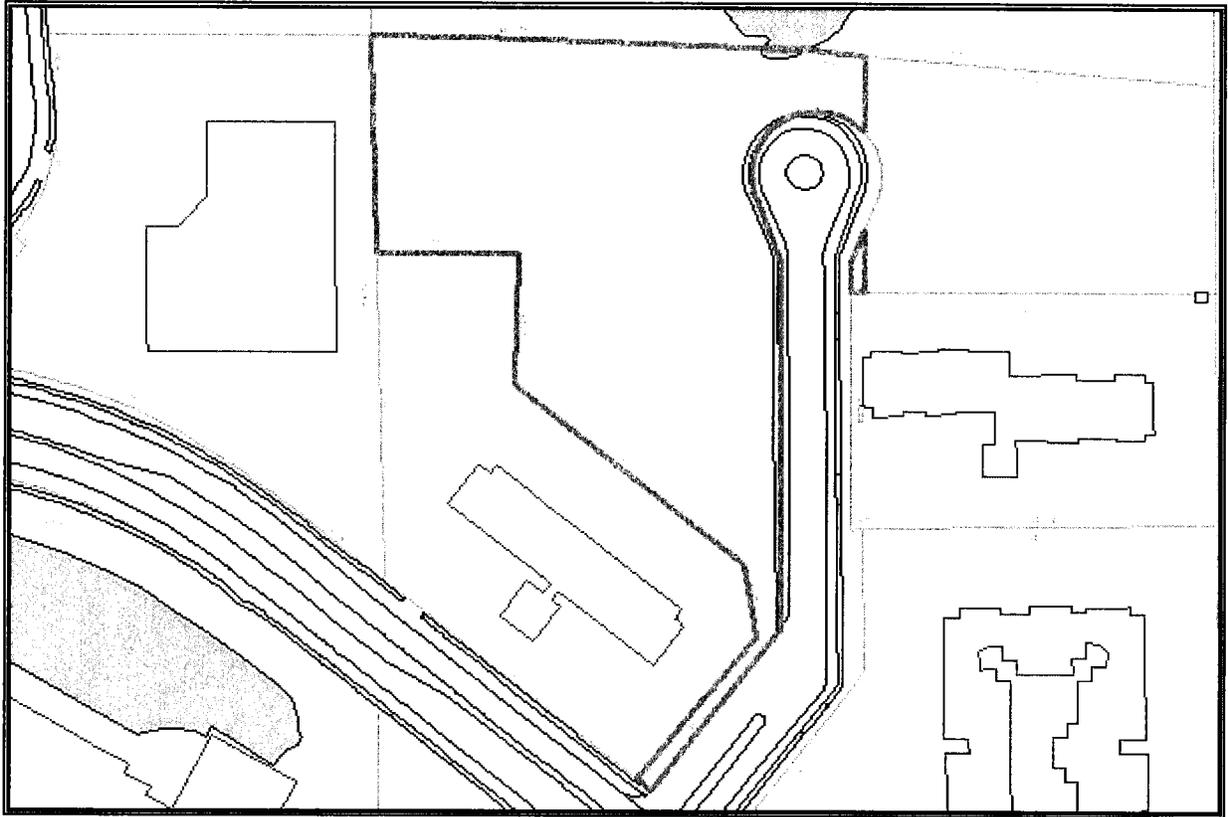
The immediately surrounding uses include three hotel properties: a Hampton Inn to the south, a Country Inn and Suites to the west, and a Courtyard by Marriott to the southeast; and Centre Point Office Park, a single-story office complex to the southwest. To the north and east of the subject property are vacant parcels. A hotel, restaurant, and banquet hall/meeting room development currently is proposed for the vacant parcel situated immediately east of the subject property.

Property Description

The subject property is a vacant 148,104-square-foot or 3.40-acre, irregular-shaped, interior parcel located along the west side of Abriter Court, north of Diehl Road and west of Freedom Drive, in the northern portion of the city of Naperville.

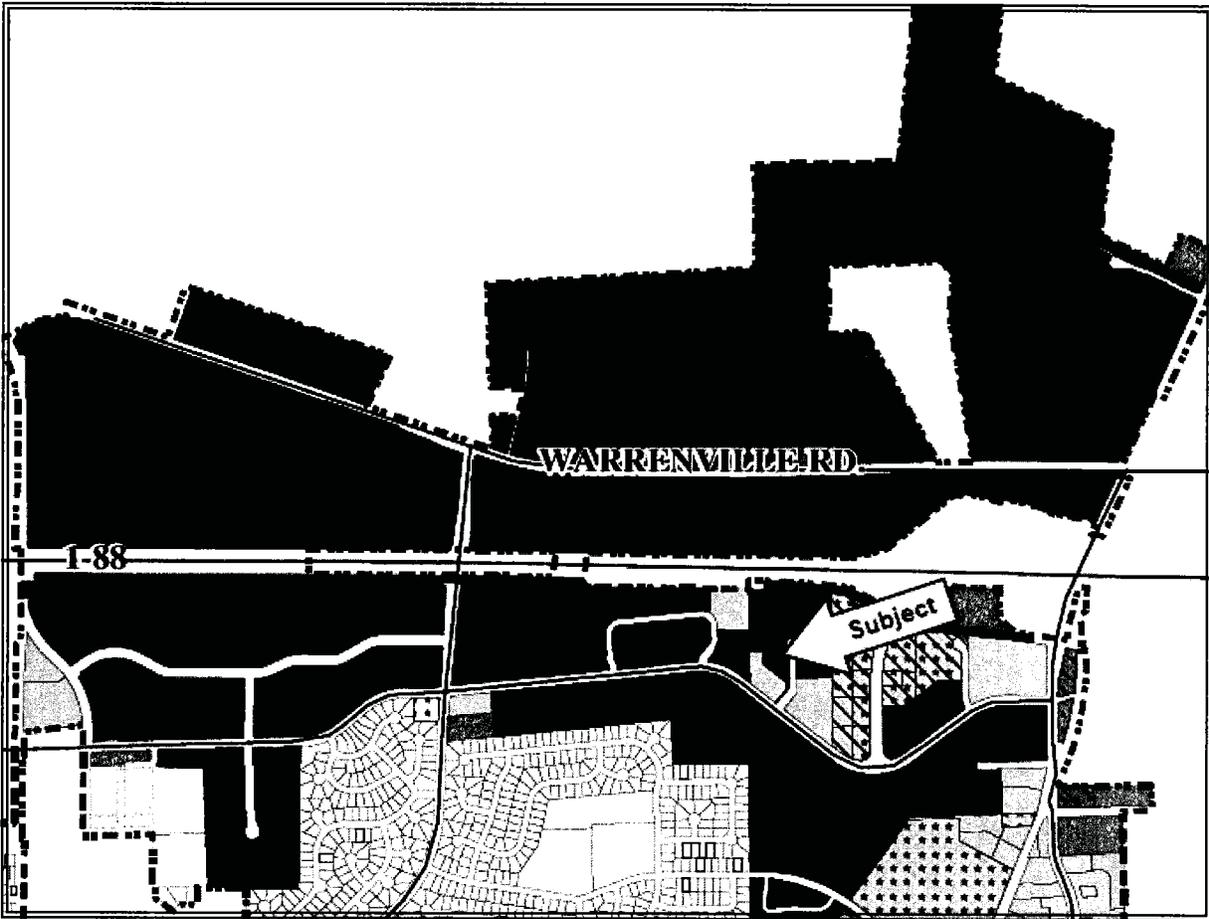
The dimensions of the site include 861.89 feet of frontage along the west side of Abriter Court. Exclusive of the site's approximate 271-foot-long panhandle area, the site possesses 591 feet of frontage along the west side of the cul-de-sac roadway. The panhandle portion of the subject site currently is improved with Abriter Court roadway improvements. The remaining dimensions of the site include a northern boundary of 475.37 feet, a noncontinuous western boundary of 324.71 feet, and a noncontinuous southern and southwestern boundary of 416.80 feet.

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The subject property is zoned ORI, Office, Research, Light Industrial, Planned Unit Development District, by the City of Naperville. The details regarding the area and bulk requirements and the permitted and conditional uses allowed within the district are discussed in the Permissible (Legal) Use section of the highest and best use analysis section of this consulting report.

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According to the Flood Insurance Rate Map, Community Panel Number 17043C0801H dated December 16, 2004, the subject property is located in a zone X, which is not a designated flood hazard area. The site has no area of wetlands.

Market Conditions

The subject property is located in the well-established office corridor that surrounds the East-West Tollway through the communities of Lisle, Naperville, and Warrenville. Data regarding the current market conditions of the subject's submarket, as well as of the larger Chicago suburban office market, was obtained from the five cited published quarterly studies prepared by brokerage firms, as well as by CoStar, a subscription internet research service.

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Chicago Suburban Office Market

The five published office market studies considered for this market conditions analysis are each produced by real estate brokerage firms active in the Chicago office market. Each of the firms independently establishes its own geographic and property survey parameters, causing variances in total inventory, absorption, vacancy rate, and lease rate indicators.

The five studies cite total suburban office inventory of between 93,414,750 and 125,800,077 square feet. The reported direct vacancy rate range at the close of the first quarter 2011 as reported by the five studies was 20.2 to 21.8 percent. The reports reported an additional 0.8 to 2.9 percent for sublease vacancy, increasing the overall vacancy rate range to 22.0 to 24.1 percent.

The studies cites lease rate ranges and average lease rates extend between \$19.38 and \$24.53 per square foot of building area on a gross basis. The studies were consistent in their reporting of slight declines in asking lease rates as compared to those quoted 1 year earlier.

Inventory

The NAI Hiffman, Cushman and Wakefield, and CB Richard Ellis studies identify the subject's submarket as either the East-West Corridor or the East-West Tollway submarket. The three studies report market indicators and activity for an area that includes both the Oak Brook and Lombard office areas combined with the farther west Lisle and Naperville office areas. Both the Colliers International and Grubb and Ellis studies consider the Lisle and Naperville office corridor independently of the Oak Brook and Lombard office areas. Because the Colliers International and Grubb and Ellis studies are more geographically specific, primary consideration has been given to these studies in estimating a total submarket inventory figure. The Colliers International and Grubb and Ellis studies cite submarket inventories of 14,522,794 and 16,657,605 square feet.

A CoStar.com analytical search was prepared utilizing geographic boundaries of Illinois Route 56/ Butterfield Road to the north, the Burlington Northern railroad line to the south, Illinois Route 59 to the west and Illinois Route 53/Interstate 355 to the east. The only property parameter utilized was a minimum building size of 10,000 square feet. The search reported 201 office buildings or 17,720,363 square feet within the specified area.

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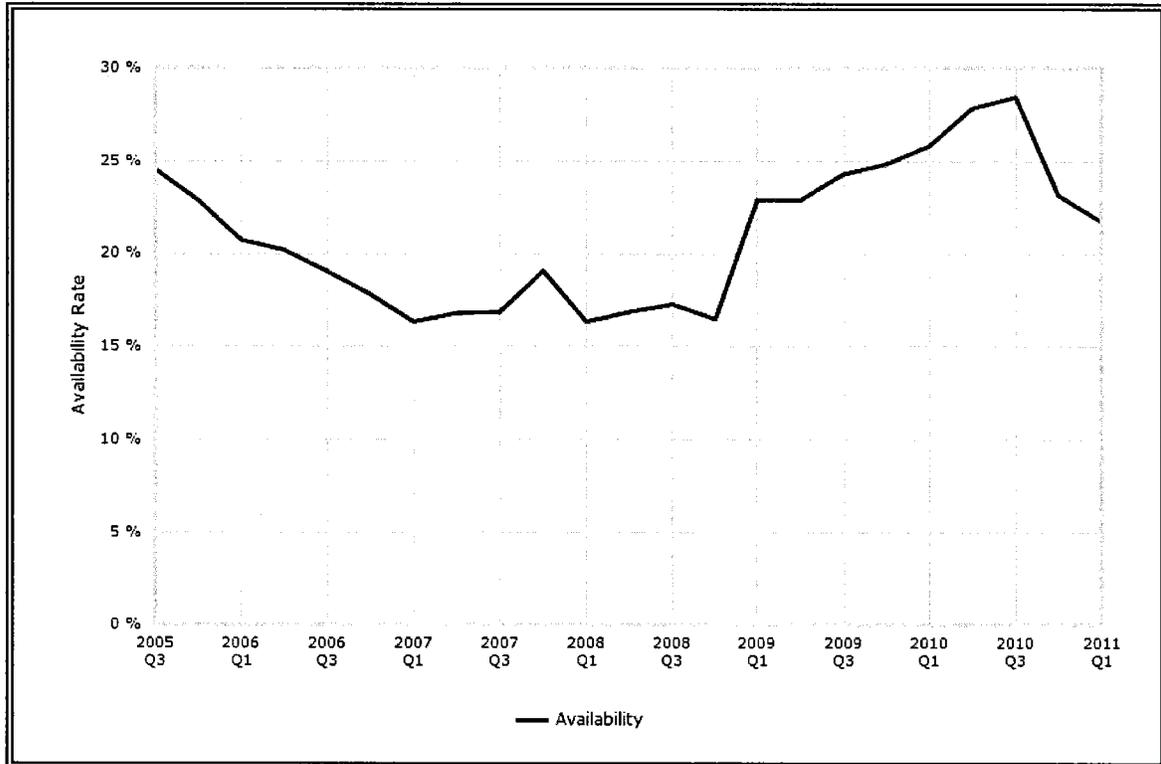
Vacancy

The NAI Hiffman, Cushman and Wakefield, and CB Richard Ellis studies are relatively consistent in their reporting of an overall vacancy rate of between 22.5 and 23.1 percent for the larger submarket area, inclusive of the Oak Brook and Lombard office areas.

The Grubb and Ellis study reports a 28.2 percent vacancy rate for the “I-88 West” submarket, and the Colliers International report cites a 21.2 percent overall vacancy rate for the “Lisle/Naperville” submarket as of the end of the first quarter 2011. The CoStar analytical search reports a 21.0 percent overall vacancy rate for the defined area and an average marketing time of 22.9 months.

The following graph depicts the historic trend in available office space within the defined study area over the past 22 quarters. Clearly, the inventory of available space was declining between the third quarter of 2005 and the first quarter of 2007, with an overall drop from 24.5 to 16.3 percent. Despite small fluctuations, the availability rate as of the fourth quarter of 2008 was 16.5 percent. Between year end 2008 and the third quarter of 2010, the availability rate increased to 28.5 percent. The decline to the current 21.7 percent availability rate is attributable largely to three recently executed leases; the leasing of 50,562 square feet to RSA Medical, LLC, in the 2135 City Gate Lane building; the leasing of 31,978 square feet to SunCoke Energy within the 1011 Warrenville Road building; and the re-leasing/expansion of 71,479 square feet to Armour-Eckrich Meats, LLC, in the 4225 Naperville Road building.

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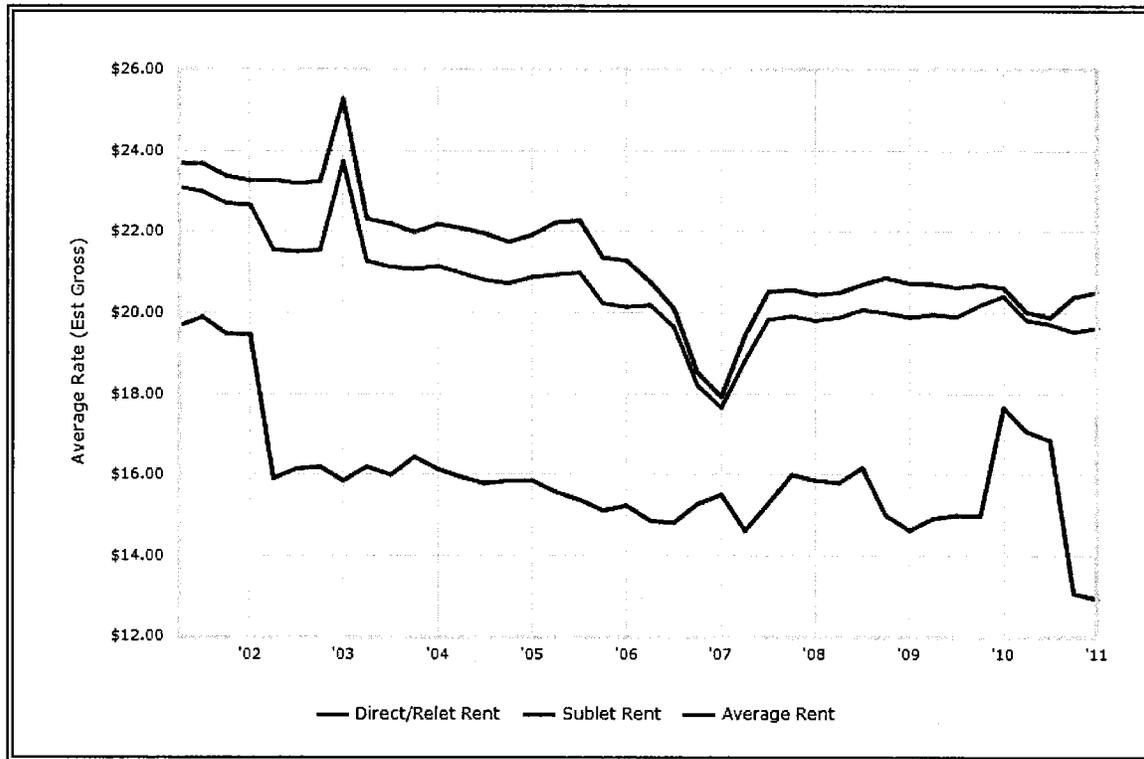
Lease Rates

The NAI Hiffman and Colliers International studies cite average asking lease rates of \$20.26 and \$20.44 per square foot of building area on a gross basis for the submarket at the close of the first quarter 2011. The CB Richard Ellis, Cushman and Wakefield and Grubb and Ellis studies collectively report an asking lease rate range for Class A office space of \$21.14 to \$25.76 per square foot on a gross basis. The Grubb and Ellis and CB Richard Ellis reports cite asking lease rates of \$18.42 and \$20.46 per square foot for Class B office space.

The CoStar analytical search data reports an average asking lease rate for direct leased space, for all classes of office space of \$20.52 per square foot on a gross basis. The following graph depicts the trend in asking lease rates in the subject area. The area experienced a dramatic decline in asking lease rates between the \$25.28 per square foot rate quoted as of the first quarter 2003 and the \$17.66 per square foot rate quoted as of the first quarter 2007. Since the moderate rebound to \$20.52 per square foot as of the third quarter of 2007, the lease rate trend in the subject area has been fairly stagnant.

CoStar reports the average marketing time to lease available space is 22.9 months as of the first quarter 2011.

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Market Values

Like the larger suburban office market and the downtown Chicago office market, the subject's submarket has experienced numerous sales of office properties at dramatically declining per unit prices, as well as many foreclosures.

It was recently announced that the MetroWest building, nicknamed the "N" building, located at 55 Shuman Boulevard in Naperville is facing foreclosure. The building was acquired by its current ownership in January 2006 for \$33.3 million or \$152.62 per square foot.

Consideration has been given to the eight recent sales of seven office buildings or complexes in the area immediately surrounding the subject property. The eight transactions occurred between June 2010 and January 2011. The office properties range in size from 48,000 to 1,223,042 square feet of gross building area and sold for between \$26.98 and \$55.63 per square foot of building area including land.

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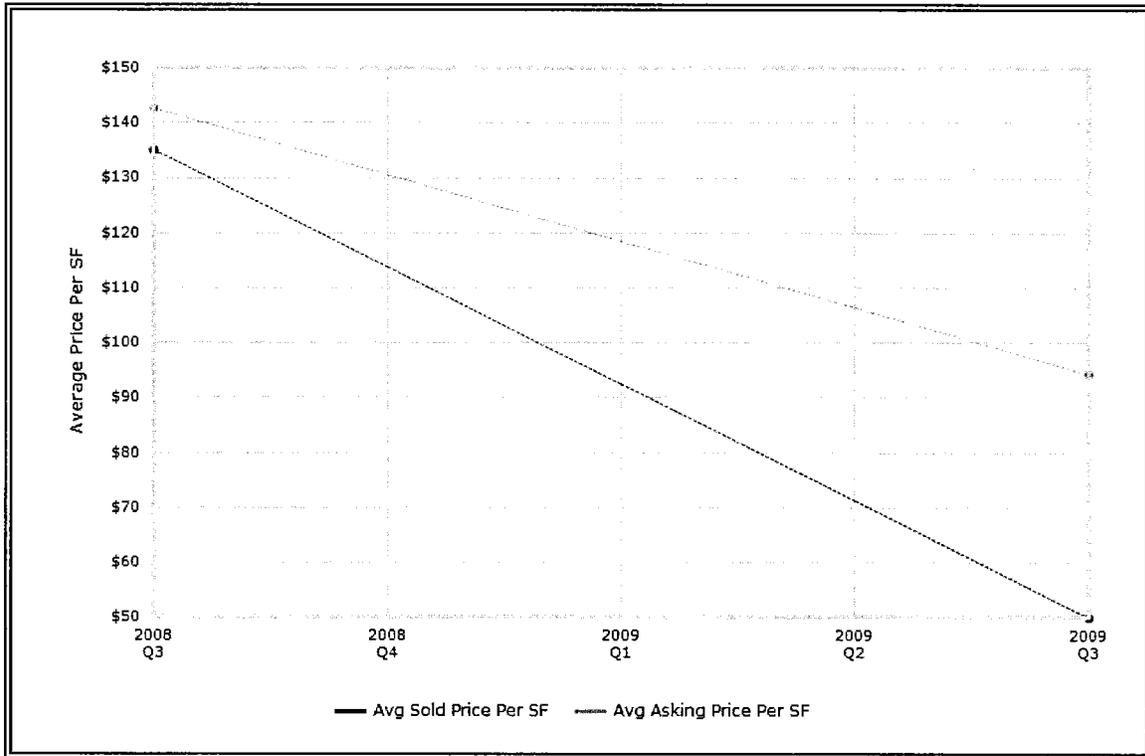
The details of the sales are delineated in the following table. Following the table is a graph obtained via the CoStar analytical search.

The table depicts the declining per square foot market values for office properties in the defined study area. The two data points as of the third quarter of 2008 represent a per unit asking price of \$142.66 per square foot of building area including land and a sale price of \$135.08 per square foot of building area including land, indicating a 5.3 percent differential between per unit asking and sale prices. The data points as of the third quarter 2009 depict an asking price of \$94.34 per square foot of building including land and a sale price of \$50.01 per square foot of building including land, indicating a 47.0 differential between the asking and sale prices. The decline in between the sale prices reflects a 63 percent depreciation in property values. Neither the sample size or specific properties considered by CoStar in producing this graph are known.

IMPROVED SALES SUMMARY

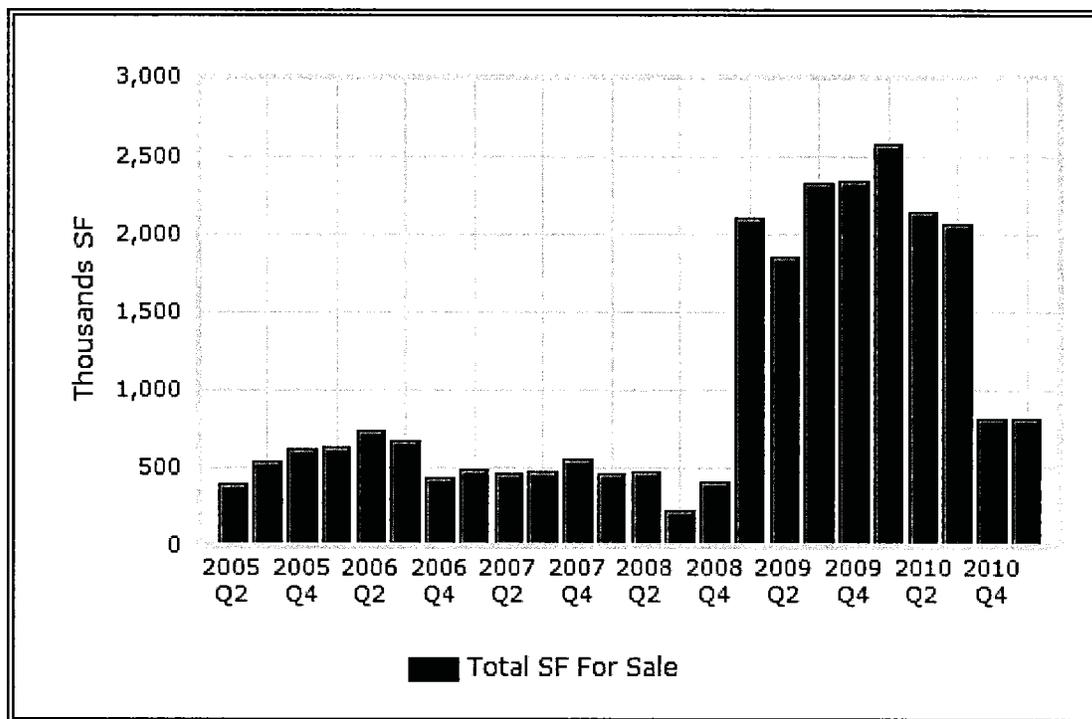
SALE NO.	LOCATION	SALE PRICE	SALE DATE	LAND AREA (SQ. FT./ACRES)	GROSS BUILDING SIZE (SQ. FT.)	YEAR BUILT	LAND TO BUILDING RATIO	SALE PRICE PER SQ. FT. INCLUDING LAND
1	4580 Weaver Pkwy. Warrenville, Ill.	\$2,225,000	1/11	202,118/4.64	48,000	1996	4.21:1.0	\$46.35
2	2601 Lucent Ln. Lisle, Ill.	\$33,000,000	11/10	3,698,680/84.19	1,223,042	1982-2001	3.02:1.0	\$26.98
3	1200 Warrenville Rd. Naperville, Ill.	\$9,408,000	10/10	760,128/17.45	329,770	1981	2.31:1.0	\$28.53
4	280 Shuman Blvd. Naperville, Ill.	\$3,650,000	8/10	239,437/5.50	69,972	1979	3.42:1.0	\$52.16
5	4101 Winfield Rd.* & 28100 Torch Pkwy. Warrenville, Ill.	\$20,000,000	6/10	1,026,274/23.56	371,058	2002	2.77:1.0	\$53.90
6	1230, 1240, 1245 and 1250 Diehl Rd. Naperville, Ill.	\$23,259,000	6/10	965,272/22.16	418,073	1986-1995	2.31:1.0	\$55.63

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The following graph depicts the total office square footage available for sale in the geographic area defined for the CoStar analytical search. The 6-year historic graph clearly demonstrates a dramatic increase in the available square footage between the first quarter 2009 and the third quarter 2010. Although the dramatic rise in office space available for sale is largely attributable to the sale of the previously cited Improved Sale #2, the 1.223-million-square-foot office property located at 2601 Lucent Lane, the overall increase in properties being marketed for sale combined with the abundance of space available for lease, and the downward pressure on lease rates had a significant and adverse effect on per unit sale prices.

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Market Conditions Conclusions

The subject property is located within a well-established suburban office submarket and, although it is now one of the stronger submarkets in the Chicago suburban office market, it continues to struggle through what is forecast to be a very gradual recovery. The reporting of stability or even improvement in vacancy, absorption, lease rate, and/or sale price indicators often is offset by news of further foreclosures of formerly economically viable Class A and B office properties.

Predominantly, the published market studies, as well as the CoStar analytical search indicate, an overall vacancy rate in the subject’s submarket of approximately 21.0 to 23.0 percent. Lease rates, after experiencing a dramatic decline are now relatively stable with only minor and inconsistent upward or downward movement over the past 2 years.

There have been numerous recent sales of large office properties in the immediate area. The per unit prices of the transactions are reflective of the buildings having either high vacancy or being entirely

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vacant properties at the time of sale. The per unit sale prices of the office buildings, particularly the more recently constructed buildings, are clearly a fraction of the construction cost incurred in the development of the properties.

Highest and Best Use Analysis

Definition

Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."¹

To arrive at an opinion of highest and best use, the most profitable competitive use for the land or a site as though vacant and as improved is analyzed. The highest and best use of land or a site as though vacant is based on the assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements.

Physically Possible Use

The first constraint imposed on the possible use of a property is dictated by the physical aspects of the site itself. The subject property is a vacant 148,104-square-foot or 3.40-acre irregular shaped interior parcel located along the west side of Abriter Court, north of Diehl Road and west of Freedom Drive, in the northern portion of the city of Naperville.

The dimensions of the site include 861.89 feet of frontage along the west side of Abriter Court. Exclusive of the site's approximate 271-foot-long panhandle area, the site possesses 591 feet of frontage along the west side of the cul-de-sac roadway. The panhandle portion of the subject site currently is improved with Abriter Court roadway improvements. The remaining dimensions of the site include a northern boundary of 475.37 feet, a noncontinuous western boundary of 324.71 feet, and a noncontinuous southern and southwestern boundary of 416.80 feet.

¹ *The Appraisal of Real Estate*. 13th ed., (Chicago: Appraisal Institute, 2008) 277-278.

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The site is not located in a flood hazard zone and is served by all utilities, including electricity, natural gas, telephone, and municipal water and sewer. Based on the evidence of the current improvements and of other improvements in the immediate area, the soil appears to be suitable for development with a wide variety of structures.

Permissible (Legal) Use

Legal restrictions limiting development of a property are of two types: public and private. The known public restrictions affecting the subject property are the subject property's ORI, Office, Research, Light Industrial, Planned Unit Development District, zoning designation. Private restrictions typically include utility easements and cross-access easements. No data has been provided for our review regarding private restrictions.

The ORI district "is intended to provide an environment suitable for and limited to research and development activities, engineering and testing activities, office uses, warehousing and limited manufacturing that will not have an adverse effect upon the environmental quality of the community."

The minimum area requirement "in the ORI district shall be (2) acres, except for planned unit developments which shall have no minimum area required." The specified minimum lot width within the ORI district is 150 feet. The minimum front yard setback is 30 feet and the minimum interior and rear yard requirement is 20 feet. The yard requirements are increased by 1 foot for every 3 feet of building height in excess of 30 feet. The maximum building height is 100 feet within the ORI district. The maximum building height may be increased to 150 feet by a conditional use permit. The maximum floor area ratio is 0.70, with possible increases based upon the availability of underground garage parking amenities or for additional acreage between 2 and 10 acres. The minimum parking requirement for business and professional office uses is 3.3 parking spaces for each 1,000 square feet of gross floor area. For medical and dental offices and clinics, the minimum parking requirement is 5.0 parking spaces per each 1000 square feet of gross floor area.

Permitted uses include engineering, testing laboratories and offices; laboratories for research and development; light machinery production and assembly; warehouse and storage facilities; low nuisance industrial activities; banks and financial institutions; civic buildings; and office/clinics – medical and dental.

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Feasible Use

The analysis of the subject property's immediate environs earlier in this consulting report identified the surrounding land uses in the immediate and the nearby surrounding area.

The subject property is located within the well-established office corridor that surrounds the East-West Tollway/Interstate 88 through Lisle, Naperville, and Warrenville. As discussed within the market conditions section of this consulting report, the current market indicators, particularly the per unit sale prices of recent improved sales cited do not support the development of additional general office space.

The economic theory and appraisal principle of substitution assumes that in accordance with rational and prudent market behavior, buyers will not pay more for one property than for another that is equally desirable. Property values are set by the price of acquiring a similar property. The per unit prices of the six improved sales cited are a fraction of both their original construction cost and their depreciated value. Of those improved properties acquired for investment reasons, the properties were acquired at a time of declining values and based upon the then current occupancy, were immediately generating revenue. Of those properties acquired for full or partial owner-occupancy, those properties were immediately available without the delay of new construction.

The prevailing market conditions do not support the development of general office properties within the subject's suburban office submarket.

Maximally Productive Use

The maximally productive use or uses for any site are those that have passed the physically possible, legally permissible, and financially feasible criteria. The predominant use in the subject's office market area is general office use with retail properties in only the most highly visible locations. Although a thorough financial feasibility and maximal productivity analysis cannot be performed for every physically possible and legally permissible alternate use, particular consideration is given to those uses within the immediate area that vary from the typical general office use.

Among the subject property's immediately surrounding uses are several hotel facilities. In addition to the 7-story, hotel and banquet/meeting hall and free standing restaurant building proposed for the east

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adjacent Lot 2, Arbiter Court site, the surrounding hospitality uses include the Country Inn and Suites at 1837 Center Point Circle, Courtyards by Marriott at 1155 East Diehl Road, Hampton Inn at 1087 East Diehl Road, Fairfield Inn and Suites at 1820 Abriter Court, and Homestead Studio Suites at 1827 Centre Point Circle. Additionally, the 426-room Holiday Inn Select hotel located at 1801 North Naper Boulevard is current closed for business while undergoing a \$30 million renovation. The property is anticipated to reopen in march 2012 and will then be operated as a full service Marriott hotel and meeting facility.

Additionally, particular consideration has been given to the religious, educational, and medical uses located in the immediate area. The office building located at 1805 High Point Drive in Naperville, was acquired in May 2006 for adaptation to church use. The 104,722- square-foot, four-story building was purchased for \$7,500,000 or \$71.62 per square foot of building area including land. The building currently is operated as the Harvest Bible Chapel. Although this property possesses frontage along Interstate 88, the accessibility characteristics, as well as the immediately surrounding uses, are highly similar to those of the subject site.

Educational uses in the immediate area include DeVry University Naperville Center at 2056 Westings Avenue in Naperville, DeVry University Online at 1200 East Diehl Road in Naperville, Northern Illinois University Naperville Campus at 1120 East Diehl Road in Naperville, DePaul University Naperville Campus at 150 Warrenville in Naperville, University of Illinois at Urbana-Champaign, Business and Industry Services, at 1100 East Warrenville Road in Naperville and Benedictine University's Margaret and Harold Moser Center for Adult and Professional Studies at 1832 Centre Point Circle in Naperville .

Aside from the more typical medical and dental office buildings and units, medical uses in the immediate area include The Center for Surgery, an ambulatory outpatient surgery facility located at 475 East Diehl Road, as well as the newly constructed Central DuPage Hospital Cancer Treatment Center located at 4455 Weaver Parkway in Warrenville.

The religious, educational, and medical facilities cited are each owner-occupied facilities, and, although located within a well-established office corridor submarket, the continued customer demand for these properties is exclusive of the economic influences of the general office market. Both the Harvest Bible Chapel and the DeVry Online properties were existing office properties that were acquired for adaptation to their current religious and educational uses. The remaining educational and medical facilities were

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built for their current use. Whether through site or building selection, the ownership of these religious, educational, and medical uses have identified the subject area as an optimum location, likely due to the surrounding demographics, tollway accessibility, proximity to retail and hospitality uses, and synergy of surrounding uses.

Conclusions as Vacant

Although general office use is the dominant use in the subject area, it currently is not a financially feasible use. With consideration given to the prevailing market conditions for general office use, the locational and physical attributes of the subject site, as well as the immediately surrounding office, hospitality, and retail uses, the highest and best use of the subject site is considered to be a hospitality, educational or medical use that is independent of the economics of general office use and is complimentary to the immediately surrounding properties.

Conclusions

As a result of the market conditions and highest and best use analyses, it is our opinion that the requested variance for the development of a medical treatment and assisted living facility on the subject site conforms to each of the highest and best use criteria. The proposed medical treatment and assisted living facility is considered to be beneficial to both the property and to the community:

- Although of adequate site size to accommodate a more traditional general office use, the site shape, frontage, and visibility attributes are inferior to many existing office properties with available space.
- The weak suburban office market and submarket conditions do not warrant the development of additional office inventory for the foreseeable future.
- The proposed medical use would be an economic benefit to the community, as it would create a wide variety of employment opportunities of varying income levels.
- The proposed development property would generate real estate taxes significantly higher than that of the currently vacant site.
- The proposed medical treatment and assisted living facility would provide care to Naperville residents and their family members.
- Patient families would generate added demand for the surrounding retail uses, thus

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generating greater sales tax revenue.

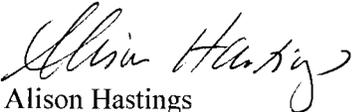
- Based upon the architectural drawings provided, the proposed medical treatment and assisted living facility's 4-story building design is considered to be compatible with the surrounding hotel properties.
- The proposed development's treatment and adult day care uses are considered to be legally permissible uses. The residential component of the proposed development is considered to be highly consistent with the surrounding hotel uses. While the assisted living use would generate similar food, beverage, laundry and scavenger service traffic compared to a full service hotel property, the assisted living facility would create increased employment opportunities compared to a hotel.

CERTIFICATION

We do hereby certify that:

1. We are qualified on the basis of training and experience to perform consulting for the type of property here appraised; copies of our qualifications are included with this report;
2. We have no present or contemplated future interest in the property analyzed, and neither the employment to make the appraisal nor the compensation for it is contingent upon a determination of a specific value for the property;
3. We have no personal interest in or bias with respect to the subject matter of this consulting assignment or with respect to the parties involved;
4. We have personally inspected the property both inside and out; to the best of our knowledge and belief, all statements and information in this consulting report are true and correct, and we have not knowingly withheld any significant information;
5. Reported analysis, opinions, and conclusions are personal, unbiased, and professional;
6. This consulting report is subject to Appraisal Institute requirements concerning review by an authorized representative;
7. The consultation has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation;
8. All conclusions and opinions were prepared by the appraisers whose signatures appear on the report; no change of any item in this report is to be made by anyone other than the appraisers, and the appraisers have no responsibility for any such unauthorized change; and
9. The Appraisal Institute conducts a voluntary program of continuing education for its designated members; as of the date of this consulting report, we have met the minimum requirements of this program.

MaRous & Company



Alison Hastings

Illinois Certified General - #553.001547 (9/11 expiration)



Michael S. MaRous, MAI, CRE

Illinois General Certified - #553.00141 (9/11 expiration)

QUALIFICATIONS SUMMARY

ALISON HASTINGS

EDUCATION:

University of Arizona, B. S. Degree in Finance and Real Estate.

- 9/99 - Successfully passed 110 Appraisal Principles, sponsored by the Appraisal Institute.
- 10/99 - Successfully passed 120 Appraisal Procedures, sponsored by the Appraisal Institute.
- 8/99 - Successfully passed 210 Residential Case Studies, sponsored by the Appraisal Institute.
- 10/99 - Successfully passed 310 Basic Income Capitalization, sponsored by the Appraisal Institute.
- 9/99 - Successfully passed 410 Standards of Professional Practice, sponsored by the Appraisal Institute.
- 2/01 - Successfully passed 510 Advanced Income Capitalization, sponsored by the Appraisal Institute.
- 11/02 - Successfully passed IL VII Non Residential Report Writing, sponsored by the Appraisal Institute.
- 11/04- Successfully passed 530 Advanced Sales Comparison and Cost Approaches, sponsored by the Appraisal Institute.
- 6/05- Attended national USPAP Update Course, sponsored by the Appraisal Institute
- 7/05- Attended Litigation Skills for the Appraiser, sponsored by the Appraisal Institute
- 1/06- Successfully passed 550 Advanced Applications, sponsored by the Appraisal Institute

PROFESSIONAL EXPERIENCE:

- 09/05 To Present:** MaRous & Company - Staff Appraiser
- 2002 To 09/05:** Real Property Advisors, Inc. - Staff Appraiser specializing in the appraisal of commercial properties.
- 03/00 To 10/02:** Krueger Appraisal Services - Staff Appraiser
- 06/89 To 01/90:** Real Estate Analysts of San Francisco - Freelance Appraiser
- 01/89 To 06/89:** American Appraisal Co. - Senior Appraiser
- 03/88 To 12/88:** Real Estate Research - Freelance Appraiser
- 08/85 To 08/87:** Tarantello and Company - Project Manager/Appraiser
- 06/81 To 01/82:** Hastings, Martin, Conboy, Braig & Assoc. - Assistant Appraiser

LICENSES AND AFFILIATIONS:

Illinois Certified General Real Estate Appraiser, License No. 553.001547 (expiration 09/11)

MICHAEL S. MAROUS STATEMENT OF QUALIFICATIONS

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$10 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. His experience in partial interest, condemnation, damage impact, easement (including aerial and subsurface), marital dissolutions, bankruptcy proceedings, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the O'Hare International Airport expansion, the Midway Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Also, he purchases and develops real estate for his own account.

APPRAISAL AND CONSULTATION EXPERIENCE

Business Parks Distribution Centers	Industrial Properties Manufacturing Facilities Research Facilities	Self-storage Facilities Warehouses
Auto Sales/Service Facilities Banquet Halls Big Box Stores	Commercial Properties Gasoline Stations Hotels and Motels Office Buildings	Restaurants Shopping Centers Theaters
Bowling Alleys Cemeteries Farms Golf Courses	Special-Purpose Properties Lumber Yards Nurseries Riverboat Gambling Facilities Schools Stadium Expansion Issues	Tank Farms Underground Gas Aquifers Utility Corridors Waste Transfer Facilities
Apartment Complexes Condominium Conversions	Residential Properties Condominium Developments Single-family Residences	Subdivision Developments Townhouse Developments
Agricultural Alleys Commercial	Vacant Land Easements Industrial Residential	Right of Ways Streets Vacations
Corporations Financial Institutions	Clients Law Firms Not-for-profit Associations	Private Parties Public Entities

EDUCATION

B.S., Urban Land Economics, University of Illinois, Urbana-Champaign
Continuing education seminars and programs through the Appraisal Institute
and the American Society of Real Estate Counselors and real estate brokerage classes

PUBLIC SERVICE

Mayor, City of Park Ridge, Illinois (2003-2005)
Alderman, City of Park Ridge, including Liaison to the Zoning Board of Appeals and Planning and Zoning and
Chairman of the Finance and Public Safety Committees (1997-2005)

PROFESSIONAL AFFILIATIONS AND LICENSES

Appraisal Institute, MAI designation, Number 6159
 American Society of Real Estate Counselors, CRE designation
 Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/11)
 Licensed Real Estate Broker (Illinois)
 Missouri State Certified General Number 2005039104

PROFESSIONAL ACTIVITIES

Mr. MaRous is past president of the Chicago Chapter of the Appraisal Institute. He is former chair and vice chair of the National Publications Committee and has sat on the board of *The Appraisal Journal*. In addition, he has served on and/or chaired more than fifteen other committees of the Appraisal Institute, the Society of Real Estate Appraisers, and the American Institute of Real Estate Appraisers.

Mr. MaRous served as chair of the Midwest Chapter of the American Society of Real Estate Counselors in 2006 and 2007. He has sat on the Chicago Chapter Board of Directors, the Editorial Board of *Real Estate Issues*, and on various other committees.

Mr. MaRous also is past president of the Illinois Coalition of Appraisal Professionals. He has sat on the board of directors, has held office, and has served on numerous committees of many other professional associations, including the National Association of Security Dealers, the International Research Council, the Chicago Real Estate Board, the Northwest Suburban Real Estate Board, the National Association of Real Estate Boards, and the Northern Illinois Commercial Association of Realtors.

PUBLICATIONS AND PROFESSIONAL RECOGNITION

Mr. MaRous has spoken at more than 20 programs and seminars related to real estate appraisal and valuation.

Author

- “Low-income Housing in Our Backyards,” *The Appraisal Journal*, January 1996
- “The Appraisal Institute Moves Forward,” *Illinois Real Estate Magazine*, December 1993
- “Chicago Chapter, Appraisal Institute,” *Northern Illinois Real Estate Magazine*, February 1993
- “Independent Appraisals Can Help Protect Your Financial Base,” *Illinois School Board Journal*, November-December 1990
- “What Real Estate Appraisals Can Do For School Districts,” *School Business Affairs*, October 1990

Awards

- Chicago Chapter of the Appraisal Institute - F. Gregory Opelka Award, 2002
- Appraisal Institute - George L. Schmutz Memorial Award, 2001
- Chicago Chapter of the Appraisal Institute - Heritage Award, 2000
- Chicago Chapter of the Appraisal Institute - Herman O. Walther, 1987 (Distinguished Chapter Member)

Reviewer or Citation in the Following Books

- Appraisal of Real Estate*, Twelfth Edition, 2001
- Appraisal of Real Estate*, Thirteenth Edition, 2008
- Subdivision Valuation*, 2008
- Real Estate Damages*, 2008
- Valuation of Apartment Properties*, 2007
- Valuation of Billboards*, 2006
- Appraising Industrial Properties*, 2005
- Valuation of Market Studies for Affordable Housing*, 2005
- Valuing Undivided Interest in Real Property: Partnerships and Cotenancies*, 2004
- Analysis and Valuation of Golf Courses and Country Clubs*, 2003
- Dictionary of Real Estate Appraisal*, Fourth Edition, 2002
- Valuing Contaminated Properties: An Appraisal Institute Anthology*, 2002
- Hotels and Motels: Valuation and Market Studies*, 2001
- Land Valuation: Adjustment Procedures and Assignments*, 2001
- Appraisal of Rural Property*, Second Edition, 2000
- Capitalization Theory and Techniques, Study Guide*, Second Edition, 2000
- Guide to Appraisal Valuation Modeling Land*, 2000
- Appraising Residential Properties*, Third Edition, 1999
- Business of Show Business: The Valuation of Movie Theaters*, 1999
- GIS in Real Estate: Integrating, Analyzing and Presenting Locational Information*, 1998
- Market Analysis for Valuation Appraisals*, 1995

REPRESENTATIVE WORK OF MICHAEL S. MAROUS

Headquarters/Corporate Office Facilities in Illinois

Fortune 500 corporation facility, 200,000 sq. ft., Libertyville
Corporate headquarters, 300,000 sq. ft. and 500,000 sq. ft., Chicago
Fortune 500 corporation facility, 450,000 sq. ft., Northfield
Major airline headquarters, 1,100,000 million sq. ft. on 47 acres, Elk Grove Village
Former communications facility, 1,400,000 million sq. ft. on 62 acres, Skokie and Niles
Corporate Headquarters, 1,500,000+ sq. ft., Lake County
Former Sears Headquarters Redevelopment Project, Chicago

Office Buildings in Chicago

401 South LaSalle Street, 140,000 sq. ft.
134 North LaSalle Street, 260,000 sq. ft.
333 North Michigan Avenue, 260,000 sq. ft.
171 West Randolph Street, 360,000 sq. ft.
20 West Kinzie Street, 405,000 sq. ft.
55 East Washington Street, 500,000 sq. ft.
10 South LaSalle Street, 870,000 sq. ft.
222 West Adams, 1,000,000 sq. ft.
175 West Jackson Boulevard, 1,450,000 sq. ft.
227 West Monroe, 1,800,000 sq. ft.
10 South Dearborn Street, 1,900,000 sq. ft.

Hotels in Chicago

10 E. Grand Avenue (Hilton Garden Inn)
106 East Superior Street (Peninsula Hotel)
140 East Walton Place (The Drake Hotel)
676 North Michigan Avenue (Omni Chicago Hotel)
One West Wacker Drive (Renaissance Chicago Hotel)
320 North Dearborn Street (Westin Chicago River North)
505 North Michigan Avenue (Hotel InterContinental)

Large Industrial Properties in Illinois

Large industrial complexes, 400,000 sq. ft., 87th Street and Greenwood Avenue, Chicago
Distribution warehouse, 580,000 sq. ft. on 62 acres, Champaign
Publishing house, 700,000 sq. ft. on 195 acres, U.S. Route 45, Mattoon
AM Chicago International, 700,000± sq. ft. on 41 acres, 1800 West Central, Mt. Prospect
Nestlé distribution center, 860,000 sq. ft. on 153 acres, DeKalb
Fortune 500 company distribution center, 1,000,000 sq. ft., Elk Grove Village
U.S. Government Services Administration distribution facility, 1,000,000 sq. ft., 76th Street and Kostner Avenue, Chicago
Self-storage facilities, various Chicago metropolitan locations

Vacant Land in Illinois

15 acres, office, Northbrook	450 acres, residential, Wauconda
20 acres, residential, Glenview	475± acres, various uses, Lake County
25 acres, Hinsdale	650 acres, Hawthorne Woods
55 acres, mixed-use, Darien	650 acres, Waukegan/Libertyville
75 acres, I-88 at I-355, Downers Grove	800 acres, Woodridge
100± acres, various uses, Lake County	900 acres, Matteson
140 acres, Flossmoor	1,000± acres, Batavia area
142 acres, residential, Lake County	2,000± acres, Northern Lake County
160 acres, residential, Cary	5,000 acres, southwest suburban Chicago area
200 acres, mixed-use, Bartlett	Landfill expansion, Lake County
250 acres, Island Lake	

Business and Industrial Parks

Chevy Chase Business Park, 30 acres, Buffalo Grove
Carol Point Business Center, 300-acre industrial park, Carol Stream, \$125,000,000+ project
Internationale Centre, approximately 1,000 acre-multiuse business park, Woodridge

Retail Facilities

10 Community shopping centers, various Chicago, Metropolitan locations
Big-box uses, various Chicago metropolitan locations
Gasoline Stations, various Chicago metropolitan locations
More than 30 single-tenant retail facilities larger than 80,000 sq. ft., various Chicago metropolitan locations

Residential Projects

Federal Square townhouse development project, 118 units, \$15,000,000+ sq. ft. project, Dearborn Place, Chicago
Marketability and feasibility study, 219 East Lake Shore Drive, Chicago
Riverview II, Chicago, Old Town East and West, Chicago, Museum Park Lofts II, Museum Park Tower 4, University Commons, Two River Place, River Place on the Park, Chicago

Market Studies

Impact of land fill on adjacent property values
Impact of low-income housing on adjacent residential property values
Impact of proposed quarry expansion on neighboring properties
Impact of commercial and parking uses on adjacent residential property values
Impact of significant zoning changes on residential property values
Sanitary sewer value impact study
Waste transfer facility impact study

Properties in Other States

330,000 sq. ft., Newport Beach, California
Former government depot/warehouse and distribution center, 2,500,000 sq. ft. on 100+ acres, Ohio
Shopping Center, St. Louis, Missouri
Office Building, Clayton, Missouri
Condominium Development, New York, New York

Airport Related Properties

Mr. MaRous has done valuations on more than 100 parcels in and around O'Hare International Airport, Chicago Midway Airport, Palwaukee Municipal Airport, Chicago Aurora Airport, DuPage Airport, and Lambert-St. Louis International Airport

REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

Law Firms

Aldo, Botti & DeLongis, Ltd.	Graft & Jordan	Rathje & Woodward, LLC
Alschuler, Simantz & Hem, LLC	Greenberg Traurig, LLP	Raysa & Zimmermann, LLC
Arnstein & Lehr, LLP	Steve Helm & Associates	Righeimer, Martin & Cinquino, PC
Steven B. Bashaw, PC	Hinshaw & Culbertson, LLP	Riordan & Pinta, Ltd.
Berger, Newmark & Fenchel PC	Holland & Knight, LLP	Robbins, Salomon & Patt, Ltd.
Berger Schatz	Jenner & Block, LLP	Rosenfeld Hafron Shapiro & Farmer
Burke, Burns & Pinelli, Ltd.	Donald L. Johnson	Rosenthal, Murphey, Coblentz & Donahue
Victor J. Cacciatore II	Kalcheim, Haber & Kuzniar, LLP	Rubin & Norris, LLC
Carmody MacDonald PC	Kelly, Olson, Michod, DeHaan & Richter, LLC	Ryan and Ryan
Chapman & Cutler, LLP	Kinnally, Flaherty, Krentz & Loran PC	Reed Smith LLP
Cotsirilos, Tighe & Streicker, Ltd.	Kirkland & Ellis, LLP	Sarnoff & Baccash
Crane, Heyman, Simon, Welch & Clar	Klein, Thorpe & Jenkins, Ltd.	Scariano, Himes & Petrarca, Chtd.
Daley & George, Ltd.	Kubiesa, Spiroff, Gosselar, Acker & DeBlasio, PC	Schiff Hardin LLP
Davis, Freidman	Locke, Lord, Bissell & Liddell, LLP	Schiller, DuCanto & Fleck LLP
Deutsch, Levy & Engel Chartered	McDermott, Will & Emery	Schirott, Luetkehans & Garner, P.C.
DLA Piper	Mayer Brown, LLP	Schuyler, Roche & Crisham, P.C.
Drinker, Biddle & Reath, LLP	McGuire Woods, LLP	Sidley Austin, LLP
Eiden & O'Donnell, Ltd.	Law Offices of Timothy J. McJoynt, PC	Sonnenschien, Nath & Rosenthal, LLP
Figliulo & Silverman, PC	Michael Best & Friedrich LLP	Storino, Ramello & Durkin
Flanagan Bilton, LLC	Miller & Sweeney, CO	Thomas M. Tully & Associates
Foley & Lardner, LLP	Morrison & Morrison PC	Thompson Coburn, LP
Foran, O'Toole & Burke, LLC	Bryan E. Mraz & Associates	Tuttle, Vedral, Collins & Erickson, P.C.
Franczek Radelet PC	Neal, Gerber & Eisenberg, LLP	Vedder Price P.C.
Freeborn & Peters, LLP	Neal & Leroy, LLC	Scott D. Verhey
Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz, Ltd.	O'Halloran, Kosoff, Geitner & Cook, PC	Wildman, Harrold, Allen & Dixon LLP
Gordon & Centracchio, LLC	Owens, Owens & Rinn, Ltd.	Winston & Strawn LLP
Gould & Ratner, LLP	Prendergast & Del Principe	Worsek & Vihon LLP

Financial Institutions

AmericaUnited Bank and Trust	First Midwest Bank	Manufacturers Bank
Amerimark Bank	First Northwest Bank	MB Financial Bank
Bank of Commerce	Glenview State Bank	Midwest Bank & Trust Company
Bridgeview Bank & Trust	Harris Bank	National City Bank
Charter One	Itasca Bank and Trust	Northern Trust Bank
CIB Bank	Lake Forest Bank & Trust	Northview Bank & Trust
Citibank	Leaders Bank	Private Bank & Trust Co.
Cole Taylor Bank	LaSalle National Bank	State Financial Bank
Covest Banc		Winfield Community Bank
First Bank of Highland Park		Wintrust Bank Group

Corporations

Advocate Health Care System	Christopher B. Burke Engineering, Ltd.	Enterprise Development Corporation
Alter Group	Cambridge Homes	Enterprise Leasing Company
Amcraft Construction Company, Inc.	Canadian National Railroad	Exxon Mobil Corporation
American Stores Company	Capital Realty Services, Inc.	Hamilton Partners
Archdiocese of Chicago	Chicago Cubs	Hewitt Associates LLC
Arthur J. Rogers and Company	Children's Memorial Hospital	Hollister Corporation
Atlantis Properties, Ltd.	Chrysler Realty Corporation	Imperial Realty Company
Aurora Venture, LLC	Citgo Petroleum Corporation	Edward R. James Partners, LLC
BP Amoco Oil Company	CorLands	Kenard Corporation

Corporations (continued)

Kimco Realty Corporation
 Kinder Morgan, Inc.
 Kmart Corporation
 Lakewood Homes
 Loyola University Health System
 Marathon Oil Corporation
 Meijer, Inc.
 Mesirov Stein Real Estate, Inc.
 Metro Self Storage, Inc.

Nagel Group
 Nestlé
 Palwaukee Municipal Airport
 Peoples Gas Company
 The Prime Group Realty Trust
 Property Assessment Advisors, Inc.
 Prudential Realty Company, Inc.
 Public Storage Corporation
 RREEF Corporation

Shell Oil Company
 Southland Corporation
 Stewart Warner Corporation
 Union Pacific Railroad Company
 United Airlines, Inc.
 United of America Insurance Company
 Unoven Oil Company
 USG Corporation
 Volvo Car Finance

Public Entities

Illinois Local Governments and Agencies

Village of Arlington Heights
 Village of Barrington
 Village of Bartlett
 Village of Bellwood
 Village of Brookfield
 Village of Burr Ridge
 Village of Cary
 City of Chicago
 Village of Deer Park
 City of Des Plaines
 Des Plaines Park District
 Downers Grove Park District
 City of Elgin
 Elk Grove Village
 City of Elmhurst
 Village of Elmwood Park
 City of Evanston
 Village of Forest Park
 Village of Franklin Park
 Village of Glenview
 Glenview Park District

Village of Harwood Heights
 Village of Hawthorne Woods
 City of Highland Park
 Village of Hinsdale
 Village of Inverness
 Village of Kildeer
 Village of Lake Zurich
 Leyden Township
 Village of Lincolnshire
 Village of Lincolnwood
 Village of Morton Grove
 Village of Mount Prospect
 Village of North Aurora
 Village of Northbrook
 City of North Chicago
 Village of Northfield
 Northfield Township
 Village of Oak Brook
 Village of Orland Park
 City of Palos Hills
 City of Prospect Heights

City of Rolling Meadows
 Village of Rosemont
 Village of Round Lake Park
 City of St. Charles
 Village of Schaumburg
 Village of Schiller Park
 Village of Skokie
 Village of South Barrington
 Village of Streamwood
 Water Metropolitan Water Reclamation
 District of Greater Chicago
 City of Waukegan
 Village of Wheeling
 Village of Wilmette
 Village of Willowbrook
 Village of Winnetka
 Village of Woodridge
 York Township
 City of Zion

County Governments and Agencies

Boone County State's Attorney's Office
 Forest Preserve of Cook County
 Cook County State's Attorney's Office
 DuPage County Board of Review

Forest Preserve District of DuPage
 County
 Kane County
 Kendall County Board of Review

Lake County
 Lake County Forest Preserve District
 Lake County State's Attorney's Office

State and Federal Government Agencies

Federal Deposit Insurance Corporation
 U.S. General Services Administration

Illinois Housing Development Authority
 Illinois State Toll Highway Authority

Internal Revenue Service
 The U.S. Postal Service

Schools

Arbor Park School District No. 145
 Argo Community High School
 District No. 217
 Arlington Heights District No. 25
 Township High School District No.
 214, Arlington Heights
 Barrington Community Unit District
 No. 220
 Chicago Board of Education
 Chicago Ridge District No. 127½
 College of Lake County
 Community Consolidated School
 District No. 146

Consolidated High School
 District No. 230
 Crete-Monee School District N. 201-U
 Darien District No. 61
 DePaul University
 Elmhurst Community Unit School
 District No. 205
 Indian Springs School District No. 109
 LaGrange School District No. 105
 Loyola University
 Lyons Township High School District
 No. 204
 Maine Township High School District
 No. 207

Morton College
 Niles Elementary District No. 71
 North Shore District No. 112, Highland
 Park
 Northwestern University
 Rosalind Franklin University
 Roselle School District No. 12
 Schaumburg Community Consolidated
 District No. 54
 University of Illinois
 Wheeling Community Consolidated
 District No. 21
 Wilmette District No. 39

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

DEVELOPMENT NAME: CRL LLC

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

I. APPLICANT/PETITIONER:

Name: CRL LLC

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

II. OWNER:

Name: Superhost Hospitality

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

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

III. ACTION REQUESTED:

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

IV. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

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

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

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

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

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

V. PROJECT DATA:

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

6. Character of Surrounding Area:

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

7. List Controlling Ordinances, Agreements and Plats:

8. Is this property within the City limits?

Yes

No, requesting annexation

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

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

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

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: OCI

3. Description of Proposal: Alzheimer’s Treatment Facility

4. General Land Use Data:

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

5. Development Densities:

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

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

Gross Density = number of units divided by gross acres.

Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school and park dedications and open space.

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

6. Community Facilities within the Development:

School Site: None

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

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

Total:

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

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

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

Cash: NA

How Satisfied: Land and Cash Donation - NA

GP:2964970 v1

SIGN VARIANCE STANDARDS – CRL

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

The purpose of the Street Control Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. CRL is requesting a variance for wall signage on its west elevation and north elevations. Since the property is located adjacent to Interstate 88, it is important that customers approaching the site from the west along Interstate 88 be able to identify the Embassy Suites so that they can safely exit at Freedom Drive.

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

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

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

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

GP:2982515 v1

CRL

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

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

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

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

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

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54903/1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPECTFULLY SUBMITTED this 16th day of May, 2011.

PETITIONER:

CRL LLC

By: Kevin M. Gallaher
Gray Plant Mooty
Its Attorney

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

Karen L. Zimmerman
Notary Public



Prepared by

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

GP:2964932 v1

126422/1
59189/1
59181/1

- 4 -

PRELIMINARY PLANNED UNIT DEVELOPMENT OF CRL - ASSISTED LIVING FACILITY

Page: 185 - Agenda Item: D.7.

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

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THAT PART OF LOT 4 IN NAPERVILLE CORPORATE CENTER LYING SOUTH OF THE NORTHERN ILLINOIS GAS COMPANY'S RIGHT OF WAY, ACCORDING TO THE PLAT OF SAID NAPERVILLE CORPORATE CENTER RECORDED AS DOCUMENT R7949422; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST (SOUTH 01 DEGREE 34 MINUTES 13 SECONDS WEST-REC.) ALONG THE WEST LINE OF SAID NAPERVILLE CORPORATE CENTER, 488.46 FEET TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 415.18 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 30.11 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 277.82 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS EAST, 12.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 64.42 FEET TO THE EAST LINE OF LOT 3 IN CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1988 AS DOCUMENT R1988-039201. SAID EAST LINE ALSO BEING THE WEST LINE OF CASE-WALEY ASSESSMENT PLAT RECORDED SEPTEMBER 24, 1952 AS DOCUMENT NUMBER 89391; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST (NORTH 01 DEGREE 28 MINUTES 41 SECONDS EAST-REC.) ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 373.79 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 92079; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST (SOUTH 86 DEGREES 53 MINUTES 49 SECONDS EAST-REC.) ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, 362.71 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 12 SECONDS EAST, 393.27 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

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

LEGEND

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

CRL - ASSISTED LIVING FACILITY

COMPOSITE SITE & DATA CHART

ITEM	PRELIMINARY P.I.D.
CURRENT ZONING	OR8 - PUD
PROPOSED ZONING	OC4 - PUD
SITE SQUARE FOOTAGE (LOT 3)	130,680 S.F.
BUILDING LOT COVERAGE (LOT 3)	0.16
F.A.R.	0.56
IMPERVIOUS SURFACE AREA BY COVERAGE	
BUILDINGS	19,840 S.F.
CRACKS	310 S.F.
PAVEMENT (SURFACE PARKING, ROADS)	26,305 S.F.
SIDEWALKS AND GAZEBO	5,708 S.F.
TOTAL IMPERVIOUS SURFACE (SF)	52,863 S.F.
TOTAL IMPERVIOUS SURFACE COVERAGE	40.5%
TOTAL GREENSPACE (PERVIOUS) SURFACES (SF)	77,817 S.F.
TOTAL GREENSPACE (PERVIOUS) SURFACES COVERAGE	59.5%
TOTAL OPENSFACE (AS DEFINED BY NAPERVILLE CODE)	66,973 S.F.
BUILDING GROSS PLAN AREA BY USE GROUP	
ASSISTED LIVING FACILITY	73,393 S.F.
TOTAL BUILDING FLOOR AREA	73,393 S.F.
PARKING SUMMARY	
SURFACE PARKING REGULAR SPACES	49 SPACES
SURFACE PARKING ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING PROVIDED	52 SPACES
BICYCLE PARKING	3 SPACES

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

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

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

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

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

NOTES:

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

EASEMENT NOTES

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

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

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

CITY PROJECT # 11-1000007



2125 Janes Avenue, Suite 100
Naperville, IL 60567
630.724.0200 ext.
630.724.0384 fax
es@es.com

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

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

PRELIMINARY PUD PLAT
CRL ASSISTED LIVING FACILITY, NAPERVILLE, IL

Project No: 09192
Group No: VP04.1



Hitchcock Design Group

Creating Better Places®

221 West Jefferson Avenue
 Naperville, Illinois 60540

T 630.961.1787
 F 630.961.9925
 www.hitchcockdesigngroup.com

CRL - Assisted Living

Naperville, IL

Preliminary Landscape Plans
 May 23, 2011

Superhost Hospitality

8615 US 24 West
 Fort Wayne, Indiana 46804

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

Project Team

Landscape Architect

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

Civil Engineer

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

Architect

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

Sheet Index

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

General Notes

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

Project Location Map

NOT TO SCALE



NORTH

It's smart. It's free. It's the law.

Call Before You Dig

Call before you dig.

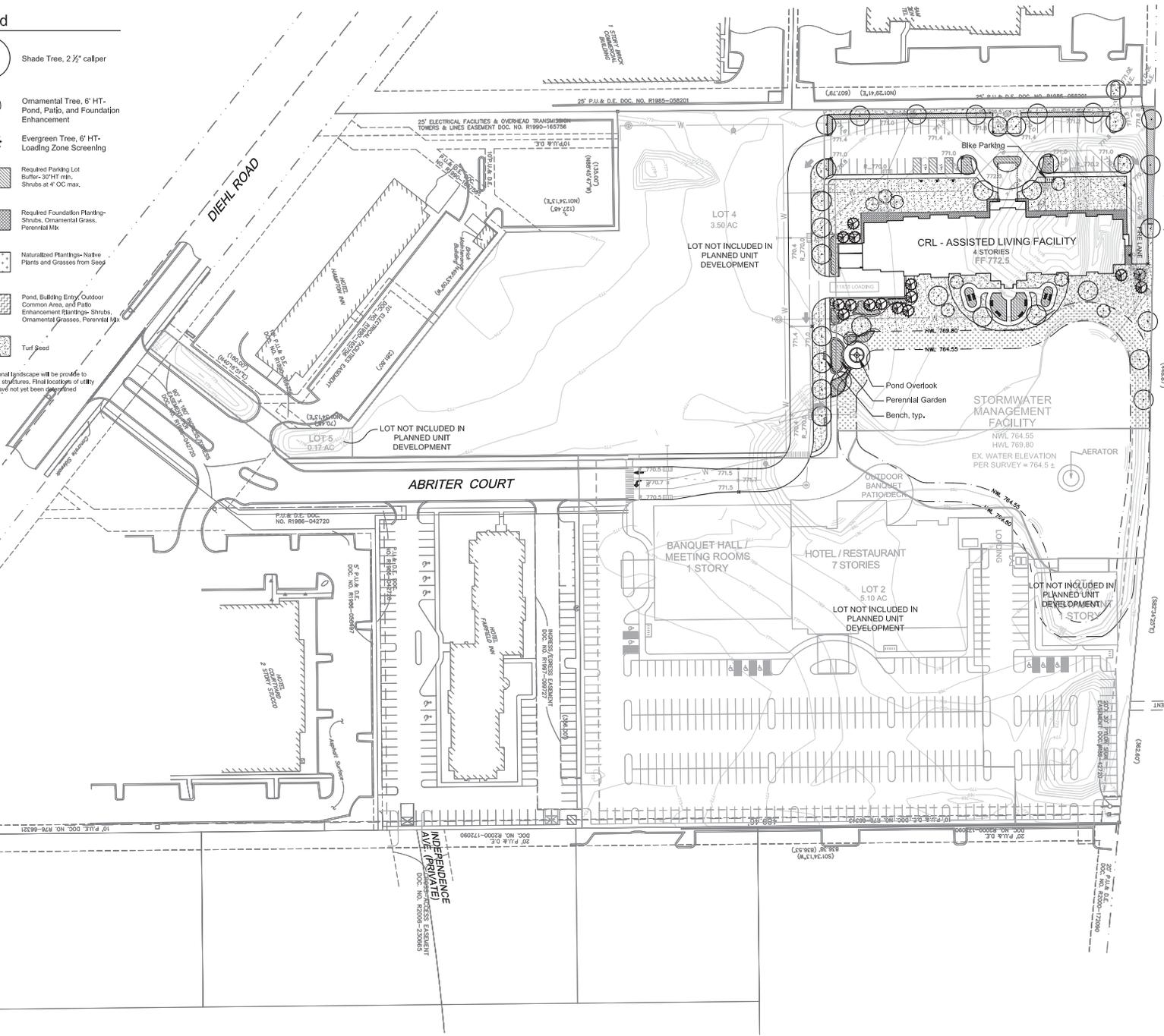
800.892.0123

JULIE
 ILLINOIS
 ONE-CALL SYSTEM

Legend

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

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



NORTHERN ILLINOIS GAS COMPANY RIGHT-OF-WAY

EAST-WEST TOLLWAY

Hitchcock Design Group
 Creating Better Places™
 221 West Jefferson Avenue
 Naperville, Illinois 60540
 T 630.961.1787
 F 630.961.9925

PREPARED FOR
Hospitality
 8615 US 24 West
 Fort Wayne, Indiana 46804

PROJECT
CRL-Assisted Living Facility
 Naperville, Illinois

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

ISSUED FOR REVIEW
 January 12, 2011

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

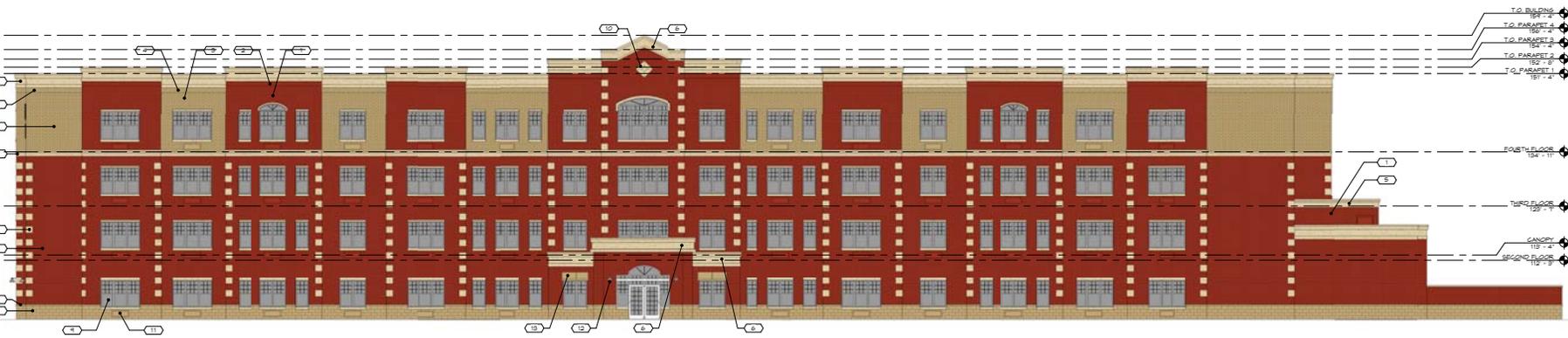
DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planning Plan

SCALE IN FEET
 1" = 50'-0"




SHEET NUMBER
PL1



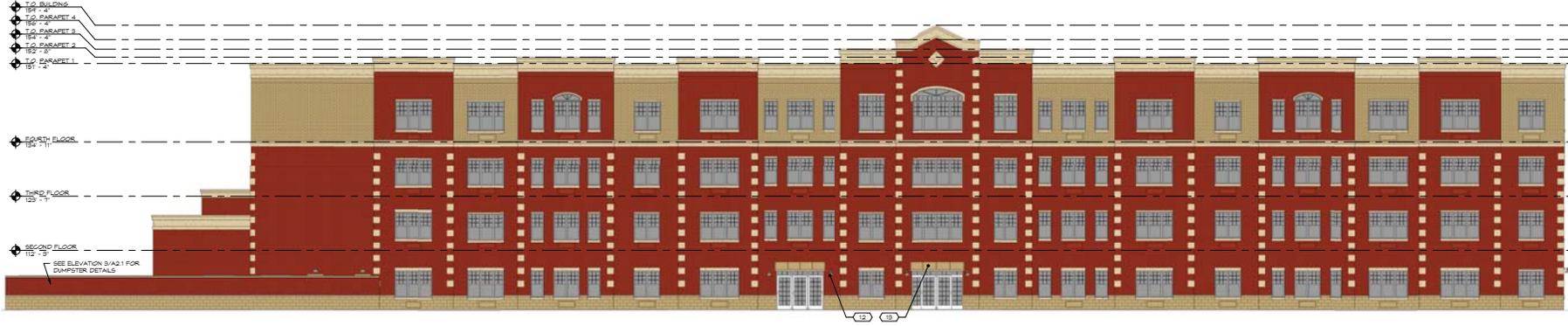
1
A2.0 OVERALL WEST ELEVATION
SCALE 3/32" = 1'-0"

BUILDING INFORMATION	
OVERALL BUILDING	
FOOTPRINT	= 11,445 SF (NOT INCLUDING DUMPSTER OR CANOPY)
CANOPY	= 410 SF
DUMPSTER / GENERATOR	= 134 SF
TOTAL SF	= 12,989 SF (NOT INCLUDING DUMPSTER OR CANOPY)
1 BED UNITS	= 46
2 BED UNITS	= 30
TOTAL UNITS	= 76
TOTAL BEDS	= 106
TOTAL CONGREGATE AREA PROVIDED	= 12,229 SF
TOTAL CONGREGATE AREA PER RESIDENT	= 114 SF

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	CLAY BRICK (4x12 RUNNING) - COLOR 1
2	CLAY BRICK (4x12 SOLDIER) - COLOR 1
3	CLAY BRICK (4x12 RUNNING) - COLOR 2
4	CLAY BRICK (4x12 SOLDIER) - COLOR 2
5	SPLIT FACE CMU (8x16 RUNNING)
6	EIFS CORNICE
7	CAST STONE
8	CAST STONE QUIONS
9	VINYL WINDOWS WITH CAST STONE HEADS AND SILLS
10	CAST STONE ACCENT
11	PTAC UNIT
12	EXTERIOR LIGHTING
13	CANVAS AWNING

* KEYNOTES TYPICAL AT ALL ELEVATIONS

MATERIAL PERCENTAGES	
WEST ELEVATION	
WINDOWS/DOORS	= 2,820 S.F.
SPLIT FACE CMU	= 760 S.F. (6.2%)
CLAY BRICK	= 12,445 S.F. (95.1%)
EIFS	= 1,258 S.F. (9.6%)
TOTAL	= 15,283 S.F.
EAST ELEVATION	
WINDOWS/DOORS	= 3,284 S.F.
SPLIT FACE CMU	= 1,050 S.F. (5.4%)
CLAY BRICK	= 12,274 S.F. (86.2%)
EIFS	= 861 S.F. (7.9%)
TOTAL	= 15,099 S.F.
NORTH ELEVATION	
WINDOWS/DOORS	= 956 S.F.
SPLIT FACE CMU	= 242 S.F. (5.2%)
CLAY BRICK	= 5,988 S.F. (85.2%)
EIFS	= 456 S.F. (9.6%)
TOTAL	= 5,012 S.F.
SOUTH ELEVATION	
WINDOWS/DOORS	= 36 S.F.
SPLIT FACE CMU	= 260 S.F. (5.2%)
CLAY BRICK	= 4,276 S.F. (81.7%)
EIFS	= 640 S.F. (12.9%)
TOTAL	= 5,012 S.F.
TOTAL BUILDING	
TOTAL WINDOWS/DOOR	= 6,400 S.F. (8.0%)
TOTAL SPLIT FACE CMU	= 1,470 S.F. (8.9%)
TOTAL CLAY BRICK	= 26,791 S.F. (88.2%)
TOTAL EIFS	= 3,015 S.F. (9.9%)
GRAND TOTAL	67,225 S.F.



2
A2.0 OVERALL EAST ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS	
#	DATE

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PROPOSED:
CRL NAPERVILLE
Sheet # 11-1000007-01
NAPERVILLE

Project Number 10-1042
Date 5-16-11
Drawn By JR
Checked By KK

A2.0

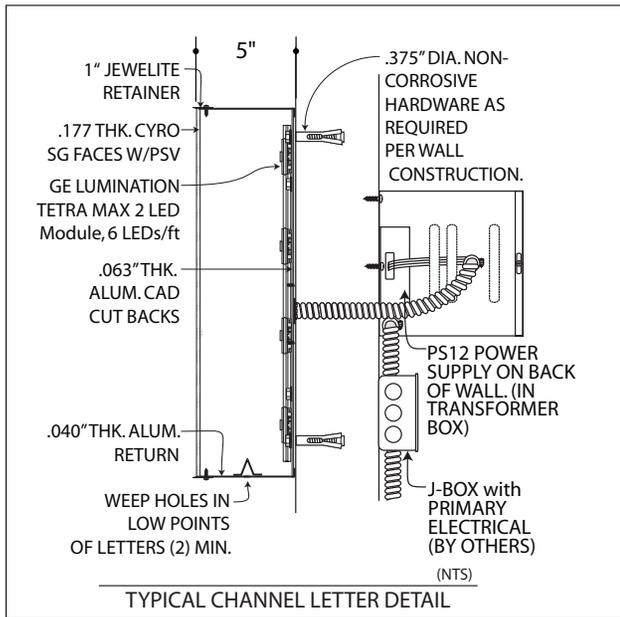
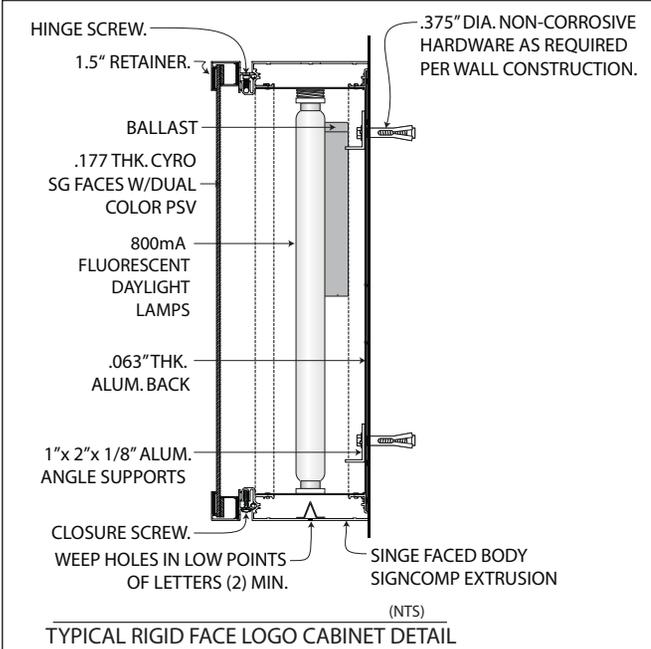
PROJECT #11-1000007
DESIGN REVIEW 5-16-11



East ELEVATION - NTS

Print History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-CL96
2648BR	3/31/11		City/State	Naperville, IL	Location	North elevation
			Customer	SAMS Hotel Group, LLC	Size	8' 0" x 13' 4" (106.6 sq ft)
			Acct Exec.	SW	Description	
			Quote	23304		Remote channel logoset
			Line	1		

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



COLORS

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

NOTES

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

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

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

ITEMS NEEDED:

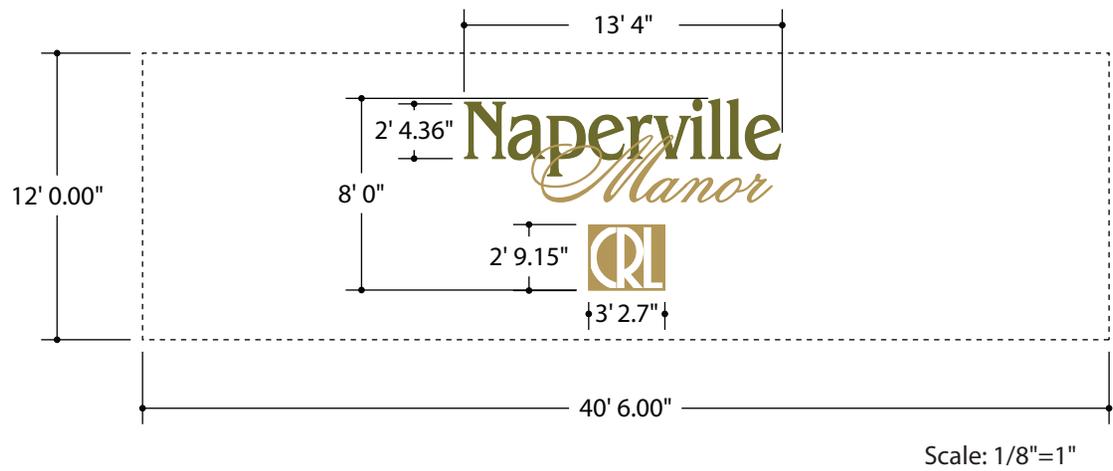
- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle,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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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



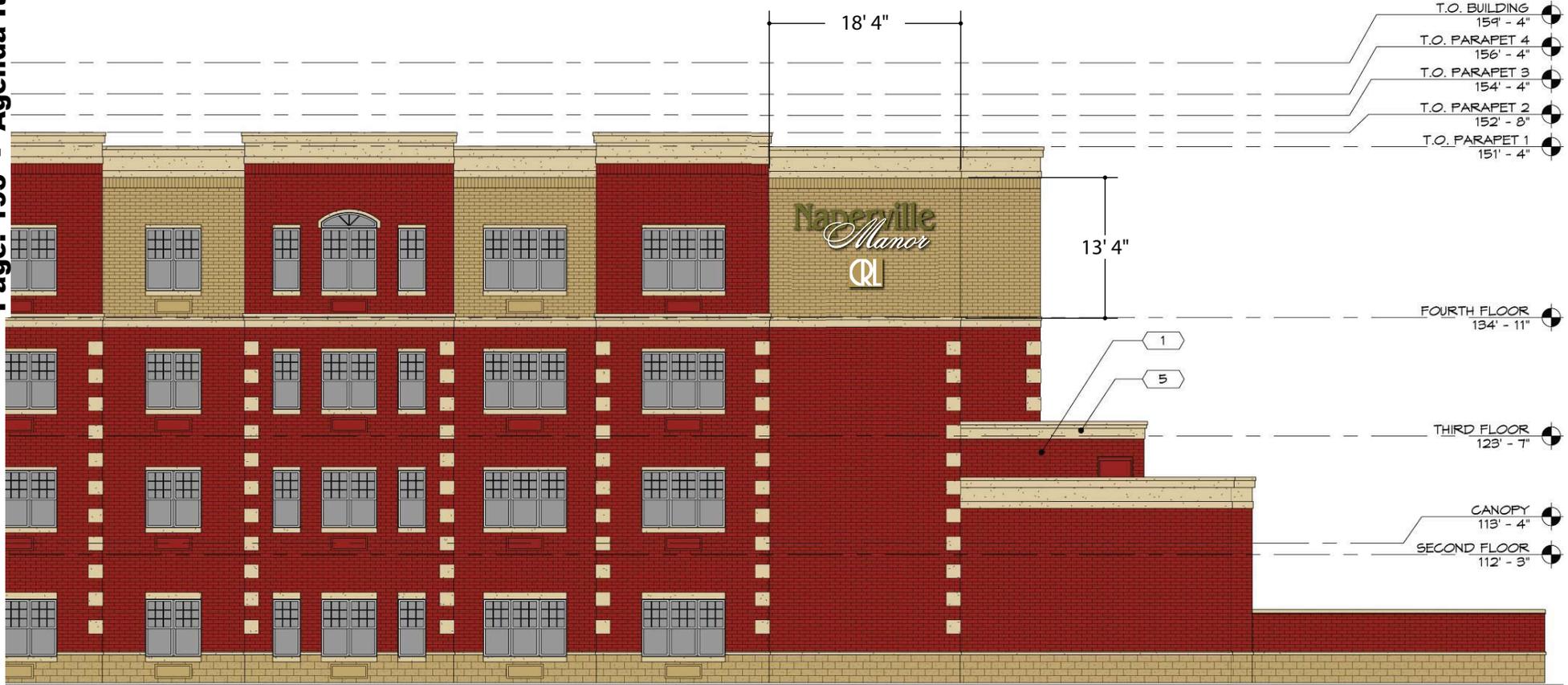
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TECHNICAL PAGE

UL FILE NO. E70436

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

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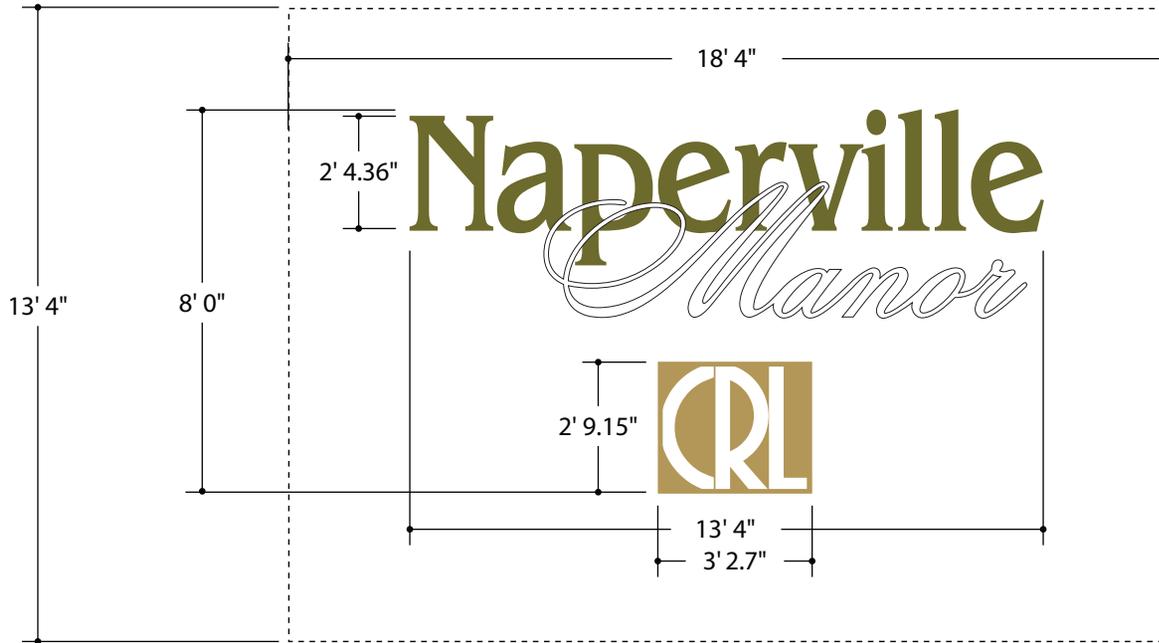
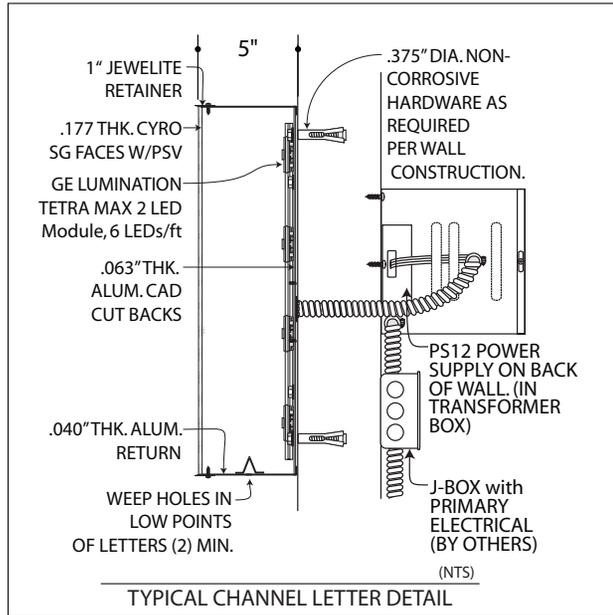
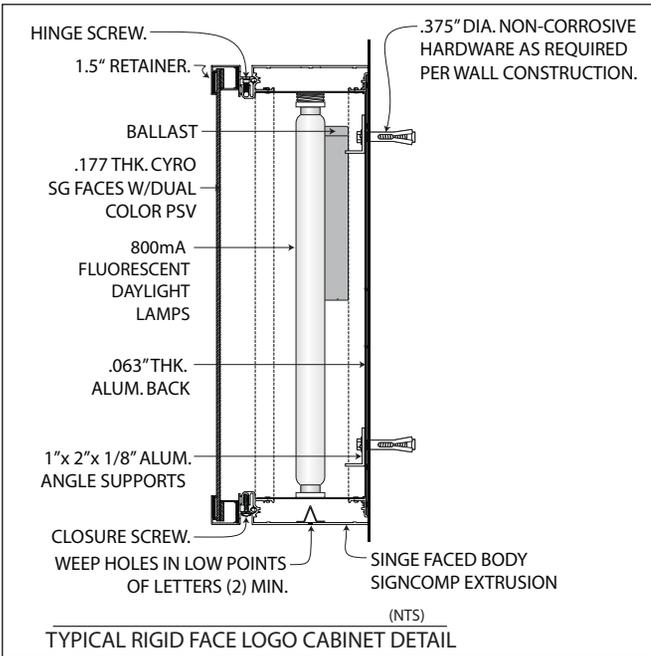


WEST ELEVATION - NTS

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

Print History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-CL96
2649BR	3/31/11		City/State	Naperville, IL	Location	West elevation
2649JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	8' 0" x 13' 4" (106.6 sq ft)
			Acct Exec.	SW	Description	Remote channel logoset
			Quote	23304		
			Line	3		

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Scale: 1/4"=1'

COLORS

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

NOTES

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

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

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

ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

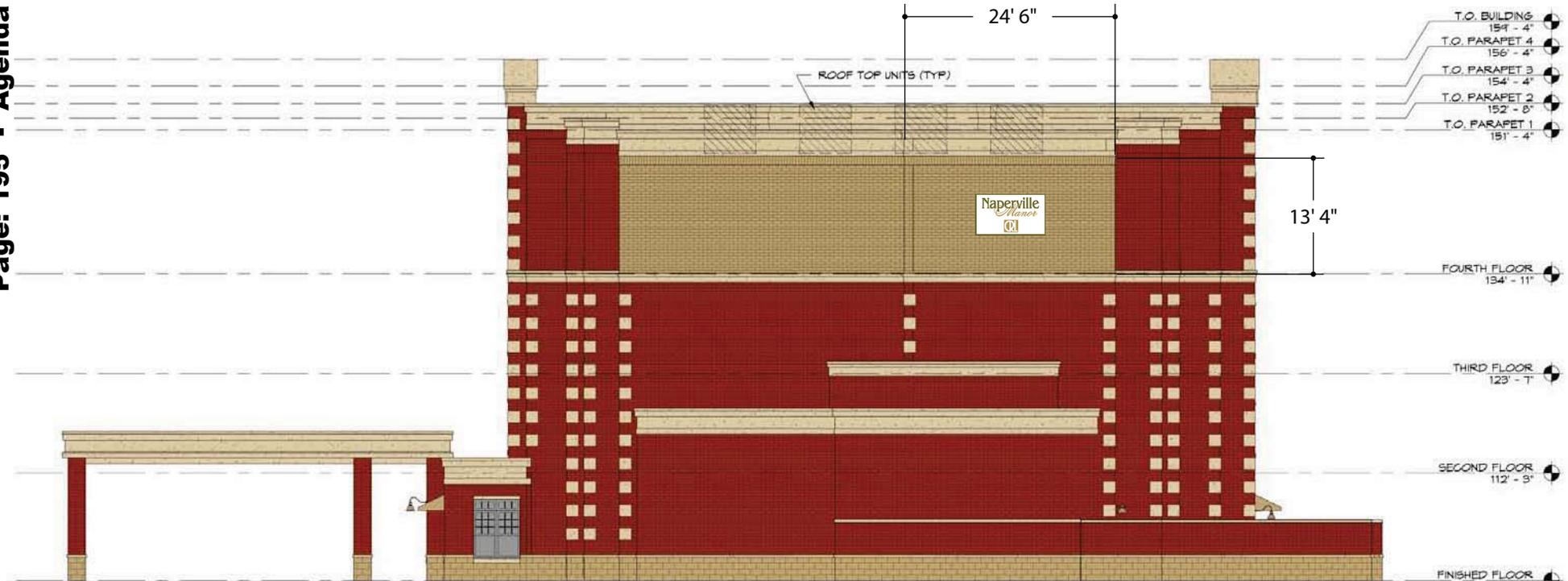
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

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

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SOUTH ELEVATION - NTS

Print History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-SFIWS-5696
2650BR	3/31/11		City/State	Naperville, IL	Location	South elevation
			Customer	SAMS Hotel Group, LLC	Size	4' 8" x 8' 0" (37.3 sq ft)
			Acct Exec.	SW	Description	Single face illuminated wall sign.
			Quote	23304		
			Line	2		

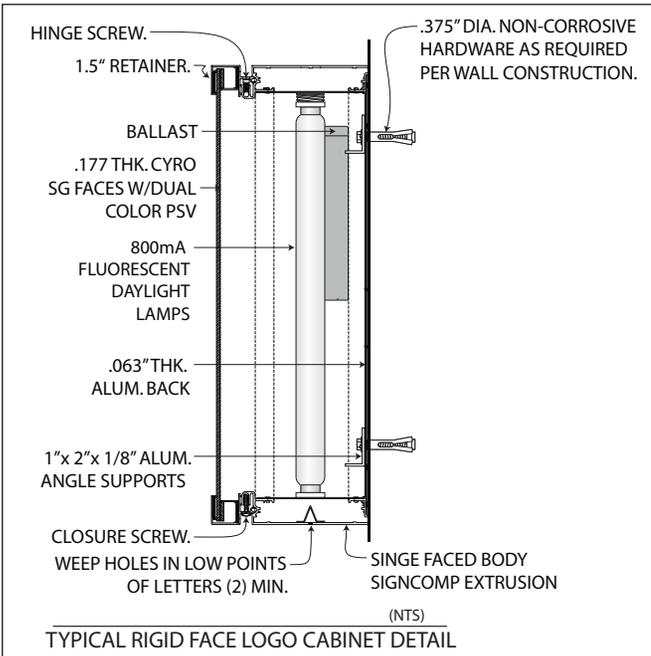
CLIENT APPROVAL

 AUTHORIZED SIGNATURE DATE

LAURETANO
 SIGN GROUP

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

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COLORS

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

MATERIALS

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

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

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



ITEMS NEEDED:

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

STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

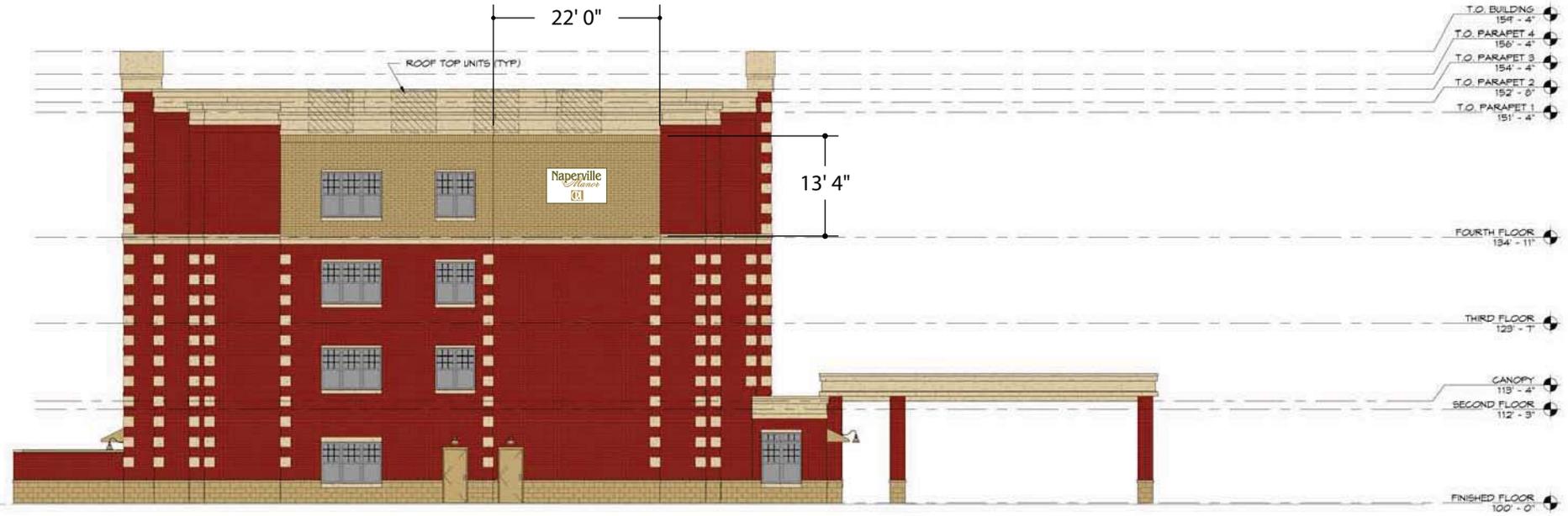
LAURETANO
SIGN GROUP
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO. E70436

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

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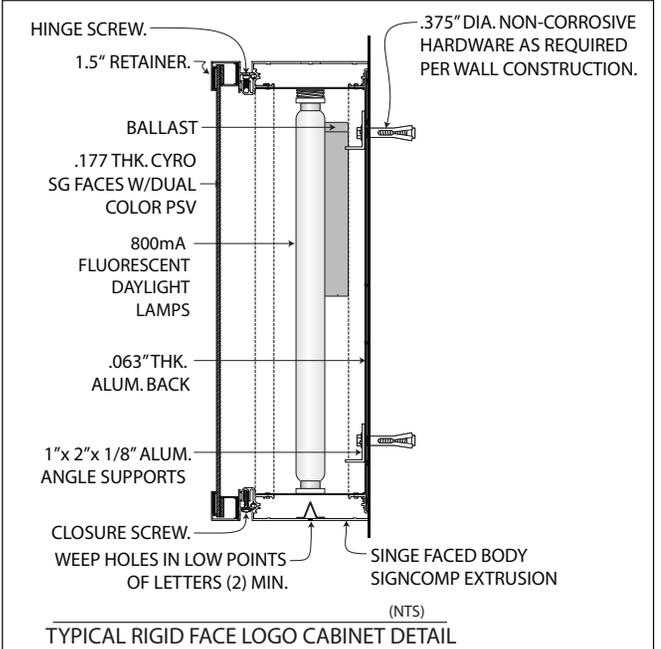


NORTH ELEVATION - NTS

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

Print History	Date	Description	Title	CLR Naperville Manor	Sign Type	NM-SFIWS-5696
2651BR	3/31/11		City/State	Naperville, IL	Location	North elevation
2651JK-2	6/02/11		Customer	SAMS Hotel Group, LLC	Size	4' 8" x 8' 0" (37.3 sq ft)
			Acct Exec.	SW	Description	Single face illuminated wall sign.
			Quote	23304		
			Line	1		

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COLORS

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

MATERIALS

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

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

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

ITEMS NEEDED:

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- Wall color
- Sizes - Confirm with survey
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STRIKED THROUGH = ITEMS OBTAINED

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

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Scale: 1/2"=1'

TECHNICAL PAGE

UL FILE NO. E70436

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

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