



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
08/17/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Draft August 3, 2011 Minutes

C. Old Business

D. Public Hearings

1. PC Case # 11-1-082 Islamic Center of Naperville – Major Change to a Conditional Use
Petitioner: Islamic Center of Naperville
Location: 2844 West Ogden Avenue, situated on the south side of Ogden Avenue, east of IL Route 59

Request: Conduct the public hearing.

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

2. PC Case # PC 11-1-087 316 S. Wright Street
Petitioner: Christopher Derrick, Derrick Architecture, 506 S. Gables Blvd, Wheaton, IL 60187
Location: 316 S. Wright Street

Request: Conduct the public hearing (PC 11-1-087)

Official Notice: Published in the Naperville Sun on July 31, 2011

3. PC Case # 11-1-091 Naperville Bank and Trust
Petitioner: Wheaton Bank & Trust Company d/b/a Naperville Bank & Trust Company, an Ill Chartered Bank
Location: 5 S. Washington Street, Naperville, IL 60540

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
08/17/2011 - 7:00 p.m. - COUNCIL CHAMBERS
Page 2

Request: Conduct the public hearing.

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

4. PC Case # PC# 11-1-094 Zoning Text Amendment: 5th Avenue Height Overlay District
Petitioner: City of Naperville
Location: Generally along Washington Street between Benton Avenue and Ogden Avenue, and in the immediate vicinity of the Naperville Metra Station, bounded by Center Street, North Avenue, Ellsworth Street and 5th Avenue.

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on July 31, August 5 and August 14.

5. PC Case # 11-1-098 1701 Quincy Avenue
Petitioner: Naper Small Business, LLC
Location: 1701 Quincy Avenue

Request: Conduct the public hearing for PC 11-1-098.

Official Notice: Published in the Naperville Sun on July 31, 2011

6. 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.

7. 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.

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
08/17/2011 - 7:00 p.m. - COUNCIL CHAMBERS
Page 3

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.

8. 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.

9. 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.

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

E. Reports and Recommendations

F. Correspondence

1. PZC & DAC Joint Workshop Meeting Minutes

G. New Business

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
08/17/2011 - 7:00 p.m. - COUNCIL CHAMBERS
Page 4

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 AUGUST 3, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Gustin, Messer, Meyer, Trowbridge (7:03), Williams, Edmonds
Absent: Bruno, Herzog
Student Members: Wallace
Staff Present: Planning Team – Emery, Thorsen

B. Minutes Approve the minutes of July 20, 2011

Motion by: Meyer Approved
Second by: Williams (6 to 0)

C. Old Business

D. Public Hearings

D1. PC 11-1-069 Amend Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose,
Full Service Hotel Definitions) of the Municipal Code in order to modify the definition of Full
Text Amendment Service Hotel.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

D2. PC 11-1-070 The petitioner requests to revoke portions of the Diehl Office Campus planned
Freedom Plaza PUD 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.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

D3. PC 11-1-008 The petitioner requests a major change to Lots 1 and 2 of Freedom Plaza for the
Lots 1 & 2 of purposes of establishing a preliminary PUD plat with a restaurant and full
Freedom Commons 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.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

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

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

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

**D5. PC 11-1-057
Children's World
Subdivision**

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).

Suzanne Thorsen, Planning Services Team, was available for questions.

Planning and Zoning Commission moved to recommend approval of PC 11-1-057, Children's World Subdivision, to revoke the existing planned unit development for rezone the property from R1A (Low Density Single-Family District) to OCI (Office, Commercial, and Institutional District).

Motion by: Williams
Seconded by: Meyer

Approved
(7 to 0)

**E. Reports and
Recommendations**

**E1. PC 11-1-076
CityGate Center
Resubdivision**

The petitioner requests approval of a subdivision plat for Lot 1 of CityGate Centre Subdivision, in order to establish three lots-of-record.

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

Spyros Kapsalis was available for questions on behalf of the petitioner.

Planning and Zoning Commission inquired about

- The purpose of the subdivision request.
- The distinction between the subdivision and the CityGate PUD
- Clarification regarding the notations on the plat and location of lot lines.

Planning and Zoning Commission moved to recommend approval of PC 11-1-076 CityGate Center Resubdivision of Lot 1 of CityGate Centre Subdivision, in order to establish three lots-of-record.

Motion by: Trowbridge
 Seconded by: Williams

Approved
 (7 to 0)

**E2. Appeal to
 Downtown Design
 Standards**

Mike Hackett, owner of “It’s a Bling Thing,” seeks an appeal of Zoning Administrator determination of non-compliance with the *Downtown Design Standards* for awnings installed without permit at 14 W. Jackson Avenue. In accordance with the Municipal Code, appeals to a determination of the Zoning Administrator are heard by the Planning and Zoning Commission.

Amy Emery, Planning Services Team, gave an overview of the request.

- Planning and Zoning Commission is the deciding body on the topic of the petitioner’s appeal to the *Design Standards*. The decision may be appealed to the City Council.
- The city’s *Building Design Guidelines* and *Downtown Design Standards* are widely distributed and used throughout the community and have received support from the business community.
- The *Design Standards* are critical to maintain the identity and image of Downtown Naperville.
- The awnings in question were installed without a permit; thus staff did not have an opportunity to work with the petitioner on the color that was used.
- A proliferation of bright colors will change the downtown character. The issue at hand is not the awnings in and of themselves, but rather the collective impact of such colors on the downtown appearance.
- Staff has attempted to work with the petitioner on issues related to the permit, permit compliance, and application of the *Downtown Design Guidelines* as they pertain to color.
- The recommendation of staff is that the Planning and Zoning Commission deny the request for a zoning appeal and direct the petitioner to install awnings that comply with the *Design Standards*.

Mike Hackett, 14 W. Jackson Avenue, owner of “It’s a Bling Thing” noted:

- The awnings were installed without permit approval due to delays in the permit review. The awnings were installed “at risk” due to the sign installer’s familiarity with the sign code and feeling that the permit would be approved.
- Pink is feminine, lively and fun, yet classy and matches the branding of “It’s a Bling Thing.”
- Examples of bright awnings in the downtown include Benefit and Two Boston’s. Sugar Monkey (on Jackson Avenue) has an equally bright color on the shutters and doors.
- Taking down the sign will be a great expense will be a hardship while the awnings are re-painted.

Planning and Zoning Commission inquired about

- Whether there have been any complaints about the awnings in question.
- The timing of the awning installation as it pertains to permit issuance and

adoption of the *Downtown Design Standards*.

- Compliance with other elements of the Street Graphics Ordinance.
- The cost of the signs and the nature of the business.
- The extent to which the city's design guidelines are applied and the nature of appeals to the design guidelines.
- How other bright colors (e.g., Sugar Monkey) came to be applied in the downtown.

Plan Commission Discussion:

- Coyne – the color standard is subjective the awnings, if a deviation from the standards, are a minor deviation. Further they are obscured by existing landscaping.
- Messer – noted that at first glance the issue seems minor, however the *Design Standards* were recently adopted as part of the *Downtown Plan*.
- Meyer – the awning color is not too different than Sugar Monkey; however there are *Design Standards*.
- Trowbridge – the awnings that are in place complement Sugar Monkey. At a time when businesses are struggling it is difficult to force removal of signage.
- Gustin – there have been no complaints and the awnings “go” with the surrounding area. The guidelines don't address the situation at hand.
- Edmonds – agrees with Commissioner Coyne and doesn't believe that there is a deviation from the *Downtown Design Standards* as the color guideline pertains to the building and the awning standard speaks to the surrounding area. Additionally, the storefront is shaded by trees and relatively obscured. Will support the appeal.

Planning and Zoning Commission moved to approve the Bling Thing appeal to the decision of the Zoning Administrator.

Motion by: Williams
Seconded by: Gustin

Approved
(6-1)

Ayes: Coyne, Meyer, Trowbridge, Williams, Gustin, Edmonds
Nays: Messer

F. Correspondence

G. New Business

Commissioner Gustin requested that all business items receive case numbers.

H. Adjournment

7:51 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-082 **AGENDA DATE:** 8/17/2011
SUBJECT: Islamic Center of Naperville – Major Change to a Conditional Use
Petitioner: Islamic Center of Naperville

LOCATION: 2844 West Ogden Avenue, situated on the south side of Ogden Avenue,
east of IL Route 59

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests a major change to the existing conditional use to expand the facility to include a gymnasium.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Action
June 2007	Plan Commission recommended approval of a preliminary/final plat of subdivision (to establish the lot as a legal lot of record) and major change to the conditional use subject to a series of site circulation and access improvements that have since been completed. Additionally, the approval requires the petitioner to submit building elevations, a landscape plan, final engineering plans, and a traffic and parking study to the City for Plan Commission review and City Council approval prior to permit issuance.
September 2009	Plan Commission unanimously recommended approval of a major change to the conditional use in order to relocate stormwater detention underground and construct additional parking spaces.

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:
The subject property is located on the south side of Ogden Avenue, west of Shandrew Drive, commonly known as 2844 Ogden Ave. It is currently zoned R1 (Low Density Single-Family Residential) in the City of Naperville and has an existing conditional use for a religious institution. The subject property consists of 3.66 acres and is presently improved with a religious institution.

CONTROLLING AGREEMENTS AND ORDINANCES:

Date	Agenda Item No.	Action
2/5/91	I-2	Ordinance 91-183 Approved. Established a conditional use for a religious institution at 2844 West Ogden Avenue.
12/2/08	J1A	Ordinance 08-216 Approved. Granted a major change to the conditional use to allow for the expansion of the existing parking facilities and construction of a building expansion
12/2/08	J1B	Ordinance 08-217 Approved. Approved a preliminary/final plat of subdivision for the Islamic Center of Naperville.
12/2/08	J1C	Ordinance 08-218 Approved. Granted a temporary use to allow for two temporary trailer classrooms on the subject property.
10/6/09	I17	Ordinance 09-117 Approved. Granted major change to relocate stormwater below ground and add additional parking spaces.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use of the subject property is designated as “Church” in the Northwest Sector Update to the Comprehensive Master Plan. The Master Thoroughfare Plan designates Ogden Avenue as a “Major Arterial” in this location.

PLANNING SERVICES TEAM REVIEW:

Major Change to the Conditional Use

The petitioner is seeking a major change to the conditional use to construct office and gymnasium space with accessory restroom and, locker room facilities. Section 6-3-8.1 of the Municipal Code stipulates that a major change is required when there is more than a 10% increase in total floor area of a previously granted a conditional use. In conjunction with previous ordinance approvals for the Islamic Center, Planning and Zoning Commission review prior to City Council action is required for any proposed permanent building addition. Additionally, the petitioner is required to provide a traffic and parking study. The petitioner has provided a response to Section 6-3-8:2 (Standards for Granting a Conditional Use), which is included within the petition. Staff generally concurs with the petitioner’s findings.

Elevations

The proposed building addition (see Attachment 4) utilizes the same masonry materials found on the existing facility to unify the overall building design. The addition complies with the *Citywide Building Design Guidelines* and provides a four-sided, quality design consisting of masonry and glass construction.

Landscaping

The proposed landscape plan (see Attachment 5) complies with all requirements in the municipal code. The site adheres to perimeter site, parkway, interior and perimeter parking lot and perimeter building planting requirements.

Islamic Center of Naperville (PC 11-1-082)

August 17, 2011

Page 3 of 3

Parking & Traffic

In 2009, the Islamic Center completed a series of site improvements to relocate stormwater detention below grade and increase the size of the parking lot to accommodate 285 vehicles. The zoning code requires 177 spaces for the mix of uses provided on-site. A Traffic and Parking analysis (Attachment 6) has been provided to illustrate parking counts during average weekday, weekend and service times. Parking counts provided by the petitioner indicate that the existing parking supply, as well as, arrangement for off-site parking locations has been adequate to meet regular and peak parking demands.

ATTACHMENTS:

1. Islamic Center of Naperville – Development Petition – PC 11-1-082
2. Islamic Center of Naperville – Location Map Aerial – PC 11-1-082
3. Islamic Center of Naperville – Site and Parking Plan – PC11-1-082
4. Islamic Center of Naperville – Proposed Elevations – PC11-1-082
5. Islamic Center of Naperville – Landscape Plan – PC11-1-082
6. Islamic Center of Naperville – Traffic and Parking Study – PC 11-1-082

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

Development Name (should be consistent with plat): Islamic Center of Naperville

Development Address: 2844 Ogden Ave. Naperville

Date of Submission: June 10, 2011

I. APPLICANT:

Islamic Center of Naperville
Name Corporation

2844 Ogden Ave.
Street

Naperville Illinois 60540-0969
City State Zip Code

Len Monson Attorney 630.420.8228 x6
Primary Contact Person Relationship to Applicant Telephone Number

630.420.9137 len@kuhnheap.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

Petitioner
Name

Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Kuhn, Heap & Monson Telephone Number: 630.420.8228 x6

Email Address: len@kuhnheap.com Fax Number: 630.420.9137

Address: 552 S. Washington, Suite #100, Naperville, IL 60540

Engineer: Intech Consultants Telephone Number: 630.964.5656

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

The site currently has a religious facility of approximately 6,000 square feet and 285 parking spaces. The site has existing underground storm water detention facilities.

2. Existing Utility Services (water, sewer, electricity): All utilities and services are currently existing and operating.

3. Existing zoning on the site: R1, with a Conditional Use for Religious Facility.

4. Existing Land Use: Religious institution.

5. Acreage & Square Footage of the site: 3.5 acres

6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

91-183 Ordinance granting a conditional use for a religious institution.

08-216 Ordinance granting a major change to a conditional use for a religious institution.

08-217 Ordinance approving preliminary subdivision plat

08-218 Ordinance approving a temporary use (classrooms).

09-117 An ordinance granting a major change to the conditional use for a religious institution to allow for a three-phased expansion of the existing parking facilities, construction of a building addition, and relocation of stormwater retention. PC Case #09-1-100

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office

Industrial Other: _____

2. Proposed Zoning: "R1" with a conditional use for a religious institution

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):

Construction of a gymnasium facility, as contemplated in already approved PC Case #9-1-100 (ordinance 09-117). The gymnasium will be approximately 11,340 square feet. The gymnasium will not be used for worship purposes. The storm water detention for the gymnasium expansion has been provided for in the

existing underground detention system. The required parking consists of: Worship area, 110 spaces; Service/Cultural area, 26 spaces; Primary School, 10 spaces; Gymnasium addition, 51 spaces; Total required parking, 197 spaces. Existing parking spaces is 285, including 7 handicap spaces.

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

One building of approximately 11,340 square feet, constructed with similar design and materials as the existing facility.

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

None

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

None

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

None

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres		3.5								
% of Total		100%								

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size
Single-Family						NA		
Townhome						NA		
Duplex						NA		
Apartment						NA		
Comrc.	1 bldg	3.5	NA	NA	NA		3.5	3.5
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, already provided for.

Which will be maintained by: _____ The City of Naperville

_____ Homeowners Association
 X Other (the Petitioner)

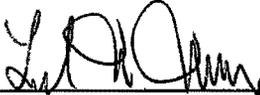
3. Detention, retention, open space/recreation and school uses within the development:

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

*Please Explain:

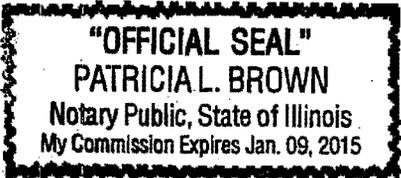
Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers,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

Respectfully Submitted,
Leonard M. Monson, Attorney for Petitioner

By: 
Leonard M. Monson
Attorney for Petitioner

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

The foregoing petition was acknowledged before me by Leonard M. Monson on the 10th day of June, 2011 A.D.



By: 
Patricia L. Brown
Notary Public

Islamic Center of Naperville

Standards for Granting or Amending a Conditional Use

Section 6-3-8:2

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

1. **The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;**

The Subject Property has been used as a religious facility for many years. The proposed Major Change does not change the current or future use as religious facility. Neither the past, or future use has been detrimental to, nor endangers the public health, safety and general welfare ;and,

2. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

The surrounding is zoned, and is being used within, a business designation. Due to the fact that the Use is not changing, the proposed Major Change to a Conditional Use should not diminish nor impair property values within the neighborhood; and

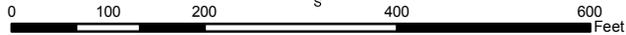
3. **The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)**

The adjacent property, located to the west on Ogden Avenue has been developed with a commercial/retail building. The adjacent property to the east is currently used as a landscape/nursery retail outlet. The property to the rear of the Subject Property had in the past petitioned the City for development permission for a residential development (we do not know the current status of that project). The proposed Major Change is consistent with its past and current Use and would have no impact on any adjacent property.

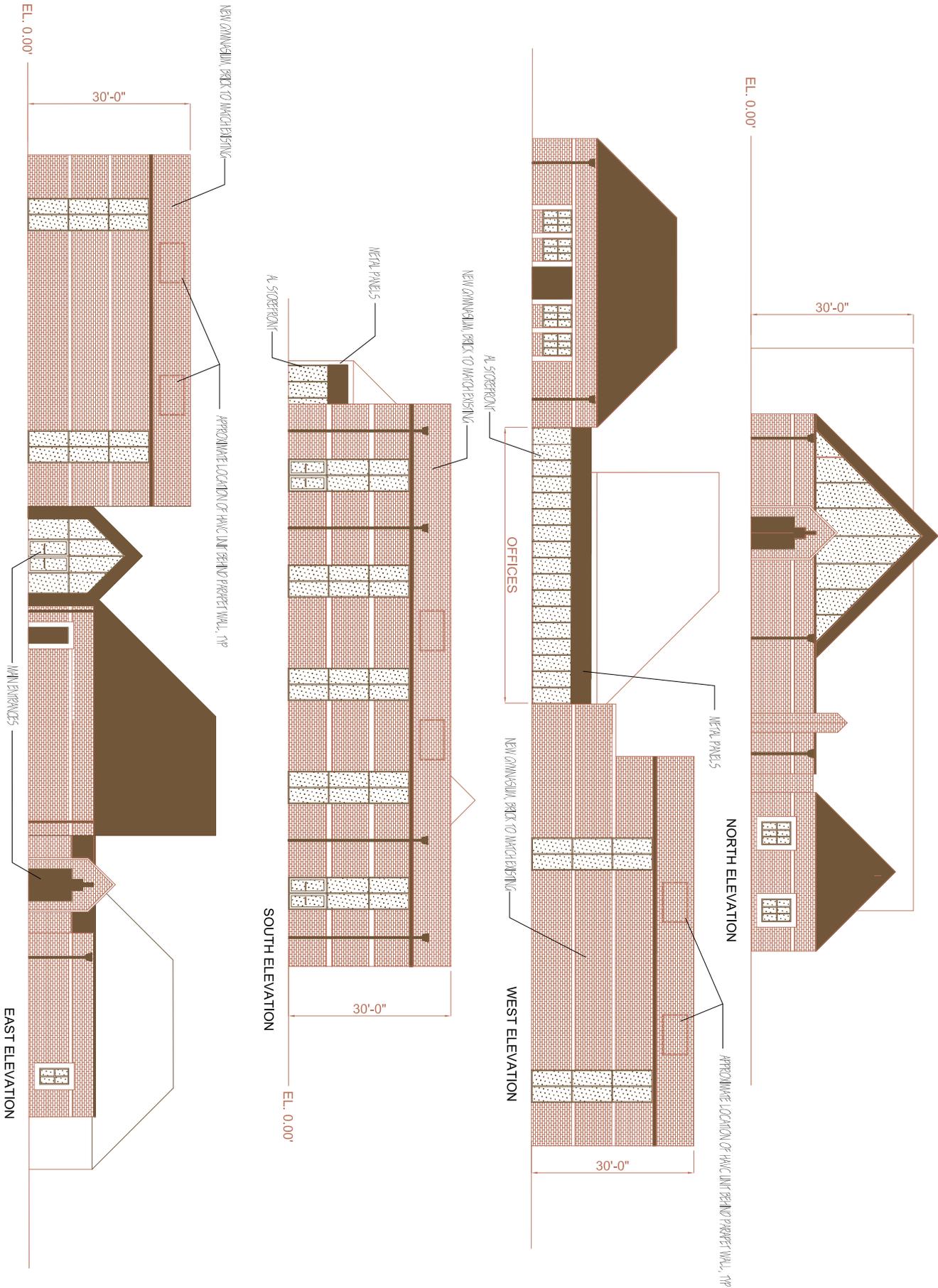
City of Naperville
ISLAMIC CENTER OF NAPERVILLE - OGDEN AV.



Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 August 2009



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.



PARKING & TRAFFIC REPORT

June 21, 2011

ISLAMIC CENTER OF NAPERVILLE GYMNASIUM ADDITION

PREPARED FOR: **Islamic Center**
450 Oleson Drive
Naperville, Illinois

PREPARED BY: **INTECH CONSULTANTS, INC.**
1989 University Lane, Suite D
Lisle, Illinois 60532

Proposed Development

The Islamic Center of Naperville (ICN), located at 2844 W. Ogden Avenue has proposed a three-phase development plan for the expansion of this facility. Currently, Phase I, consisting of the construction of the underground stormwater storage, the south parking lot, and the west access drive, and Phase II consisting of the construction of the north parking lot and the reconstruction of the east parking lot have been completed. The Islamic Center of Naperville now wishes to proceed with Phase III, which consists of the addition of a gymnasium to the existing facility in the open space located on the south side of the building. With the completion of Phase I and II, the facility provides 285 parking stalls and only requires 146 parking stalls. Per the City of Naperville's requirements, the proposed gymnasium will require an additional 51 parking spaces making the total parking required at this facility to be 197 stalls. Having 285 spaces currently, this facility provides adequate parking for the new addition.

Objective of Report

With the addition of the new building, the City of Naperville has requested the Islamic Center of Naperville to provide current parking and traffic queuing counts of the facility to accurately represent the existing conditions of today's use. The intent of this report is to confirm to the City that during peak usage times of the facility that the traffic flows smoothly and that the typical daily parking is adequate and more than sufficient to incorporate the Phase III gymnasium into the current parking facility. In addition, the data will show that with the existing arrangements with the nearby property owners, the typical weekly peak parking needs during the Friday prayer services are also met.

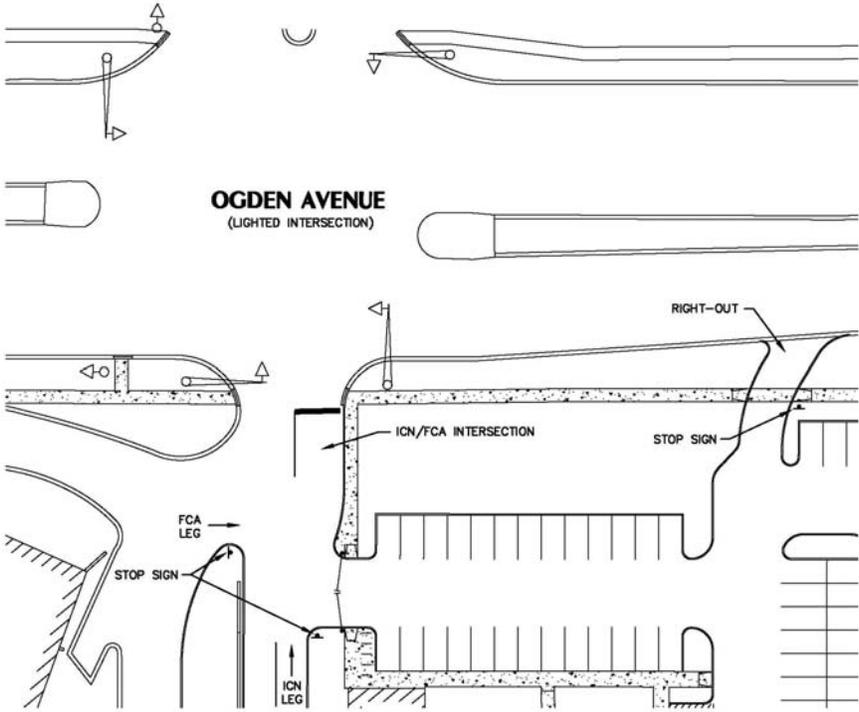
The City's requirements are as follows:

- 1) Hourly parking counts for 2 weekdays (Monday through Thursday) (8 am to 6 pm).
- 2) Hourly parking counts for 2 Fridays (8 am to 6 pm).
- 3) Hourly parking count for 2 Saturdays (8 am to 6 pm)
- 4) Provide a queue count on each leg of the ICN/FCA intersection during the exodus period of the Friday services.

Methodology

The parking counts have been made on the hour from 8 am to 6 pm and on the half hour during the services on Fridays. Each parked car or motorcycle was counted. Cars moving in the aisles at the count time were not counted.

The ICN leg, the FCA leg, the intersection of INC/FCA, and the right-out queues were counted on 5-minute intervals. The maximum count within the first minute of the interval was used to obtain the stacking amount at both stop signs and the intersection. This queue count was recorded until such time that the majority of the exodus has occurred.



Intersection Layout

Data Collected

Item #1-Weekday Hourly Parking Counts

Monday, June 6, 2011		
Time	# Of Cars	Comments
8:00 am	5	School drop off
9:00 am	17	
10:00 am	11	
11:00 am	11	
12:00 noon	10	
1:00 pm	8	
2:00 pm	9	
3:00 pm	14	School pick-up
4:00 pm	3	
5:00 pm	3	
6:00 pm	3	
Note: No offsite parking was observed.		

Tuesday, June 14, 2011		
Time	# Of Cars	Comments
8:00 am	3	
9:00 am	22	School drop off & teachers cars
10:00 am	11	Teachers cars
11:00 am	11	Teachers cars
12:00 noon	10	Teachers cars
1:00 pm	22	Prayer
2:00 pm	23	Prayer
3:00 pm	11	School pick-up
4:00 pm	3	
5:00 pm	3	
6:00 pm	3	
Note: No offsite parking was observed.		

Item #2-Friday Hourly Parking Counts

Friday, June 10, 2011		
Time	# Of Cars	Comments
8:00 am	4	
9:00 am	15	
10:00 am	9	
11:00 am	10	
12:00 noon	3	
1:00 pm	76	Service starts 1:05 pm – Loading lot
1:30 pm	283	In service – Unload lot approx. 1:40 pm
2:00 pm	75	Service starts 2:05 pm – Loading lot
2:30 pm	277	In service – Unload lot approx. 2:40 pm
3:00 pm	46	
4:00 pm	5	
5:00 pm	5	
6:00 pm	4	
Note: 12 cars parked offsite.		

Friday, June 17, 2011		
Time	# Of Cars	Comments
8:00 am	2	
9:00 am	3	
10:00 am	5	
11:00 am	5	
12:00 noon	4	
1:00 pm	123	Service starts 1:05 pm – Loading lot
1:30 pm	284	In service – Unload lot approx. 1:40 pm
2:00 pm	57	Service starts 2:05 pm – Loading lot
2:30 pm	251	In service – Unload lot approx. 2:40 pm
3:00 pm	35	
4:00 pm	4	
5:00 pm	4	
6:00 pm	5	
Note: 63 cars parked offsite.		

Item #3-Saturday Hourly Parking Counts

Saturday, June 4, 2011		
Time	# Of Cars	Comments
8:00 am	5	
9:00 am	10	Ladies class
10:00 am	12	Ladies class
11:00 am	12	Ladies class
12:00 noon	12	Ladies class
1:00 pm	5	Prayer
2:00 pm	18	Prayer
3:00 pm	4	
4:00 pm	3	
5:00 pm	3	
6:00 pm	6	
Note: No offsite parking was observed..		

Saturday, June 11, 2011		
Time	# Of Cars	Comments
8:00 am	3	
9:00 am	5	Ladies class
10:00 am	23	Ladies class & CIOGC board meeting
11:00 am	26	Ladies class & CIOGC board meeting
12:00 noon	30	Ladies class & CIOGC board meeting
1:00 pm	43	Ladies class & CIOGC board meeting & prayer
2:00 pm	18	Prayer & Youth program
3:00 pm	12	Youth program
4:00 pm	14	Youth program
5:00 pm	17	Youth program
6:00 pm	12	Youth program
Note: No offsite parking was observed.		

Item #4-Friday Service – Queue Counts

Friday, June 10, 2011				
Time	ICN Leg (See note #1)	FCA Leg	Right-out	Comments
1:20 pm	0/0	0	0	
1:25 pm	0/0	0	0	
1:30 pm	0/0	0	0	
1:35 pm	2/0	1	0	Service out 1:37 pm
1:40 pm	4/4	1	0	1:40 pm police at ICN/FCA intersection
1:45 pm	4/6	0	3	
1:50 pm	3/7	1	9	
1:55 pm	2/3	1	1	
2:00 pm	1/0	1	1	
2:05 pm	1/0	0	0	2 nd service starts 2:05 pm
2:10 pm	3/0	0	2	
2:15 pm	1/0	0	0	
2:20 pm	1/0	0	0	
2:25 pm	0/0	0	0	
2:30 pm	2/0	0	0	
2:35 pm	0/0	0	0	2 nd service out 2:35 pm
2:40 pm	1/0	1	0	
2:45 pm	3 / 4	3	2	
2:50 pm	5/8	1	12	
2:55 pm	4/8	3	6	

3:00 pm	4/0	0	0	
3:05 pm	0/0	0	0	

Notes:

1. For the ICN leg, the numbers are shown as (the number of cars in the intersection of ICN/FCA) / (the number of cars from the INC stop sign).
2. All right-out traffic is to come from the north and east lots. The south lot is to exit thru the main entrance.
3. For the right-out, the maximum queue observed was 12 at 1:47 pm and 16 at 2:51 pm.
4. The queues for both the main intersection and the right-out are directly effected by the light on Ogden Avenue. When the light is green for Ogden Avenue traffic, the main entrance and the right-out develops a queue. When the light is red for Ogden Avenue traffic, the queue for the main entrance and the right-out disappears. All traffic cleared within one cycle

Friday, June 17, 2011				
Time	ICN Leg (See note #1)	FCA Leg	Right-out	Comments
1:20 pm	0/0	0	0	
1:25 pm	0/0	0	0	
1:30 pm	0/0	0	0	
1:35 pm	0/0	0	0	Service out 1:38 pm
1:40 pm	1/2	1	3	1:40 pm police at ICN/FCA intersection
1:45 pm	2/7	0	2	
1:50 pm	3/4	2	9	
1:55 pm	2/1	0	0	
2:00 pm	1/0	0	2	
2:05 pm	2/0	0	0	2 nd service starts 2:05 pm
2:10 pm	0/0	0	0	
2:15 pm	1/0	3	0	
2:20 pm	0/0	0	0	
2:25 pm	0/0	2	0	
2:30 pm	0/0	0	0	
2:35 pm	1/0	0	0	
2:40 pm	0/0	0	0	2 nd service out 2:40 pm
2:45 pm	3/8	0	5	
2:50 pm	6/3	0	3	
2:55 pm	1/0	0	1	
3:00 pm	3/1	0	0	

3:05 pm	0/0	0	0	
---------	-----	---	---	--

Notes:

1. For the ICN leg, the numbers are shown as (the number of cars in the intersection) / (the number of cars from the stop sign).
2. All right-out traffic is to come from the north and east lots. The south lot is to exit thru the main entrance.
3. For the right-out, the maximum queue observed was 10 at 1:46 pm; 13 at 1:49 pm; 6 at 2:43 pm; 8 at 2:46 pm; and 8 at 2:52 pm.
4. The queues for both the main intersection and the right-out are directly effected by the light on Ogden Avenue. When the light is green for Ogden Avenue traffic, the main entrance and the right-out develops a queue. When the light is red for Ogden Avenue traffic, the queue for the main entrance and the right-out disappears. All traffic cleared within one cycle.

REQUEST:

The petitioner, Christopher Derrick, the architect representing the owners Brian and Kelly Schriefer, proposes a second story addition along with a new covered front porch to the existing structure on the subject property. The new porch will be located at a distance of 24.5' from the front lot line, encroaching 5.5' in the 30' R1B zoning setback and 10.5' in the 35' platted building line (see the site plan in Attachment 1). Therefore, the petitioner requests a variance from the R1B setback requirement provided in Section 6-6B-7:1 (R1B Medium Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code and a deviation to the platted building line based on the provisions contained in Section 7-1-13 (Platted Setbacks and Building Lines) of the Municipal Code in order to construct the proposed porch.

PLANNING SERVICES TEAM REVIEW:

The existing home complies with the 30' R1B front yard setback requirement while encroaching 5.3' into 35' platted building line. In fact, the surrounding neighborhood was built mostly in compliance with the R1B front setback requirement, while the platted building line has not been consistently followed. As depicted in the aerial photo (Attachment 2) and also indicated in the petitioner's response to the variance/deviation standards (Attachment 3), all houses facing Wright Street in the same block maintain a similar front setback to the subject property. The house adjacent to the north of the subject property faces Highland Avenue and maintains an approximately 15' corner side yard setback from Wright Street.

The proposed second story addition will maintain the current extent of the encroachment in the platted building setback and still meet the R1B setback requirement. The purpose of the proposed zoning variance and deviation is to enable the petitioner to construct a 5.2' wide single-story front porch in the front yard so as to enhance the overall appearance of the house by adding architectural interest to the exiting front façade (see Attachment 4 for the existing and proposed building elevations). Such improvement will not alter or destroy the essential character of the neighborhood or be a substantial detriment to the adjacent property. On the contrary, the porch will reduce the appearance of bulk by providing additional articulation in human scale to the front façade and the 5' additional encroachment will have minimal impact on the neighborhood streetscape. Furthermore, granting the variance and deviation would make it possible to preserve and enhance the front façade of the existing structure without tearing it down.

The petitioner has provided findings based on the standards for granting a zoning variance and a deviation as defined in Section 6-3-5:2 (Standards for Variances) and (Section 7-1-13:3.3 (Standards for Deviations) of the Municipal Code (included as Attachment 3). Staff concurs with the petitioner's findings.

The requested variance and deviation, if approved, will be subject to compliance with the site plan (Attachment 1) and will only be applicable to the front porch and the portion of the house inside the platted building line as shown on the site plan. If the petitioner were to seek additional improvement in the future which encroach further into the zoning setback and platting building line, an additional variance and deviation would be required to be processed.

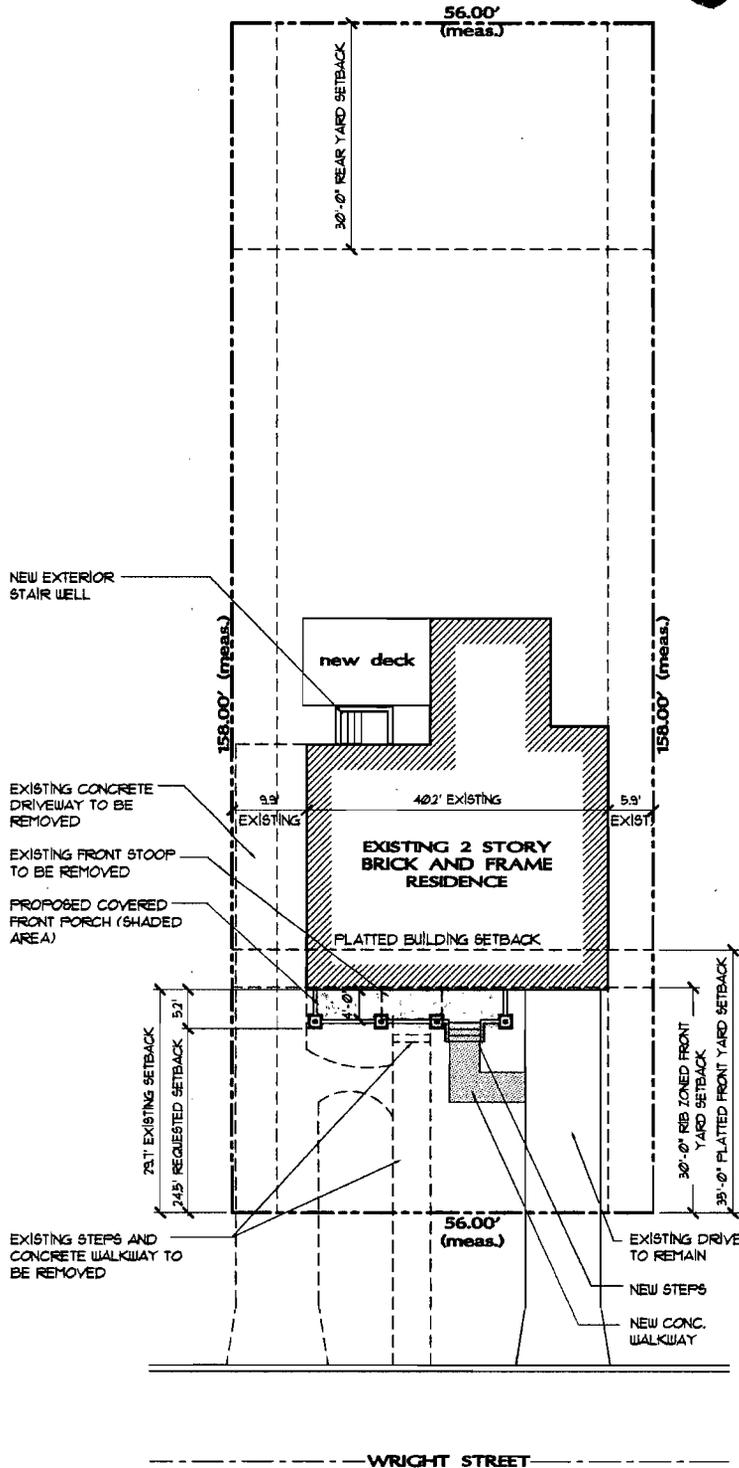
316 S. Wright Street (PC 11-1-087)

August 17, 2011

Page 3 of 3

ATTACHMENTS:

1. 316 S. Wright Street – Site Plan – PC 11-1-087
2. 316 S. Wright Street – Aerial Photo/Location Map – PC 11-1-087
3. 316 S. Wright Street – Petitioner’s Response to Standards – PC 11-1-087
4. 316 S. Wright Street – Building Elevations – PC 11-1-087
5. 316 S. Wright Street – Petition – PC 11-1-087
6. 316 S. Wright Street – Plat of Survey – PC 11-1-087
7. 316 S. Wright Street – Letter of Support – PC 11-1-087



WRIGHT STREET

NORTH

1 proposed site plan

T101

SCALE: 1/16" = 1'-0"



THIS SITE PLAN IS BASED ON A SURVEY AS PREPARED BY ALLEN CARRADUS OF 108 W. LIBERTY DRIVE, WHEATON, ILLINOIS. (630) 588-0416 DATED MAY 27, 2010

The SCHRIEFER Residence
316 S. Wright Street
Naperville, Il 60540

City of Naperville
316 S. Wright St. - PCZ 11-1-087



Subject Property

30 ft Setback Line

Site Location



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6100
www.naperville.il.us
July 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.

**EXHIBIT A: Description of Variance
Deviation to Platted Setback Line
(Section 7-1-13)**

1. The lot in question, 316 South Wright Street, is zoned R1B. The requirements for a lot zoned R1B are as follows:

- Front Yard Setback = 30'-0"
- Interior Side Yard Setback = 6'-0"
- Rear Yard Setback = 25% of lot depth
- Height = 35'-0" to midpoint, 40' to highest ridge.

The proposed deviation from the platted setback of 35'-0' is in harmony with the general purpose and intent of Title 7 as stated in the city of Naperville Municipal Code.

2. The platted setback line will provide practical difficulties because the existing residence has been built 29.7' from the front property line and is already encroaching the 35.0' platted setback by 5.3'. There is an existing raised stoop which projects an additional 4 feet beyond the front of the existing residence. The existing house does not belong to any specific style and does not accommodate the required detailing to create a coherent design. In keeping with the selected style, Craftsman, the front of the residence needs an extensive renovation. The best way to incorporate the Craftsman style details into this renovation is through the addition of a covered porch, which is common in most Craftsman style homes. We are requesting that instead of the 35.0' platted setback, we be allowed a variance for a front yard setback consistent with the existing front of the residence with a 5' deep covered porch at 24.5'.
3. This deviation will not destroy the essential character of the neighborhood, nor will it be any sort of detriment to the

adjacent properties. The property to the immediate North is approximately 14 feet from the Wright Street right of way and the property to the immediate South is approximately 26.5' from the Wright Street right of way. This creates an average setback of 20.25' in front of 316 S Wright. Our proposed variance is well within this average showing that, if granted, the deviation will not alter or destroy the essential character of the neighborhood nor will it be a detriment to the adjacent properties.

Zoning Variance (Section 6-3-5)

1. The lot in question, 316 South Wright Street, is zoned R1B. The requirements for a lot zoned R1B are as follows:
 - Front Yard Setback = 30'-0"
 - Interior Side Yard Setback = 6'-0"
 - Rear Yard Setback = 25% of lot depth
 - Height = 35'-0" to midpoint, 40' to highest ridge.

The proposed zoning variance from the R1B requirement of 30'-0" is in harmony with the general purpose and intent of Title 6 as stated in the city of Naperville Municipal Code.

2. The strict enforcement of the 30'-0" R1B zoned setback would cause practical difficulties and impose exceptional hardships on the home owners due to the fact that the existing residence is constructed 29.7' from the front property line, already encroaching 0.3 feet into the front yard setback. There is an additional 4 feet of stoop and steps encroaching further into the front yard setback. The existing house does

not belong to any specific style and does not accommodate the required detailing to create a coherent design. In keeping with the selected style, Craftsman, the front of the residence needs an extensive renovation. The best way to incorporate the Craftsman style details into this renovation is through the addition of a covered porch, which is common in most Craftsman style homes. We are requesting that instead of the 35.0' platted setback, we be allowed a variance for a front yard setback consistent with the existing front of the residence with a 5' deep covered porch at 24.5'. The property to the immediate North is approximately 14 feet from the front property line and the property to the immediate South is approximately 26.5' from the front yard property line. We are requesting that we be allowed to construct a covered porch extending an additional 5 feet beyond the existing front of the residence, which would be located approximately 24 feet from the front property line. This is still greater than the average of the two adjacent properties which would be only 20.25' from the front property line.

3. If used only under the existing conditions, we will still be encroaching on the R1B front yard setback requirement due to the location of the existing residence. The current property is aesthetically displeasing and does not fit into the current neighborhood of renovations and new construction. Apart from a complete tear down, which would be disruptive to the neighborhood and incongruent with the guidelines of Community First's "Workbook for Successful Redevelopment," a modest addition/renovation is the best solution to improving the existing streetscape with minimal intrusion on adjacent properties.

4. This addition was created with the intent of enhancing the neighborhood with an architectural style that compliments the adjacent homes. The homeowners have expressed their desire to maintain a smaller, welcoming feel to their house while adding the necessary square footage. Adding a covered porch to this house will greatly enhance its look and feel in the neighborhood. The porch will reduce any appearance of bulk at the front by creating a human scale as you approach the home. Additionally, we have purposely worked to retain as much of the existing building as possible to create the least amount of disturbance in the neighborhood. This has been attempted by a smaller addition instead of simply tearing it down and re-building. Not only does this house take into consideration the neighborhood, it has also been designed with the guidelines of Community First's "Workbook for Successful Redevelopment". By granting us this zoning variance, you will be allowing us to create a home that not only compliments and improves the neighborhood, but also provides the necessary space requirements for the homeowners.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION- 1/8" scale



The SCHRIEFER Residence
316 South Wright Street
Naperville, Il. 60540

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 316 S. WRIGHT STREET

APPLICANT'S NAME: CHRISTOPHER DERRICK

APPLICANT'S ADDRESS: 506 South Gabler Boulevard

CITY: Wheaton STATE: IL ZIP CODE: 60187

APPLICANT'S DAYTIME PHONE: 847-606-6460

E-MAIL ADDRESS: DERRICKDESIGNS@COMCAST.NET

OWNER OF PROPERTY: BRIAN AND KELLY SCHRIEFER

OWNER'S ADDRESS: 316 S. WRIGHT STREET

CITY: NAPERVILLE STATE: IL ZIP CODE: 60540

OWNER'S DAYTIME PHONE: 630-428-1132

ZONING OF PROPERTY: R1B

AREA OF PROPERTY (Acres or sq ft): 8848 SF. (0.221 ACRES)

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

We propose a 2nd story addition along with a new covered front porch to provide an aesthetically pleasing elevation in the Craftsman style. We will be removing one of two driveways along with a concrete walkway.

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

SEE ATTACHED SHEETS "DESCRIPTION OF VARIANCE"

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

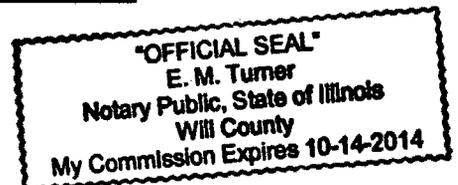
[Signature] 6/28/2011
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2011

[Signature]

(Notary Public and Seal)

EXHIBIT A



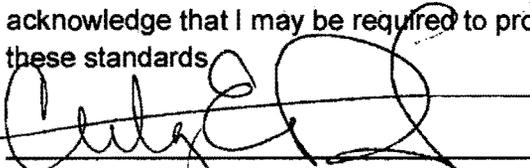
STANDARDS FOR A ZONING VARIANCE

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

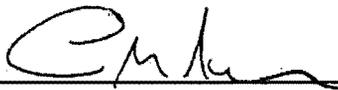


(signature of applicant)

6/28/2011

(date)

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2011



(Notary Public and Seal)

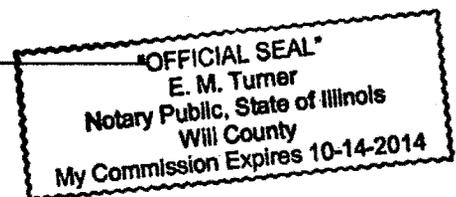


EXHIBIT A

LEGAL DESCRIPTION:

Lot 26 in block 3 in Arthur T McIntosh and Company's Naperville Highlands, being a subdivision of part of sections 18 and 19, Township 38 North, Range 10, east of the Third principal meridian, according to the plat thereof recorded January 8, 1926 as document 205844, in DuPage County, Illinois

LOCAL MAILING ADDRESS:

316 SOUTH WRIGHT STREET
NAPERVILLE, ILLINOIS 60540

P.I.N. #

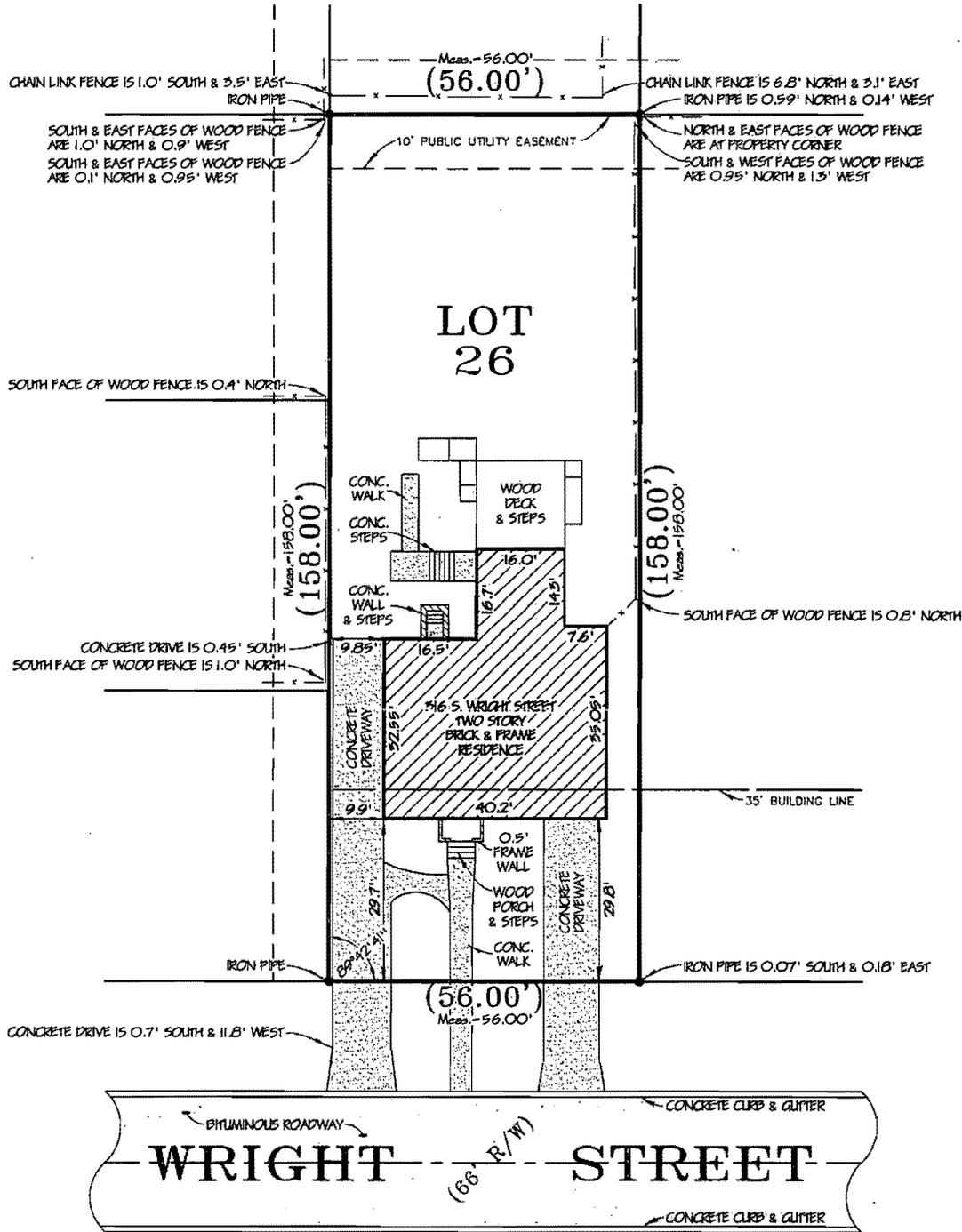
08-18-333-004

- Monumentation Found
- Monumentation Set (P.L.S. 33-2551)
- (50') Record Dimension
- Fence Line

PLAT OF SURVEY

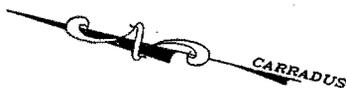
LOT 26 IN BLOCK 3 IN ARTHUR T. MC INTOSH AND COMPANY'S NAPERVILLE HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1926 AS DOCUMENT 205844, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE=8,848 SQ.FT.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 27th DAY OF May A.D. 2010
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LI

ALLEN D. CARRADUS AND ASSOCIATES
Residential & Commercial Land Surveying Services
108 W. Liberty Drive, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: **FREEDMAN, ANSELMO, LINDBERG & RAPPE**

August 1, 2001

Planning Services Team
City of Naperville
400 S. Eagle Street

Dear Team Members:

My wife and I own the property at (304 S. Wright Street), just north of the Schriefer's proposed variance. (Case # 11-1-87)

We have seen the architectural rendering of the modification and approve of the change without reservation.

Respectfully;



Warne C. Stauss
304 S. Wright St.
Naperville, IL 60540



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-091 **AGENDA DATE:** 08/17/2011
SUBJECT: Naperville Bank and Trust
 Petitioner: Wheaton Bank & Trust Company d/b/a Naperville Bank &
 Trust Company, an Illinois Chartered Bank

LOCATION: 5 S. Washington Street, Naperville, IL 60540

Correspondence New Business Old Business Public Hearing

SYNOPSIS: The petitioner requests a preliminary/final plat of subdivision to establish a single legal lot of record, variances to the major arterial setback, drive-through bypass requirements and accessory structure requirements. The petitioner will also be seeking approval from City Council for a temporary use to allow the drive-up ATM facility.

As proposed, the existing building will be occupied by a retail bank and the U.S. Postal Service. The building is being preserved in accordance with a covenant prepared by the Illinois Historic Preservation Agency.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property is located at 5 S. Washington Street, situated on the southwest corner of the intersection of Washington and Benton Avenue. The property is zoned B4 (Downtown Core District). The property consists of approximately 26,250 square feet (0.6 acres).

CONTROLLING AGREEMENTS AND ORDINANCES:

The building exterior façade and portions of the interior, including original marble and oak windows, a vault door for the post office are being preserved in accordance with a covenant prepared by the Illinois Historic Preservation Agency. The original building was constructed in 1939.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The *Naperville Downtown2030* Plan designates this property as “Downtown Core”.

NATURAL FEATURES:

The subject is relatively flat. It is not located in a flood plain or floodway.

PLANNING SERVICES TEAM REVIEW:

Staff has reviewed the petition for Naperville Bank and Trust and offers the comments noted below. The proposed retail bank and limited service postal facility (approximately 2,000 square feet) are classified as permitted uses in the B4 zoning district. City Council will consider temporary use requests per Section 6-2-11 of the Municipal Code to accommodate drive-up ATM and mailing drop-boxes. The proposed temporary use would remain in effect until there is a change in postal service use and/or redevelopment of the subject property.

Preliminary/Final Plat of Subdivision

The proposed subdivision of the property into a single legal lot of record (see Attachment 3) complies with all code requirements. No deviations or variances have been requested. The lot size is adequate to accommodate the requested uses with associated parking and other site amenities required by the Naperville Municipal Code.

Requested Variances

- Arterial Setback Variance #1. To provide ADA access to the existing historic building, the petitioner intends to construct an accessible ramp along the Washington Street frontage (see Attachment 4 and Attachment 5). To achieve architectural balance and maintain curb appeal from the front façade, a terrace entry feature is proposed opposite the accessible ramp. Both of these amenities extend to the property line within the required 20-foot major arterial setback requirement per Section 6-2-14 of the Naperville Municipal Code.

Though arterial setback reductions are being requested, the petitioner is proposing substantial improvements to the Washington Street and Benton Avenue streetscapes that will significantly improve pedestrian flow around the site within the public right-of-way. The proposed arterial setback encroachments do not present a safety or visibility issue. There are no plans to widen Washington Street in this area, as such, the required setback is not needed to accommodate any anticipated future roadway expansion.

- Arterial Setback Variance #2 and Accessory Structure. The petitioner is proposing to add a 12 foot 7 ½ inch free-standing internally illuminated clock at the northeast corner of the building (See Attachment 6). The selected location is set back 11 feet 5 ½ inches from the property line along Washington Street (20 feet required.). In addition, the clock tower is classified as an accessory structure, so it requires a variance from Section 6-2-10:1 to be placed in the required front yard.
- Drive-Through Lane Width. The petitioner is seeking to establish a drive-up ATM use on the subject property (see Attachment 4). In conjunction with this request the petitioner is seeking a variance from Section 6-9-6:2.3.5 (Supplemental Standards for

Naperville Bank and Trust (PC 11-1-091)

August 17, 2011

Page 3 of 4

Drive-through Stacking Lanes) to reduce the required stacking lane width from 12 feet to 10 feet 2 inches. Given the site redevelopment constraints imposed by the historic covenant, adaptive reuse of the property is challenging. To respect the pedestrian environment of downtown Naperville and limit the intensity of the drive-through use, the bank is only seeking to establish a drive-up ATM. The location of the ATM is situated away from the Washington Street and Benton Avenue frontages, adjacent to the Van Buren Parking Deck. The drive-through configuration and width has been determined adequate by the City's Engineering and Fire Departments to accommodate minimum turning and emergency access needs.

Parking

As part of this project, the existing parking lot is being restriped to accommodate 24 employee and customer spaces. Currently 18 spaces exist on the property and loading areas for the post office loading dock (to be removed). The subject property is located within the B4 district and the boundaries of the Downtown Parking Map, which accommodates collective parking demand within downtown parking decks. Parking exemptions associated with downtown properties are assessed in accordance with Section 11-2E of the Naperville Municipal Code. Since the property was previously owned by the U.S. Postal Service, the parcel was tax exempt and not contributing towards financing downtown parking capital construction costs. As the current site plan includes 24 parking spaces, which exceeds the downtown parking requirement for this building, no downtown parking fee-in-lieu of payment is required at this time. In the event that additional square footage is added to the building, or on-site parking is reduced, the parking fee-in-lieu amount will be reviewed in accordance with the applicable code section at that time.

Building Elevations

Elevations for Naperville Bank and Trust Building (see Attachment 5) respect the covenant imposed by the Illinois Historic Preservation Agency. The building design, size, and style is also complementary to the City of Naperville *Downtown Design Standards*. To accommodate proposed bank, façade modifications include, replacement of brick-in windows along the Benton Avenue frontage with glass windows, removal of the loading dock, engraved signage, a new terrace and accessible ramp, and replacement of existing rooftop mechanical units with smaller units situated so as to limit visibility. Principal exterior finishes include brick and stone. The materials are of high quality, architectural details are provided on all four facades, and the building is well proportioned. The building is on the National Register of Historic Places and the tenant has respected the historic integrity of the building with only minor modifications.

Landscape Plan

This B4 property is unique in that the building footprint does not currently, nor can it ever, extend to the property line. As such, open space is provided on-site around the perimeter of the building. In addition, some 24 surface parking spaces are provided on-site. The petitioner has provided perimeter parking lot screening, downtown streetscape, plaza and foundation plantings in accordance with Municipal Code and downtown streetscape requirements (see Attachment 7).

Naperville Bank and Trust (PC 11-1-091)

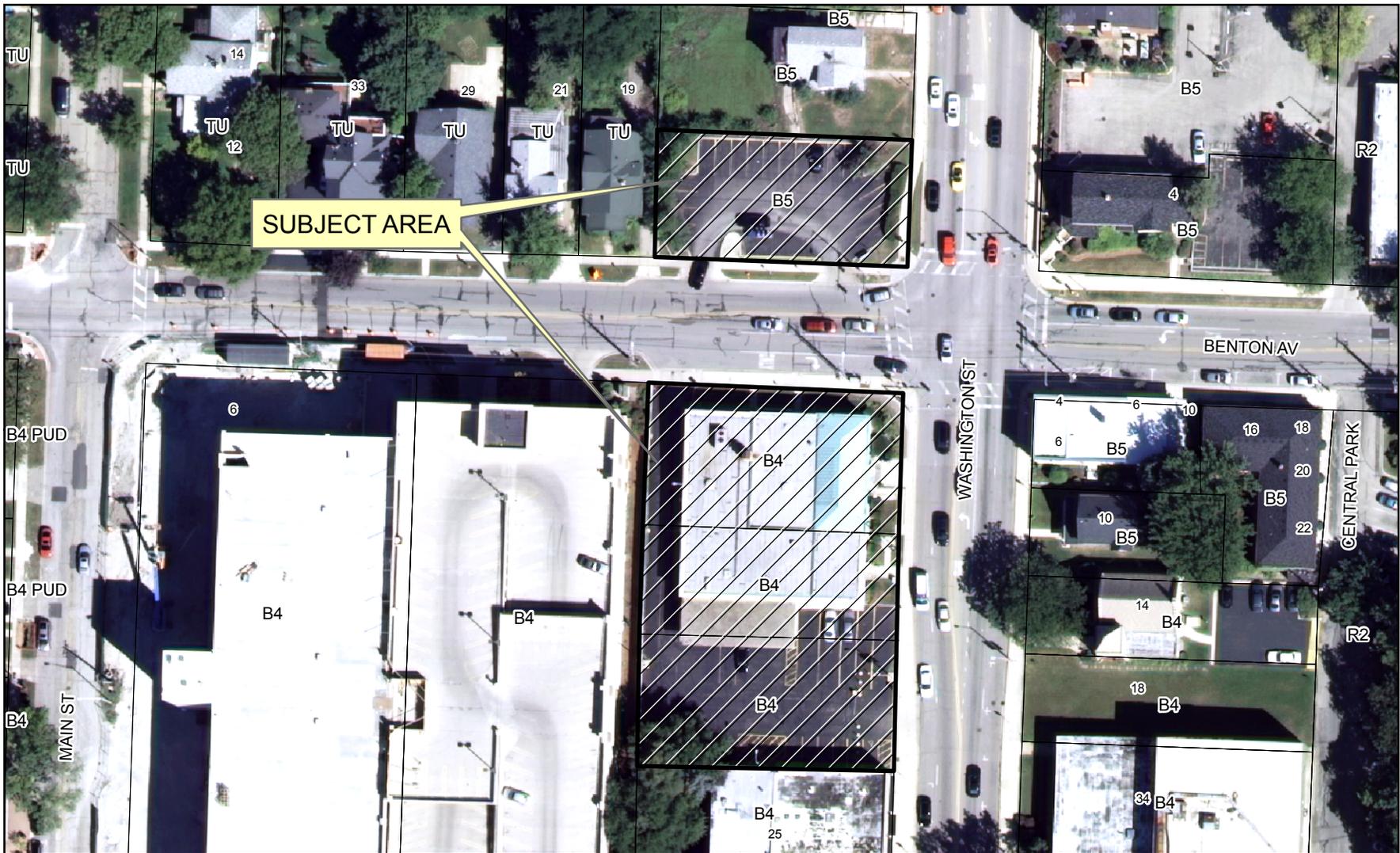
August 17, 2011

Page 4 of 4

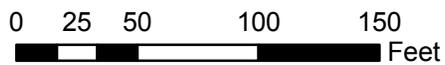
ATTACHMENTS:

- 1) Naperville Bank and Trust – Location Map – PC 11-1-091
- 2) Naperville Bank and Trust – Petition – PC 11-1-091
- 3) Naperville Bank and Trust – Preliminary/Final Subdivision Plat – PC 11-1-091
- 4) Naperville Bank and Trust – Site Plan - PC 11-1-091
- 5) Naperville Bank and Trust – Building Elevations – PC 11-1-091
- 6) Naperville Bank and Trust – Signage Plan – PC 11-1-091
- 7) Naperville Bank and Trust –Landscape Plan - PC 11-1-091

City of Naperville
NAPERVILLE BANK & TRUST SUBDIVISION - 5 S. WASHINGTON ST



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

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

Development Name (should be consistent with plat): Naperville Bank & Trust Subdivision

Development Address: 55 South Washington Street, Naperville, IL 60540

Date of Submission: _____

I. APPLICANT: Wheaton Bank & Trust Company

d/b/a Naperville Bank & Trust Company, an Illinois Chartered Bank
Name Corporation

555 Fort Hill Drive

Street

Naperville

City

IL

State

60540

Zip Code

Thomas C. Miers

Primary Contact Person

President

Relationship to Applicant

630-369-3555

Telephone Number

630-369-6530

Fax Number

tmiers@banknaperville.com

E-Mail Address

II. OWNER OF THE PROPERTY:

Wheaton Bank & Trust Company
Name

555 Fort Hill Drive, Naperville, IL 60540 630-369-3555
Address Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Nagle Obaranski PC Telephone Number: 630-355-8100

Email Address: bjnagle@nagleobarski.com Fax Number: 630-355-8185

Address: 222 South Mill Street, Suite 200, Naperville, IL 60540

Engineer: Intech Consultants Telephone Number: 630-964-5656

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

- | | |
|---|--|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___
(Complete Exhibit 1) | <input checked="" 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 checked="" type="checkbox"/> Preliminary / 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) | <input checked="" type="checkbox"/> Temporary Use for drive-up ATM and walk-up drop boxes for mail and FedEx |

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

See Attachment VI (1) attached hereto.

- 2. Existing Utility Services (water, sewer, electricity): Yes
- 3. Existing zoning on the site: B4
- 4. Existing Land Use: B4
- 5. Acreage & Square Footage of the site: 26,246 square feet
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):
N/A

VII. PROPOSED DEVELOPMENT:

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

- 2. Proposed Zoning: B-4
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):
See Attachment VII(2), attached hereto.

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

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:

See Attachment VII, (4), attached hereto.

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

None

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

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park.	School	Private	Other*	Total
No. of Acres		1,6025								
% of Total		100%								

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
single-family						NA			
townhome						NA			
apartment						NA			
condominium						NA			

Comrel.	2	.6025	NA	NA	NA	8899	N/A	N/A	N/A
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 _____ acres will be met by a _____

IX. PRIVATE FACILITIES N/A

1. Private open space and recreational facilities include:

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

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

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

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

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

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

*Please Explain:

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

Respectfully Submitted,

[Enter Name of Petitioner(s) or Authorized Agent]
 Wheaton Bank & Trust Company d/b/a
 Naperville Bank & Trust Company

By: Thomas C. Miers
 [Type in Name of Signatory]

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

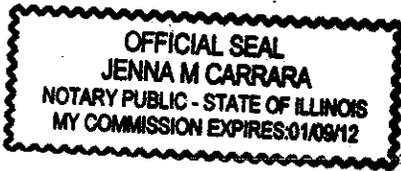
Thomas C. Miers,
 President

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

The foregoing petition was acknowledged before me by [Type in Name of Notary] on the 8 day of July, 2001 A.D.

Jenna M Carrara

By: JENNA. M. CARRARA
 [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.

ATTACHMENT 6

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: Wheaton Bank and Trust Company d/b/a Naperville
Address: Bank & Trust Company
555 Fort Hill Drive, Naperville, IL 60540

2. Nature of Benefit sought: Set-back Variance, Subdivision Plat

3. Nature of Applicant (Please check one): (Consolidation of Three (3) lots) and
Temporary Use for Drive-Up ATM and
Drop Boxes

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

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

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

- a. 100% owned by Wintrust Financial Corporation,
- b. an Illinois corporation, which is a
- c. publicly held entity.
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Thomas C. Miers, 555 Fort Hill Drive, Naperville, IL 60540

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

VERIFICATION

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

Signature: [Handwritten Signature]

Subscribed and Sworn to before me this 8 day of July, 2011

Notary Public [Handwritten Signature]

ATTACHMENT 6



**ATTACHMENT TO
PETITION FOR DEVELOPMENT APPROVAL**

SECTION VI (1)

There is currently an 8,899 square foot United States Postal Service building with a full basement containing 8,899 square feet located on two (2) parcels that include part or all of three (3) lots at the corner of Washington Street and Benton Avenue containing 26,246 square feet. The City parking deck is to the west of the property, a multi-tenant retail / office building is to the south of the property, a vacant parcel of land is across Benton Avenue to the north of the property, and mixed use commercial and residential buildings are located across Washington Street to the east of the property. There is a two (2) truck loading dock and sixteen (16) paved parking spaces on the south side of the building. The original building was built in 1939 and was placed on the National Register of Historic Places on September 29, 1977. The United States Postal Service constructed an addition to the building in 1964 and made additional renovations thereafter. The Illinois Historic Preservation Agency has the right to review and approve any changes to many aspects of the original building, including to the east and north facades. Wheaton Bank & Trust Company d/b/a Naperville Bank & Trust Company (the "Bank") purchased the property on June 29, 2011 from the United States of America, successor in interest to the United States Postal Service (the "Postal Service").

SECTION VII (2)

The Bank will be leasing 2,182 square feet in the southeast corner of the existing building to the Postal Service to provide retail post office services. The Bank will be using 6,279 square feet to conduct its own retail banking operations, and there are 438 square feet of common areas in the building to be shared by the Bank and the United States Postal Service. The 8,899 square feet in the basement will be used, if at all, for storage. The loading dock on the south side of the building will be removed and the existing parking lot will be re-striped to provide for twenty-four (24) parking spaces. The Bank will generally conduct its operations (i) Monday through Thursday from 8:00 AM to 5:00 PM, (ii) on Friday from 8:00 AM to 6:00 PM, and (iii) on Saturdays from 8:00 AM to 1:00 PM, and the Postal Service will generally conduct its operations Monday through Saturday from 8:30 AM to 5:00 PM, as well as having its lobby open to the public Monday through Saturday from 7:00 AM to 8:00 PM for access to post office boxes. The Postal Service intends to place a walk-up Postal Service drop box and Federal Express drop box on the south side of the building, just north of the parking lot and sidewalk. The Bank intends to place a drive-up ATM machine that will be attached to the building on the southern part of the west side. The Bank also intends to construct a terrace entry feature on the east side of the property that will be parallel with the accessible ramp to the south of the terrace entry feature, both of which are within the arterial setback requirements for Washington Street.

SECTION VII (3)

There is one existing building that has been used as the downtown post office for a number of years. It contains an 8,899 square foot one story building with a full basement containing 8,899 square feet. The maximum height of the building is 23'-4" (mean of the rafters to average grade along Washington) and the façade is brick and stone.

SECTION VII (4)

- A. The Bank is requesting a variance with regard to the minimum setback of seventy (70) feet from the centerline, or twenty (20) feet from the edge of the right-of-way, whichever is greater, as required pursuant to Section 6-2-14 of the Naperville Municipal Code, in order to accommodate a concrete terrace entry feature that extends 36'-11" into the required minimum setback. The terrace entry feature is the same distance from the setback as the accessible ramp to the south of the terrace entry feature. The aesthetical perspective from Washington Street dictates that the ramp and the terrace entry feature should be the same size, made of the same materials, have the same appearance and be the same distance from the street. The variance is in harmony with the general purpose and intent of the title. Strict enforcement of the title would create practical difficulties with the development of the property as a result of the location of the existing building, the necessity to construct a accessible ramp and the desire to provide an aesthetically pleasing appearance from Washington Street. The property could not be used for its existing and contemplated purposes if an accessible ramp is not constructed for access to the building. The variance will not alter the essential character of this area of the downtown and does not have any adverse affect on the adjacent properties.
- B. The Bank is requesting a Temporary Use authorization for the installation and use of a temporary structure for more than six (6) months of a Postal Service walk-up drop-box and a FedEx walk-up drop-box to be located on the south side of the building to the north of the parking lot and sidewalk pursuant to Section 6-2-11 of Chapter 2 of the Naperville Municipal Code. Such structure and use would remain in effect until there would be a change in Postal Service use and/or redevelopment of the property.
- C. The Bank is requesting a Temporary Use authorization for the installation and use of a temporary structure for more than six (6) months of a drive-up ATM machine to be located on the southern part of the west side of the building pursuant to Section 6-2-11 of the Naperville Municipal Code. Such structure and use would remain in effect until there would be a change in Bank use and/or redevelopment of the property. In order to use the ATM, vehicles will enter from Benton Avenue to the south into a one way only driveway on the west side of the building that is approximately twenty-two (22) feet wide. The left lane will allow for the stacking of five (5) vehicles for use of the ATM, and the right lane will allow for vehicles to access the parking lot on the south side of the building and egress on the right-in / right-out driveway onto Washington Street.



EAST AND NORTH ELEVATIONS

07.08.2011 | CVG Project No. 2010.118
 604 N. Washington St. | Naperville, IL 60563
 P 630.357.2662 | F 630.357.2662
 cvgarchitects.com

Naperville Bank & Trust

5 South Washington Street
 Naperville, IL

charles vincent george
 ARCHITECTS



Attachment 5: Building Elevations

STAMP

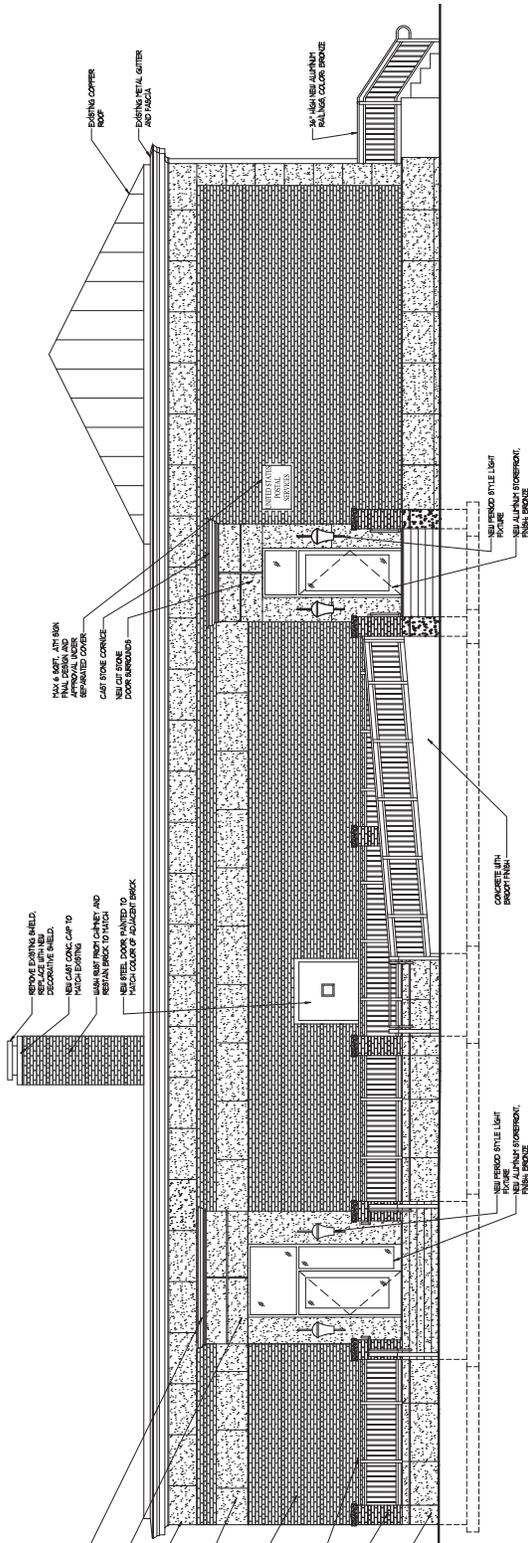
COPYRIGHT
UNLESS OTHERWISE NOTED, THE ARCHITECT AND/OR CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS DOCUMENT AND THE CONTENTS THEREOF. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND/OR CONSULTANT IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND/OR CONSULTANT IS PROHIBITED.

REVISIONS

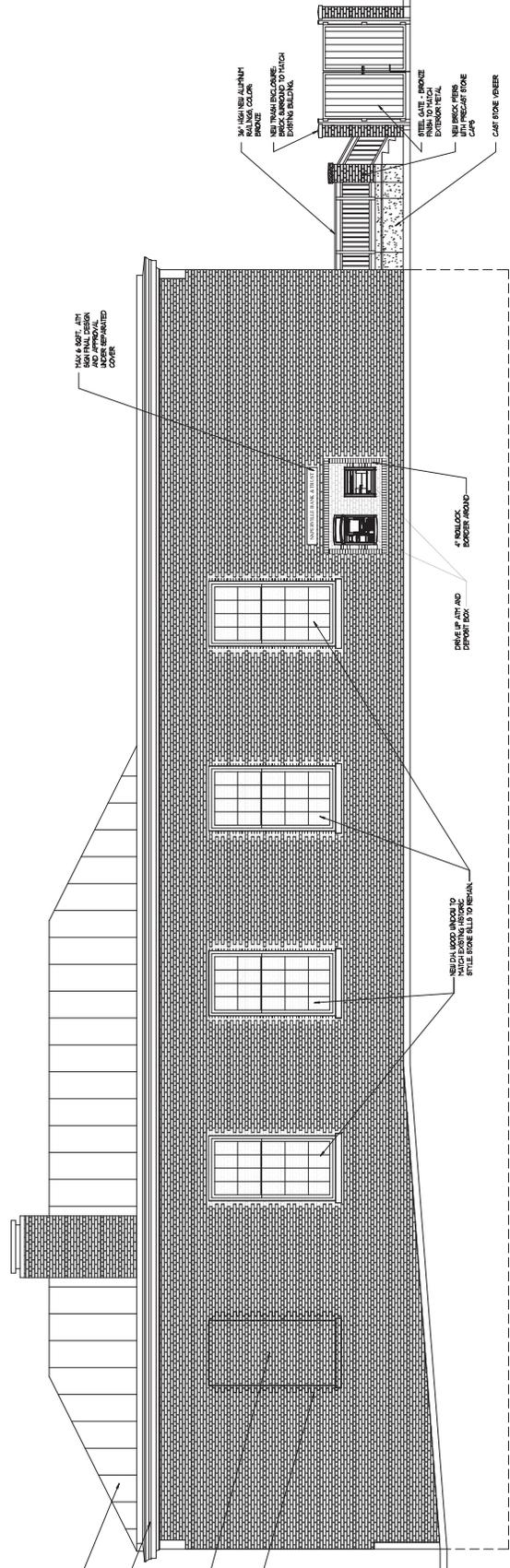
NO.	DATE	DESCRIPTION

PROJECT

TITLE: SOUTH AND WEST ELEVATION
DATE: 07/08/2011
PROJECT: BFG
SCALE: 1/8" = 1'-0"
DATE: 07/08/2011
SCALE: 1/8" = 1'-0"

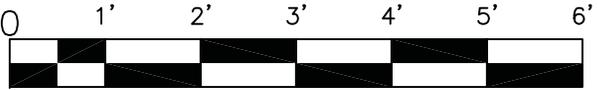
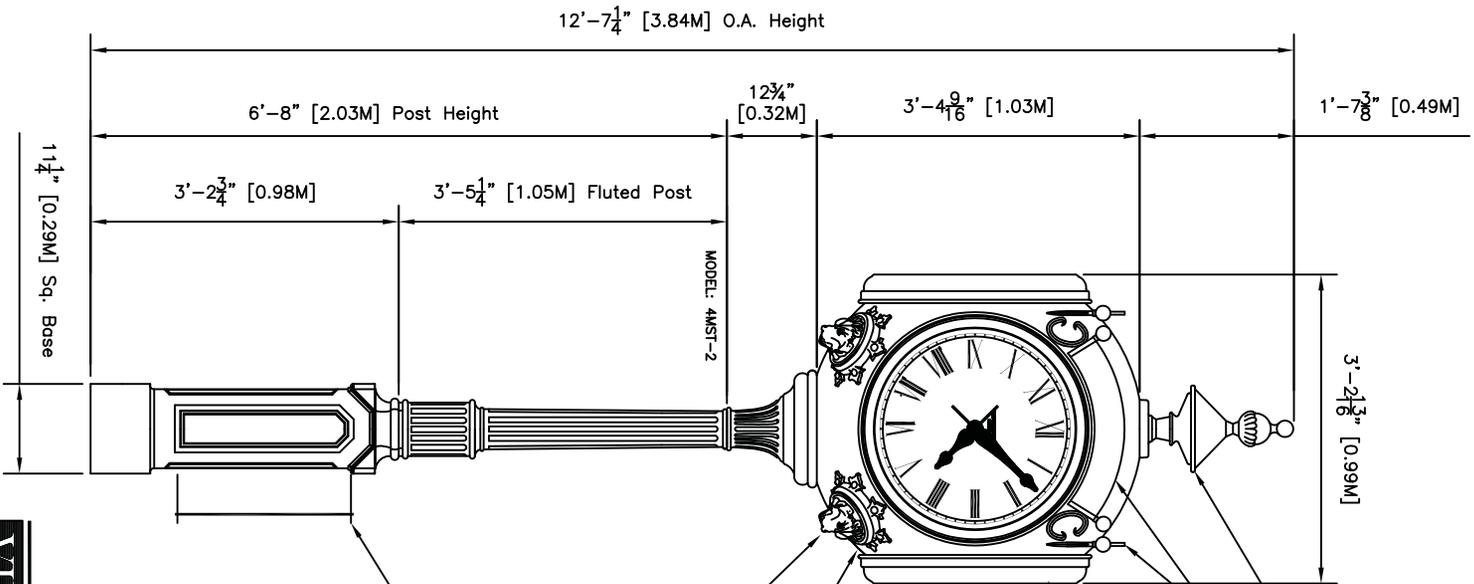


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SMALL HOWARD REPLICA/SETH THOMAS



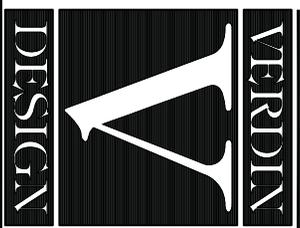
MODEL NO. 4MST II
 Scale: 1/2" = 1' 0"

"FINIAL"
 "HEADER"
 (TYP. EA. SIDE)
**CITY OF
 NAPERVILLE**
 "COVER" - 3/8" THK. CLEAR
 "LEXAN" (TYP. EA. SIDE)
 *STD. "ROMAN" NUMERALS DIAL
 WITH "SPADE" HANDS (SHOWN)
**NAPERVILLE BANK
 & TRUST**

"PHOTO CELL"
 AUTO "ON" AT DUSK
 AUTO "OFF" AT DAWN
 "DECOR LIONS" GUARDIAN
 REMOVABLE FOR SERVICE

SPECIFICATIONS:
 FOUR FACED, 24 inch. [0.61 M]
 LEGIBLE 22 inch. [0.56 M]
 REAR ILLUMINATION
 FACE WITH "SPADE" HANDS.
 ALUMINUM POST
 WEATHER PROOF
 FINISH COLORS OPTIONS AVAILABLE

"ACCESS PANEL" - REMOVABLE
 TWO SIDE FOR ACCESS FOR
 MOUNTING POST (BY GEN.
 CONTR.) AND ELEC. "HOOK-UP"
 (BY ELEC. CONTR.).
 *ALL PANELS HAVE
 TAMPER-PROOF SCREWS AS
 REQ'D w/ TOOL BY VERDIN.



VERDIN DESIGN GROUP

THE VERDIN COMPANY
 CORPORATE HEADQUARTERS
 444 READING ROAD
 CINCINNATI, OHIO 45202
 1-800-543-0488
 sales@verdin.com
 www.verdin.com

THIS DESIGN CONCEPT IS THE EXCLUSIVE PROPERTY OF THE VERDIN COMPANY, AND MAY NOT BE COPIED, REPRODUCED, MANUFACTURED, MARKETED, OR SOLD IN WHOLE OR ANY PART THEREOF WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VERDIN COMPANY, 444 READING ROAD, CINCINNATI, OHIO.

COPYRIGHT

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Hitchcock Design Group. This document is the property of Hitchcock Design Group and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used without the prior written permission of Hitchcock Design Group. All other rights reserved.

RISER AND/OR RESPONSES

NO.	DATE	DESCRIPTION
1	5/16/11	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

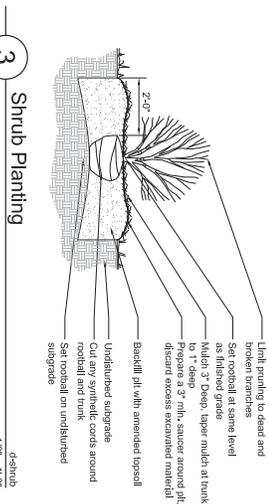
PROJECT:

RESTORATION AND RENOVATION FOR:

NAPERVILLE BANK & TRUST

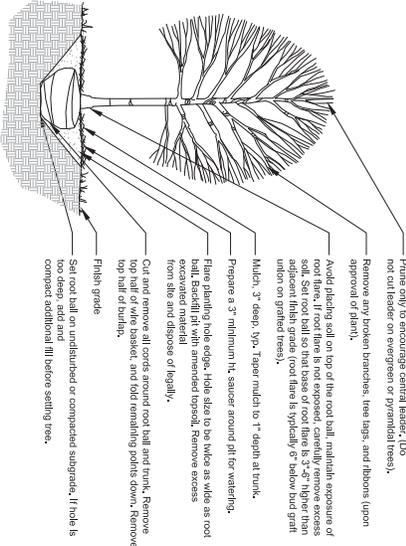
NAPERVILLE, ILLINOIS

1000 W. ILLINOIS STREET



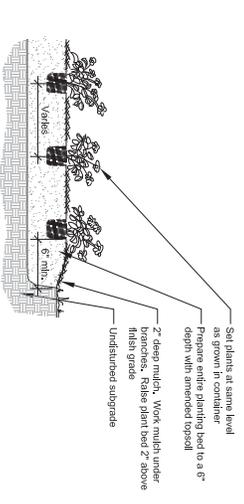
3 Shrub Planting

d4shrub-02c
1/2" = 1'-0"



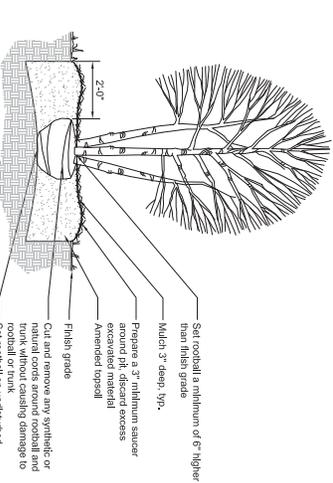
1 Deciduous Tree Planting

d4tree-02c
1/2" = 1'-0"



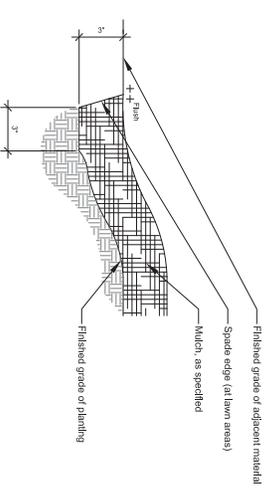
4 Annual and Perennial Planting

d4annual-02c
1/2" = 1'-0"



2 Ornamental Tree Planting

d4ornamental-02c
1/2" = 1'-0"



5 Planting Bed / Mulch Ring Edging detail

d4mulch-02c
3" = 1'-0"

TREES, SHRUBS, AND GROUNDCOVERS

PART 1 - GENERAL

- 1.01 DESCRIPTION
 - A. Provide trees, shrubs, and groundcovers as shown and specified. The work includes:
 - 1. Soil preparation.
 - 2. Trees, shrubs, and groundcovers.
 - 3. Mulch and planting accessories.
 - 4. Maintenance.
- B. Related work:
 - 1. Lawns and Grasses.

1.02 QUALITY ASSURANCE

- A. Comply with General and Supplementary Conditions.
- B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Name of varieties not listed on the Standardized Plant Names shall be indicated on the drawings. Provide stock true to botanical name and highly tagged.
- C. Comply with staking and grading standards of the latest edition of the American Society of Landscape Architects. Plants shall be dimensioned as it stands in its natural position.
- D. All plants shall be nursery grown under diurnal conditions similar to those in the locality of the project for a minimum of two years.
- E. Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at an additional cost, providing that large plants will not be set back by site conditions.
- F. Plants are subject to inspection by the Owner's Representative at the job site or nursery. The Owner's Representative reserves the right to personally select any all nursery stock prior to delivery.

1.03 SUBMITTALS

- A. Submit the following material samples:
 - 1. Mulches.

2. Planting accessories.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver fertilizer materials in original, unopened, and unaltered containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
 - 1. Take all precautions customary in good trade practice in the handling of fertilizers. Do not allow fertilizers to come in contact with skin or clothing. Sprayed fertilizers shall be applied with an approved "anti-drift" device before digging to prevent drift/dropon. Dig, pack, transport, and handle plants with care to prevent abrasion against limbs. Inspector performs inspection of plants and soil conditions. Inspector shall order to stack and on arrival the certificate shall be filed with the Owner's Representative. Protect all plants from drying out, if plants cannot be planted immediately upon delivery, properly store them in a cool, shaded area. Do not allow plants to be stored in the Owner's Representative. Water treated-in-plantings as appropriate to promote healthy root growth. No plant shall be bound with rope or wire in a manner that could damage or break branches or stalks. No plant shall be bound for more than 24 hours.
- B. Cover plants transported on open vehicles with a protective covering to prevent wilting.
- C. Cover plants transported on open vehicles with a protective covering to prevent wilting.
- D. Provide dry, loose topsoil for planting bed mixes. Frozen or muddy topsoil is not acceptable.

1.05 PROJECT CONDITIONS

- A. Work notification: Notify the Owner's Representative at least two working days prior to installation of plant material.
- B. Protect existing utilities, existing, and other facilities from damage caused by landscape operations.
- C. All pits, trenches, including a schedule of sizes, quantities, and locations, shall be clearly marked with reflective orange plastic delineation of the Owner. Verify and stamp the quantities required to complete the work as drawn.

1.06 GUARANTEE

- A. Guarantee all work in this Section for one year following the date of Final Acceptance by the Owner's Representative.
 - 1. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Guarantee all replacement plants for one additional year after installation. Verify that replacement plants are of the same or comparable unimpaired plants, or removed, at the discretion of the Owner, reimburse the Owner 50% of the price of such removed plant which is not replaced.
 - 2. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, winter kill caused by snow, or other natural conditions not typical of planting area, or acts of vandalism.
- D. Guarantee shall not include on-site relocation of existing plants.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Plants: Provide plants typical of their species or variety with normal, densely-developed branches and vigorous, stress root systems. Provide only sound, healthy, vigorous plants free from defects, debilitating work, structural injuries, frost cracks, lesions, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.
- 1. Dig ball and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or misshapen balls are not acceptable. Tree spade transplanting is not acceptable.
- 2. Container-grown stock: Obtain a container for sufficient length of time for the root system to have developed to half its full height, firm and whole.
 - a. No plants shall be bared in the container.
 - b. Container stock shall not be root bound.
- 3. Plants specified by catalog, provide shade and ornamental trees with a shade mesh tent. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well developed.
- 4. Provide plants matched in form when arranged in groups.
- 5. Plants larger than those specified in the plant list may be used when acceptable to the Owner's Representative.
- 6. Provide plants with pruning wounds relative to the size of the wound more than 1/2 of the tissue area of that given trunk or branch. Acceptable wounds must show vigorous bark on all edges. (i.e. a 1" diameter wound on a 2" caliber tree is unacceptable)
- 7. Provide evergreen trees branched to the ground unless otherwise specified or accepted.
- 8. Provide shade and small plants meeting the requirements for space and height indicated in the plant list.
- a. The measurements for height shall be taken from the ground surface to the highest point of the plant and not the longest branch.
- b. Single stemmed or rib plants will be rejected.
- c. Side branches shall be generous, well-developed, and the plant as a whole well-balanced to the ground.
- d. Plants shall be in the most vigorous condition, free from dead wood, viruses, or other root or branch diseases.

2.02 ACCESSORIES

- A. Topsoil for Planting: Best: Fertilite, friable, natural topsoil of a medium-textured, loamy character, meeting the following analysis:
 - Course sand, medium sand 10 - 30 %
 - Clay 30 - 40 %
 - Organic matter content shall be from 3 to 7%, obtained from a well-aerated peat, reasonably free from clay, humus, coarse straw, stones, pebbles, sticks, and other foreign material.
- B. (Clay content shall be determined by hydrometer test.)

Soil tests from the soil source shall be provided to the Owner's Representative prior to delivery to the site. Any on site soil to be used shall be tested prior to amending. The assigned laboratory for all testing shall be BioScience Laboratory, whose contact information is as follows:

- David Mandard
DH-Net
542 Clark Street
Evanston, IL 60202
(800) 251-1511
- B. Amended Topsoil: A mixture of 80% topsoil and 20% growing mix, incorporated to depth as specified in the appropriate detail in all planting areas.
 - 1. Growth Mix:
 - 6 parts Aged Pine Fines
 - 2 parts Composted Rice Hulls
 - 2 parts Composted Rice Hulls
- 1-STEP 1/4" in soil conditioner - available from Midwest Trading (830) 365-1990

C. Mulches:

- 1. Where permitted, mulches shall be 2" minimum thick, well rotted, shredded, native hardwood bark mulch, not larger than 4" in length and 1/2" in width. Free of wood chips and sawdust.
- 2. Perennial/Groundcover/Annuals -
 - 6 parts Aged Pine Fines
 - 1 part Leaf or Yard Waste Compost
 - 2 parts Composted Rice Hulls
- 1-STEP 1/4" in soil conditioner - available from Midwest Trading (830) 365-1990
- D. Winter Free of substances harmful to plant growth. Hoses or other materials of temporary nature, furnished by Contractor.
- E. Tree Wraps: Standard waterproof tree wrapping paper, not less than 30 lbs. per roll.
- F. White Two-Ply Jute mulch.
- G. Imported Cherry Prunus (approx. 30 lbs./1,000 SF)
- Ammonium Sulfate - 2 lbs./1,000 SF
- Potassium Sulfate - 2 lbs./1,000 SF
- BK-Micro - 3 lbs./1,000 SF
- Nitroform - 3 lbs./1,000 SF

PART 3 - EXECUTION

- 3.01 INSPECTION
 - A. Examine proposed planting areas and conditions of installation. Do not start planting work until satisfactory conditions are achieved.
- 3.02 PREPARATION
 - A. Time of planting:
 - 1. Evergreen material: Plant evergreen materials between August 15 and November 1 or in spring before new growth begins. If proper requirements require planting at other times, spray plants with anti-desiccant prior to planting operations.
 - 2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-heat, spray with an anti-desiccant prior to planting operations.
 - 3. Chain Owner's Representative's approval for planting trees, other than those indicated, prior to commencing work.
 - B. Final staking is under only experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
 - C. Locate plants as indicated and approved in the field by the Owner's Representative. If instructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected.
 - D. Excavate circular plant pits with sloping sides, except for plants specifically indicated to be planted in beds (i.e. a saucer or bowl shaped hole). Provide shade pits at least 12" greater depth of all soil accommodates the root system. Do not overwater. Remove excess excavated materials from the site. Before planting, perform a percolation test on a representative sample of tree and shrub holes (quantity and location to be determined by the Contractor). Percolation test: Fill holes to the top with water. If holes do not drain within one hour, contact the Owner's Representative immediately before proceeding with work. Do not proceed until drainage issues have been satisfactorily addressed.

3.03 INSTALLATION

- A. Trees and shrubs:
 - 1. Set plant material in the planting pit to proper grade and alignment. Set plants upright, upright, and level to give the best support or relationship to each other or adjacent structure. Set plant material above the finish grade.
 - Do not fill around trunks or stems. Backfill the pit with a mixture of 2/3 excavated material and 1/3 amended topsoil. Do not use frozen or muddy material for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
 - 2. After balled or burlapped plants are set, middle topsoil mixture composed of peat and bails and fill all voids.
 - 3. Mix chemistry peat at the recommended pounds per 1000 square feet to all tree and shrub pits/backfill.
- 4. Cut and remove all roots around root ball and trunk. Remove top half of wire basket, and fold remaining parts down. Remove top half of burlap.
- B. Perennial/Groundcover/Annuals:
 - 1. Where permitted, groundcovers, and annuals are specified on the plans, roll/tilt entire plant bed to 6" depth using amended topsoil. If area is within existing base depths, hand cultivation of plant bed to 6" depth is required. Obtain the Owner's approval for any deviations from these methods other than those indicated, prior to commencing work.
 - 2. Plant spacings are given as general guidelines. Adjust spacing as necessary based on quantity specified in Bill the material bed to within 5% of depth.
 - 3. Apply amended pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire groundcover, perennial or annual bed.
 - D. Mulching:
 - 1. Match tree and shrub planting pit, shrub beds, and ornamental grass beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, take much to provide a uniform finished surface.
 - 2. Match perennials, groundcovers, and annuals with required mulching material 1" - 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake much to provide a uniform finished surface, and to keep much away from stems and grasses.

3.05 ACCEPTANCE

- A. Planted areas will be inspected during and upon completion of installation and accepted subject to compliance with specified materials and installation requirements.
 - 1. Planted areas will be finally Accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.
- 3.06 CLEANING
 - A. Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

3.08 MAINTENANCE

- A. Maintain plants for a period of at least 30 days after installation. It is the Contractor's responsibility to provide the necessary watering to maintain plants free of disease and stress.
 - 1. Repeat water plants to proper grade and position. Restore soil conditions as necessary to maintain plants free of disease and stress.
 - 2. Tighten and repair guy wires and stakes as required.
 - 3. Control delicate work as soon as possible after installation become applicable and weather and season permit.
- 4. Water trees, shrubs, and groundcover beds within the first 24 hours of planting. Thereafter, water plants as follows:
 - Not less than once per week, trees and shrubs.
 - Not less than twice per week, perennials, groundcovers, and groundcover beds.
- Depending on weekly rainfall and seasonal conditions, obtain Owner's Representative's approval for watering frequencies other than those indicated prior to commencing work.

NO.	DATE	DESCRIPTION
1	07/08/2011	PRELIMINARY
2	07/15/2011	REVISED
3	07/22/2011	REVISED
4	07/29/2011	REVISED
5	08/05/2011	REVISED
6	08/12/2011	REVISED
7	08/19/2011	REVISED
8	08/26/2011	REVISED
9	09/02/2011	REVISED
10	09/09/2011	REVISED
11	09/16/2011	REVISED
12	09/23/2011	REVISED
13	09/30/2011	REVISED
14	10/07/2011	REVISED
15	10/14/2011	REVISED
16	10/21/2011	REVISED
17	10/28/2011	REVISED
18	11/04/2011	REVISED
19	11/11/2011	REVISED
20	11/18/2011	REVISED
21	11/25/2011	REVISED
22	12/02/2011	REVISED
23	12/09/2011	REVISED
24	12/16/2011	REVISED
25	12/23/2011	REVISED
26	12/30/2011	REVISED
27	01/06/2012	REVISED
28	01/13/2012	REVISED
29	01/20/2012	REVISED
30	01/27/2012	REVISED
31	02/03/2012	REVISED
32	02/10/2012	REVISED
33	02/17/2012	REVISED
34	02/24/2012	REVISED
35	03/03/2012	REVISED
36	03/10/2012	REVISED
37	03/17/2012	REVISED
38	03/24/2012	REVISED
39	03/31/2012	REVISED
40	04/07/2012	REVISED
41	04/14/2012	REVISED
42	04/21/2012	REVISED
43	04/28/2012	REVISED
44	05/05/2012	REVISED
45	05/12/2012	REVISED
46	05/19/2012	REVISED
47	05/26/2012	REVISED
48	06/02/2012	REVISED
49	06/09/2012	REVISED
50	06/16/2012	REVISED
51	06/23/2012	REVISED
52	06/30/2012	REVISED
53	07/07/2012	REVISED
54	07/14/2012	REVISED
55	07/21/2012	REVISED
56	07/28/2012	REVISED
57	08/04/2012	REVISED
58	08/11/2012	REVISED
59	08/18/2012	REVISED
60	08/25/2012	REVISED
61	09/01/2012	REVISED
62	09/08/2012	REVISED
63	09/15/2012	REVISED
64	09/22/2012	REVISED
65	09/29/2012	REVISED
66	10/06/2012	REVISED
67	10/13/2012	REVISED
68	10/20/2012	REVISED
69	10/27/2012	REVISED
70	11/03/2012	REVISED
71	11/10/2012	REVISED
72	11/17/2012	REVISED
73	11/24/2012	REVISED
74	12/01/2012	REVISED
75	12/08/2012	REVISED
76	12/15/2012	REVISED
77	12/22/2012	REVISED
78	12/29/2012	REVISED
79	01/05/2013	REVISED
80	01/12/2013	REVISED
81	01/19/2013	REVISED
82	01/26/2013	REVISED
83	02/02/2013	REVISED
84	02/09/2013	REVISED
85	02/16/2013	REVISED
86	02/23/2013	REVISED
87	02/28/2013	REVISED
88	03/06/2013	REVISED
89	03/13/2013	REVISED
90	03/20/2013	REVISED
91	03/27/2013	REVISED
92	04/03/2013	REVISED
93	04/10/2013	REVISED
94	04/17/2013	REVISED
95	04/24/2013	REVISED
96	05/01/2013	REVISED
97	05/08/2013	REVISED
98	05/15/2013	REVISED
99	05/22/2013	REVISED
100	05/29/2013	REVISED

RESTORATION AND RENOVATION FOR:

NAPERVILLE BANK & TRUST

5 SOUTH WASHINGTON STREET
NAPERVILLE, ILLINOIS

TITLE: **Planting Specifications**

DATE: 07/08/2011

PROJECT: 2010a118

PREPARED BY: TCK

SHEET: **L3.0**

Page: 72 - Agenda Item: D.3

HITCH DIRT CREATING

221 W. Jeffersonville, Ill. 60205
P: (630) 481-1787
hitch@hitchdirt.com



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-094 **AGENDA DATE:** 8/17/2011

SUBJECT: Zoning Text Amendment: 5th Avenue Height Overlay District

LOCATION: Generally along Washington Street between Benton Avenue and Ogden Avenue, and in the immediate vicinity of the Naperville Metra Station, bounded by Center Street, North Avenue, Ellsworth Street and 5th Avenue.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
This is a request to amend Title 6 (Zoning Regulations) of the Municipal Code to establish a new overlay district for the 5th Avenue Study Area. The proposed overlay district will establish height limitations that supersede the underlying zoning.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Action
7/15/2009	Plan Commission recommended approval of the <i>5th Avenue Study</i> subject to amendments.

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Conduct the public hearing.

PREPARED BY: Suzanne Thorsen, AICP, Community Planner

BACKGROUND
The City of Naperville conducted the *5th Avenue Study* in 2009 to evaluate land use, commuter parking, and multi-modal circulation (i.e., bicycle, pedestrian and public transit circulation) in the 5th Avenue Study Area. The 5th Avenue Study Area includes parcels in the immediate vicinity of the Naperville Metra Station bounded by Center Street, North Avenue, Ellsworth Street and 5th Avenue; parcels fronting the east side of Washington Street between Benton Avenue and Ogden Avenue; and parcels fronting the west side of Washington Street between Douglas Avenue and Benton Avenue (parcels between Benton and Douglas Avenues were subsequently included in *Naperville Downtown2030*).

The *5th Avenue Study* establishes recommendations that will guide future redevelopment, parking, transportation and streetscape improvements within the study area, an important

gateway to downtown Naperville and one of the city's commuter hubs, while maintaining cohesiveness with the existing character of the neighborhood.

The *5th Avenue Study* was adopted on December 1, 2009 as a component of the Naperville Comprehensive Master Plan. The proposed *5th Avenue Study* Overlay District is presented as an implementation item of the plan, which established maximum recommended height for properties within the study area (refer to Attachment 1). The work program included with the *5th Avenue Study* included a zoning amendment for mixed-use districts; however, following evaluation of the ROLC (Residential, Office, Limited Commercial) District in 2010 it was determined that existing mixed-use districts are adequate to serve the city's needs for the time-being. The objectives of the *5th Avenue Study* to address building height can be adequately addressed through a zoning overlay district.

DISCUSSION:

The proposed *5th Avenue Study* Overlay District will be adopted as an amendment to Section 6-2 (General Zoning) of the Naperville Municipal Code and will be applicable to all properties within the area depicted on the *5th Avenue Study* Overlay District Map (Attachment 2). Properties within the overlay district will be governed by the underlying zoning regulations (e.g., land use, setbacks) with the exception of height regulations, which will be governed by the *5th Avenue Study* Overlay District (refer to proposed text, Attachment 3).

Height Recommendations

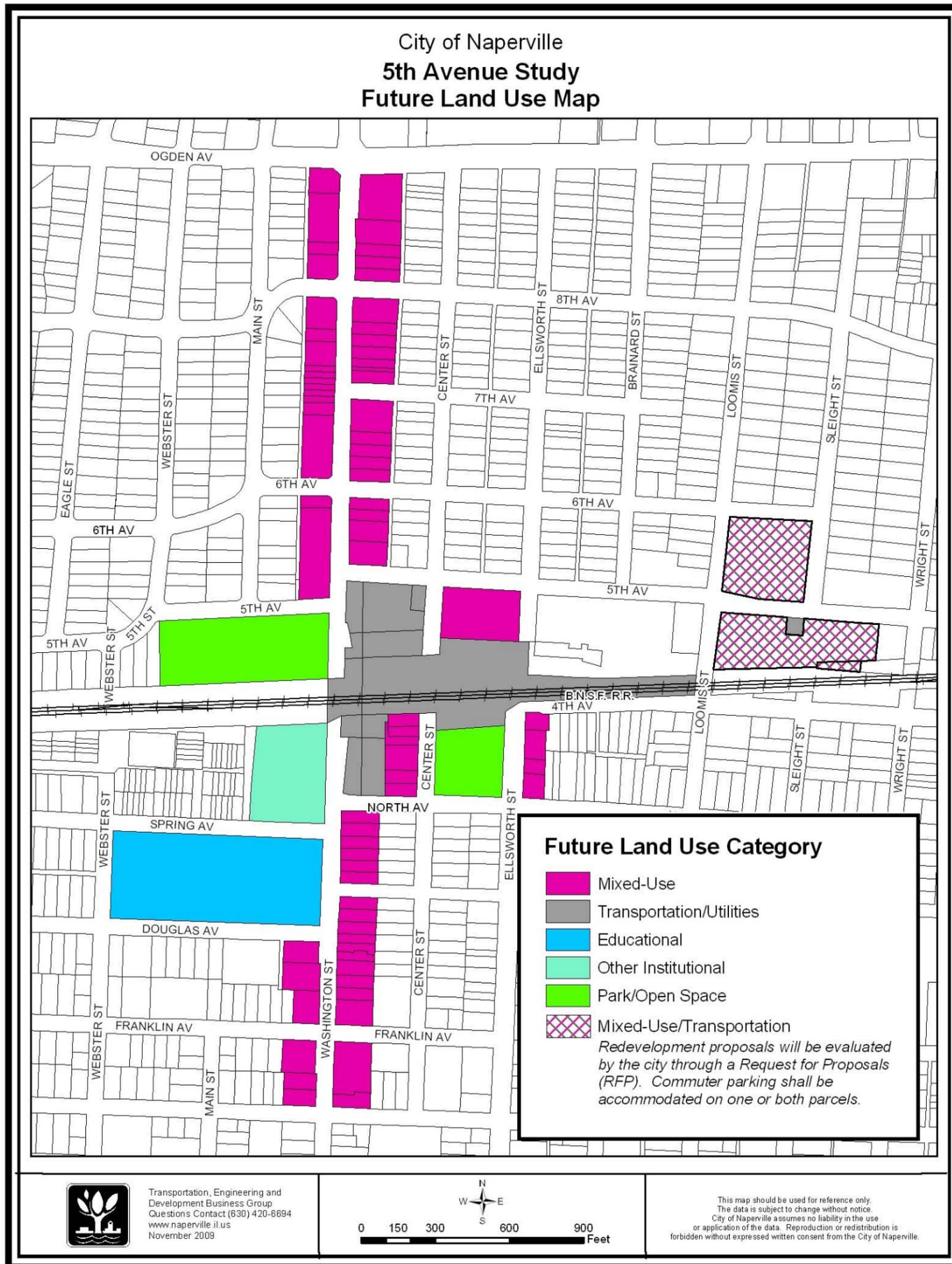
The height standards established by the proposed overlay district are aligned with the recommendations of the *5th Avenue Study*.

A maximum height of 43' is proposed along Washington Street (north of downtown to Ogden Avenue) and on Ellsworth Street between North Avenue and 4th Avenue (properties facing Burlington Square Park). The 43' height standard is consistent with the maximum height of the OCI (Office, Commercial and Institutional) District and is applied to properties that abut residential neighborhoods.

A maximum height of 50' is proposed along Center Street between North Avenue and the Burlington Northern Santa Fe tracks (properties facing Burlington Square Park) and the south side of 5th Avenue between Center Street and Ellsworth Street. The 50' height standard is consistent with the existing Kroehler Building, which was identified during the course of the *5th Avenue Study* as an acceptable maximum building height for properties in the immediate vicinity of the train station.

ATTACHMENTS:

1. Excerpt from *5th Avenue Study* map & supplemental recommendations – *5th Avenue Study* Overlay District – PC# 11-1-094
2. Map *5th Avenue Study* Overlay District – *5th Avenue Study* Overlay District – PC# 11-1-094
3. Proposed Zoning Text -- *5th Avenue Study* Overlay District – PC#11-1-094



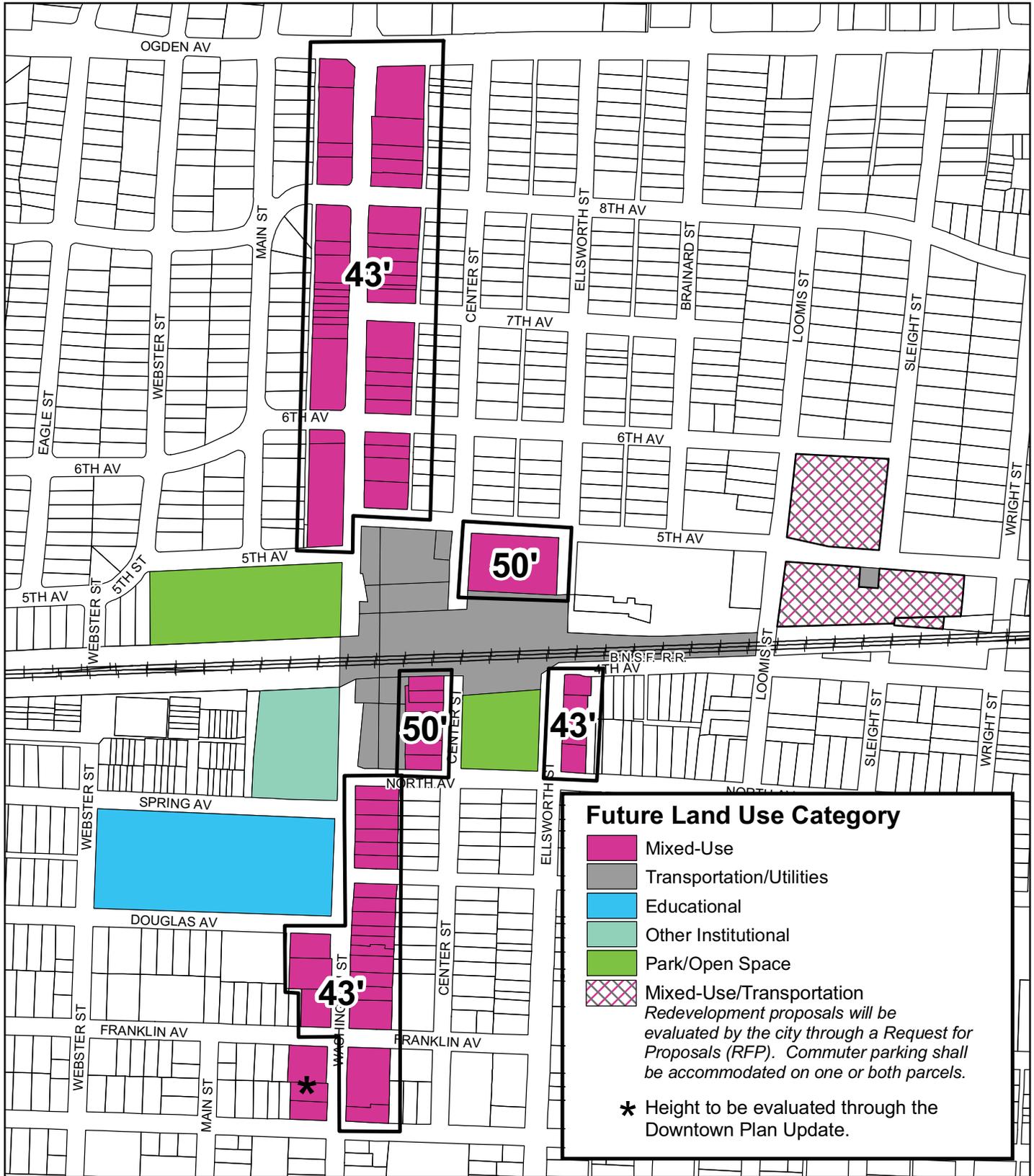
City of Naperville
5th Avenue Study
Future Land Use Supplemental Recommendations

- New buildings (including, but not limited to the parapet wall, elevator shaft and rooftop mechanical equipment) should not exceed the height shown on *Figure 11: Supplemental Height Recommendations*.
- “Mixed-Use” may be comprised of a mix of uses (i.e., commercial, office or residential) or a single use (i.e., commercial, office or residential) in a building
- Residential uses shall provide parking onsite.
- Reuse/conversion of existing residential-style buildings for non-residential uses along Washington Street is encouraged, where appropriate.
- The design of new buildings and building additions should be compatible with the character of the existing community and the *Building Design Guidelines*.
- Development and redevelopment along Washington Street should provide or reserve rear cross-access to adjacent properties where feasible.
- New commercial uses should be limited to office, neighborhood retail and service uses.
- New development on Washington Street should be located closer to the right-of-way so as to accommodate parking in the rear and provide for a greater separation between the building and residential uses abutting the rear property line.
- Commuter parking shall be viewed as a system in the evaluation of future use of city-owned properties.

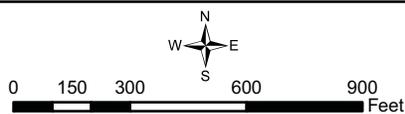

Naperville

Figure 10: 5th Avenue Study Future Land Use Map and Supplemental Recommendations

City of Naperville
 5th Avenue Study
 Supplemental Height Recommendations

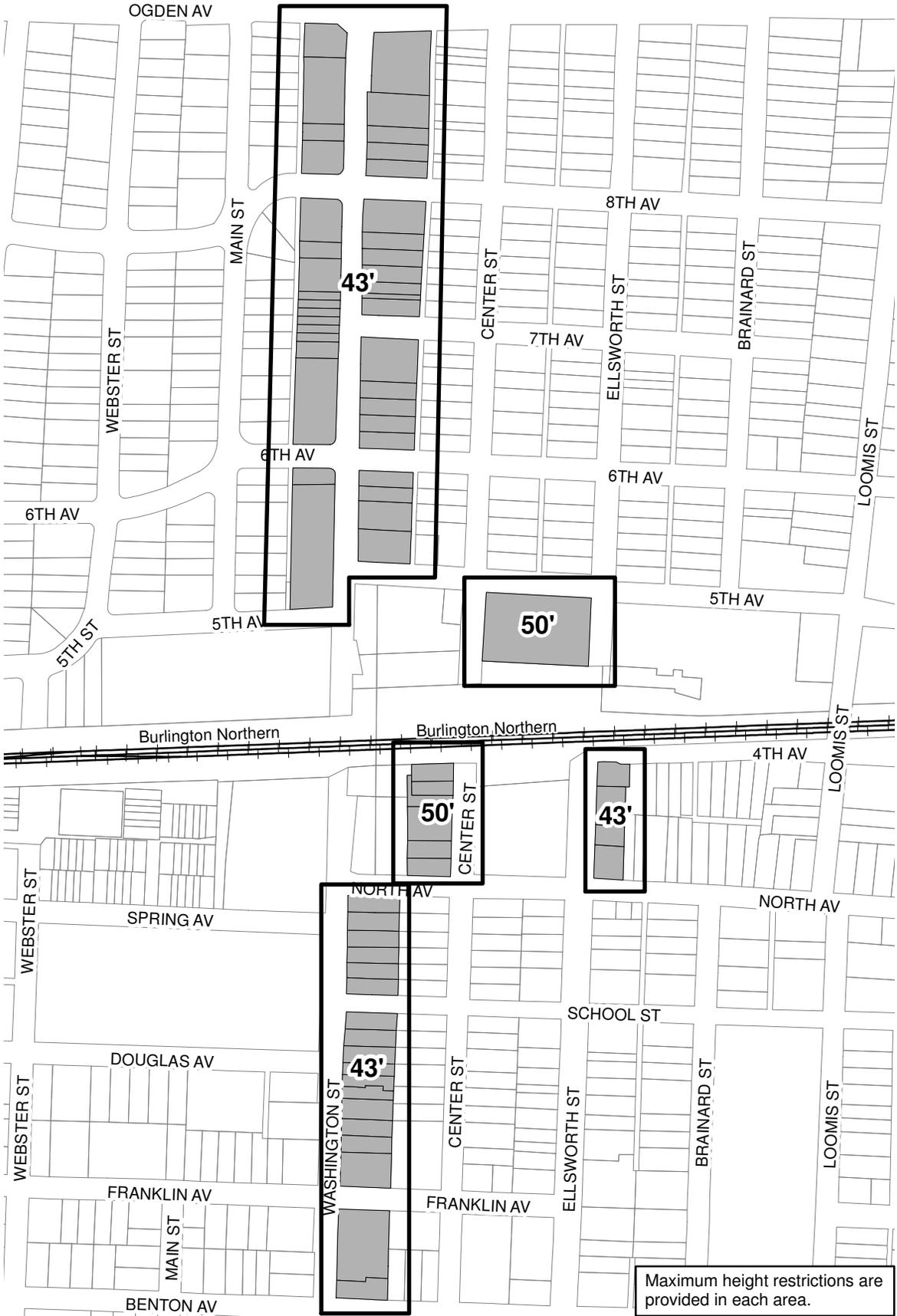


Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 November 2009



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.

City of Naperville Proposed 5th Ave Study Area Overlay District



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6100
www.naperville.il.us
July 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

6-2-31: 5th AVENUE STUDY OVERLAY DISTRICT

1. Purpose: It is the intent and purpose of this Section to implement the recommendations of the Naperville Comprehensive Master Plan as set forth in the *5th Avenue Study* and approved by Ordinance 09-143 pertaining to the height and bulk of buildings in the vicinity of the Naperville Metra Station and Washington Street corridor (5th Avenue Study Area). The *5th Avenue Study* guides future redevelopment in the vicinity of the Naperville Metra Station and Washington Street corridor, an important gateway to downtown Naperville and one of the city's commuter hubs, while maintaining cohesiveness with the existing character of the neighborhood.
2. Boundaries: The 5th Avenue Study Area includes parcels in the immediate vicinity of the Naperville Metra Station and parcels fronting the east and west sides of Washington Street between Ogden Avenue and Benton Avenue, depicted as follows and legally described in Ordinance 11-XX:

(map to be inserted)

3. Applicability: The *5th Avenue Study* Overlay District shall be an overlay district on the City of Naperville Zoning Map. The buildings and land uses within the *5th Avenue Study* Overlay District shall be controlled by the pertinent regulations within the underlying zoning district, except insofar as such regulations are in conflict with any special regulations established by this Section in which case the regulations established by the *5th Avenue Study* Overlay District shall apply. Divergence from the standards established in this Section may be allowed only by approval of a Zoning Variance as specified in Section 6-3-9 of this Title and upon the determination that the development proposed will better serve the objectives of this Section.
4. Height of Buildings: Maximum height of buildings within the *5th Avenue Study* area shall not exceed the following:
 - a. Parcels abutting the east and west sides of Washington Street between 5th Avenue and Ogden Avenue: 43'
 - b. Parcels abutting the east side of Washington Street between Benton Avenue and North Avenue: 43'
 - c. Parcels abutting the west side of Center Street between North Avenue and the Burlington Northern Santa Fe train tracks: 50'
 - d. Parcels abutting the east side of Ellsworth Street between North Avenue and 4th Avenue: 43'
 - e. Parcels abutting the south side of 5th Avenue between Center Street and Ellsworth Street: 50'

Rathje Planning Services, Inc.
412 Chicago Avenue
Downers Grove, Illinois 50515
630-963-4891
krathje3@comcast.net

August 8, 2011

Ann Edmonds, Chairperson
Planning and Zoning Commission
City of Naperville
C/O TED Business Group
400 S. Eagle Street
Naperville, IL 60540

Re: Proposed Text Amendment, 5th Avenue Study Overlay District Height Maximum, as such relates to the property commonly known as the Boecker Property, 190 E. 5th Avenue

Dear Chairperson Edmonds:

My clients have received notice of the Planning Commission's upcoming August 17th public hearing concerning the establishment of a building height overlay for certain properties which are located within the 5th Avenue Study area.

The documents which were so thoughtfully provided by the Planning Staff indicated that my client's property is being proposed to have a maximum building height of 50 feet. We find this proposal to be very appropriate given the location of the site relative to the Fifth Avenue Station and the railroad. We would urge that the Planning Commission support this proposal.

As we understand the proposal, the height maximums are proposed to be absolute maximums. We are of the opinion that the height maximum proposed for my client's property is very reasonable for buildings per se, however we believe that consideration by the City should be given to permitting normally sized roof mounted air-condition and elevator equipment without penalizing the height of the building. We are of the opinion that installing certain equipment on the roof of the building is preferable to installing it on grade, both from an aesthetic perspective as well as from a security perspective. If the height of the equipment is subtracted from the potential building height, the mounting of such equipment out of view on the building's roof tends to be de-incentivized.

My clients and I want to express our appreciation for all of the professional consideration that has been afforded us by the Planning Staff as well as by all of the appointed and elected officials of the City of Naperville.

Sincerely,

Kenneth J. Rathje
Rathje Planning Services, Inc.

XC: Lois Boecker
Steven Mueller



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 11-1-098 **AGENDA DATE:** 8/17/2011
SUBJECT: 1701 Quincy Avenue
Petitioner: Naper Small Business, LLC

LOCATION: 1701 Quincy Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests a conditional use for up to 6,400 square feet of training studios at 1701 Quincy Avenue in the I (Industrial) District.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Action
1/21/2009	Plan Commission recommended approval of a conditional use for a training studio (Bollywood Rhythms, Inc.) on the subject property in the I (Industrial) District.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, commonly known as 1701 Quincy Avenue, is located near the northwest corner of Quincy Avenue and Brookshire Court. The property consists of approximately 6.265 acres and is zoned I (Industrial). Currently, the property is improved with a 101,810 square foot multi-tenant building, consisting of 32 units.

CONTROLLING AGREEMENTS AND ORDINANCES:

Date	Agenda Item No.	Action
9/19/1983	F3	Ordinance 83-103 zoning subject property to I (Industrial) District.
01/21/2003	M4	Ordinance 03-015 granting a conditional use for a health club facility/training studio (Martial Arts).
02/17/2009	I16	Ordinance 09-018 granting a conditional use for a training studio (Bollywood Rhythms) in Unit 16.

05/07/2011	I9	Ordinance 11-074 granting a conditional use for a religious institution (Hope Community United Church).
------------	----	---

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The future land use of the subject property is designated as “Manufacturing/Transportation” in the 1996 Northwest Sector Update to the Comprehensive Master Plan.

PLANNING SERVICES TEAM REVIEW:

In 2009, the City Council approved Ordinance 09-018 granting a conditional use for a dance training studio (Bollywood Rhythms) in Unit 16 of the subject property at 1701 Quincy Avenue. The owner of the property, Naper Small Business, LLC, intends to lease Unit 26 to another training studio (Top Level Fitness, LLC). Unit 16 and Unit 26 each has 3,200 square feet of gross floor area for a total of 6,400 square feet of gross floor area.

Instead of requesting a conditional use specifically for a fitness training studio in Unit 26, the owner requests approval of a conditional use to allow training studios in general to occupy up to 6,400 square feet of gross floor area at 1701 Quincy Avenue. The new conditional use will allow the continuance of the previously approved Bollywood Rhythms dance studio (3,200 square feet) and the pending Top Level Fitness studio (3,200 square feet) at 1701 Quincy Avenue. In addition, it will give the owner the flexibility to recruit new training studio tenants in any unit of the building without processing another conditional use application if the Bollywood Rhythms or Top Level Fitness moves out.

Staff finds the proposed training studio use is compatible and appropriate in the context of the uses on subject property, which includes a mixture of office, storage, manufacture, and service (training studio, photography studio, religious institution) uses. The petitioner has provided a response to Section 6-3-8:2 (Standards for Granting a Conditional Use), which is included as Attachment 1. Staff concurs with the petitioner’s findings.

Off-Street Parking

The proposed 6,400 square foot training studios require a total of 32 off-street parking spaces. Staff has examined the current tenant roster for all uses on the property and determined that a total of 279 off-street parking spaces are required. Currently, 315 off-street parking spaces are provided; therefore, adequate parking exists to serve the proposed use (Attachment 2: Tenant Roster and Parking Requirements). Staff will re-examine the sufficiency of parking through the tenant build-out process at each time when a new tenant is proposed for the subject property.

Required Conditions:

Staff recommends that granting of the conditional use be subject to the following conditions:

- The use of training studios is limited to a maximum of 6,400 square feet.
- Parking shall be provided in accordance with Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to adequately support all tenants on the subject property at each time when a new tenant is proposed.

ATTACHMENTS:

1701 Quincy Avenue (PC 11-1-098)

August 17, 2011

Page 3 of 3

1. 1701 Quincy Avenue – Petitioner’s Response to Conditional Use Standards – PC 11-1-098
2. 1701 Quincy Avenue – Tenant Roster and Parking Requirements – PC 11-1-098
3. 1701 Quincy Avenue – Development Petition – PC 10-1-098
4. 1701 Quincy Avenue – Legal Description – PC 10-1-098
5. 1701 Quincy Avenue – Location Map – PC 10-1-098

Top Level Fitness

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

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

1. **The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;**
Several units in the same building as the Subject Premises are currently being used as training facilities under a conditional use initially granted by the City of Naperville. The current petition is for the very similar use of training facility. Therefore, the establishment of the conditional use is a continuation of the already existing conditional use, which has not been, nor is a detrimental to, or endangers the public health, safety and general welfare; and,
2. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**
The surrounding neighborhood is built out and well established. The existing conditional use has not substantially diminished or impaired property values within the neighborhood; and
3. **The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)**
The current petition is for a conditional use similar to existing uses which have not negatively impacted the use of the adjacent property. Therefore, the petitioned for conditional use would not impede the normal and orderly development and improvement of the adjacent property.

Tenant Roster and Parking Requirements 1701 Quincy Avenue				
Unit	Tenant	Use	SF	Required Stalls
1	Access Solutions, INC.	Manufacture	2700	7
2	Tributary Sales Resources, INC.	Office	3200	11
3, 4, 5W & 5R	Sedgwick Claims Management Services, INC.	Storage	8409	8
5,6	Orbit Medical, INC.	Storage	4391	4
7	State Mechanical Serices, LLC	Storage	3200	3
8	Capitol Construction Solutions, INC.	Storage	3200	3
9, 10	State Mechanical Services, LLC	Storage	6400	6
11	Forget the Frame Photography	Photography Studio	3200	14
12	EON, INC.	Office	3200	11
13	Quintessential Tots, LLC	Manufacture	3200	8
14	Hannah Adams-Scott	Manufacture	3200	8
15	Vacant *	Manufacture	3200	8
16	Bollywood Rhythms, INC.	Training Studio	3200	16
17-19	Grace Christian Fellowship	Office	9000	30
20	Lorillard, INC.	Storage	4600	5
21	APT Theraputics, INC.	Office	1684	6
22	Trager Healing Center, LTD.	Medical Office	2143	11
23	Green Drop, INC.	Office	4950	16
24	Media Unlimited	Office	3200	11
25	Andrews Engineering	Office	3200	11
26	Top Level Fitness	Training Studio	3200	16
27	Hope Community Church of Christ	Religious Institution	3200	33
28	Multi-com Group, INC.	Storage	3200	3
29F	R.F. Communications, INC.	Office	1960	6
29R	Mustang Construction, INC.	Storage	1240	1
30F	Crossroads Community Counseling, INC.	Medical Office	1840	9
30R	Vacant *	Manufacture	1360	3
31F	Vacant *	Manufacture	1780	4
31R	Phigenics, LLC	Office	920	3
32	Phigenics, LLC	Storage	2700	3
			Total	279
			Available Parking Spaces	315
			Excess Parking Spaces	36

* For the purposes of calculating required parking for the vacant units, it was assumed in the future that vacant space would be occupied by manufacture use.

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

Development Name (should be consistent with plat): Top Level Fitness

Development Address: 1701 Quincy Ave. Unit #26 Naperville

Date of Submission: July 22, 2011

I. APPLICANT:

Naper Small Business, LLC
Name Corporation

1805 High Grove Ln., Suite 137
Street

Naperville Illinois 60540
City State Zip Code

Len Monson Attorney 630.420.8228 x6
Primary Contact Person Relationship to Applicant Telephone Number

630.420.9137 len@kuhnheap.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

Same as a Applicant
Name

Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Kuhn, Heap & Monson Telephone Number: 630.420.8228 x6

Email Address: len@kuhnheap.com Fax Number: 630.420.9137

Address: 552 S. Washington, Suite #100, Naperville, IL 60540

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

The entire site is 272,894 square feet (6.265 acre) with one industrial type building and paved parking area.

2. Existing Utility Services (water, sewer, electricity): All utilities and services are currently existing and operating.

3. Existing zoning on the site: "I"

4. Existing Land Use: Industrial building. Subject Premises .

5. Acreage & Square Footage of the site: 272,894 square foot / 6.265 acre

6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

83-103; Ordinance amending the zoning ordinance by zoning property to the I district.

03-15 Ordinance granting a conditional use for a health club (Martial Arts) in the I district.

05-193 Ordinance granting a temporary religious use for units 26 & 27

06-207 Ordinance approving a conditional use recreational use (Big Bounce Party) Not on subject premises.

09-018 Ordinance approving a condition use for a training studio for Bollywood Rhythms. UNIT 16.

10-016 Amending a temporary use for a six-month extension for the Jubilee Family Center.

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office

Industrial Other: _____

2. Proposed Zoning: "I" with a conditional use for a dance studio.

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):

Petition to allow personal training facility. The business will assist groups of 8-12 people with physical fitness training. Hours will be 5:30am to 7:30 am, and after 5:00pm on weeknights.

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

The existing building is made up of 32 units. The Subject Premises of the petition consists of one unit approximately 3,200 square feet. The entire building is approximately 101,810 square feet. The common addresses for the Subject Premises is Suites 26 at 1701 Quincy Ave.

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

None

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

None

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

None

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres				6.265						
% of Total				100%						

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size
Single-Family						NA		
Townhome						NA		
Duplex						NA		
Apartment						NA		
Comrc.			NA	NA	NA			
Office			NA	NA	NA			
Industrial	1 bldg	6.265	NA	NA	NA		6.265	6.265

- 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 (already provided for)
Which will be maintained by: _____ The City of Naperville

_____ Homeowners Association
 _____ Other (_____)

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

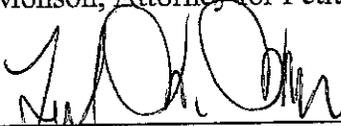
	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

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

Respectfully Submitted,

Leonard M. Monson, Attorney for Petitioner

By: 
 Leonard M. Monson
 Attorney for Petitioner

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

The foregoing petition was acknowledged before me by Leonard M. Monson on the 22nd day of July, 2011 A.D.

By: Lori L. Fahle

Notary Public



TOP LEVEL FITNESS
PETITION FOR A
CONDITIONAL USE

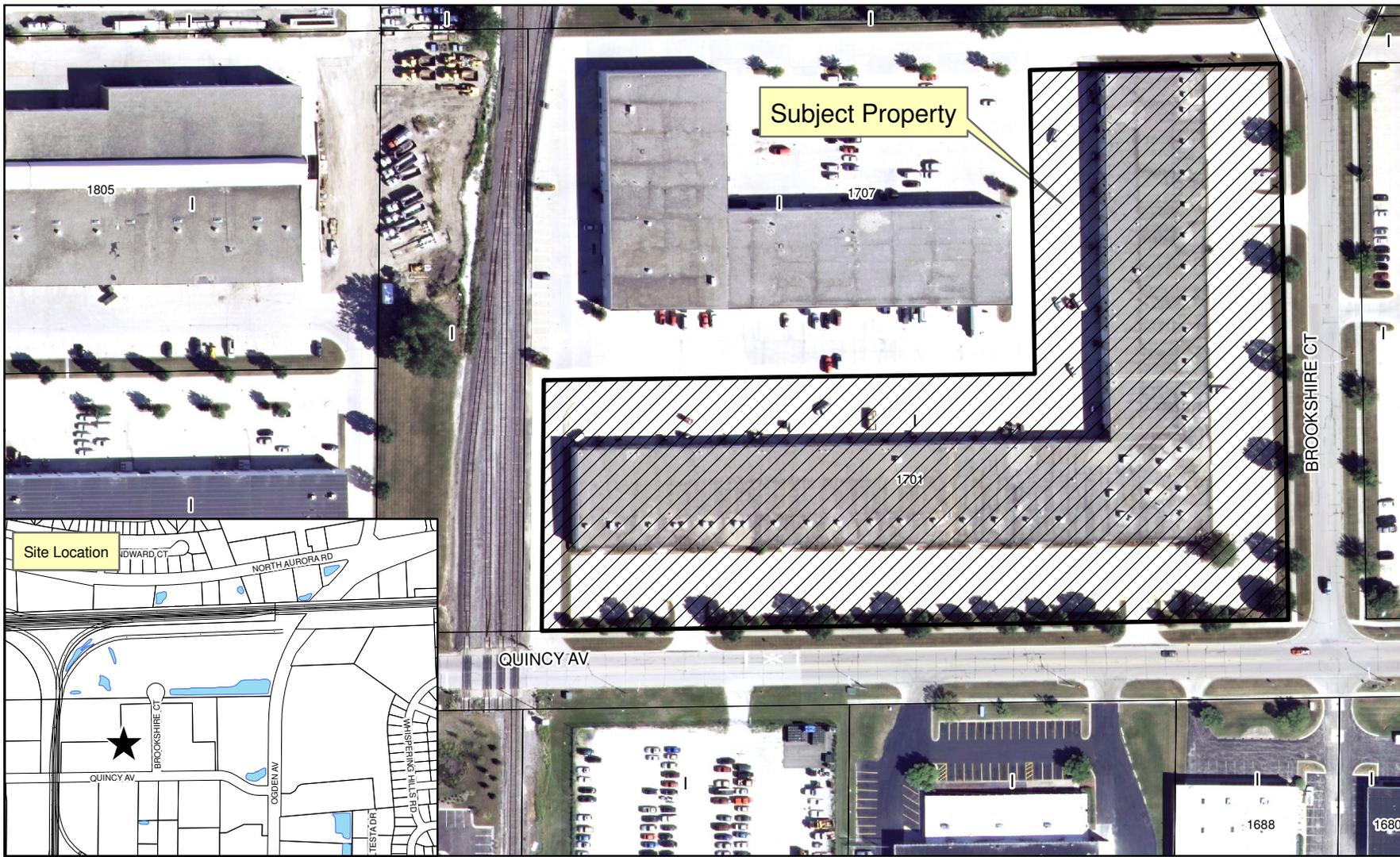
Legal Description:

LOT 2 IN NAPERVILLE SMALL BUSINESS PARK, BEING A RESUBDIVISION OF LOT 8 IN BURLINGTON NORTHERN NAPERVILLE INDUSTRIAL PARK UNIT 1, BEING A SUBDIVISION OF PART OF SECTIONS 14 AND 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 5, 1988 AS DOCUMENT R88-71428, IN DUPAGE COUNTY, ILLINOIS

PIN: 07-15-401-005

Common Address: 1701 Quincy Ave., Naperville, Illinois

City of Naperville
1701 Quincy Ave, Unit #26 - Top Level Fitness - PC 11-1-098



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6100
www.naperville.il.us
July 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.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-069 **AGENDA DATE:** 8/17/2011
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.
7/20/2011	D4	Continued to the August 3, 2011 meeting at the request of the petitioner.
8/3/2011	D1	Continued to the August 17, 2011 meeting at the request of the petitioner.

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 part of the attached petition 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 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 – Petition – PC 11-1-069



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

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

February 18, 2011

VIA E-MAIL and REGULAR MAIL

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

Re: Freedom Plaza

Dear Ms. Urban:

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

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

Should you have any questions, please call.

Very truly yours,

Kevin M. Gallaher
Attorney

cc: Samir Lakhany

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



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION

AGENDA ITEM 11-1-070

AGENDA DATE: 8/17/2011

CASE:

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.
7/20/2011	D5	Continued to the August 3, 2011 meeting at the request of the petitioner.
8/3/2011	D2	Continued to the August 17, 2011 meeting at the request of the petitioner.

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 (Attachment 1: PUD Concept 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. 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.*

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 has submitted correspondence 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

August 17, 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 condition:
 - 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:

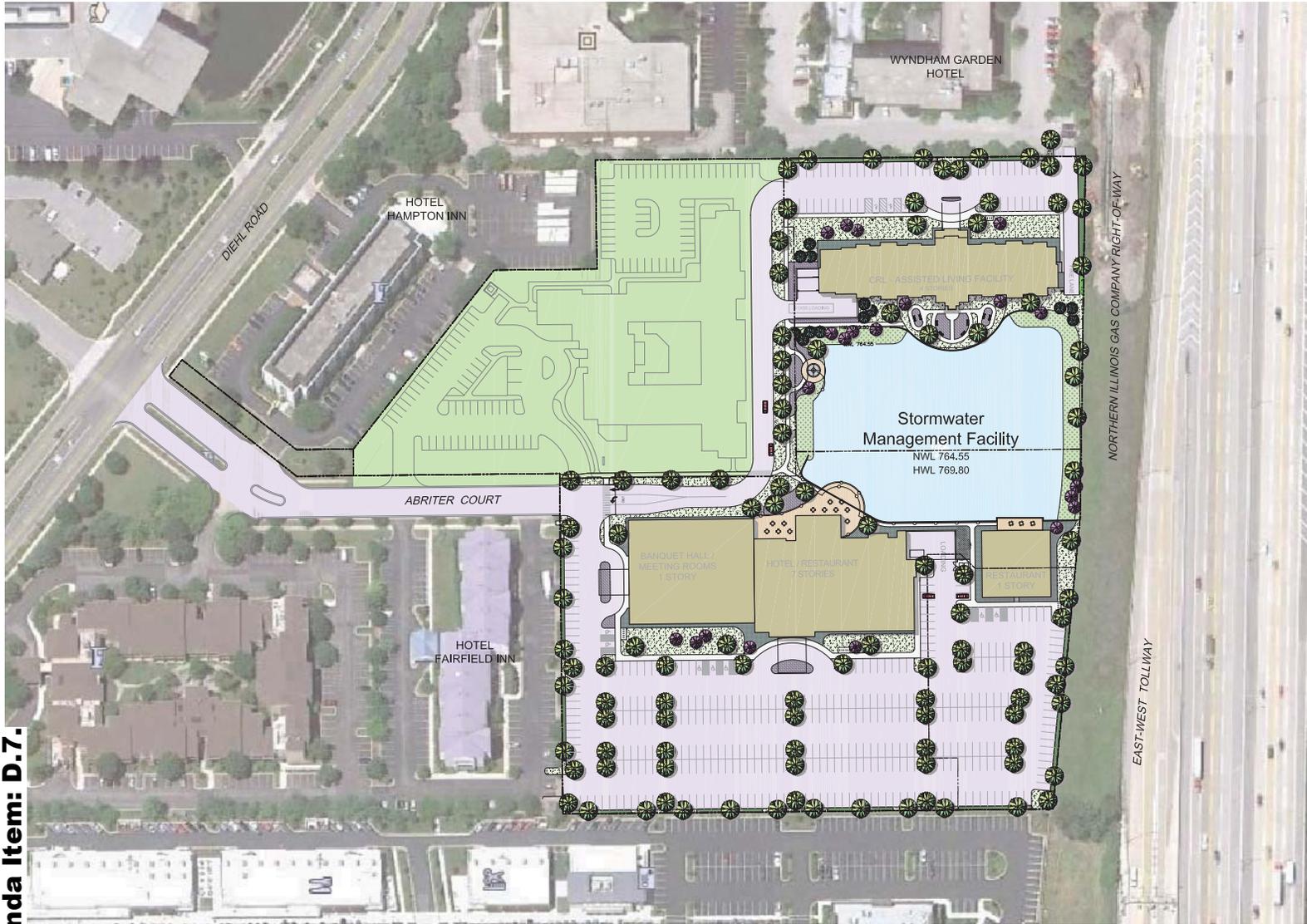
1. Freedom Plaza PUD – Attachment 1: PUD Concept Plan – PC 11-1-070
2. Freedom Plaza PUD – Attachment 2: Cross Access Correspondence – PC 11-1-070
3. Freedom Plaza PUD – Attachment 3: Fairfield Inn Correspondence – PC 11-1-070
4. Freedom Plaza PUD – Petition – PC 11-1-070
5. Freedom Plaza PUD – Preliminary 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 – Open Space Correspondence Exhibits – PC 11-1-070
9. Freedom Plaza PUD – Site Amenities Exhibit – PC 11-1-070
10. Freedom Plaza PUD – Pedestrian Circulation Exhibit – PC 11-1-070
11. Freedom Plaza PUD – Renderings – PC 11-1-070



Overall PUD Site Plan

Freedom Plaza / CRL

Naperville, Illinois



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 Planting- Native Plants and Grasses from Seed
- Pond, Building Entry, Outdoor Common Area, and Patio Enhancement Planting- Shrubs, Ornamental Grasses, Perennial M
- Turf Seed

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

NORTH

SCALE: 1" = 60'

0' 30' 60' 180'

ISSUE DATE: July 29, 2011
PROJECT NUMBER: 0709000001-01-02
All drawings are preliminary and subject to change
©2011 Chickcock Design Group

PREPARED FOR:
Superhost Hospitality, LLC

IN ASSOCIATION WITH:
V3
Norr
Ganther Construction Architecture Inc.



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

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 ARBITER COURT AS DEDICATED BY DOCUMENT R1997-99727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ARBITER 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 H80-5874; 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 R1985-038011; THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID CENTRE POINT SUBDIVISION, A DISTANCE OF 606.62 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 952679; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.60 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 361.65 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

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

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

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

ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: 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: NAVD83
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.

LEGEND

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

EASEMENT NOTES

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

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

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

NOTES:

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- BASIS OF BEARINGS: THE SITE IS ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AND COORDINATES ARE GROUND. THE SITE WAS TIED INTO THE CITY OF NAPERVILLE'S CONTROL MONUMENTS 703, 705, AND 1008.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- CURRENT ZONING: ORI-PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN ORI-PUD.

4 07-29-11 REVISED PER SITE PLAN CHANGE

CITY PROJECT # 11-10000008



**Engineers
Scientists
Surveyors**
7325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.9204 fax
vsos.com

PREPARED FOR:
SUPERHOST I
8615 US 1
FORT WAYNE, INDIANA 46707
260-435-1559

REVISIONS	
NO.	DATE DESCRIPTION
3	05-12-11 REVISED PER CITY REVIEW LETTER DATED APRIL 27, 2011

PRELIMINARY PLAT OF SUBDIVISION

Project No: 09192

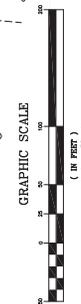
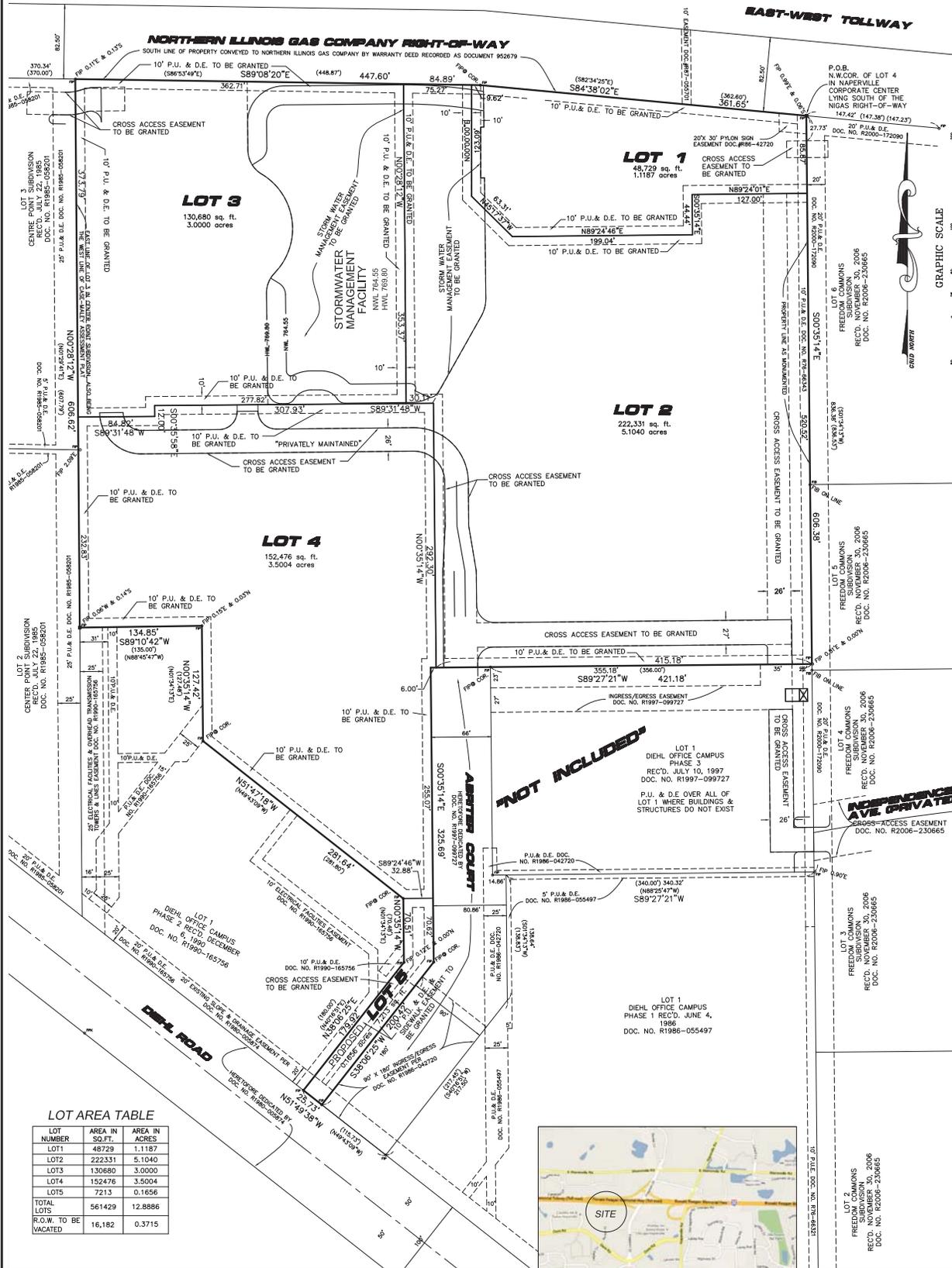
DRAFTING COMPLETED: 12-02-10 | DRAWN BY: SPK | PROJECT MANAGER: ANH | SHEET NO. 2 of 2
FIELD WORK COMPLETED: N/A | CHECKED BY: CWB | SCALE: 1" = 50'

115

Page: 116 - Agenda Item: D.7. **PLANNED UNIT DEVELOPMENT PLAT OF OVERALL FREEDOM PLAZA**

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

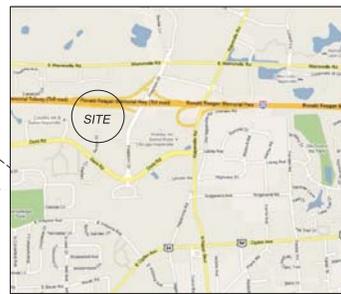
PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT1	48729	1.1187
LOT2	222331	5.1040
LOT3	130680	3.0000
LOT4	152476	3.5004
LOT5	7213	0.1656
TOTAL LOTS	561429	12.8896
R.O.W. TO BE VACATED	16,182	0.3715

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



VICINITY MAP NOT TO SCALE CITY PROJECT # 11-1000008

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

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

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 DEVELOPMENT OF OVERALL FREEDOM PLAZA

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

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

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN FREEDOM COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2006 AS DOCUMENT R2006-230665; THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID FREEDOM COMMONS SUBDIVISION, A DISTANCE OF 806.38 FEET, TO THE NORTHEAST CORNER OF LOT 1 IN DIEHL OFFICE CAMPUS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 421.18 TO THE WESTERLY RIGHT OF WAY LINE OF ARBITER COURT AS DEDICATED BY DOCUMENT R1957-099727; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ARBITER COURT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 325.69 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 206.42 FEET TO THE NORTHEASTERLY LINE OF DIEHL ROAD AS DEDICATED BY DOCUMENT R80-5874; 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 952179; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 447.60 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

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

FLOOD HAZARD NOTE

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

BENCHMARK

SOURCE: CITY OF NAPERVILLE SURVEY MONUMENTS

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

ELEVATION: 780.31 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON TREADED 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: 724.64 (PUBLISHED)
DATUM: NAVD83
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA STAINLESS STEEL DATUM POINT ON TREADED 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.
- CURRENT ZONING: ORJ-PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN ORJ-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



Engineers
Scientists
Surveyors
7325 Janak Avenue, Suite 100
Woodridge, IL 60017
(630) 724-9200 voice
(630) 724-0384 fax
www.iss.com

PREPARED FOR:

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

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

PRELIMINARY PUD PLAT

OVERALL FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192

Group No: VP04.1

PLAT OF VACATION OF PUBLIC ROAD RIGHT-OF-WAY

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

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

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

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

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

NICOR GAS COMPANY

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

COMCAST CERTIFICATE

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

WIDE OPEN WEST ILLINOIS, LLC CERTIFICATE

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

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

SURVEYOR'S CERTIFICATE

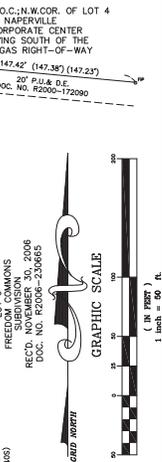
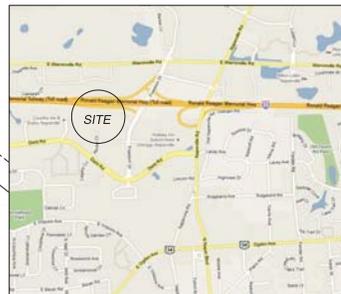
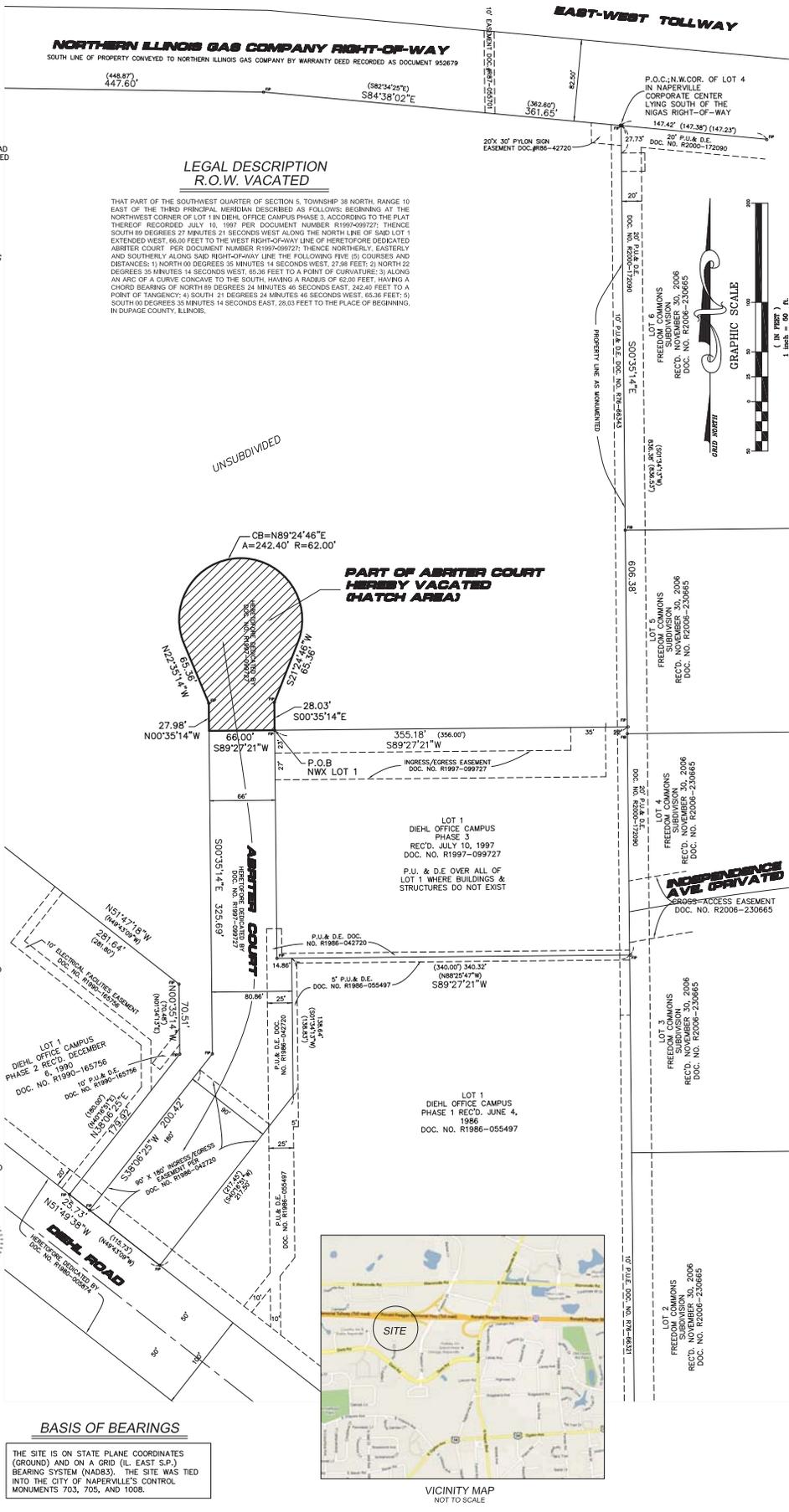
STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSES DESCRIBED HEREON. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MARCH A.D., 2011.
 CHARLES W. BARTOSZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
 MY LICENSE EXPIRES ON NOVEMBER 30, 2012
 V3 COMPANIES OF ILLINOIS LTD., PROFESSIONAL DESIGN FIRM NO. 16400902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011

LEGEND

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



Rosanov & Whitaker Ltd.
Attorneys at Law

23 W. Jefferson, Suite 200
Naperville, Illinois 60540

630-355-4600 office
630-352-3610 fax

www.rw-attorneys.com

August 4, 2011

Katie Forystek, AICP
Community Planner
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

**RE: Superhost Hospitality – Freedom Plaza
Open Space Exhibits**

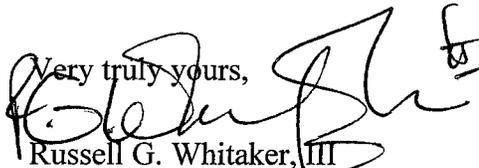
Dear Ms. Forystek:

Attached hereto please find updated open space exhibits for the above-referenced matter. The open space for the proposed development of Lots 1-3 is detailed in Exhibit 1. As you will see, the proposed development incorporates 27.93% open space or approximately 0.73 acres more open space than required by code.

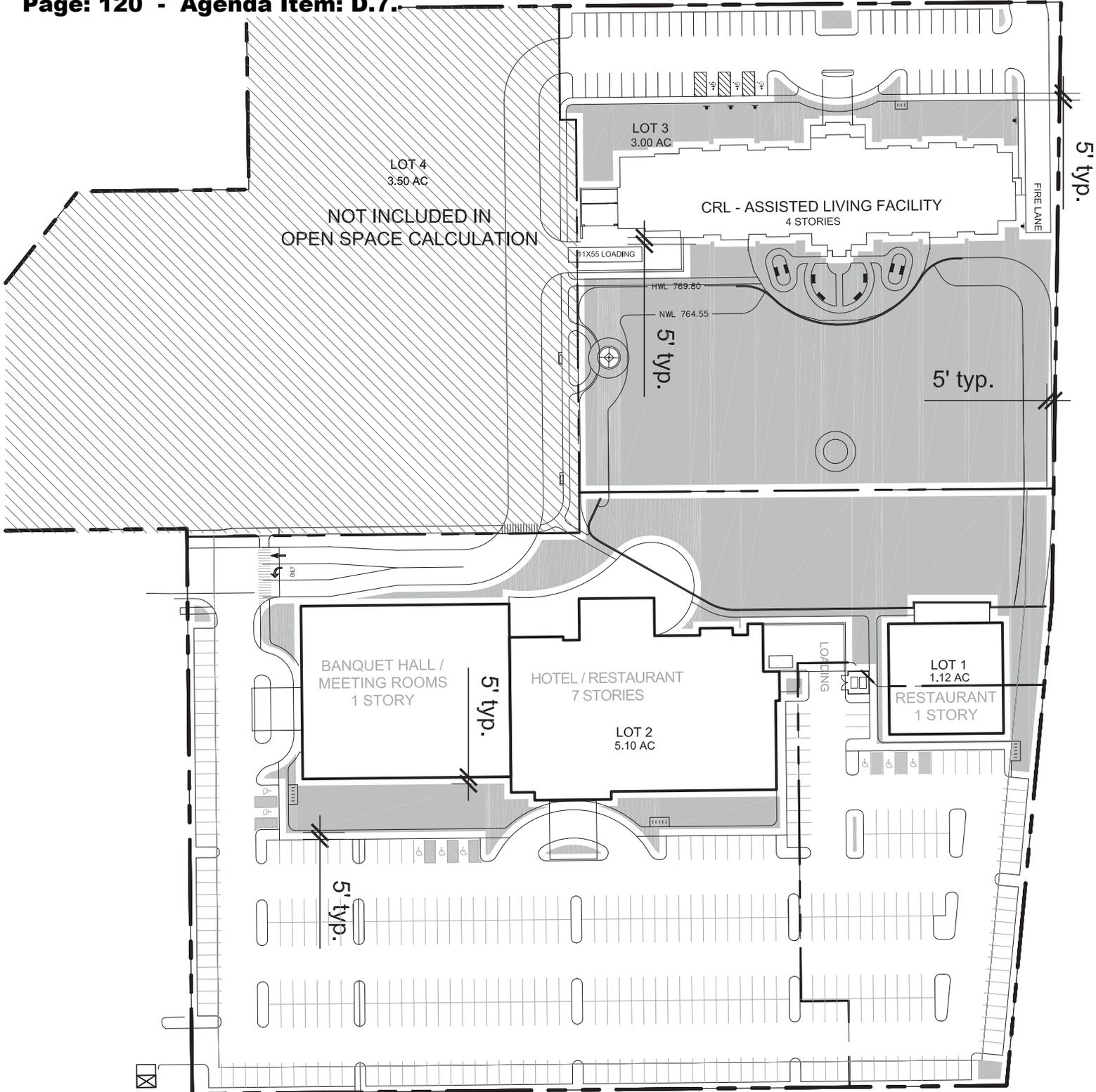
It should also be noted that the open space measurement excludes the large outdoor patio areas attached to both the hotel and restaurant. While these areas are not included in the technical open space calculation they provide a high degree of amenity consistent with the PUD regulations. These outdoor improvements, in concert with the detention pond upgrades, will provide a unique outdoor amenity that will set this development apart from similar uses in the City of Naperville.

We anticipate that the future development of Lot 4 will accommodate additional open space consistent with the proposed use of that property. However, Exhibit 2 evidences that the overall PUD will meet the code-required 20% open space even if Lot 4 is developed with **no** open space.

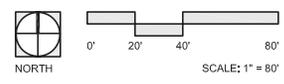
Should you have questions or concerns regarding this matter, please call at your convenience.

Very truly yours,

Russell G. Whitaker, III

RGW/csk
Attachments



Combined Open Space: 27.93%
 Total area - 401739 sf
 Open space - 112204 sf
 Note: Lot 4 not included in open space calculation



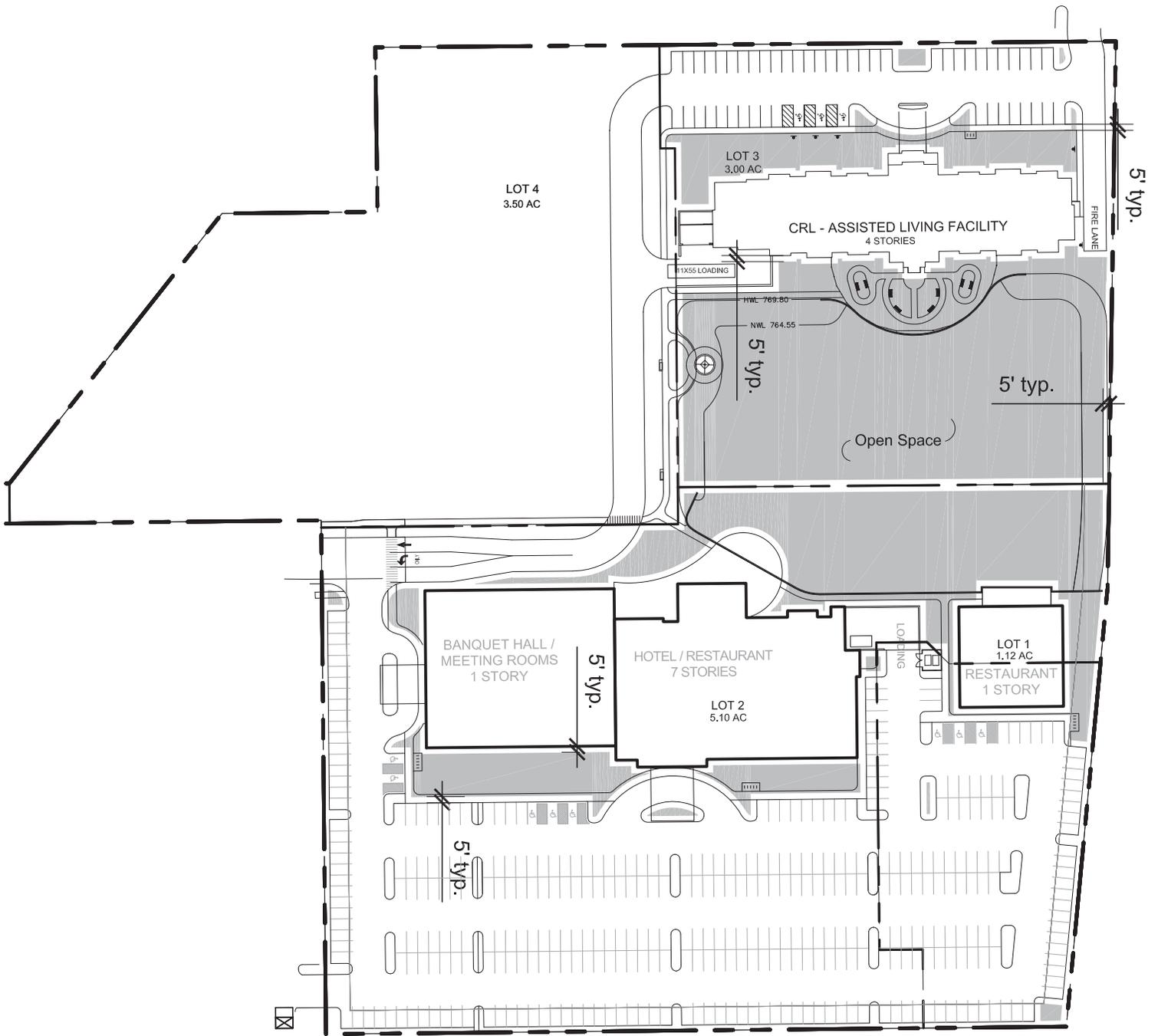
PREPARED FOR:
 Superhost Hospitality

Open Space Exhibit

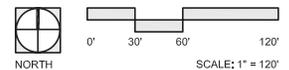
Freedom Plaza



ISSUE DATE: August 2, 2011
 PROJECT NUMBER: 01-0950-01-01-04
 All drawings are preliminary and subject to change.
 © 2010 Hitchcock Design Group



Combined Open Space: 20.25%
 Total area - 554103 sf
 Open space - 112204 sf
 Note: Lots 1-4 are included in the open space calculation



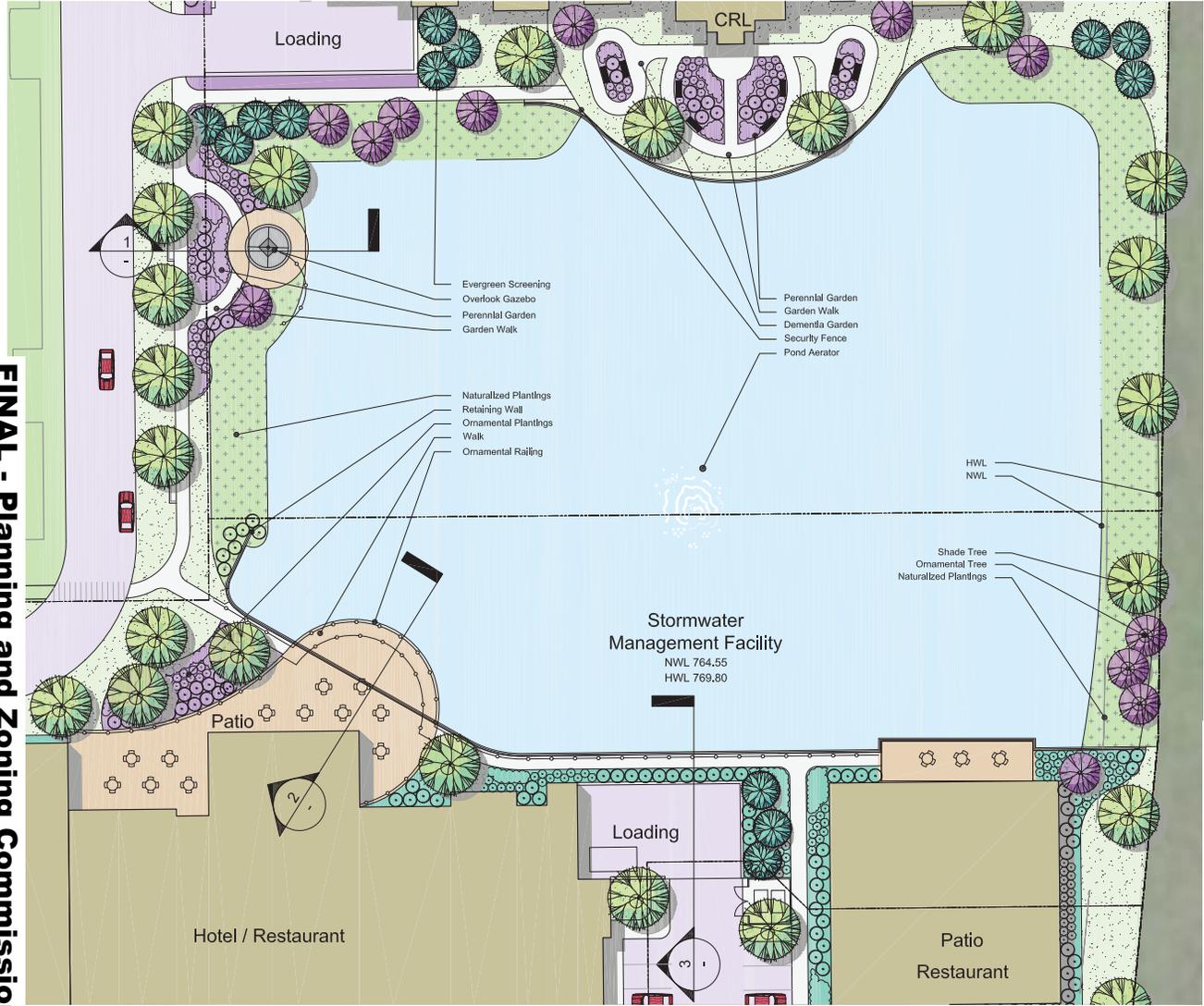
PREPARED FOR:
 Superhost Hospitality

Open Space Exhibit

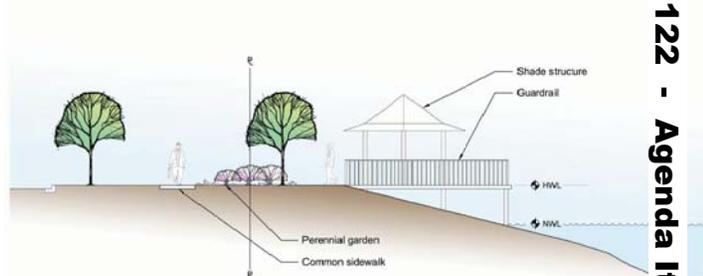
Freedom Plaza



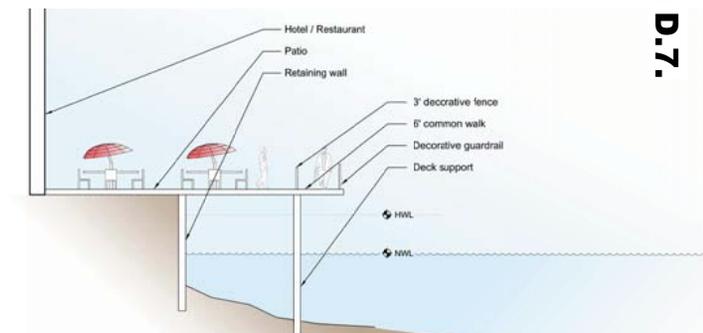
ISSUE DATE: August 2, 2011
 PROJECT NUMBER: 01-0950-001-01-04
 All drawings are preliminary and subject to change.
 © 2010 Hitchcock Design Group



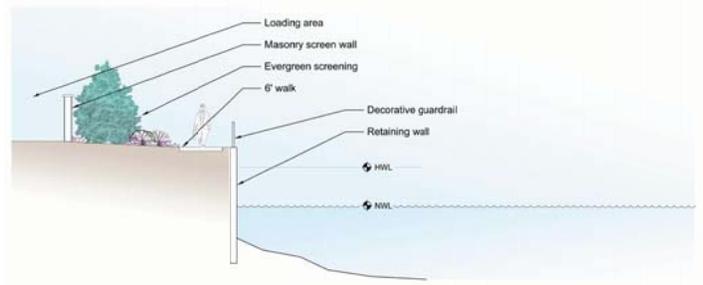
Plan Enlargement



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



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

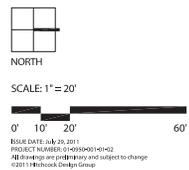


3 Pond Walk At Retaining Wall
Section 1/8" = 1'-0"



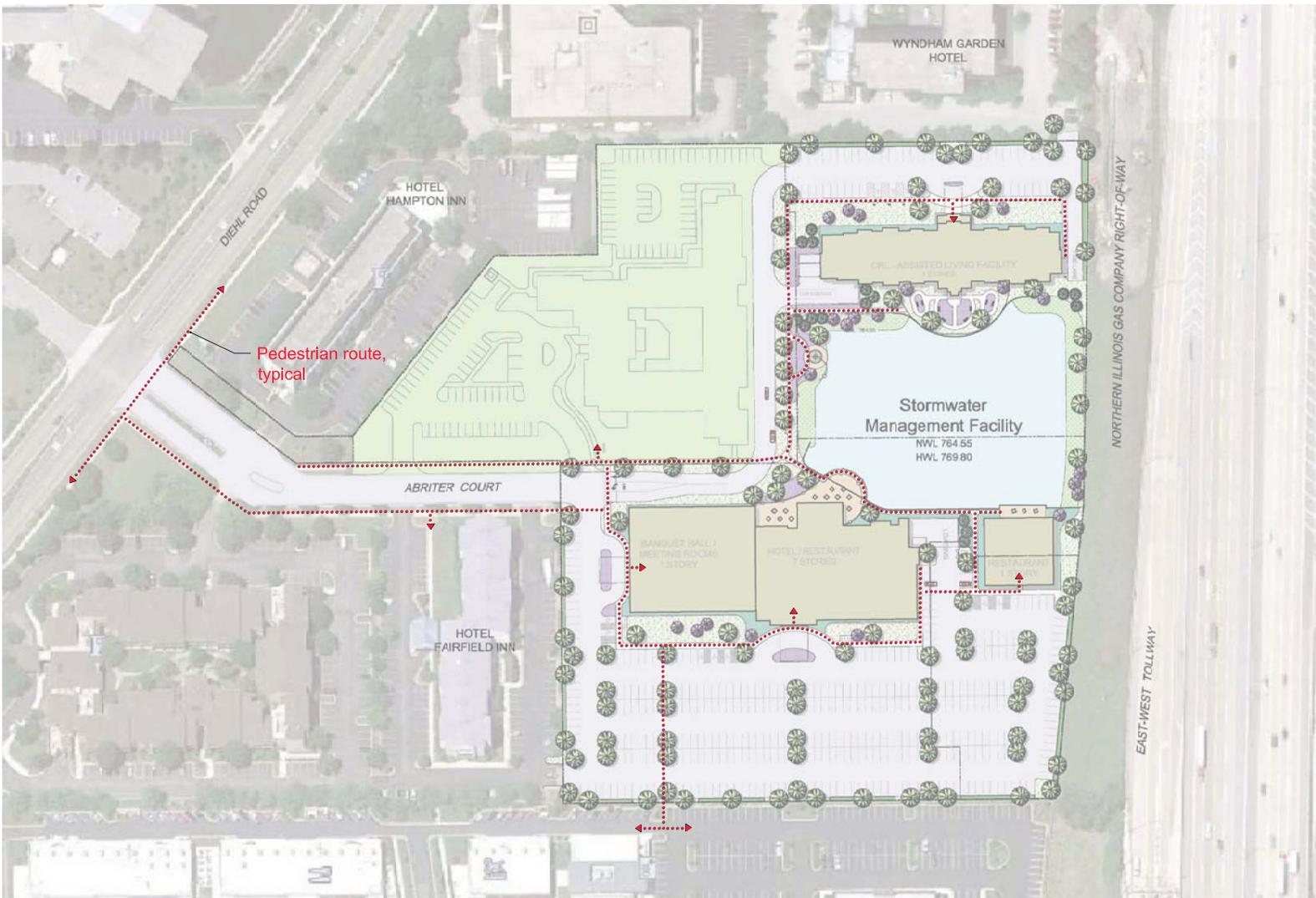
Site Amenities Exhibit

Freedom Plaza / CRL
Naperville, Illinois



PREPARED FOR:
Superhost Hospitality, LLC

IN ASSOCIATION WITH:
V3
Norr
Ganther Construction Architecture Inc.



Pedestrian Circulation Exhibit

Freedom Plaza / CRL

Naperville, Illinois



SCALE: 1" = 60'



ISSUE DATE: July 29, 2011
PROJECT NUMBER: 010000000101-02
All drawings are preliminary and subject to change
©2011 Itchcock Design Group

PREPARED FOR:

Superhost
Hospitality, LL

IN ASSOCIATION WITH:

V3

Narr

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: 11-1-007 **AGENDA DATE:** 8/17/2011
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 PUD for 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), 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.
7/20/2011	D7	Continued to the August 3, 2011 meeting at the request of the petitioner.
8/3/2011	D4	Continued to the August 17, 2011 meeting at the request of the petitioner.

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 Planning and Zoning 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 modified the proposal on Lots 1 and 2 (hotel/restaurant) to accommodate additional parking; therefore, the hotel/restaurant no longer requires shared parking with CRL. As a result of the modifications, CRL will have 52 on-site parking stalls available for use which meets Municipal Code requirements and the facilities demand based on testimony provided at the June 22, 2011 Planning and Zoning Commission meeting.

Land Use

Staff does not concur with the petitioner's request (Attachment 1: Petitioner's Correspondence) and 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.

Comprehensive Plan

- The 1998 East Sector Comprehensive Master Plan identifies the I-88 corridor as a strategic area for economic development in the City of Naperville, providing an important base for highly skilled office and research/development employment. Appropriate land use in this area may be office/research or supportive of office/research use, as supported by the ORI District.
- The vision of I-88 as an office/development corridor remains relevant to the needs of the community as well as future economic trends. Maintaining the integrity of the I-88 Corridor is critical to ensuring employment and economic development opportunities in Naperville. Future land use as identified in the Comprehensive Master Plan is determined based on a long-term view incorporating a variety of factors (e.g., compatibility with surrounding land uses, accessibility, traffic impacts) rather than current market influences.
- The staff recommendation to maintain development consistent with the ORI District and Comprehensive Plan is not a case of strict adherence to the plan that is blind to influencing factors, but rather is rooted in the long-term economic development and land use objectives of the city to preserve I-88 as a corridor for highly skilled labor and office/research use. Where appropriate, staff has supported deviations from the Comprehensive Master Plan that are responsive to the changing business environment and needs of the corridor. For example, development of Freedom Commons was facilitated by rezoning (ORI to B2) in order to provide support retail, service and restaurant uses for the primary users of the corridor (office and educational) in a strategic location for corridor and Interstate access. In the case at hand, staff sees no exceptional factors to warrant deviation from the master plan, nor any substantial benefit to users of the Tollway Corridor by the addition of the proposed CRL use.

Corridor Vacancy

- Demand for office space exists within the City of Naperville and along the I-88 Corridor. The Naperville Development Partnership (NDP), the city's economic development organization, has provided data illustrating that the office vacancy rate specific to Naperville's I-88 Office Corridor is 11%, (see Attachment 2: Naperville I-88 Office Vacancy), in comparison to the overall Chicago suburban office vacancy rate of 25%. This indicates a strong office market in the area and a desire by the business community to locate in Naperville's section of 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 3: Petitioner's Market Analysis).
- 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 *or* that are directly supportive of the office uses in the corridor. A variety of factors including overall economic conditions, market, future land use plans, and intent/plans of the property owner affect the timing of land development.

Zoning

- The ORI District is widely applied along the I-88 Corridor and is intended to provide an environment suitable for research and development activities and office uses. Not limited to office development alone, the ORI District permits a variety of uses that support the corridor including laboratories, dental/medical clinics, full service hotels, and trade or vocational schools. Staff finds that ORI is an appropriate zoning designation for the subject property.
- Application of the OCI District to the subject property is inappropriate, as it is out of line with the Comprehensive Master Plan, surrounding land use, and intent of district. The purpose and intent of the OCI District is to act as a transitional zone between intensive business areas and residential neighborhoods. There are no other properties in the immediate vicinity that contain residential uses.
- Physical constraints on the subject property, as suggested by the petitioner, are not grounds for deviation from the future land use or ORI zoning, but may be reason for zoning deviations (e.g. reduction in setbacks) for an appropriate land use.
- Staff does not agree with the petitioner's assertion that the intent of the OCI District has been often overlooked by the city. OCI zoning has been judiciously applied throughout the community, typically in applications between commercial and residential areas (for example, along Washington Street outside of the downtown area). In applications to larger developments, such as the Calamos property and Monarch Landing, the properties were zoned consistently with one another and the district directly abuts unincorporated residential areas.
- The presence of Forest Preserve property along the I-88 Corridor, as referenced by the petitioner, has no bearing on the case at hand. Forest Preserve property is outside of the city's jurisdiction and is generally noted in the Comprehensive Plan as "Parks and Open Space".
- The proposed CRL facility is not an objectionable use and staff concurs with the petitioner that it is needed to serve a growing portion of the community's population. However, the use is not compatible with the city's vision for the Tollway Corridor or the intent of the ORI District and is more appropriately accommodated elsewhere in the community. CRL is considered a nursing/ convalescent home for zoning purposes and is residential in nature, as indicated by the fact that these uses are primarily permitted in residential and mixed use districts and are a conditional use in all but the R4 (High Density Residential) District.

Summary

Staff recommends denial of the petitioner's request for rezoning and a major change to the Freedom Plaza PUD for CRL, LLC due to the incongruity of the land use with the city's Comprehensive Master Plan and long-standing vision of the Tollway Corridor as a research and development corridor for economic development purposes; the inappropriate application of OCI zoning that would be required to accommodate the use; and the incompatibility of the use in supporting the primary function of the surrounding area to provide or support office and research/development land use.

CRL – PC 11-1-007

August 17, 2011

Page 5 of 5

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: Petitioner’s Correspondence – PC 11-1-007
2. CRL – Attachment 2: Naperville I-88 Corridor Office Vacancy – PC 11-1-007
3. CRL - Attachment 3: Petitioner’s Market Analysis – PC 11-1-007
4. CRL – Location Map – PC 11-1-007
5. CRL – Petition – PC 11-1-007
6. CRL – Preliminary PUD Plat – PC 11-1-007
7. CRL – Preliminary Landscape Plan – PC 11-1-007
8. CRL – Building Elevations – PC 11-1-007
9. CRL – Sign Package – PC 11-1-007

Rosanova & Whitaker Ltd.
Attorneys at Law

23 W. Jefferson, Suite 200
Naperville, Illinois 60540

630-355-4600 office
630-352-3610 fax

www.rw-attorneys.com

August 5, 2011

Katie Forystek, AICP
Community Planner
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

RE: CRL – Freedom Plaza

Dear Ms. Forystek:

I have reviewed the materials provided to the City's Planning and Zoning Commission relative to the above referenced matter. I ask that the City reconsider its request to deny the requested zoning relief for an Alzheimer's care facility. To support our request, we will present additional testimony and evidence at the August 17, 2011 PZC meeting. In the interim, please consider the following as our preliminary response to the five bullet points which substantiate the staff's recommendation in the memorandum dated July 20, 2011:

1. It is uncontroverted that the I-88 corridor is a strategic area for economic development and that property within the corridor should be utilized in a manner to create employment centers and economic activity. The 1998 East Sector study foresaw office and research and development ("R&D") uses throughout the corridor which would create economic activity and new employment. The Comprehensive Plan is only a guide; a thirteen year-old guide which should not constrain the re-evaluation of plans in response to the direction of today's economy. Thirteen years later the economy has shifted and companies have downsized and exported jobs. As a result, office values are but a fraction of *replacement* cost, vacancy rates are high and rents have been deflated to reflect the property values and high vacancy rates. At the same time, the service sector and health care industry are in a period of exponential growth. The office/research and develop designation of the Property in the Comprehensive Plan was never intended to restrain immediate investment in the community (\$40,000,000.00 to \$50,000,000.00) and job creation (approximately 100 healthcare jobs at CRL alone). The City has a history of responding to changed circumstances and economic realities as is evidenced by uses adjacent to the Property at Freedom Commons and Harvest Bible Chapel, both of which required a reevaluation of the Comprehensive Plan consistent with the present circumstances.

2. The Property was platted for office development by ShoDeen, Inc., one of the region's more prolific developers, in 1986. The proposed development included four office towers and two parking garages. Twenty-five years after being platted for an office use the Property remains vacant and undeveloped. This twenty-five year history speaks directly to the viability of the Property for an office use. Clearly, the highest and best use of the Property has not been achieved over the past quarter-century. Poor vehicular access via Abriter Court, the lack of visibility from Diehl Road and the unique configuration of the Property resulted in a failed development even during a historical economic boom in the commercial real estate industry. For the foreseeable future, the property will remain vacant if restricted to office/research and development use. In addition, ongoing vacancy will persist not only because of the physical constraints, but also because of economic conditions, severe office property devaluation throughout the I-88 corridor and unsustainable vacancy and rental rates in the corridor.

It should also be noted that before selling the property in 2008, ShoDeen had abandoned the office concept. The Property was actively marketed for hotel & retail uses while ShoDeen sought cross access and integration with the adjacent Freedom Commons planned unit development. Freedom Commons was subsequently developed without direct vehicular access to the Property making any retail development of the Property impossible.

3. City-wide office vacancy rates are an inappropriate comparison to broader I-88 corridor vacancy rates. I-88 corridor offices spaces are built on a different scale and cost-structure to address the unique wants/needs of large commercial tenants rather than local offices. These large commercial tenants may have multiple locations and will focus on price, access and in-building amenities (food service, parking & fitness) rather than the town in which the office is located. These office spaces are generally characterized by an open footprint of at least 25,000 square foot. This configuration creates large contiguous spaces suitable for modular furniture and high-density office space while providing flexibility and options for future expansion. By contrast, there is not a building in downtown Naperville with 25,000 square feet of contiguous office space that could accommodate a high-density office user.

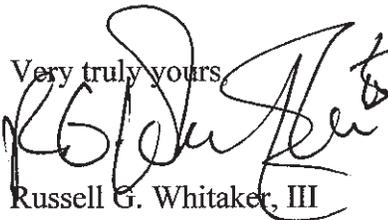
The I-88 corridor is a unique sub-market within Naperville. The market study prepared by Marous & Company focuses on comparable office space throughout the western portion of the I-88 corridor because that is the sub-market defined by industry leaders. The study provides important detail on existing economic conditions in the corridor as defined by the prevailing rents and the recent sales. What is important to understand is

that prevailing rents and sales reflect values equal to a small percent of the replacement cost of these structures. Construction of new "Class A" office is estimated at approximately \$225 per square foot. Basic tenant improvements such as carpet, lights and IT infrastructure drive the basic cost to make new office space usable to approximately \$265 per square foot. As detailed on page 11 of the Marous report, sales from the last two years reflect office prices in the corridor ranging from \$28 per square foot to \$55 per square foot. These sales reflect a cost equivalent of 10-25% the replacement value of the just the improvement upon the property! While a number of new leases have been signed, these leases are occurring with significant incentives and at rental rates near or below 50% of that required to support new construction. By way of example, a recent office deal has reportedly been struck at \$11 net rent per square foot with eight months free rent, \$15 per square foot cash to the tenant and possession of all furniture also transferred to the tenant. No new office construction should be expected to occur for the foreseeable future.

4. The proposed OCI zoning does not serve the purpose of creating a transition between residential property and intensive commercial uses. However, the City has utilized the OCI zoning district in a similar manner when circumstances have dictated. For example, within the I-88 corridor the Harvest Bible Chapel, the old Calamos office building and the commercial development at Mill and Diehl are all zoned OCI without adjacent residential. Other OCI uses in the corridor include both Monarch Landing and approximate one-half of the Calamos Corporate Center. The often overlooked "intent" of a zoning district should not artificially restrain otherwise viable and productive economic development consistent with the intent of the corridor in creating economic centers and employment activity.

Moreover, existing uses in the corridor are not consistent with the manner in which the City addresses zoning today. For example, the property located at the southeast corner of Washington St. and Warrenville Rd in the I-88 corridor is zoned ORI-PUD, but this property is developed with a large apartment complex commonly known as Lincoln at the Parks. It should also be noted that the largest landowner in the I-88 corridor is the Forest Preserve District of DuPage County (the "FPD"). While most of the FPD property is unincorporated, it should be noted that "Parks, playgrounds and forest preserves" are permitted uses in the OCI district but are prohibited in the ORI District. If the FPD were to annex its property into the City of Naperville the OCI District would become the predominant zoning district in the corridor.

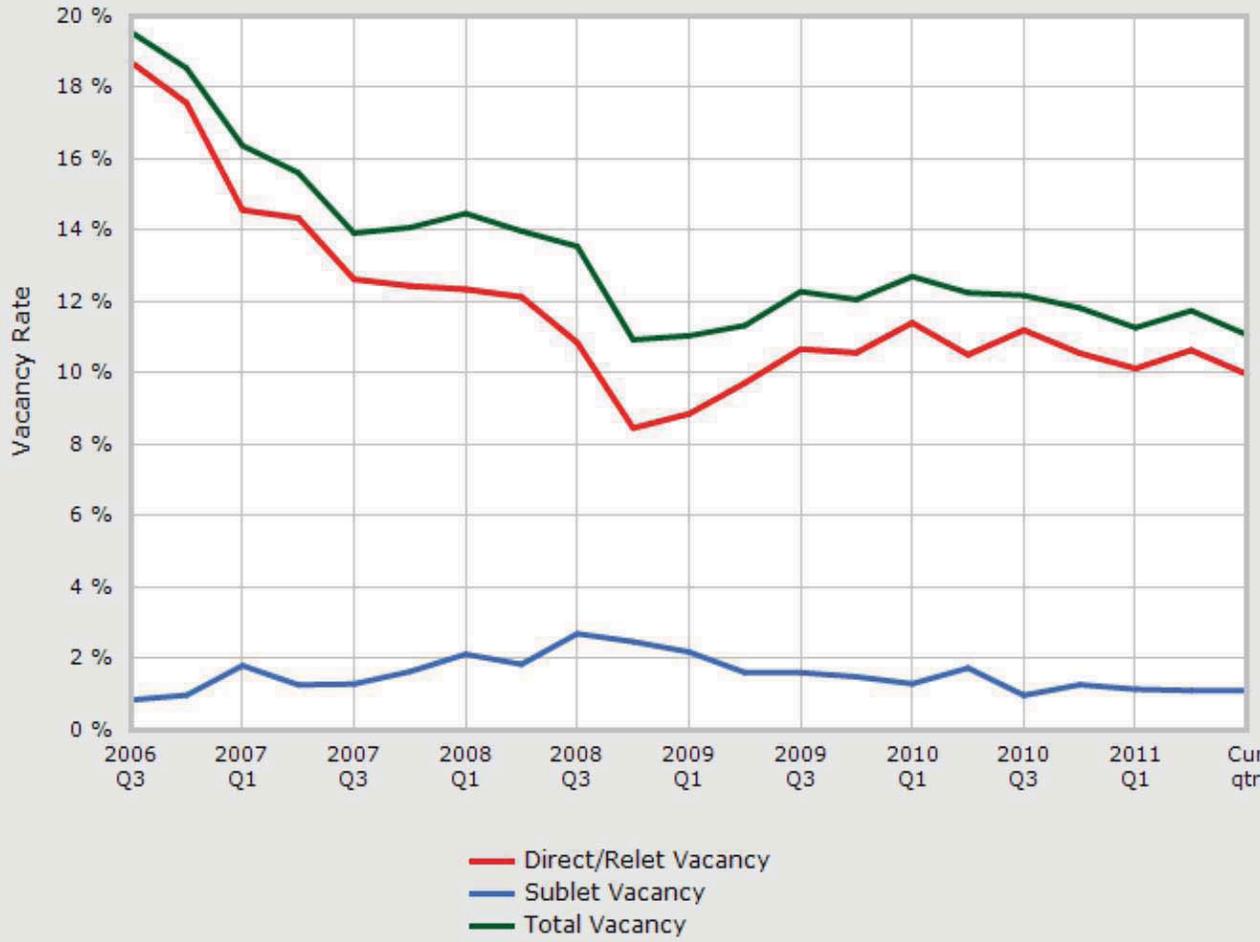
5. The proposed Alzheimer's treatment facility is not a residential use. Testimony will be elicited at PZC that the average patient's stay at the facility is only eighteen months. Sixty to eighty percent of patients leave the facility as a result of death. Despite having only 88 units, the facility is expected to employ approximately 100 people and will annually generate approximately \$3,000,000.00 in revenue. Due to the physical and mental condition of the facility's patients, the doors to the facility will be locked at all times. No residential facility in the City of Naperville or the surrounding area is operated in this manner. This institutional use is more akin to a hospital or hotel use in the sense of being an employment center and creating economic activity consistent with the intent of the corridor. As was discussed at the June 22nd PZC hearing, the zoning ordinance simply has not been updated to reflect the rapidly changing nature of medical services and senior care. The Comprehensive Plan should not be followed blindly, but should be interpreted and revised as needed to meet the changing business environment and needs of an aging community.

Very truly yours,

Russell G. Whitaker, III

RGW/csk

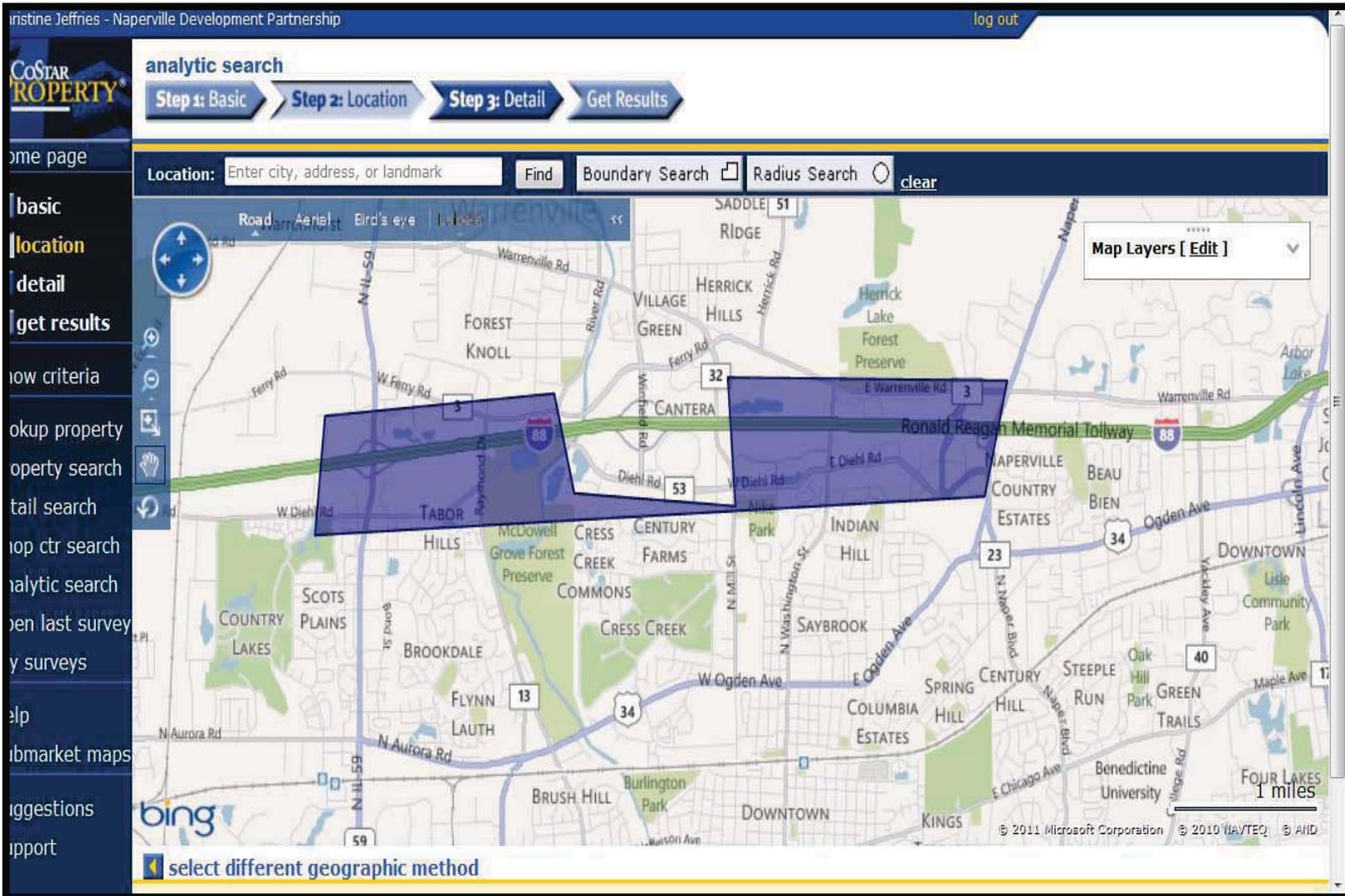
Naperville I-88 Corridor Office Vacancy (Existing)

Vacancy Rates



occupancy		
Existing Bldgs:	63	
# Spaces:	155	
Existing RBA:	6,511,987	
Vacant:	<720,695>	11%
Occupied:	5,791,292	89%
Leased:	5,875,294	90%
availability		
Vacant Avail:	708,688	11%
Total Avail:	926,948	14%
Direct Avail:	839,446	13%
Sublet Avail:	87,502	1%
Average Time:	26.4 Months	
leasing activity		
Leasing YTD:	189,891	3%
Net Absorp YTD:	49,257	1%
direct gross rent		
Office range:	\$11.00-\$25.87/yr	
Office Avg:	\$20.94/yr	

Naperville I-88 Corridor CoStar Report for Existing Office Occupancy as of 08.2011





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.

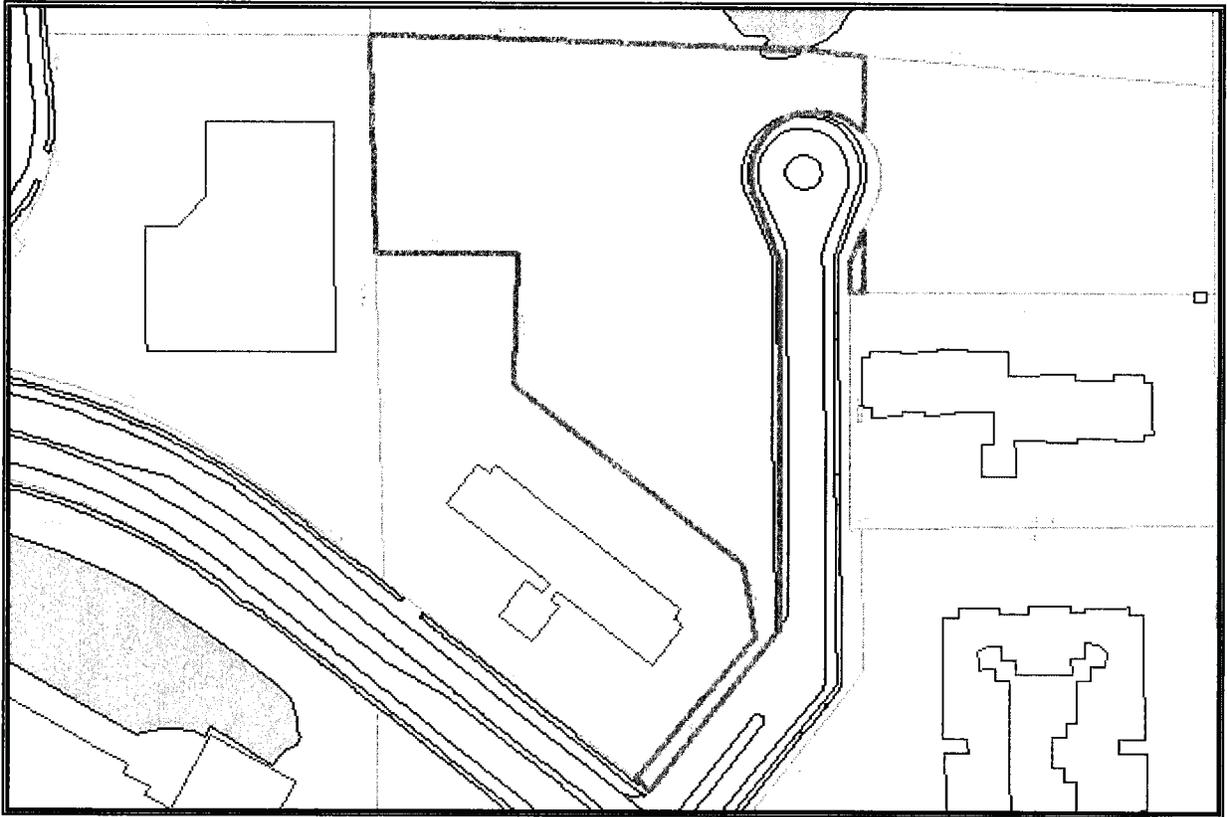
The immediately surrounding uses include three hotel properties: a Hampton Inn to the south, a Country Inn and Suites to the west, and a Courtyard by Marriott to the southeast; and Centre Point Office Park, a single-story office complex to the southwest. To the north and east of the subject property 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.

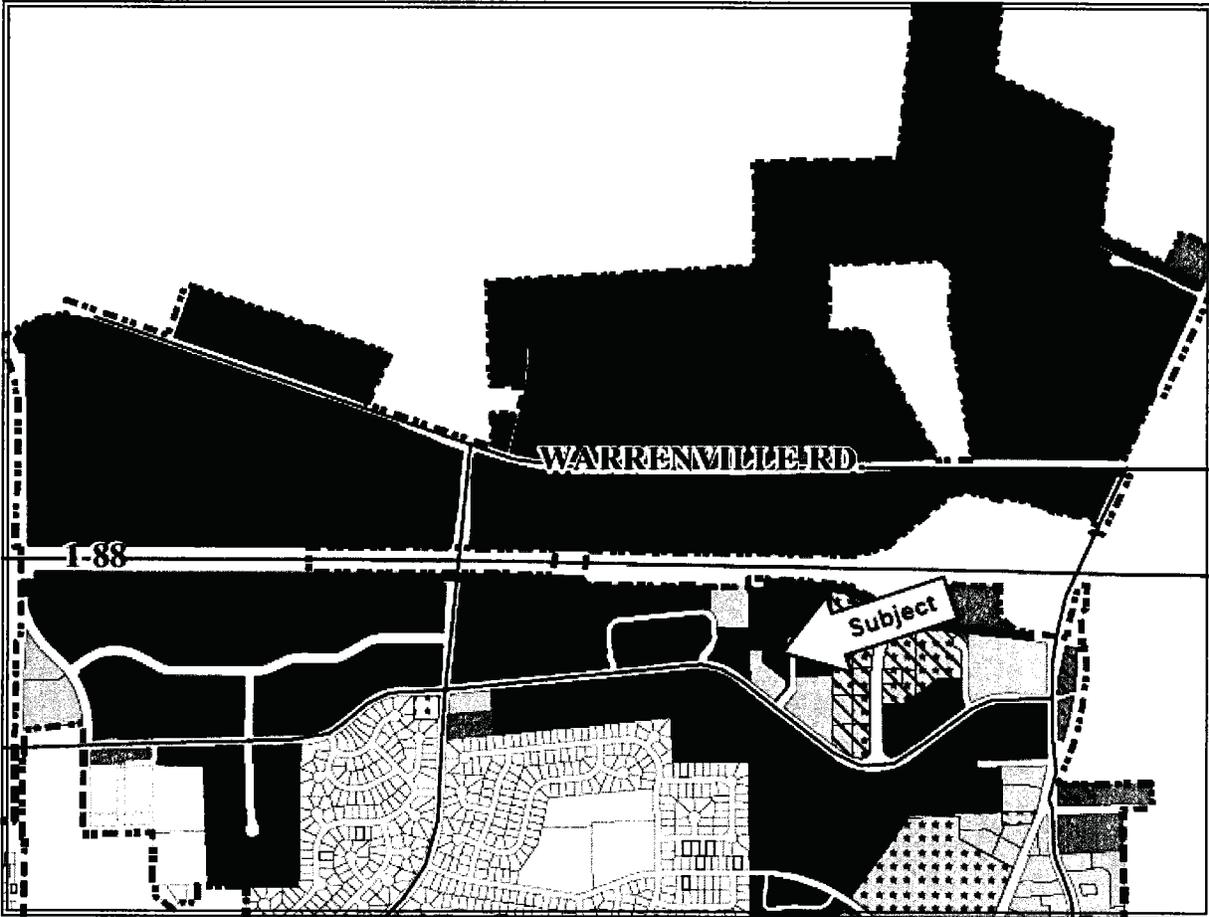
The dimensions of the site include 861.89 feet of frontage along the west side of Abriter Court. Exclusive of the site's approximate 271-foot-long panhandle area, the site possesses 591 feet of frontage along the west side of the cul-de-sac roadway. The panhandle portion of the subject site currently 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.

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



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.

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



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.

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

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.

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

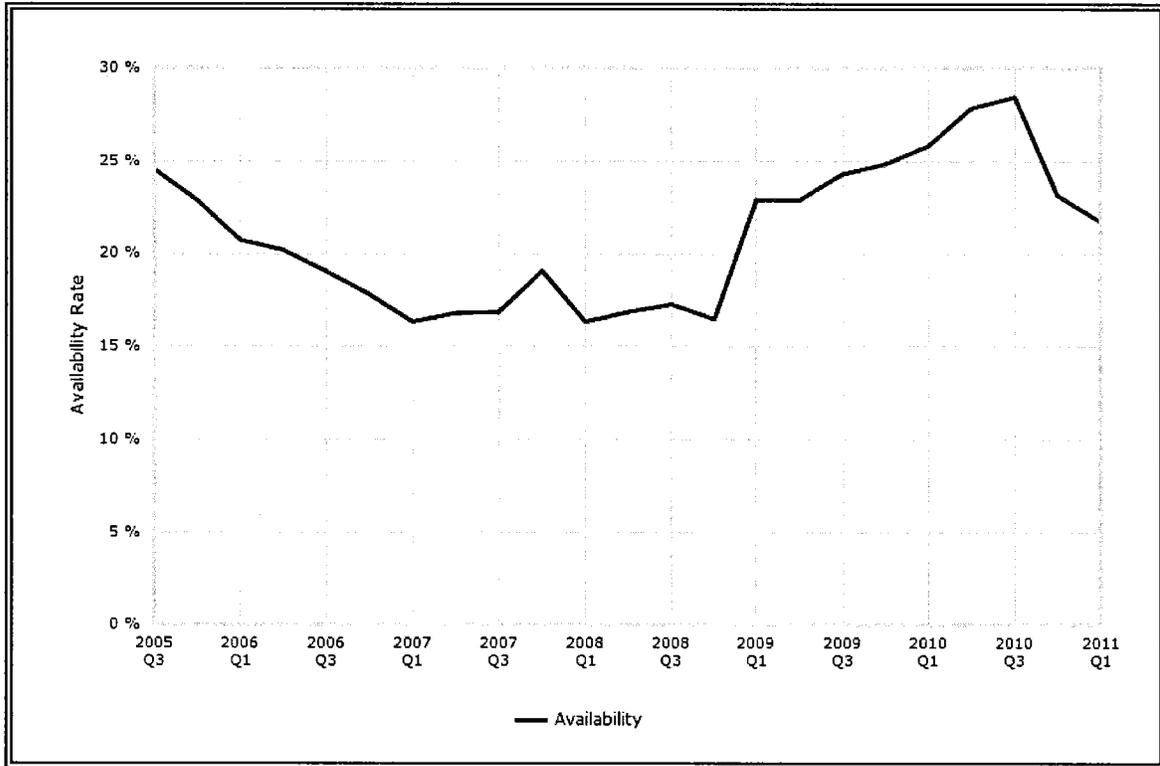
Vacancy

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.

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



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

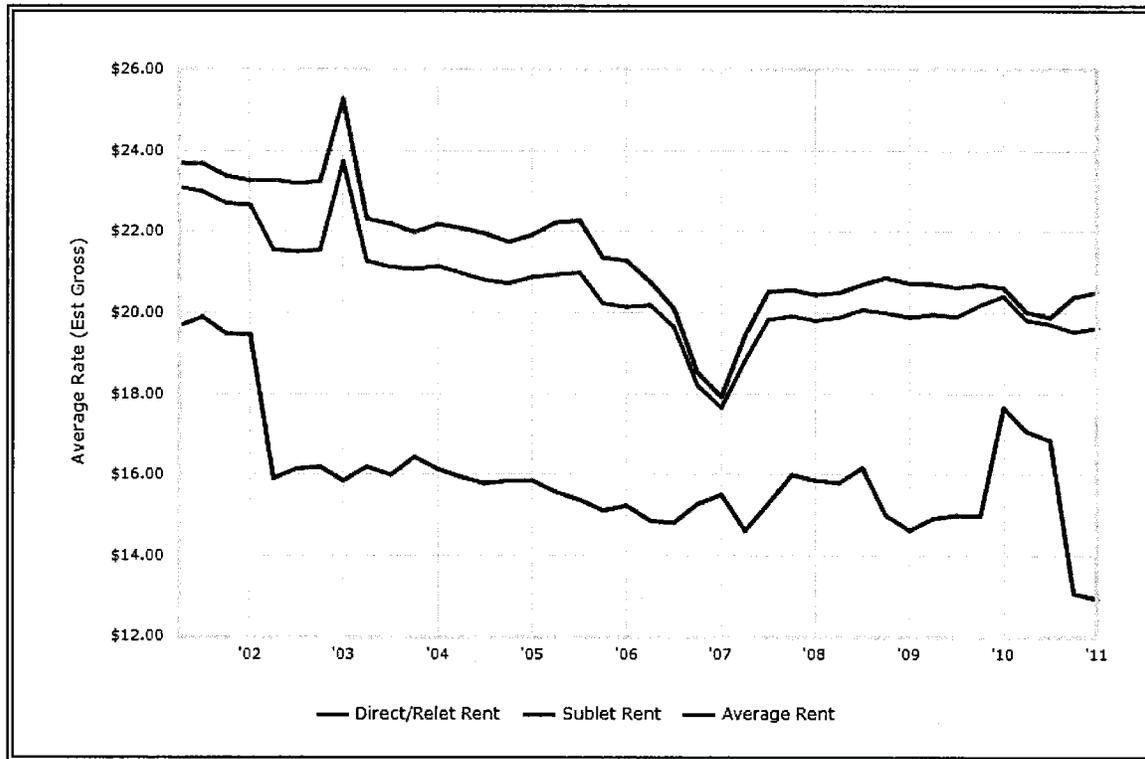
Lease Rates

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.

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



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.

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

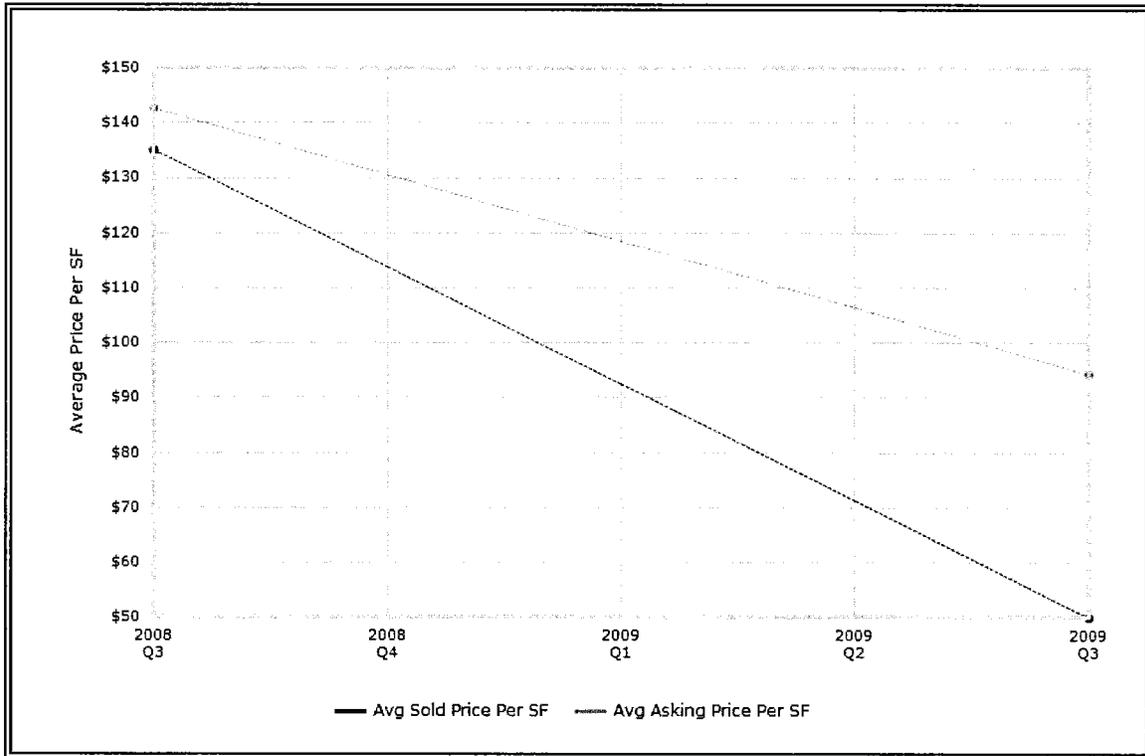
The details of the sales are delineated in the following table. Following the table is a graph obtained via the CoStar analytical search.

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

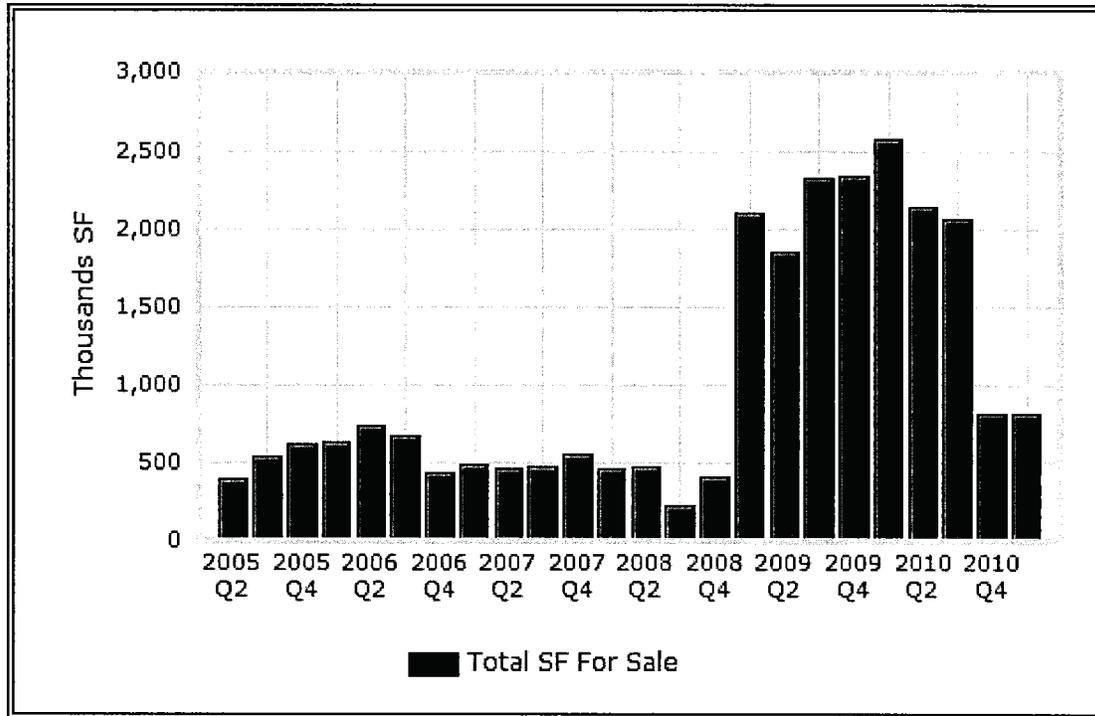
SALE NO.	LOCATION	SALE PRICE	SALE DATE	LAND AREA (SQ. FT./ ACRES)	GROSS BUILDING SIZE (SQ. FT.)	YEAR BUILT	LAND TO BUILDING RATIO	SALE PRICE PER SQ. FT. INCLUDING LAND
1	4580 Weaver Pkwy. Warrenville, Ill.	\$2,225,000	1/11	202,118/ 4.64	48,000	1996	4.21:1.0	\$46.35
2	2601 Lucent Ln. Lisle, Ill.	\$33,000,000	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

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



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.

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



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

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

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.

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

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.

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

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

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

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

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

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

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

generating greater sales tax revenue.

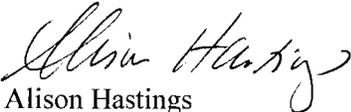
- Based upon the architectural drawings provided, the proposed medical treatment and assisted living facility's 4-story building design is considered to be compatible with the surrounding hotel properties.
- The proposed development's treatment and adult day care uses are considered to be legally permissible 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,	O'Halloran, Kosoff, Geitner & Cook, PC	Wildman, Harrold, Allen & Dixon LLP
Rosenbloom & Moritz, Ltd.	Owens, Owens & Rinn, Ltd.	Winston & Strawn LLP
Gordon & Centracchio, LLC	Prendergast & Del Principe	Worsek & Vihon LLP
Gould & Ratner, 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.
Mesirow 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

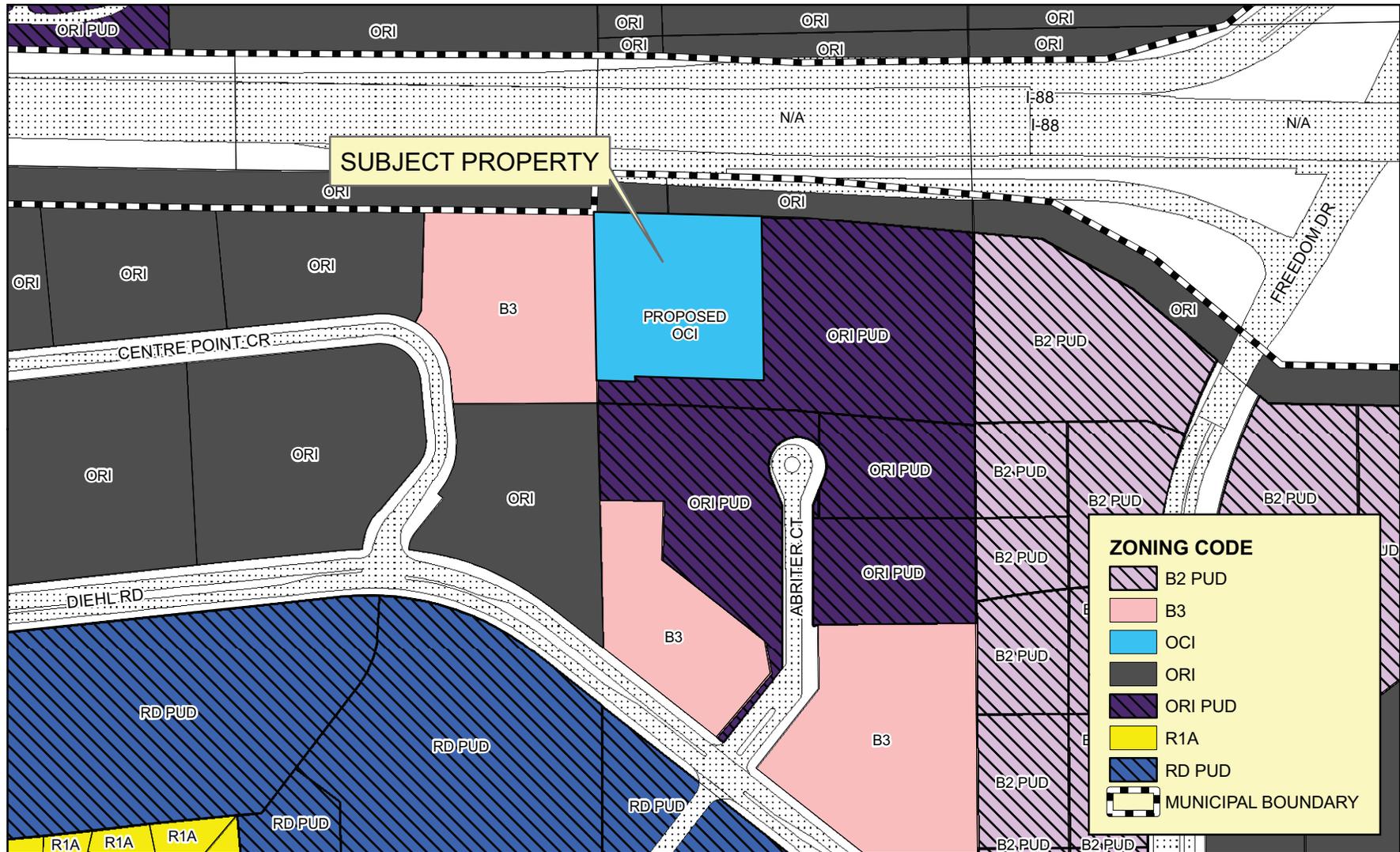
Schools

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

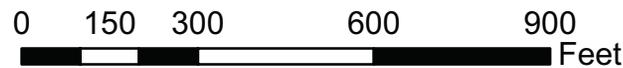
Consolidated High School
District No. 230
Crete-Monee School District N. 201-U
Darien District No. 61
DePaul University
Elmhurst Community Unit School
District No. 205
Indian Springs School District No. 109
LaGrange School District No. 105
Loyola University
Lyons Township High School District
No. 204
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
PROPOSED OCI ZONING FOR CRL - ASSISTED LIVING FACILITY



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



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.

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

DEVELOPMENT NAME: CRL LLC

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

I. APPLICANT/PETITIONER:

Name: CRL LLC

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

II. OWNER:

Name: Superhost Hospitality

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

Telephone Number: 260-435-1559

Fax Number: 260-432-6878

Contact Person: Ash Lakhany

E-Mail Address:

Relationship of Applicant to Subject Property: Owner

III. ACTION REQUESTED:

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

IV. APPLICANT'S/PETITIONER'S STAFF:

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

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

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

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

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

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

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

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

V. PROJECT DATA:

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

6. Character of Surrounding Area:

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

7. List Controlling Ordinances, Agreements and Plats:

8. Is this property within the City limits?

Yes

No, requesting annexation

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

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

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

Yes

No

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential Commercial Office

Industrial Other:

2. Proposed Zoning: OCI

3. Description of Proposal: Alzheimer’s Treatment Facility

4. General Land Use Data:

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

5. Development Densities:

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

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

Gross Density = number of units divided by gross acres.

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

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

6. Community Facilities within the Development:

School Site: None

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

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

Total:

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

VII. SCHOOL AND PARK DONATION REQUIREMENTS:

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

Cash: NA

How Satisfied: Land and Cash Donation - NA

GP:2964970 v1

SIGN VARIANCE STANDARDS – CRL

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

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

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

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

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

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

GP:2982515 v1

CRL

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

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

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

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

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

126422/1
54903/1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPECTFULLY SUBMITTED this 16th day of May, 2011.

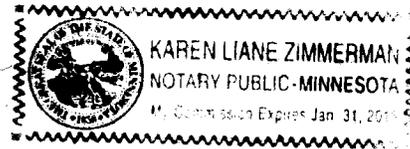
PETITIONER:

CRL LLC

By: Kevin M. Gallaher
Gray Plant Mooty
Its Attorney

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

Karen L. Zimmerman
Notary Public



Prepared by

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

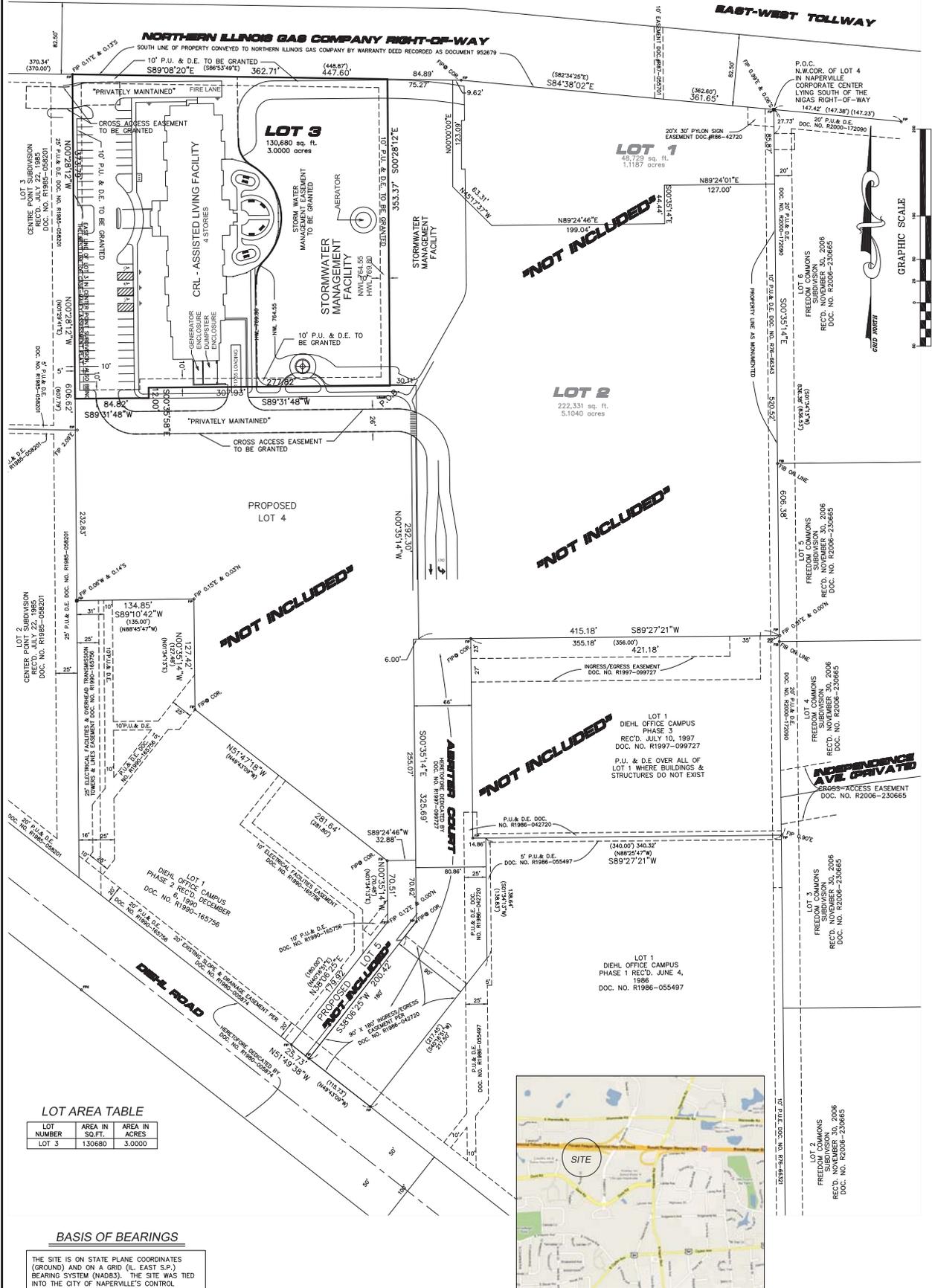
GP:2964932 v1

126422/1
59189/1
59181/1

- 4 -

PLANNED UNIT DEVELOPMENT PLAT OF CRL - ASSISTED LIVING FACILITY

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

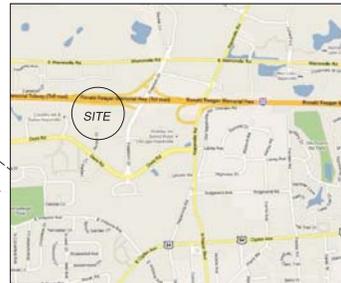


LOT AREA TABLE

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

BASIS OF BEARINGS

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



VICINITY MAP NOT TO SCALE CITY PROJECT # 11-1000007

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60077
630.724.0200 voice
630.724.0204 fax
www.csl.com

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

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

PRELIMINARY PUD PLAT
CRL ASSISTED LIVING FACILITY, NAPERVILLE, IL

Project No: 09192
Group No: VP04.1

PRELIMINARY PLANNED UNIT DEVELOPMENT OF CRL - ASSISTED LIVING FACILITY

Page: 187 - Agenda Item: D.8.

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 R 1997-099727; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 415.16 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 30.11 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 277.82 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS EAST, 12.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 64.42 FEET TO THE EAST LINE OF LOT 3 IN CENTRE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1988 AS DOCUMENT R1988-032021. SAID EAST LINE ALSO BEING THE WEST LINE OF CASE-WALEY ASSESSMENT PLAT RECORDED SEPTEMBER 24, 1952 AS DOCUMENT NUMBER 89391; THENCE NORTH 00 DEGREES 29 MINUTES 12 SECONDS WEST (NORTH 01 DEGREE 29 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 29 MINUTES 12 SECONDS EAST, 393.37 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. 170430001 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	○ F/R FOUND RAILROAD SPIKE
— UNDERLYING LOT LINE	○ F/R FOUND IRON PIPE
— CENTERLINE	○ F/B FOUND IRON BAR
— EXISTING EASEMENT LINE	+F/C FOUND CROSS CUT
— PROPOSED EASEMENT LINE	● S/P SET IRON PIPE
— BUILDING SETBACK LINE	● S/M SET CONCRETE MONUMENT
— SECTION LINE	
N NORTH	(0.00') RECORD DATUM
S SOUTH	0.00' MEASURED DATUM
E EAST	[0.00'] CALCULATED DATUM
W WEST	<0.00'> INFORMATION TAKEN FROM DEED
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	

CRL - ASSISTED LIVING FACILITY	
COMPOSITE SITE & DATA CHART	
ITEM	PRELIMINARY P.U.D.
CURRENT ZONING	ORI - PUD
PROPOSED ZONING	OCL - PUD
SITE SQUARE FOOTAGE (LOT 3)	130,880 S.F.
BUILDING LOT COVERAGE (LOT 3)	0.16
F.A.R.	0.55
IMPERVIOUS SURFACE AREA BY COVERAGE	
BUILDINGS	20,350 S.F.
PAVEMENT (SURFACE PARKING, ROADS)	25,772 S.F.
TOTAL IMPERVIOUS SURFACE (SF)	46,122 S.F.
TOTAL IMPERVIOUS SURFACE COVERAGE	40.3%
TOTAL GREENSPACE (PERVIOUS) SURFACES (SF)	
TOTAL GREENSPACE (PERVIOUS) SURFACES COVERAGE	59.7%
TOTAL OPENSAPCE (AS DEFINED BY NAPERVILLE CODE)	70,249 S.F.
BUILDING GROSS PLAN AREA BY USE GROUP	
ASSISTED LIVING FACILITY	72,000 S.F.
TOTAL BUILDING FLOOR AREA	72,000 S.F.
PARKING SUMMARY	
REQUIRED PARKING	
ASSISTED LIVING FACILITY (1 STALL PER 4 BEDS - 106 BEDS TOTAL)	27 SPACES
TOTAL REQUIRED PARKING	27 SPACES
TOTAL REQUIRED BICYCLE PARKING (5% OF REQUIRED CAR PARKING)	2 SPACES
PROVIDED PARKING	
SURFACE PARKING REGULAR SPACES	49 SPACES
SURFACE PARKING ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING PROVIDED	52 SPACES
TOTAL PARKING SURPLUS	25 SPACES
TOTAL BICYCLE PARKING PROVIDED	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 BIMAC 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 BIMAC 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.
- CURRENT ZONING: ORI-PUD OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT AND TO REMAIN ORI-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. 100
630.724.0304 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
 July 29, 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

Ganther Construction Architecture, Inc.
 4825 County Road A
 Oshkosh, WI 54901
 T 920-426-4774
 F 920-426-0389

Sheet Index

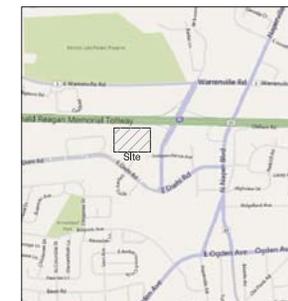
00	Cover Sheet
PL1	Preliminary Planting Plan
D1	Planting Details, Plant Requirement Table and Plant List

General Notes

1. Basemap Information obtained from plans prepared by V3 received July 28, 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



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

Call Before You Dig

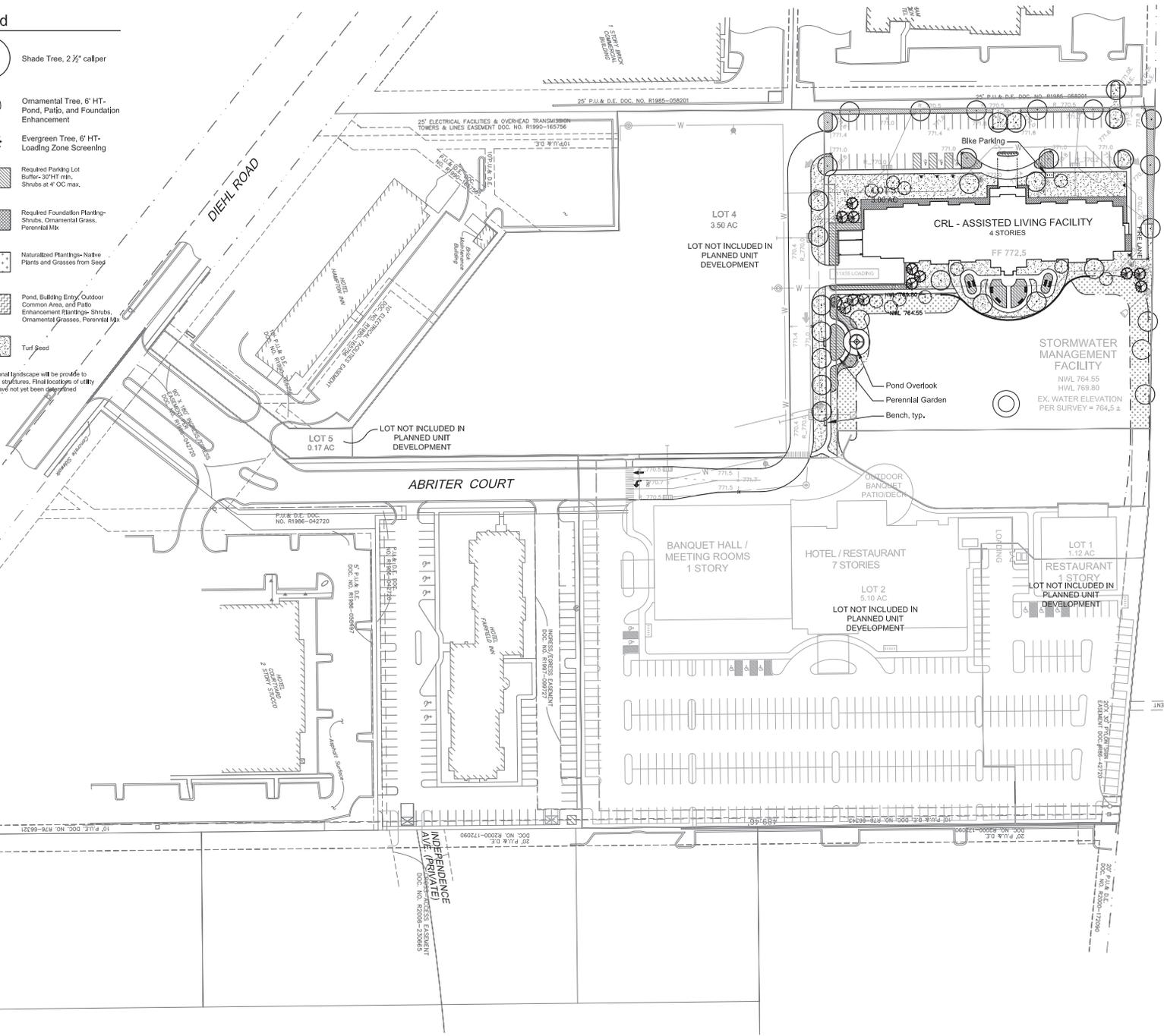
JULIE
 ILLINOIS
 ONE-CALL SYSTEM

Call before you dig.
800.892.0123

Legend

-  Shade Tree, 2 1/2' calliper
-  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 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
Superhost 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
4	7.29.2011	Revised Site Plan

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planning Plan

SCALE IN FEET
 1" = 50'-0"




SHEET NUMBER
PL1



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
CRL-Assisted Living Facility
 Naperville, Illinois

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

ISSUED FOR REVIEW
 January 12, 2011

REVISIONS	No.	Date	Issue
1	3.3.2011		Revised per City Comments
2	4.8.2011		Revised per City Comments
3	5.23.2011		Revised per City Comments
4	7.28.2011		Revised Site Plan

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
**Planting Details,
 Plant Requirement
 Table and Plant List**

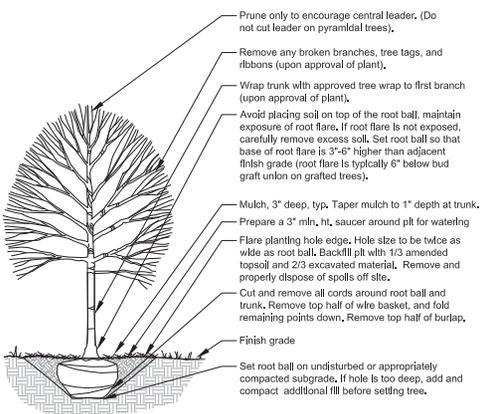
SCALE IN FEET
 as noted



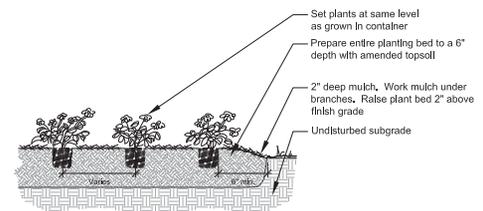
SHEET NUMBER
D1

Preliminary PUD Plant Materials List

Code	Botanical Name	Common Name	Size
Shade Trees			
ARIS 5	Acer rubrum 'Hershey's	Red Sunset Red Maple	2" 10' 0"
ARIS 5	Acer saccharum 'Burrill'	Burrill Sugar Maple	2" 10' 0"
ARIS 5	Acer x hybridum 'Autumn Blaze'	Autumn Blaze Freeman Maple	2" 10' 0"
GRUJ 5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" 10' 0"
GRUJ 5	Gleditsia inaequalis var. 'Inermis'	Spiny Thornless Honeylocust	2" 10' 0"
GRUJ 5	Gymnocladia dioica 'Vitali'	Wartybark Corktree	2" 10' 0"
LYLS 5	Liriodendron tulipifera	Tulip tree	2" 10' 0"
PLAT 5	Platanus x auriculata 'Worson Thruway'	Admiral London Plane tree	2" 10' 0"
SWR 5	Quercus bicolor	Swamp White Oak	2" 10' 0"
SWR 5	Quercus muhlenbergii	Chinkapin Oak	2" 10' 0"
GRUJ 5	Quercus rubra	Red Oak	2" 10' 0"
TRD 5	Taxodium distichum	Common Baldcypress	2" 10' 0"
FRON 5	Ulmus caprifolia x parvifolia 'Frontier'	Frontier Elm	2" 10' 0"
LYLS 5	Ulmus americana x americana 'Mortier'	Accolade™ Elm	2" 10' 0"
Intermediate Trees			
AMA 06	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" HT
COOP 06	Cornus canadensis	Eastern Dogwood	8" HT
COM 05	Cornus mas	Commonan cherry Dogwood	8" HT
COOP 06	Cornus togolosa var. 'Inermis'	Thornless Coccinea Dogwood	8" HT
MAE 06	Hamelis vernalis 'Autumn Eburnea'	Autumn Eburne Witchhazel	8" HT
FRON 06	Malus 'Rainier'	Rainier Flowering Crabapple	8" HT
FRON 06	Malus 'Redspire'	Redspire Flowering Crabapple	8" HT
Evergreen Trees			
PAE 06	Picea abies	Norway Spruce	8" HT
FRON 06	Picea canadensis	Eastern Spruce	8" HT
PAP 06	Picea pungens	Colorado Spruce	8" HT
SPD 06	Picea pungens 'var. glauca'	Colorado Blue Spruce	8" HT
Deciduous Shrubs			
ARIS 4	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" HT
CAHO 4	Celastrus alabamica 'Hummingbird'	Hummingbird Summer Sweet Celastrus	24" HT
COBE 4	Cornus sericea 'Inspire'	Inspire Reddog Dogwood	24" HT
HAN 4	Hydrangea arbor 'Annabelle'	Annabelle Smooth Hydrangea	24" HT
HQD 04	Hydrangea quercifolia	Oakleaf Hydrangea	24" HT
HQD 04	Hydrangea quercifolia 'Tree Vase'	Tree Vase Oakleaf Hydrangea	24" HT
WLD 4	Ilia virginica 'Lila Henry'	Lila Henry Sweetgum	24" HT
FRON 04	Physocarpus opulifolius 'Seward'	Summer Wine Dogwood	24" HT
FRON 04	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT
FRON 04	Ribes alpinum 'Green Mount'	Green Mount Alpine Currant	24" HT
FRON 04	Rosa 'Knockout'	Knockout Rose	24" HT
SPYR 04	Syringa palustris 'Miss Kim'	Miss Kim Manchurian Lilac	24" HT
LYLS 04	Viburnum cernuum 'Chateau'	King of the Snow Viburnum	24" HT
LYLS 04	Viburnum x juddii	Judd Viburnum	24" HT
Evergreen Shrubs			
JOHN 4	Juniperus chinensis 'Yoshii Compact'	Yoshii Compact Chinese Juniper	15 GAL
JOHN 4	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24" HT
TRIE 04	Taxus x media 'Anglo-Jap. Yew'	Anglo-Jap. Yew	24" HT
TRIE 04	Taxus x media 'Daneshmandi'	Danesh Anglo-Jap. Yew	24" HT
TRIE 04	Taxus x media 'Evelyn'	Evelyn Anglo-Jap. Yew	24" HT
Broadleaf Evergreens			
ESMO 4	Euonymus 'Green Mount'	Green Mount Sarcocolla	24" HT
Groundcovers			
EFCS 3	Euonymus fortunei 'coloratus'	Purple-leaf Wintercreeper	3" POT
FRTH 3	Hedera helix 'Tombari'	Tombari English Ivy	3" POT
ESPR 3	Lonicera spicata	Creeping Spout	3" POT
UNB3 3	Viola minor 'Winkler'	Winkler Panicle	3" POT
Perennials			
MADE 1	Malicola maris	Lady's Mantle	1 GAL
CAKE 1	Calluna vulgaris x acutiflora 'Karl Foerster'	Karl Foerster Feather Foliad Grass	1 GAL
CHER 1	Chamaenerion liliifolium	Autumn Sea Daisy	1 GAL
EPUS 1	Echinacea purpurea	Purple Coneflower	1 GAL
OCOS 1	Oenothera coccinea 'Ballerina'	Ballerina Double Orange Bell	1 GAL
OSAB 1	Oenothera sanguinea 'New Hampshire Purple'	New Hampshire Purple Bloody Cancerbloss	1 GAL
HEMB 1	Hemerocallis 'bicolor mix'	Mixed Color Daylilies	1 GAL
HOPE 1	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 GAL
HOPE 1	Hemerocallis 'Vigilante Mix'	Vigilante Mix Daylily	1 GAL
FRPE 1	Fuchsia macrocarpa 'Palace Purple'	Small Flowered Coral Bell	1 GAL
FRPE 1	Fuchsia luteoalba 'Fragrant Williams'	Fragrant Williams Fuchsia Bell	1 GAL
MSPE 1	Miscanthus sinensis 'var. purpureascens'	Purple Japanese Silver Grass	1 GAL
FWVE 1	Viola x wittrockiana 'Walker's Low'	Walker's Low Calibrata	1 GAL
BLUR 1	Burkula x hybridiflora	Autumn Air Sedum	1 GAL
SHES 1	Sporobolus heterolepis	Prince Duesend	1 GAL
LYSP 1	Lythrum spicata 'Red Fox'	Red Fox Loosestrife	1 GAL



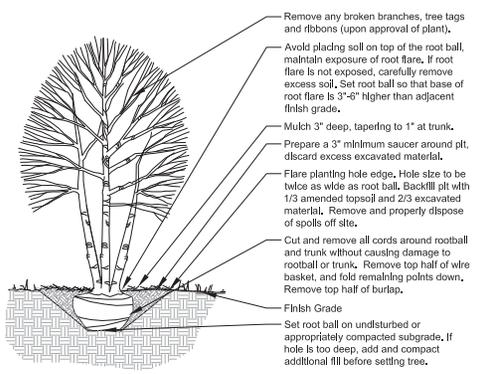
1 Deciduous Tree Planting
 Scale: 1/2" = 1'-0"



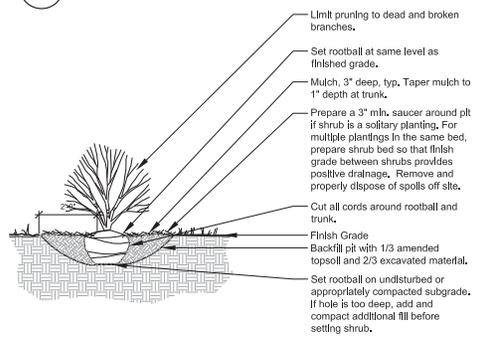
4 Annual and Perennial Planting
 Scale: 1/2" = 1'-0"

Plant Requirement Table

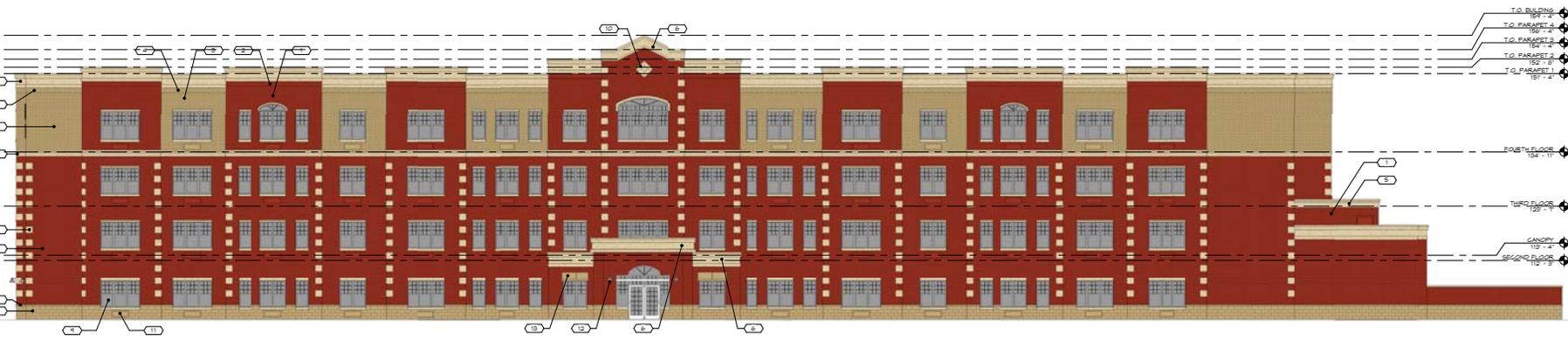
Requirement	Applicable Code	QTY
Perimeter Landscaping- North Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 363 +/- 1/70 = 5	5
Provided	Shade Trees	6
Perimeter Landscaping- South Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 363 +/- 1/70 = 5	5
Provided	Shade Trees	6
Perimeter Landscaping- West Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 374 +/- 1/70 = 5	5
Provided	Shade Trees	5
		total 5
Perimeter Landscaping- East Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 353 +/- 1/70 = 5	5
Provided	Shade Trees	5
		total 5



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



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



1
A2.0 OVERALL WEST ELEVATION
SCALE 3/32" = 1'-0"

BUILDING INFORMATION	
OVERALL BUILDING	
FOOTPRINT	= 11,495 SF (NOT INCLUDING DUMPSTER OR CANOPY)
CANOPY	= 410 SF
DUMPSTER / GENERATOR	= 134 SF
TOTAL SF	= 12,039 SF (NOT INCLUDING DUMPSTER OR CANOPY)
1 BED UNITS = 46	
2 BED UNITS = 30	
TOTAL UNITS = 76	
TOTAL BEDS = 108	
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	= 780 S.F. (6.2%)
CLAY BRICK	= 12,445 S.F. (98.1%)
EIFS	= 1,258 S.F. (9.6%)
TOTAL	= 15,299 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	= 841 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/DOORS	= 6,400 S.F. (8.0%)
TOTAL SPLIT FACE CMU	= 1,470 S.F. (9.2%)
TOTAL CLAY BRICK	= 26,791 S.F. (88.2%)
TOTAL EIFS	= 3,075 S.F. (9.7%)
GRAND TOTAL	= 42,225 S.F.



2
A2.0 OVERALL EAST ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS	
#	DATE

THIS DRAWING IS THE PROPERTY OF GANTHER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF GANTHER ARCHITECTURE. THE USER OF THIS DRAWING AGREES TO HOLD GANTHER ARCHITECTURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST GANTHER ARCHITECTURE AS A RESULT OF THE USER'S USE OF THIS DRAWING.



PROPOSED:
CRL NAPERVILLE
Sheet # 191
NAPERVILLE

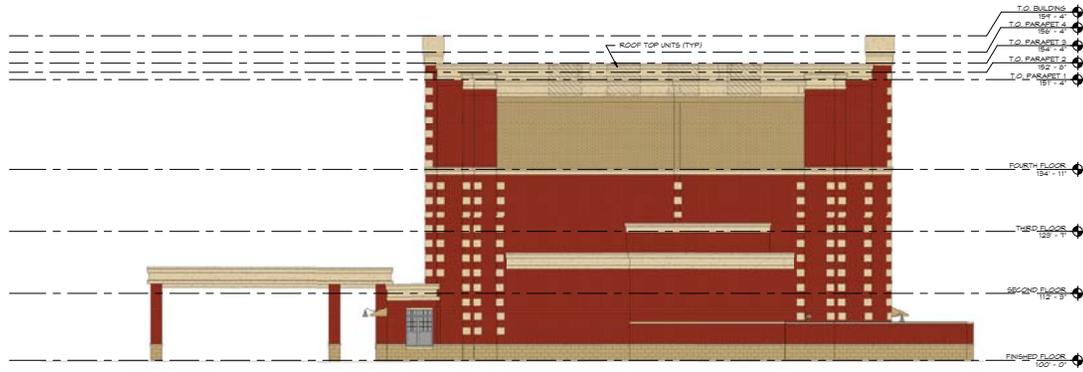
Project Number 10-1042
Date 5-16-11
Drawn By JR
Checked By KK

A2.0

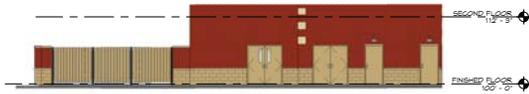
**PROJECT #11-1000007
DESIGN REVIEW 5-16-11**



1 OVERALL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EXTERIOR DUMPSTER ELEVATION
SCALE: 3/32" = 1'-0"



4 LIGHTING SAMPLE (BRONZE FINISH)
SCALE: NOT TO SCALE

REVISIONS	
#	DATE

THIS DRAWING IS THE PROPERTY OF GANTHER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GANTHER ARCHITECTURE IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN GANTHER ARCHITECTURE. THIS DRAWING IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ADAPTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GANTHER ARCHITECTURE. THE USER ASSUMES ALL LIABILITY FOR ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN GANTHER ARCHITECTURE.



PROPOSED:
CRL NAPERVILLE
Sheet # 11-1000007
NAPERVILLE

Project Number 10-1042
Date 5-16-11
Drawn By JR
Checked By KK

A2.1

PROJECT #11-1000007
DESIGN REVIEW 5-16-11

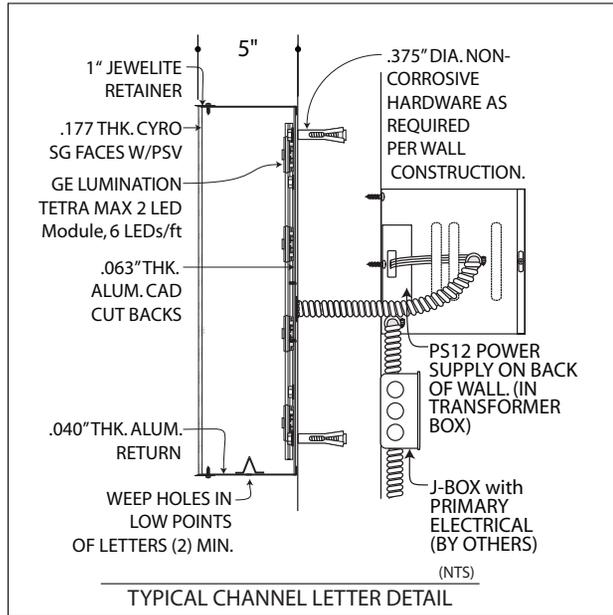
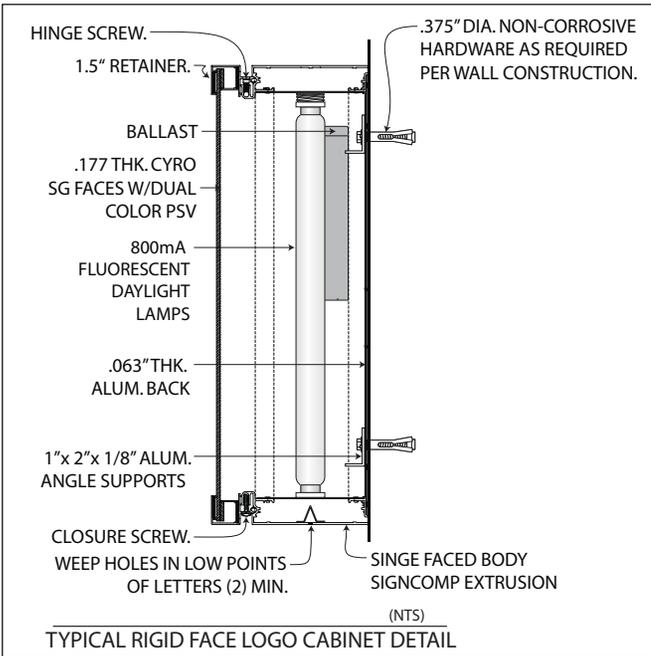


East ELEVATION - NTS

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	

A This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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:

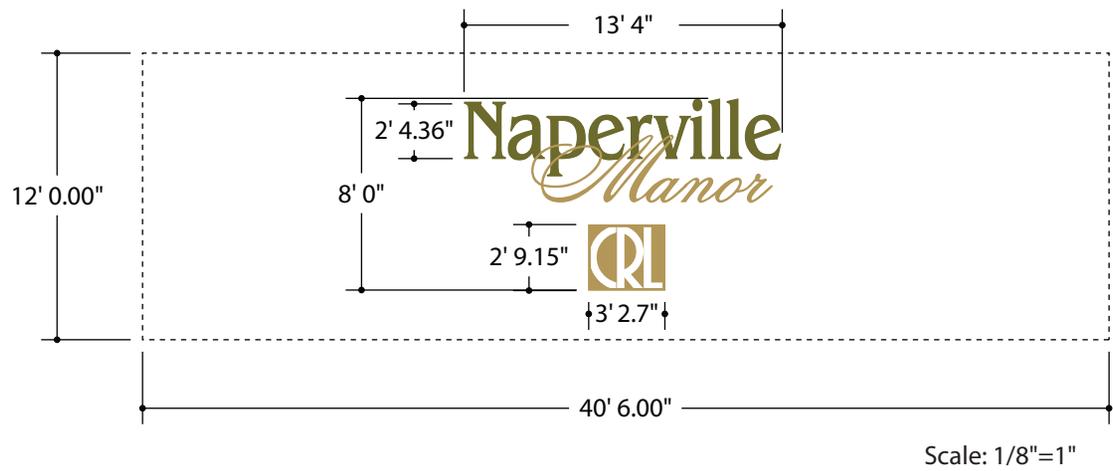
- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle,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

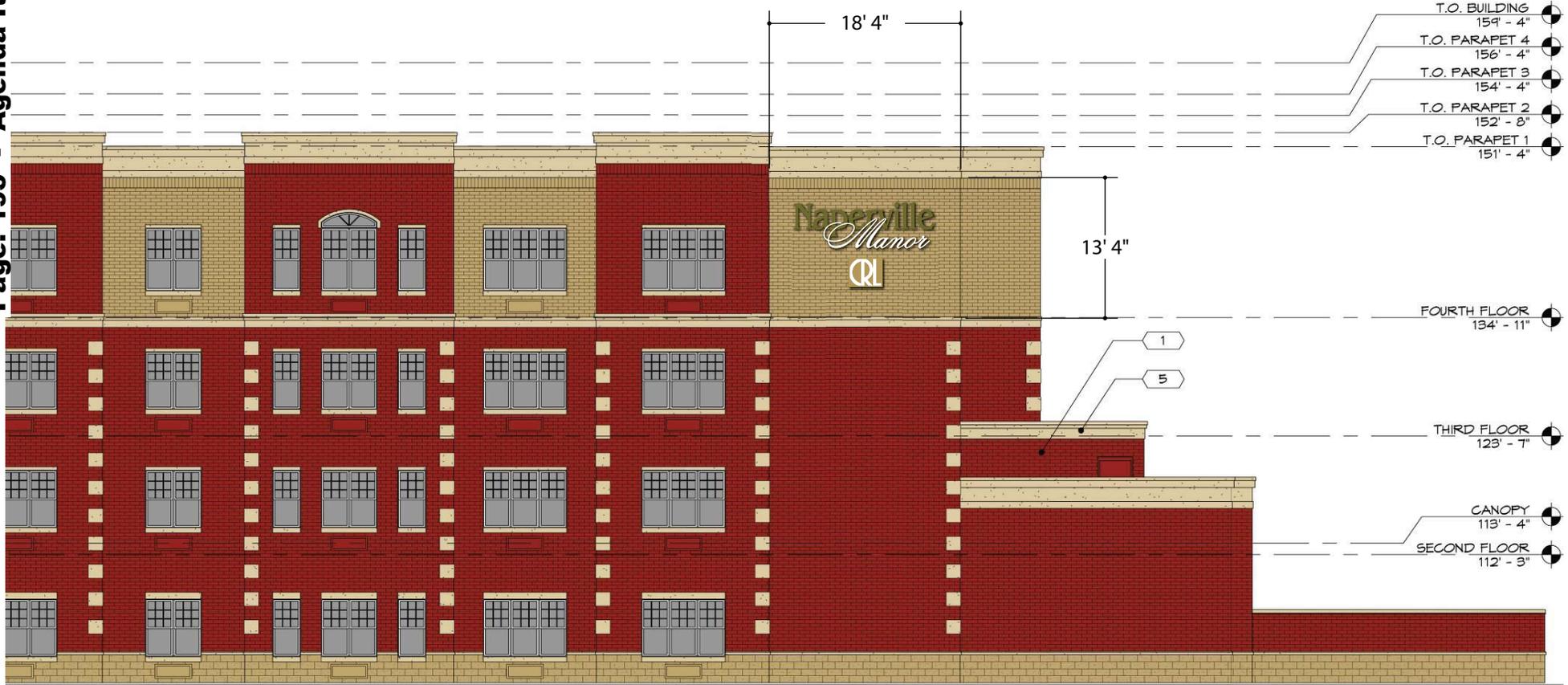


TECHNICAL PAGE

UL FILE NO. E70436

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



WEST ELEVATION - NTS

CLIENT APPROVAL

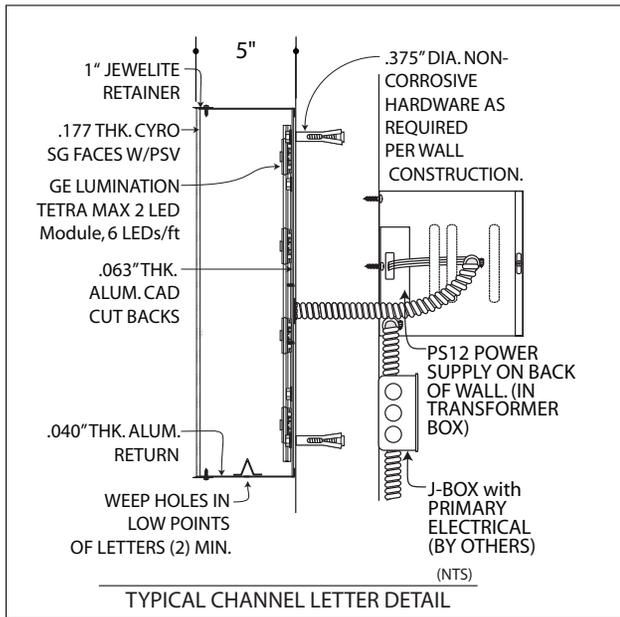
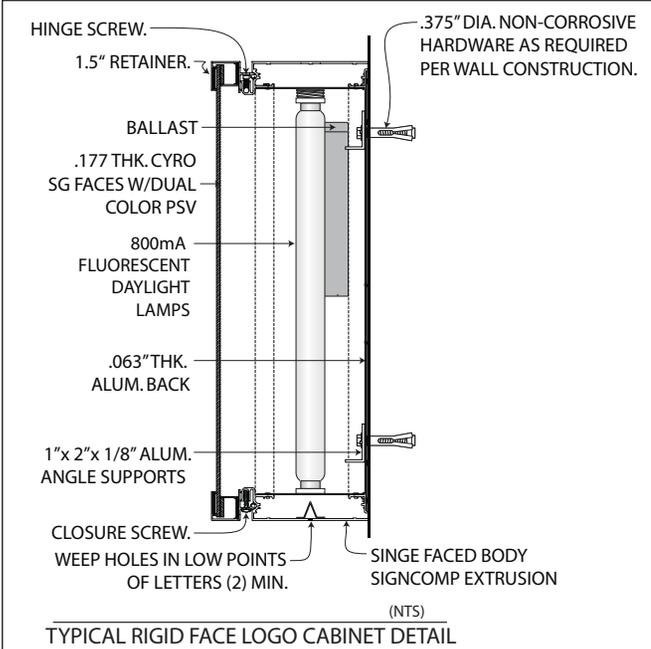
AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

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

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		

A This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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:

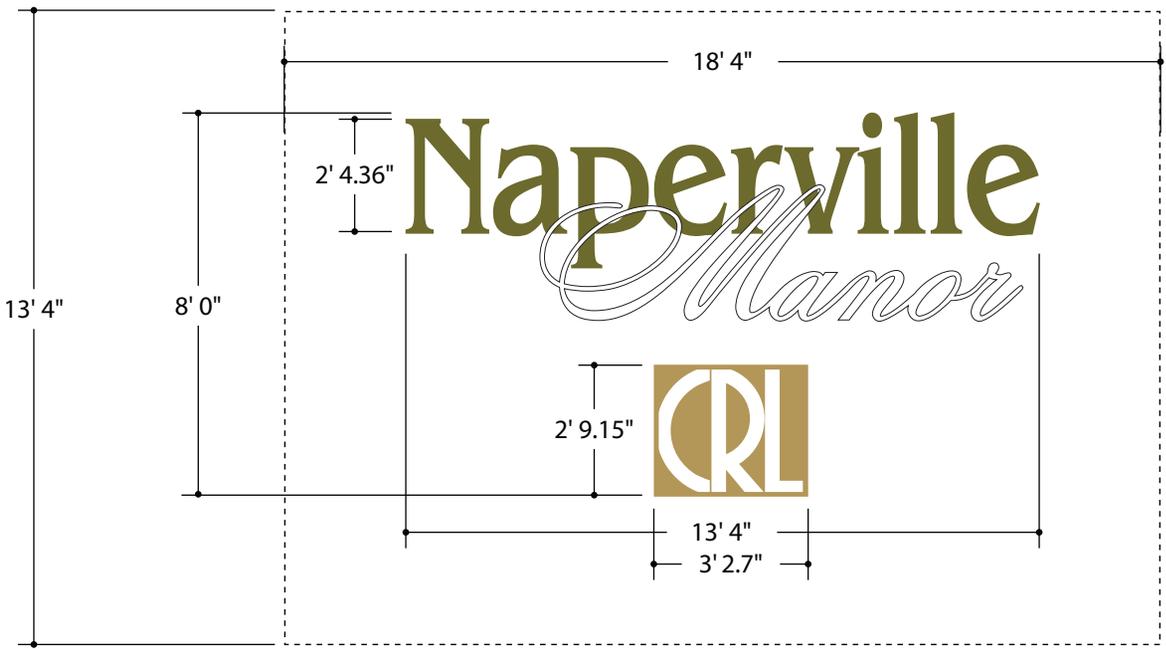
- Artwork
- Logo colors
- Location of sign
- Wall material
- Wall color
- Sizes - Confirm with survey
- Electrical access location of power supplies
- Install access list any install obstructions
- Whip length will 10' whips will work? If not state length needed
- Electrical penetrations top, middle,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



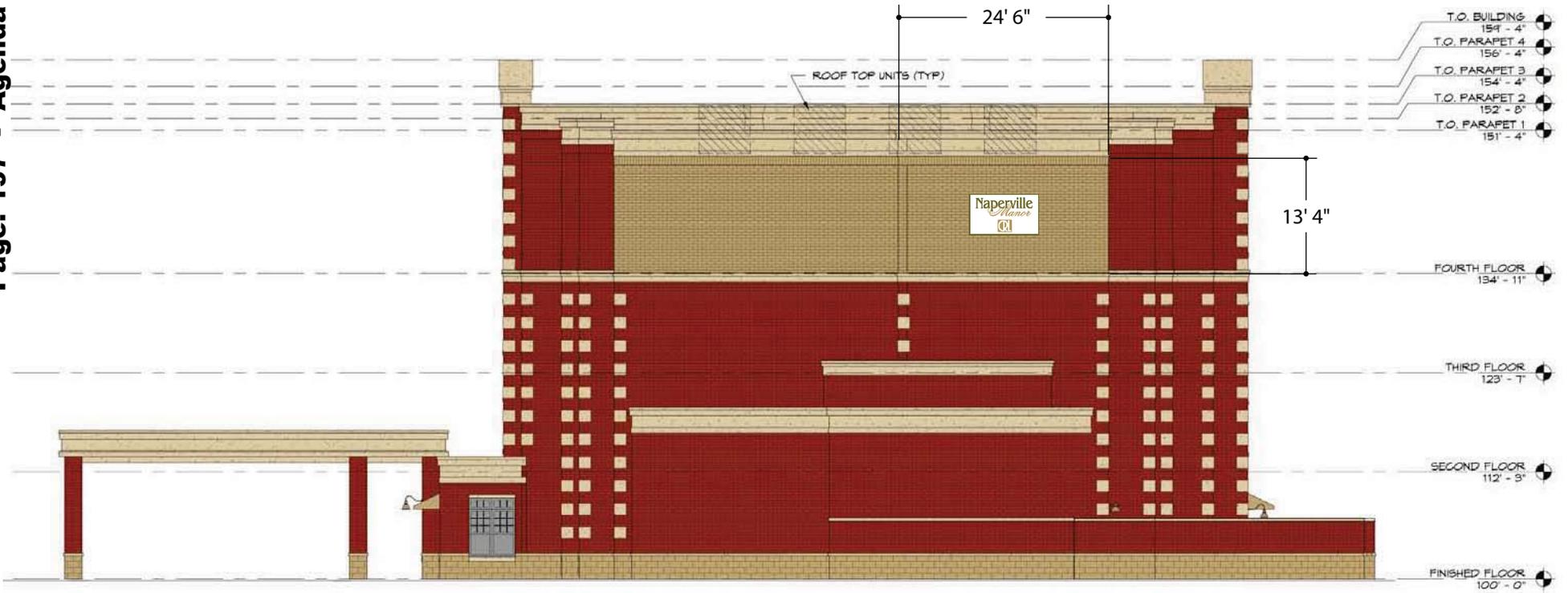
Scale: 1/4"=1'

TECHNICAL PAGE

UL FILE NO. E70436

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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		

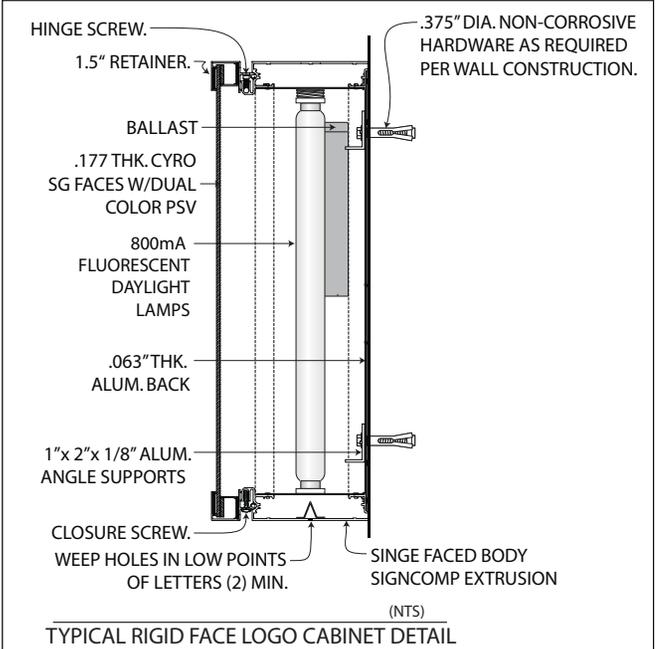
CLIENT APPROVAL

 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

A This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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 _____

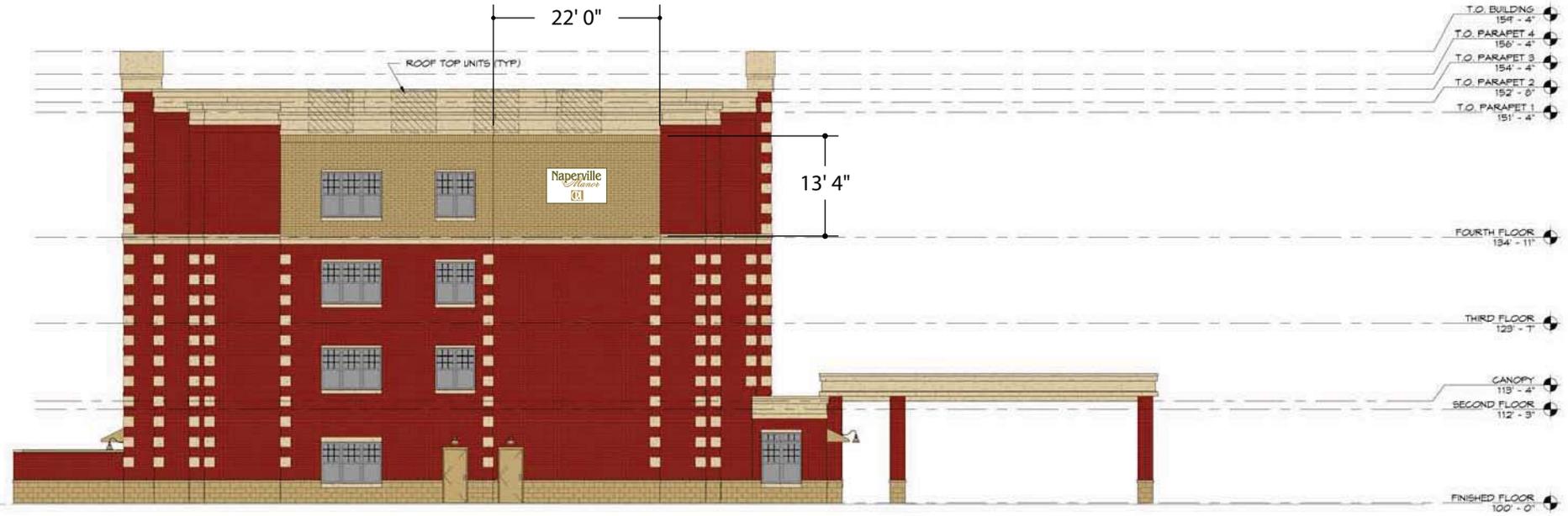
LAURETANO
SIGN GROUP
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

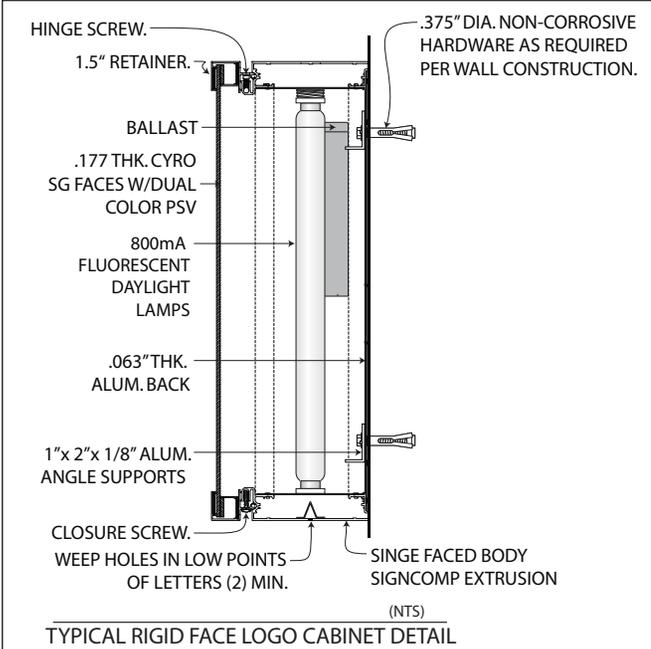


NORTH ELEVATION - NTS

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		

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>	

A This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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



Scale: 1/2"=1'

TECHNICAL PAGE

UL FILE NO. E70436

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 11-1-008 **AGENDA DATE:** 8/17/2011
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 allow an attached patio to encroach 10' into the required interior side yard setback (code requires interior side yard patios meet the setback requirement).

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.
- Deviation from Section 6-8B-7 (ORI Yard Requirements) 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 with the definition and conditions for a Full Service Hotel and does not require inclusion*

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

August 17, 2011

Page 3 of 4

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: Revised Parking Assessment). Using the Urban Land Institute's shared parking approach, it was determined that 406 parking stalls are necessary to accommodate the hotel and restaurant during a weekend and weekday 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.*

Previously, the petitioner proposed 349 parking stalls on Lots 1 and 2. Since the June 22nd Plan Commission meeting, the petitioner has revised the site plan for Lots 1 and 2 to accommodate an additional 36 parking stalls to serve the hotel/banquet and restaurant. With the addition of parking stalls, Lots 1 and 2 now accommodate 385 parking stalls, which results in a 21 stall deficit based on the predicted peak demand. To accommodate the additional parking, the petitioner proposes to accommodate the additional 21 parking stalls on Lot 4 of Freedom Plaza, for a total of 406 parking stalls (includes a 10% planning buffer).

Lots 1 and 2 will no longer be required to share parking with the proposed CRL facility for the purpose of accommodating 406 parking stalls as a result of the modified site plan. In consideration of rare peak events, the hotel operator provided additional information regarding management of parking operations, with supplemental valet services as needed (Attachment 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 406 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 406 parking stalls indicated by the submitted parking analysis (dated July 29, 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 – Attachment 2: Parking Management Correspondence – PC 11-1-008
3. Freedom Plaza PUD Lots 1 & 2 – Petition – PC 11-1-008
4. Freedom Plaza PUD Lots 1 & 2 – Preliminary PUD Plat – PC 11-1-008
5. Freedom Plaza PUD Lots 1 & 2 – Preliminary Landscape Plan – PC 11-1-008
6. Freedom Plaza PUD Lots 1 & 2 – Building Elevations – PC 11-1-008
7. Freedom Plaza PUD Lots 1 & 2 – Sign Package – PC 11-1-008
8. Freedom Plaza PUD Lots 1 & 2 – Public Correspondence – PC 11-1-008



PARKING ASSESSMENT

DATE: May 12, 2011
Revised July 29, 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 385 parking spaces proposed for Freedom Plaza. Provided in Exhibit A is the proposed site plan for reference.

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

Parking Generation Analysis

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

Page 2 of 7
Freedom Plaza - Naperville
Naperville Project #11-1-8
May 12, 2011
Revised July 29, 2011

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

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

Parking Requirements per City of Naperville Municipal Code

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

Table 1: Required Parking Spaces per Naperville Municipal Code

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

A review of Table 1 indicates that 462 parking spaces are required for Freedom Plaza and 27 parking spaces are required for CRL based on the municipal code. The required number of parking spaces for the hotel is cumulative and also accounts for the number of employees and all other uses within the hotel. Based on information from Superhost Hospitality regarding the hotel model, it was noted that 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

Page 3 of 7
 Freedom Plaza - Naperville
 Naperville Project #11-1-8
 May 12, 2011
Revised July 29, 2011

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 could 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

Page 4 of 7
Freedom Plaza - Naperville
Naperville Project #11-1-8
May 12, 2011
Revised July 29, 2011

As shown in Table 2, the parking demand data for the hotel use corresponds with the number of occupied rooms. Data from North American hotels indicates an average hotel occupancy of 72% during the peak months of the year as referenced in the Parking Generation. This occupancy percentage was applied to the total number of hotel rooms. The Parking Generation also indicated that the hotel study sites included a variety of facilities within the land use, such as restaurants, lounges, and meeting/banquet spaces that may have additional impacts to the parking demands on the weekend. According to the data, the Saturday parking demand at suburban hotel sites averaged 70% higher than the weekday rates. This increase in demand was applied in the analysis. The parking demand for the hotel and restaurant, based off the average peak and 85th percentile parking demand analyses, are 180 and 274, respectively for the weekday peak hour; and 242 and 362, respectively for the Saturday peak hour. Based on the proposed 385 parking spaces for Freedom Plaza, the site plan currently meets the parking demand utilizing the ITE Parking Generation methodology.

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. All percentages used are documented in the ULI Shared Parking manual for each particular land use. 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). 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 (average hotel occupancy of 72%). 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 slight adjustments to the adjusted parking ratios based on internal capture and information provided by Superhost Hospitality.

Page 5 of 7
 Freedom Plaza - Naperville
 Naperville Project #11-1-8
 May 12, 2011
Revised July 29, 2011

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 by hotel guests so a 100% internal capture rate was applied to the parking demand during both the weekday and weekend. 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 an event are local and do not stay at the hotel), and does not account for internal capture. To be conservative, during the weekend analysis, it was also assumed that all attendees for an event will not stay at the hotel. The accumulation percentages for the restaurant were adjusted to reflect the operating hours anticipated to be between 11:00 a.m. to 9:00 p.m. on weekdays (Sunday through Thursday) and 11:00 a.m. to 11:00 p.m. on weekends (Friday and Saturday). Based on the shared parking analysis, 369 parking spaces are required to meet the peak demand for Freedom Plaza on a weekday afternoon at 12:00 p.m. and a weekend evening at 8:00 p.m.

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	369	80%
	Weekend	369	80%

As shown in Table 3, the parking requirements based on the municipal code is an average of 35% 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 406 parking spaces during the weekday and weekend using the ULI method.

Page 6 of 7
Freedom Plaza - Naperville
Naperville Project #11-1-8
May 12, 2011
Revised July 29, 2011

Local Hotel Comparison

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

For comparison purposes, a portion of the available parking spaces for the hotel uses were based on a one space per room parking requirement. The remaining parking spaces were assumed to be available for banquet use. When comparing the parking space to banquet space ratio for the four hotels in Lisle and the Embassy Suites in Schaumburg to Freedom Plaza, the ratio is higher than the Marriott and Hyatt in Lisle, as well as the Embassy Suites in Schaumburg. The ratio is somewhat comparable to the Wyndham and Hilton in Lisle. 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 an even higher parking ratio for Freedom Plaza when comparing the parking space to room 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.

Page 7 of 7
Freedom Plaza - Naperville
Naperville Project #11-1-8
May 12, 2011
Revised July 29, 2011

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

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 406 (assuming a 10% planning parking factor) parking spaces are needed for Freedom Plaza to accommodate a weekday peak demand.

The current site plan proposes 385 parking spaces for Freedom Plaza which will meet the peak parking demand from ULI's Shared Parking analysis of 369 spaces. It is 21 less spaces when the 10% planning factor is applied. 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 would 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. The additional 30 parking spaces would result in a total of 415 spaces which exceeds the parking demand (including the 10% planning factor). Also, there could be an additional 25 parking spaces at CRL to accommodate overflow parking during large banquet events if needed. It is our opinion that with these shared parking agreements, the peak parking demands for Freedom Plaza can be met.

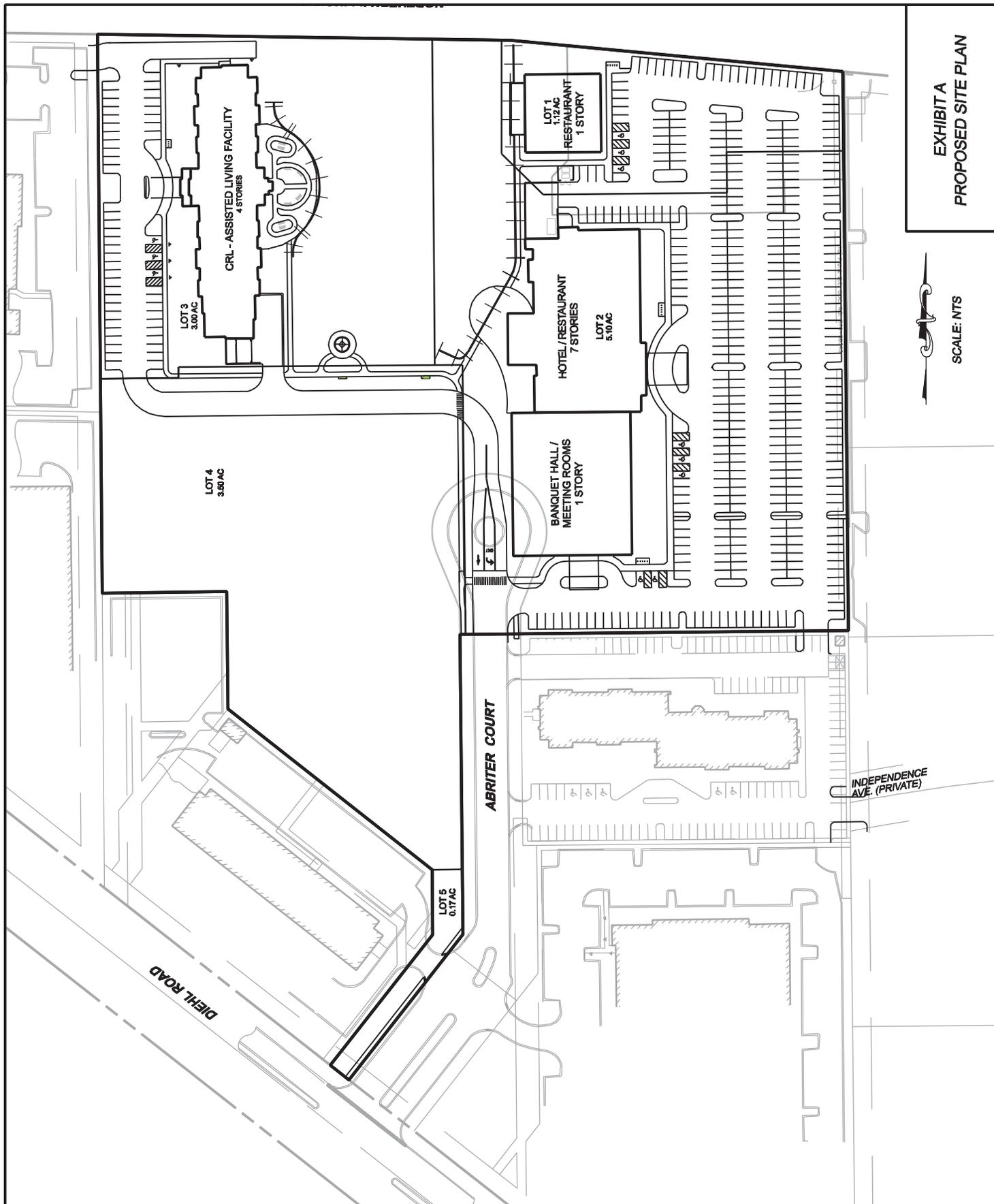


EXHIBIT A
PROPOSED SITE PLAN

SCALE: NTS

Attachment 1

...\\Exhibit A Site Plan.dgn 7/29/2011 12:37:09 PM

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

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

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

Time	Hotel				Restaurant				Total				
	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	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

Attachment 1

Attachment 3
Comparison of Area Hotels

		*Total Number of Parking Spaces	**Hotel Parking Spaces	Rooms	Parking Space / Room Ratio	Total Banquet Space (SF)	**Banquet Facility Parking Spaces	Parking Space / 1000 SF Banquet Space
Freedom Plaza		315	165	165	1.00	20,000	150	7.50
Area Hotels with Banquet Facilities	Address	*Total Number of Parking Spaces	**Hotel Parking Spaces	Rooms	Parking Space / Room Ratio	Total Banquet Space (SF)	**Banquet Hall Parking Spaces	Parking Space / 1000 SF Banquet Space
Wyndham Lisle-Chicago	3000 Warrenville Road Lisle, IL	832	242	242	1.00	50,000	590	11.80
Marriott Conference Hotel (Hickory Ridge)	1195 Summerhill Drive, Lisle, IL	549	383	383	1.00	80,000	166	2.08
Hyatt Lisle (near Rt 53)	1400 Corporate Drive, Lisle, IL	354	312	312	1.00	19,740	42	2.13
Hilton Lisle/Naperville	3003 Corporate West Drive, Lisle, IL	484	309	309	1.00	17,810	175	9.83
Embassy Suites Chicago - Schaumburg	1939 North Meacham Road, Schaumburg, IL	221	209	209	1.00	8,940	12	1.34
Average:		488	182	291	1.00	35,298	123	5.44

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

** For comparison purposes, a portion of the available parking spaces for the hotel uses are based on a 1 space/room parking requirement. The remaining parking spaces were assumed to be available for banquet use.

Attachment 1



July 29,2011

Marcie Schatz
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: Event Parking for the Proposed Embassy Suites – Naperville, IL

Dear Ms. Schatz:

Brian Fry of Commonwealth Hotels has asked for my help addressing potential parking issues for large events at the proposed Embassy Suites. My company, American Parking Service, has a great deal of experience providing off-site parking for meetings and events. I have reviewed the hotel site and location and I am confident we can provide event parking with a high level of service and minimal disruption.

With forethought and planning we will identify off site lots (I know of several along E. Diehl Road) that are underutilized during evenings and weekends when meetings and events of large scale would be held at the proposed hotel. We would negotiate lease arrangements with the property owners and provide valet service or transportation to/from the lots during events.

We also coordinate with hotel management to maximize parking around the event center as well. All deliveries will be scheduled to avoid conflicts. Employees would be directed to offsite parking during such events and specific parking areas will be designated as valet area where vehicles can be parked with greater density.

If I may provide further information or specific examples of how our process works in similar situations and locations, please contact me at your convenience.

Sincerely,

Angel B. Sarkissian
Chief Executive Officer
American Parking Service
office 312-455-2900
Cell 773-406-7100
833 W. Chicago Avenue, Suite 400
Chicago, IL 60622

Cc Ash Lakhany
Brian Fry

833 West Chicago Avenue Chicago ,Illinois 60622 Office: (312)455-2900 Fax (312) 455-2901



COMMONWEALTH HOTELS, LLC

August 4, 2011

Marcie Schatz
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: Event Parking for the Proposed Embassy Suites – Naperville, IL

Dear Marcie:

I understand that there are concerns with the event parking for the proposed Embassy Suites – Naperville. We have experience dealing with these circumstances in several of our hotels and with coordination and forethought the process of parking all vehicles for event participants can be handled efficiently with a minimum disruption for the guests and neighbors.

As an example of a real life situation we have dealt with multiple times I will describe our efforts at a pair of hotels we have managed in Greater Cincinnati:

The Marriott and Embassy Suites RiverCenter are located adjacent to each other in Covington, KY just across the Ohio River from downtown Cincinnati. The properties have 547 keys between them and are located in a mixed use development along the river. The Embassy Suites has 8,000 s. f. of meeting space. The Marriott has 9,000 s. f. and is connected by a sky bridge to the Northern Kentucky Convention Center with another 110,000 s. f. including a 22,800 s. f. ballroom.

The RiverCenter development includes two high rise office towers and a residential condominium all built above structured parking which is owned by the city of Covington and managed independently of the hotels and office towers. These garages also support the sports stadiums across the river.

Coordination of multiple simultaneous functions is a common and necessary part of operating these properties. Guests arrive from several sources and are addressed separately, but in coordination. Many are staying in hotels within a two mile radius (primarily properties across the river in downtown Cincinnati). Some arrive by taxi or bus, particularly convention traffic and as a precaution against impaired driving during social functions serving alcohol, but the majority drive themselves.

On days when the space is running at capacity and with multiple functions the following actions are taken to ensure parking needs are met:

- Functions are scheduled with traffic-flow in mind. While large events often overlap, the start and finish times are carefully managed to minimize the burdens on parking, roads and staff.
- Property deliveries are scheduled early in the day (often pre-dawn) on event days. This keeps service vehicles from disrupting traffic.
- Also on these days, hotel and convention center staff are required to park off site and are bused to/from work to maximize parking on site.
- The hotels provide bus/van service to/from the downtown hotels as the capacity of the RiverCenter hotels accommodate only a portion of the total of out-of-town guests attending functions and events. This reduces the volume of taxi service required and minimizes the number of cars from these attendees.
- Specific areas are designated within the adjacent lots for high density valet parking. This maximizes parking in the existing garage and minimizes the amount of off-site parking needed. The valet service was managed by a professional parking company through a contract with the hotels.
- Finally, off-site lots are secured by contract as needed and managed by the valet service. While this requires coordination on the part of the valet team, it is typically a smooth process. Lots are selected that typically support uses with less demand during the time of the scheduled events. For example, during evening functions office lots are utilized as they are normally quite empty at that hour.

While the scale is significantly larger in the Covington properties, we would apply the same principals to events in Naperville. We have already contacted professional parking companies who would manage the valet service as needed. Valet areas will be designated within the development when needed. And off-site parking lots predominantly supporting Class A office buildings are within sufficient range of the site to support these needs.

The hotel would have a shuttle(s) available to service guests of other hotels attending events at the Embassy Suites-Naperville. These efforts could also be coordinated with transportation provided by the neighboring hotels since those properties would enjoy the benefit of the guest demand from these events as we have discussed.

I hope this information is helpful. Large meeting facilities often require such coordination to function at capacity. It is simply a part of the business. Please feel free to contact me if I may be of further assistance.

Sincerely,



Brian Fry
Vice President Business Development
COMMONWEALTH HOTELS, LLC
100 E. RiverCenter Blvd. Suite 1050
Covington, KY 41011

**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

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

RESPECTFULLY SUBMITTED this 11th day of May, 2011.

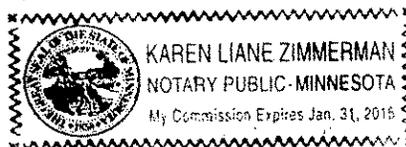
PETITIONER:

SUPERHOST HOSPITALITY, INC.

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

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

Karen L. Zimmerman
Notary Public



Prepared by

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

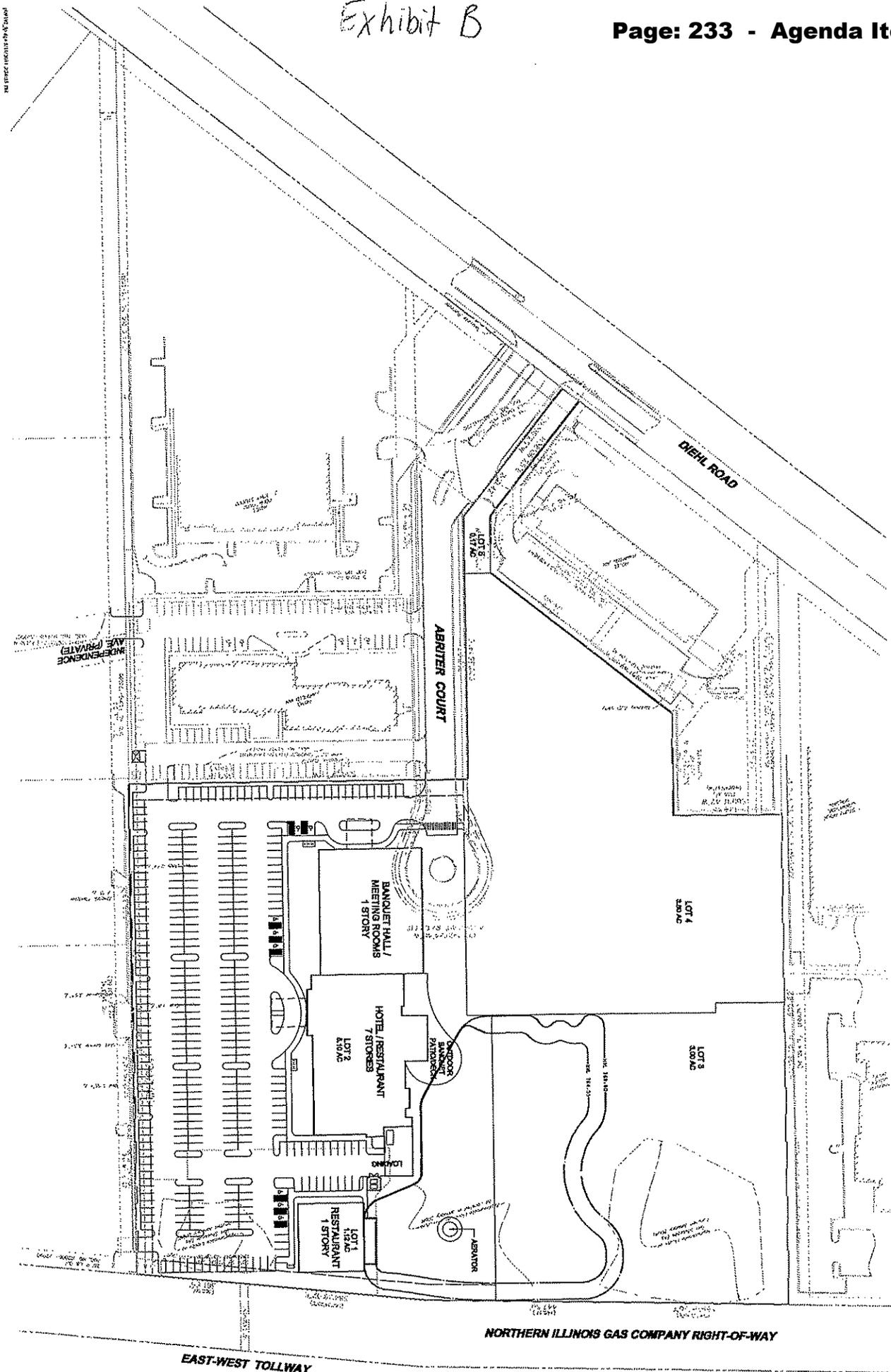
GP:2964977 v1

126422/1
59189/1
59181/1

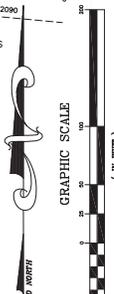
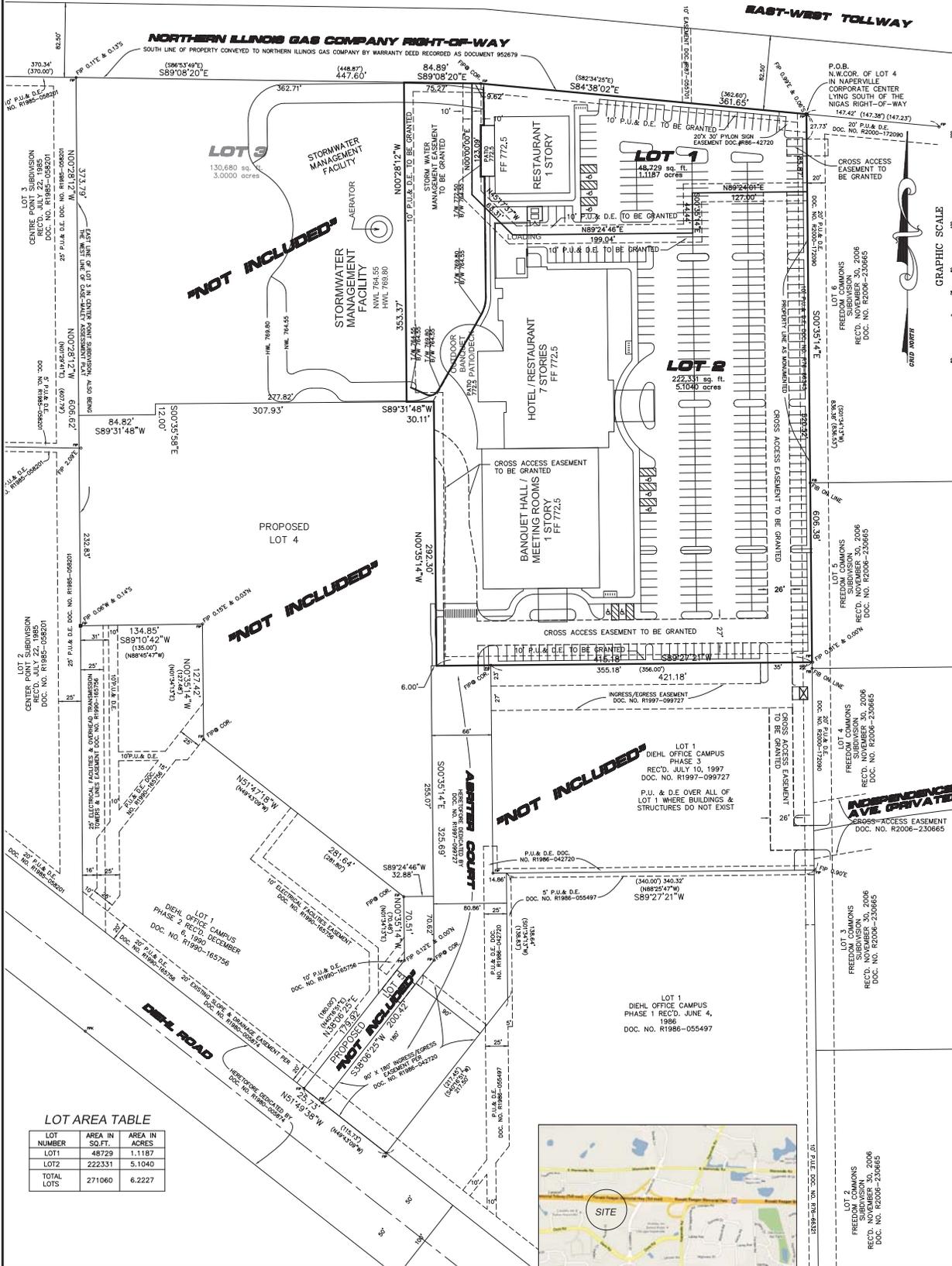
EXHIBIT "A"
LEGAL DESCRIPTION

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.



4 07-29-11 REVISED PER SITE PLAN CHANGE

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

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

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 60571
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 R78-80422; 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, 488.48 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 R197-48977; 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 89 DEGREES 35 MINUTES 14 SECONDS WEST, 292.30 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, 301.11 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 12 WEST, 353.37 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 980878; 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, 381.65 FEET (382.60 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. 1704308D) (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
- FR FOUND IRON ROD
- FR5 FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- +FOC FOUND CROSS CUT
- SPK SET PK NAIL
- SP SET IRON PIPE
- SEM SET MONUMENT
- 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)	138,613 S.F.
SIDEWALKS	13,559 S.F.
TOTAL IMPERVIOUS SURFACE (SF)	204,661 S.F.
TOTAL IMPERVIOUS SURFACE COVERAGE	75.5%
TOTAL GREENSPACE (PERVIOUS) SURFACES (SF)	66,399 S.F.
TOTAL GREENSPACE (PERVIOUS) SURFACES COVERAGE	24.5%
TOTAL OPENSAPCE (AS DEFINED BY NAPERVILLE CODE)	41,955 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	
REQUIRED PARKING	
HOTEL (165 ROOM AT 1 STALL PER ROOM)	165 SPACES
HOTEL EMPLOYEES (12 EMPLOYEES AT 1 STALL PER EMPLOYEE)	12 SPACES
HOTEL RESTAURANT (1500 SF AT 10 SPACES PER 1000 SF)	15 SPACES
BANQUET FACILITY (20,000 SF AT 10 SPACES PER 1000 SF)	200 SPACES
RESTAURANT (LOT 1) (7000 SF AT 10 SPACES PER 1000 SF)	70 SPACES
TOTAL REQUIRED PARKING	462 SPACES
TOTAL REQUIRED BICYCLE PARKING (5% OF REQUIRED CAR PARKING)	24 STALLS
PROVIDED PARKING	
SURFACE PARKING REGULAR SPACES	377 SPACES
SURFACE PARKING ACCESSIBLE SPACES	8 SPACES
TOTAL PARKING PROVIDED	385 SPACES
TOTAL PARKING DEFICIT	77 SPACES
TOTAL BICYCLE PARKING PROVIDED	24 STALLS

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: 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 BMA-C 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: 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 BMA-C 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 100B.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- 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. VA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY.
THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE

4 07-29-11 REVISED PER SITE PLAN CHANGE

CITY PROJECT # 11-10000008



2125 Jansz Avenue, Suite 100
Woodridge, IL 60017
630.724.0200 voice
630.724.0204 fax
www.iss.com

PREPARED FOR:
SUPERHOST HOSPITALITY
8615 US 24 WEST
FORT WAYNE, IN 46163
260-432-4343

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

PRELIMINARY PUD PLAT
FREEDOM PLAZA, NAPERVILLE, ILLINOIS

Project No: 09192
Group No: VP04.1



Hitchcock Design Group

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
 July 29, 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

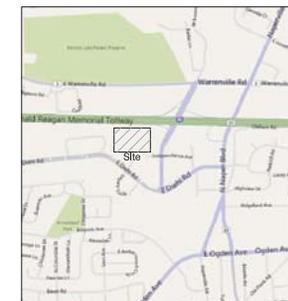
00	Cover Sheet
PL1	Preliminary Planting Plan
D1	Planting Details, Plant Requirement Table and Plant List

General Notes

1. Basemap Information obtained from plans prepared by V3 received July 28, 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

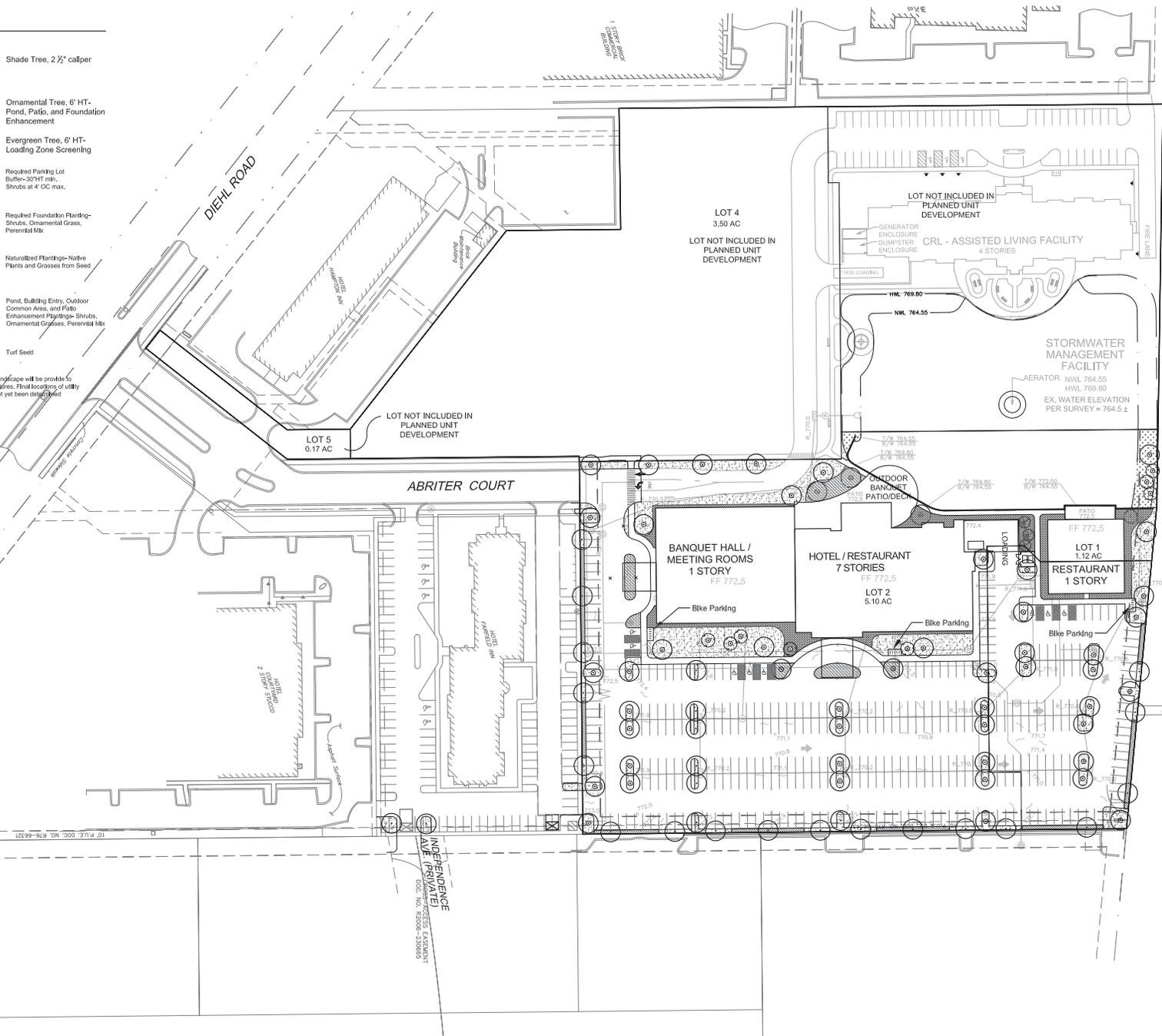
JULIE
 ILLINOIS
 ONE-CALL SYSTEM

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 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
Superhost Hospitality
 8615 US 24 West
 Fort Wayne, Indiana 46804

PROJECT
Freedom Plaza
 Naperville, Illinois

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

ISSUED FOR REVIEW
 January 12, 2011

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
4	7.28.2011	Revised Site Plan

DRAWN BY
 NAA
 CHECKED BY
 GBR

SHEET TITLE
Preliminary Planning Plan

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

SHEET NUMBER
PL1



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

HDG PROJECT NUMBER
01-0990-001-01-04
CITY PROJECT NUMBER
11-1-8

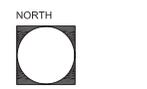
ISSUED FOR REVIEW
January 12, 2011

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
4	7.28.2011	Revised Site Plan

DRAWN BY
NAA
CHECKED BY
GBR

SHEET TITLE
**Planting Details,
Plant Requirement
Table and Plant List**

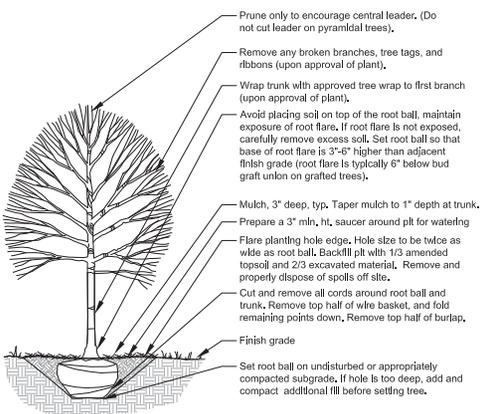
SCALE IN FEET
as noted



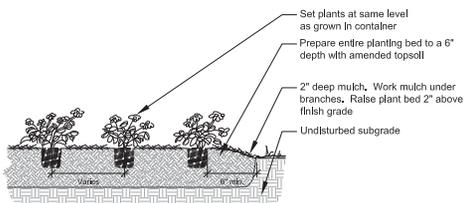
SHEET NUMBER
D1

Preliminary PUD Plant Materials List

Code	Botanical Name	Common Name	Size
Shade Trees			
AR52 S	Acer rubrum 'Frankford'	Red Sunset Red Maple	2 1/2" C
AR52 S	Acer saccharum 'Norfolk'	Black Sugar Maple	2 1/2" C
AR52 S	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2 1/2" C
OR54 S	Quercus bicolor 'Autumn Gold'	Autumn Gold Oak	2 1/2" C
OT02 S	Quercus macrocarpa var. prinus 'Skyline'	Big Tree Thoreau Honeylocust	2 1/2" C
OT02 S	Gymnocladia dioica 'Imperial'	Kentucky Coffeetree	2 1/2" C
TL02 S	Liriodendron tulipifera	Tuliptree	2 1/2" C
PL02 S	Platanus x occidentalis 'Morton 'Humbal'	Admiral London Planetree	2 1/2" C
QB02 S	Quercus laevis	Swamp White Oak	2 1/2" C
QB02 S	Quercus muhlenbergii	Chickory Oak	2 1/2" C
QB02 S	Quercus rubra	Red Oak	2 1/2" C
TD0 S	Taxodium distichum	Common Baldcypress	2 1/2" C
SP02 S	Ulmus canadensis 'parviflora 'Yorston'	Frontier Elm	2 1/2" C
UL02 S	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	2 1/2" C
Intermediate Trees			
AR04 B	Amelanchier x grandiflora 'Autumn B' 'Harbor'	Autumn Brilliance Serviceberry	8" FT
CO00 C	Cercis canadensis	Eastern Redbud	8" FT
CO00 C	Cornus mas	Corneliancherry Dogwood	8" FT
CO00 C	Cornus amomum var. nemora	Northern Cockspur Hawthorn	8" FT
HA06 H	Hamelis ornata 'Autumn Embers'	Autumn Embers Witchhazel	8" FT
MA07 S	Malus 'Princess'	Princess Flowering Crabapple	8" FT
MA07 B	Malus 'Profusion'	Profusion Flowering Crabapple	8" FT
Evergreen Trees			
PA06 C	Picea abies	Norway Spruce	8" FT
PO06 C	Picea canadensis	Balsam Spruce	8" FT
PO06 C	Picea pungens	Colorado Spruce	8" FT
PO06 C	Picea pungens 'var. glauca'	Colorado Blue Spruce	8" FT
Deciduous Shrubs			
AR04 B	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" HT
CAG4 C	Celtis occidentalis 'Hummungbird'	Hummungbird S. americanus Dwarf Elm	24" HT
CO00 C	Cornus sericea 'Lance'	Lance® Reddog Dogwood	24" HT
HA04 H	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24" HT
HA04 H	Hydrangea macrophylla	Classic Hydrangea	24" HT
HA04 H	Hydrangea paniculata 'Pee Wee'	Pee Wee® Oakleaf Hydrangea	24" HT
HA04 H	Hydrangea paniculata 'Little Henry'	Little Henry Sweetgum	24" HT
HA04 H	Physocarpus opulifolius 'Sonder'	Summer Wine Nandina	24" HT
HA04 H	Rhus aromatica 'Gro-Low'	Gro-Low® Fragrant Sumac	24" HT
HA04 H	Rhus typhina 'Green Mound'	Green Mound® Alpine Currant	24" HT
HA04 H	Rosa 'Knockout'	Knockout® Rose	24" HT
HA04 H	Syringa patula 'Miss Kim'	Miss Kim® Manchurian Lilac	24" HT
HA04 H	Viburnum dentatum 'Crownet'	Blue Bluff® Arrowwood Viburnum	24" HT
HA04 H	Viburnum x pediti	Judd Viburnum	24" HT
Evergreen Shrubs			
CH04 C	Chamaecyparis obtusa 'Nelly Compact'	Nelly Compact® Chinese Juniper	1 GAL
CH04 C	Chamaecyparis obtusa 'Sea Green'	Sea Green® Chinese Juniper	24" HT
HA04 H	Thuja x media 'Anglo-Jap. Yew'	Anglo-Jap. Yew™	24" HT
HA04 H	Thuja x media 'Parviflora'	Parviflora® Yew	24" HT
HA04 H	Thuja x media 'Erebor'	Erebor® Anglo-Jap. Yew	24" HT
Broadleaf Evergreens			
HA04 H	Illex x green mound	Green Mound® Boxwood	24" HT
Groundcovers			
EF03 C	Erythronium fulvum 'coloratum'	Purple® Wintercreeper	3" POT
HA04 H	Hedera helix 'Frondeuse'	Throne® English Ivy	3" POT
HA04 H	Lonicera x scutellaria	Creeper® Lonicera	3" POT
HA04 H	Vincetoxicum 'Baker's'	Baker's® Periwinkle	3" POT
Perennials			
AL06 C	Achillea millefolium	Lady's Mantle	1 GAL
CA06 C	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster® Feather Reed Grass	1 GAL
CO06 C	Chamaecyparis obtusa	Northern Sea Cedar	1 GAL
CO06 C	Echinacea purpurea	Purple Coneflower	1 GAL
CO06 C	Cerastium ciliatum 'Ballarina'	Ballarina® Grayleaf Cranebill	1 GAL
CO06 C	Cerastium sanguinolentum 'New Hampshire Purple'	New Hampshire® Purple Bloodstain Cranebill	1 GAL
HE06 C	Hemerocallis 'bellefleur mix'	Mixed Color Day Lilies	1 GAL
HE06 C	Hemerocallis 'Happy Returns'	Happy Returns® Day Lily	1 GAL
HE06 C	Hemerocallis 'Pardon My Squint'	Pardon My Squint® Day Lily	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Midnight Fantasy® Day Lily	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Small Flowered® Cool Bell	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Francis Williams® Plantain Lily	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Francis Williams® Silver Grass	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Walker's Low® Camellia	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Autumn Joy® Sedum	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Flamingo® Day Lily	1 GAL
HE06 C	Hemerocallis 'Midnight Fantasy'	Red Fox® Speedwell	1 GAL



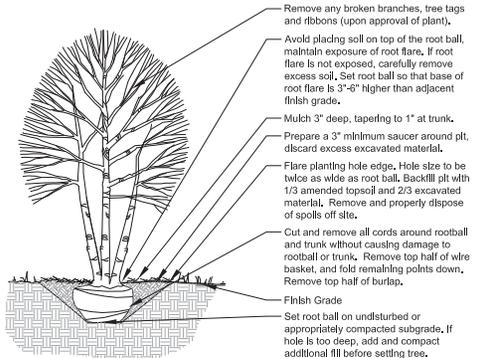
1 Deciduous Tree Planting
Scale: 1/2" = 1'-0"



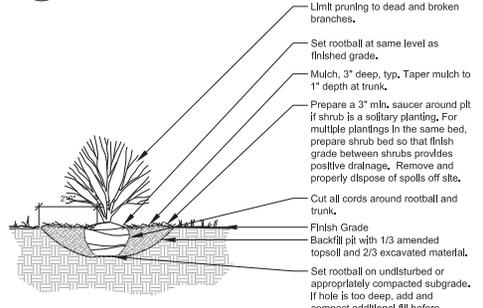
4 Annual and Perennial Planting
Scale: 1/2" = 1'-0"

Plant Requirement Table

Requirement	Applicable Code	QTY
Perimeter Landscaping- North Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 447 +/- If 7/0 = 6	6
Provided		6
Shade Trees		6
Perimeter Landscaping- South Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 445 +/- If 7/0 = 6	6
Provided		6
Shade Trees		6
Perimeter Landscaping- West Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 645 +/- If 7/0 = 9	9
Provided		9
Shade Trees		9
Perimeter Landscaping- East Prop Line	Naperville sec. 5-10-3	QTY
Required	Shade trees at 1/70 along property line = 606 +/- If 7/0 = 9	9
Provided		9
Shade Trees		10



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



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

7 TOTAL STORIES

MATERIAL S.
PRIMARY: 5%
SECONDARY: 15%

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

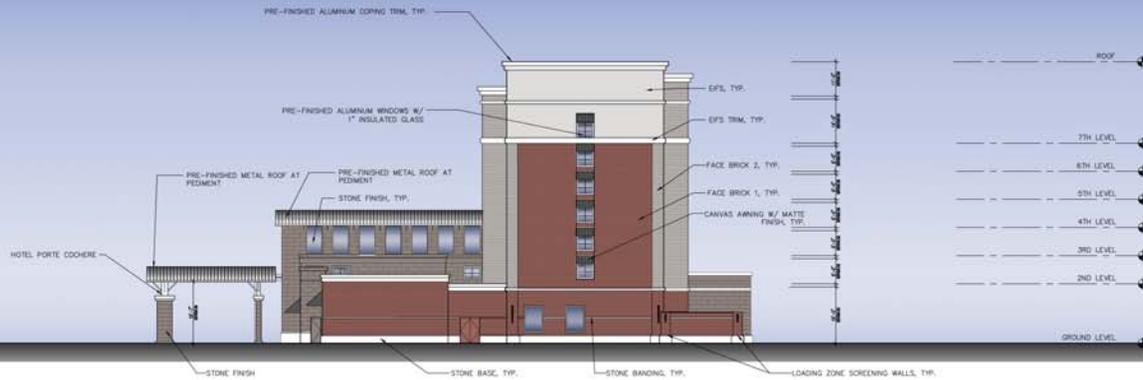
FINAL - Planning and Zoning Commission - 8/17/2011 - 239



01 EAST ELEVATION

1/16"=1'-0"

MATERIAL S.
PRIMARY: 5%
SECONDARY: 15%



02 NORTH ELEVATION

1/16"=1'-0"

NORR PROJECT No:
Freedom Pl
 Site
 Abriter Court
 Naperville

FREEDOM PLAZA ASSOC
 For Work

NORI
 ARCHITECTS
 PLAN

325 N. LaSalle St. | Suite 700 | Chicago, IL 60610
 (312) 424-2400 | www.noriarchitects.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
11/19/10	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

SHEET TITLE
**PRELIMINARY HOTEL/
 BANQUET ELEVATIONS**

PROFESSIONAL STAMP SHEET NUMBER
A104

PAGE NUMBER
 OF

MATERIAL S,
 PRIMARY 87%
 SECONDARY 12%

MATERIAL S,
 PRIMARY 87%
 SECONDARY 11%

7 TOTAL STORES



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



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

FINAL - Planning and Zoning Commission - 8/17/2011 - 240



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
Ariter Court and I-88
Naperville, IL
CLIENT
FREEDOM PLAZA ASSOCIATES, LLC
8615 US 24 West
Fort Wayne, IN 46802
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

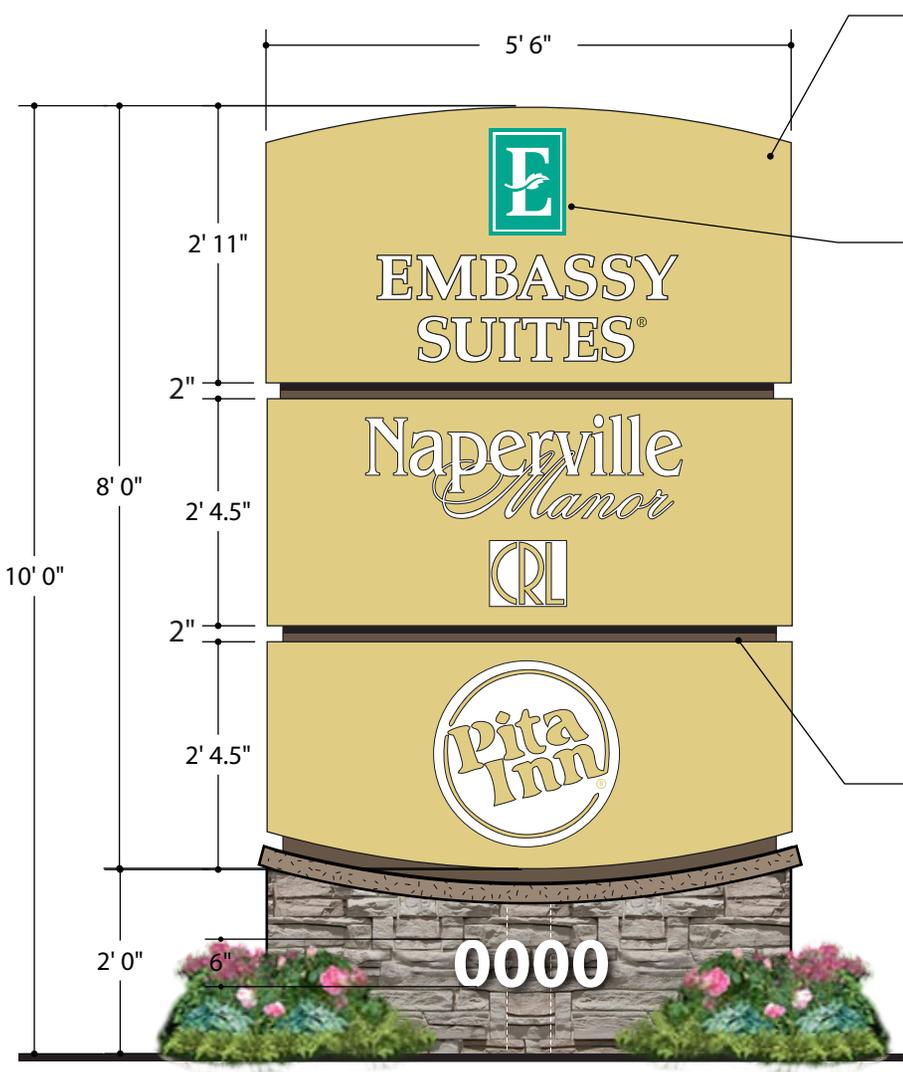
CONSULTANT 2
CONSULTANT 3
CONSULTANT 4
CONSULTANT 5
CONSULTANT 6
CONSULTANT 7
GRAPHIC 8

ISSUES / REV'S

DATE	ISSUE
05/31/11	CITY OF NAPERVILLE RESPONSE
09/20/11	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
11/18/10	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
PRELIMINARY RESTAURANT & DUMPSTER ENCLOSURE ELEVATIONS
PROFESSIONAL STAMP SHEET NO.

A10'
PAGE NO.
OF



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

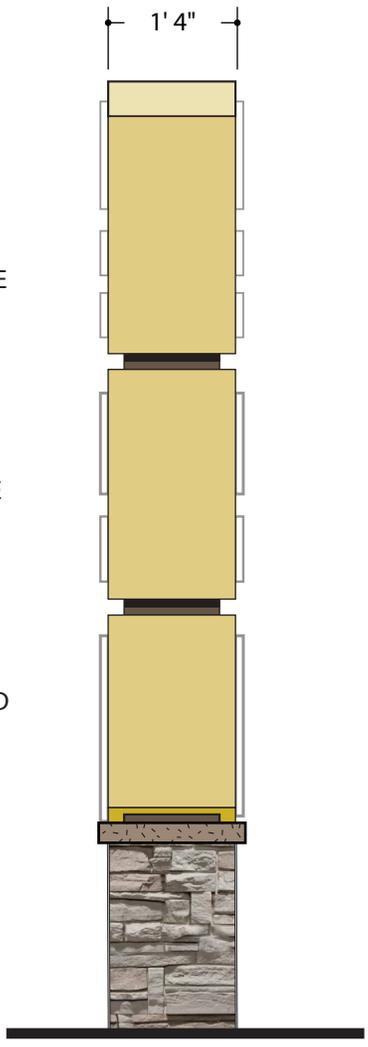
SIGN FACES INTERNALLY ILLUMINATED W/ 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS

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)



Front View: 1/2" = 1'

Side View: 1/2" = 1'

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

CLIENT APPROVAL

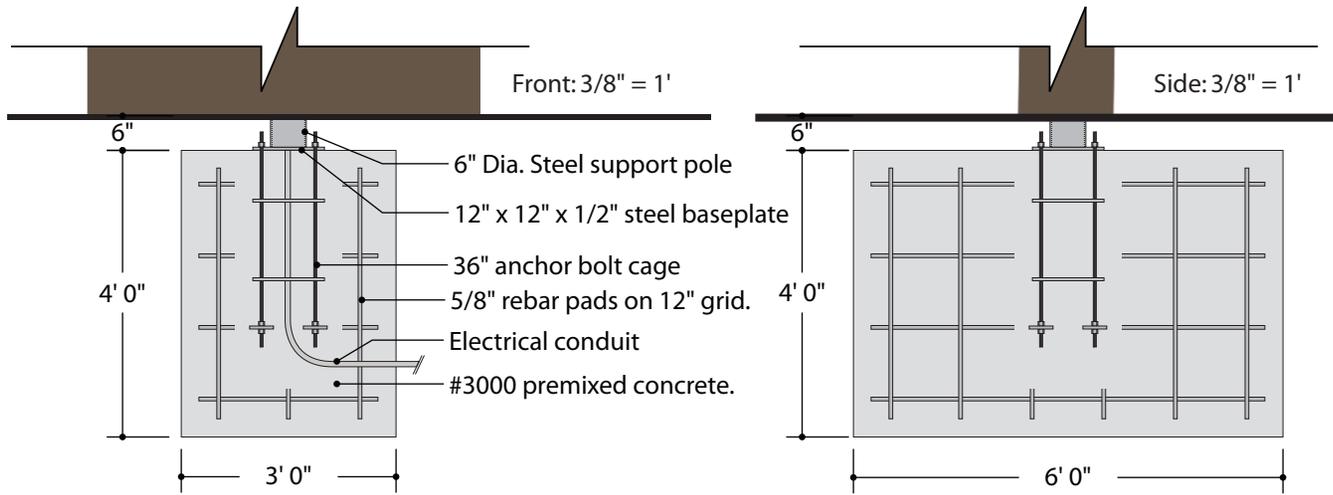
AUTHORIZED SIGNATURE DATE

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

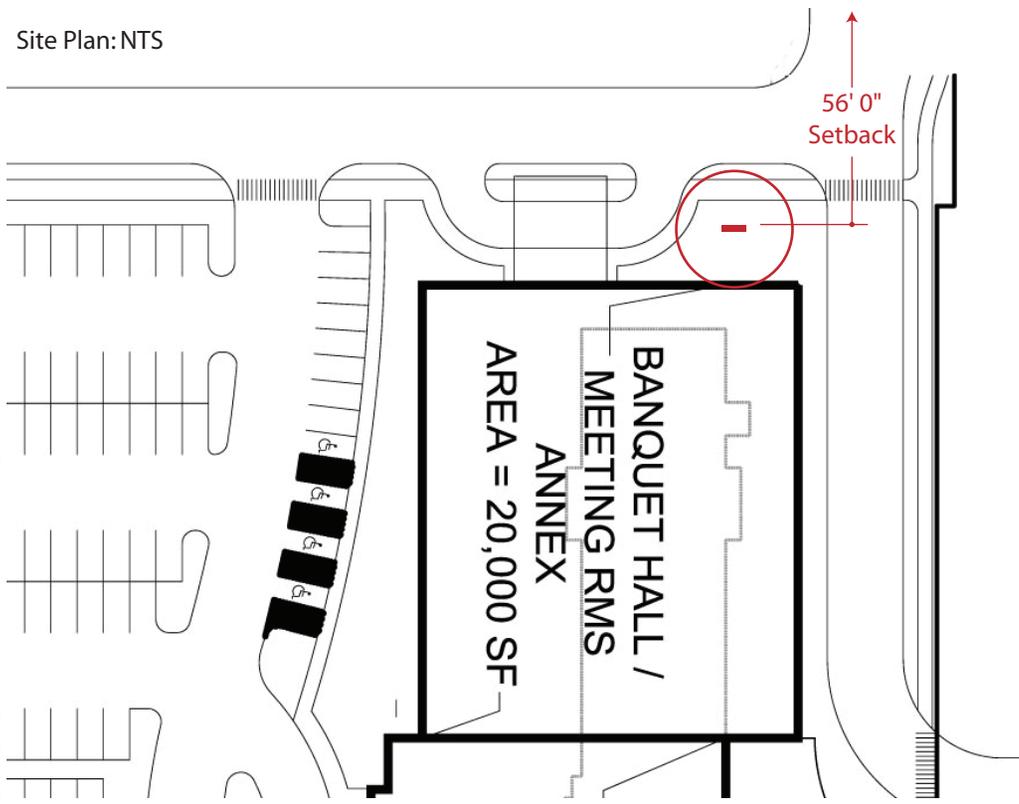
LAURETANO
SIGN GROUP

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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

FINAL - Planning and Zoning Commission - 8/17/2011 - 243

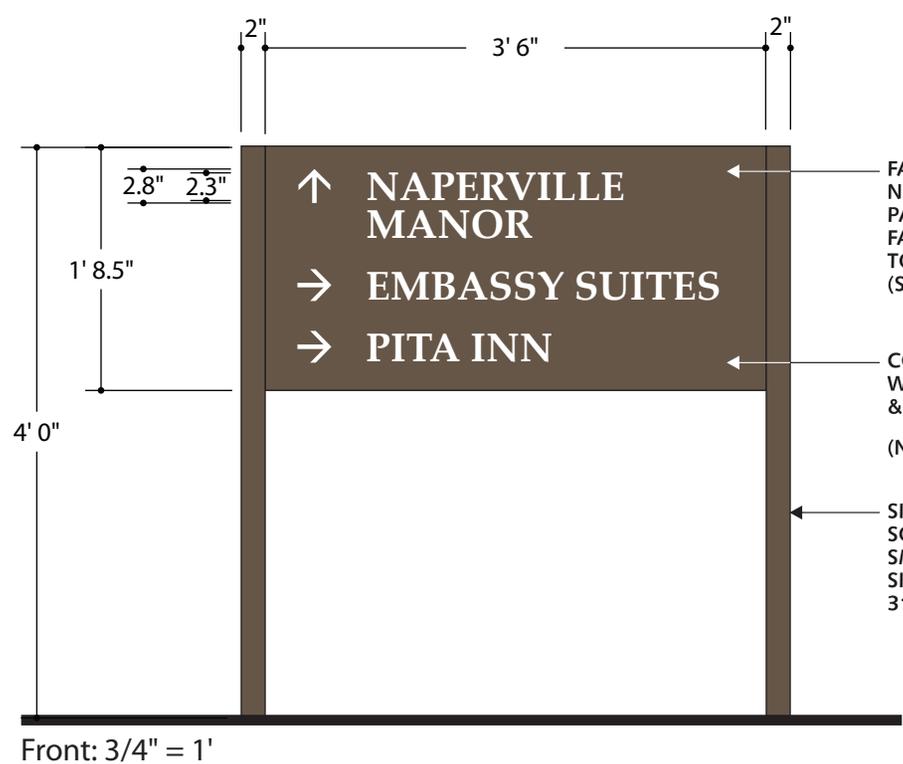
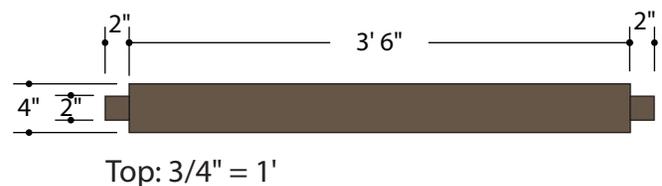
Page: 243 - Agenda Item: D.9.

TECHNICAL PAGE

UL FILE NO. E70436

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

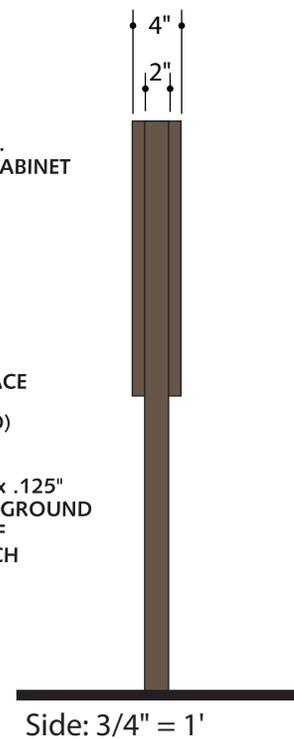
This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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

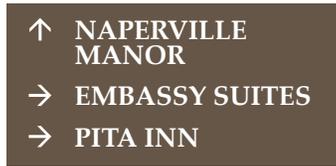
Print History	Date	Description	Title	Embassy Suites	Sign Type	ES D-NI-Custom
534JK	3/30/11		City/State	Naperville, IL	Location	As Illustrated
			Customer	SAMS Hotel Group, LLC	Size	1' 8.5" x 3' 6" (5.98 sq.ft.), OAH: 4' 0"
			Acct Exec.	SW	Description	Double face non-illuminated directional sign
			Quote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

LAURETANO
SIGN GROUP

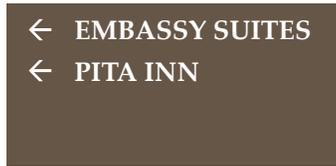
1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

Sign 1 Scale: 1/2" = 1'

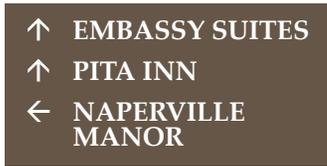


Side A

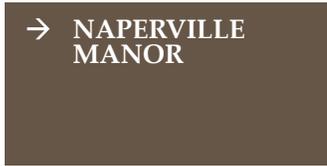


Side B

Sign 2 Scale: 1/2" = 1'

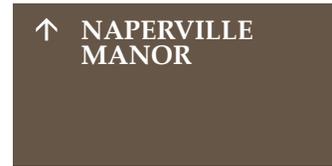


Side A

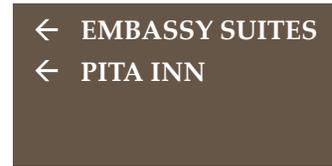


Side B

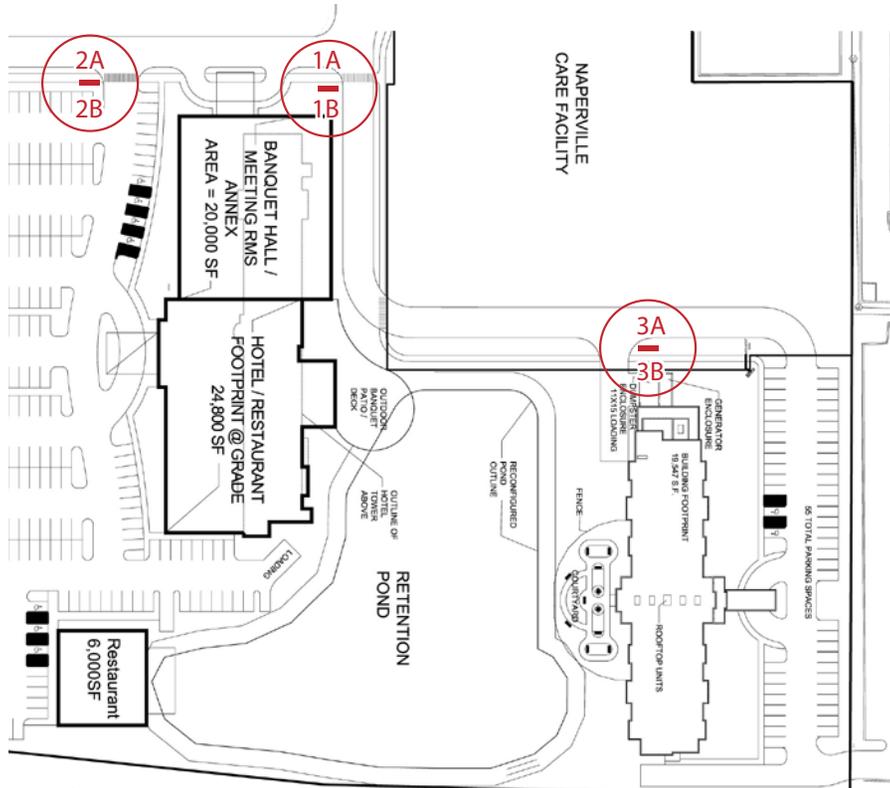
Sign 3 Scale: 1/2" = 1'



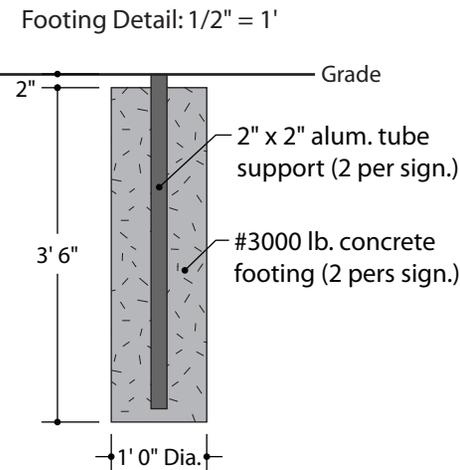
Side A



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
Site 3/30/11	Line 2			Volts

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

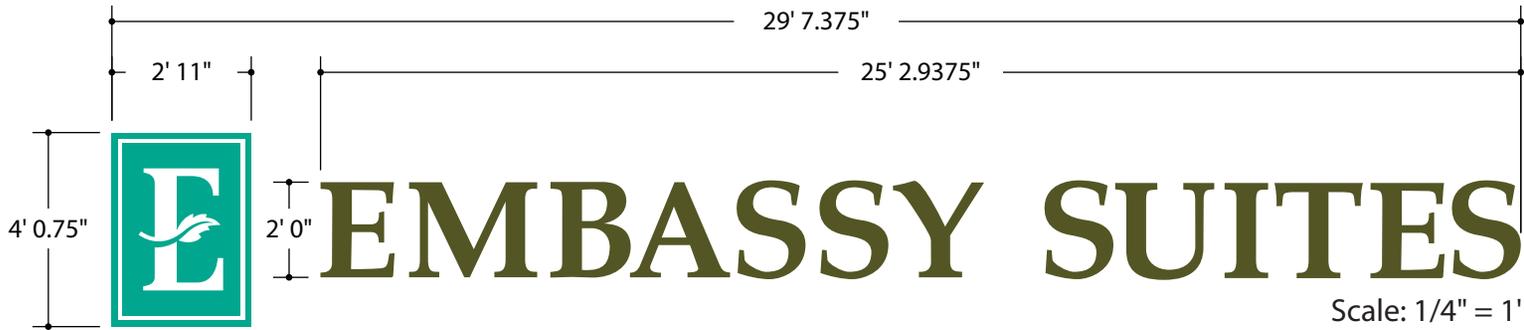


East elevation: NTS

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>	

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

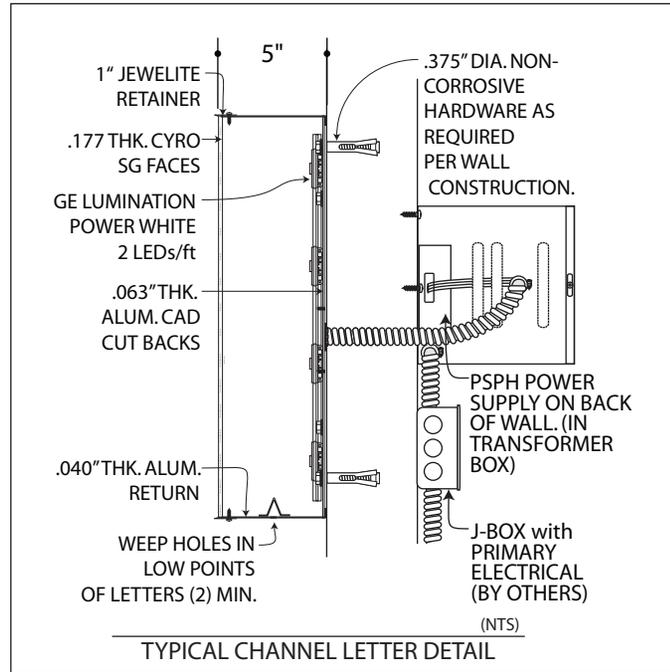
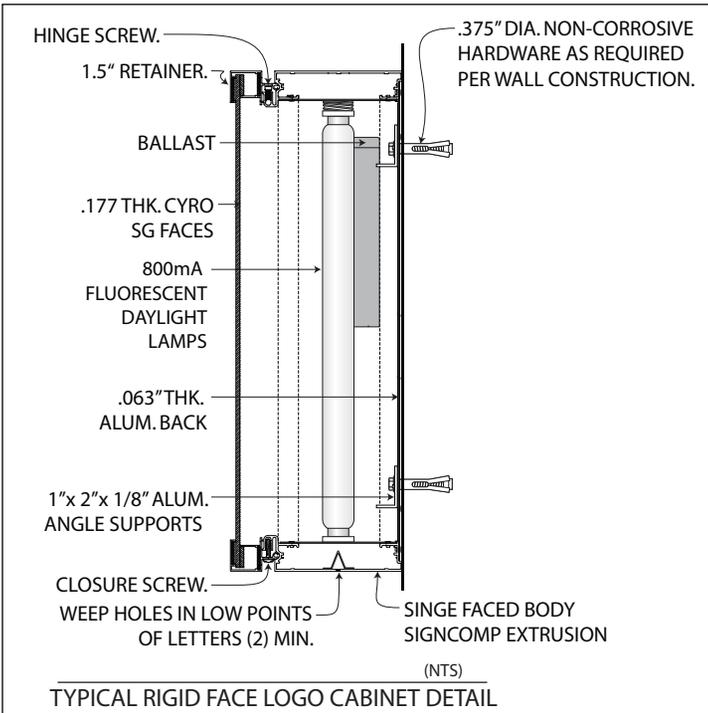


Scale: 1/4" = 1'

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.

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,

LAURETANO
SIGN GROUP

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

FINAL - Planning and Zoning Commission - 8/17/2011 - 247

Page: 247 - Agenda Item: D.9.

TECHNICAL PAGE

UL FILE NO. E70436

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



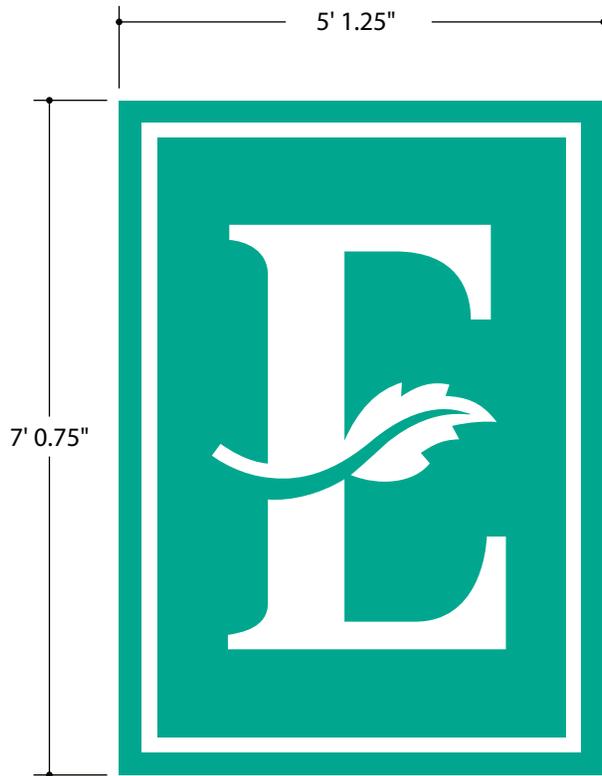
East elevation: NTS

FINAL - Planning and Zoning Commission - 8/17/2011 - 248

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	

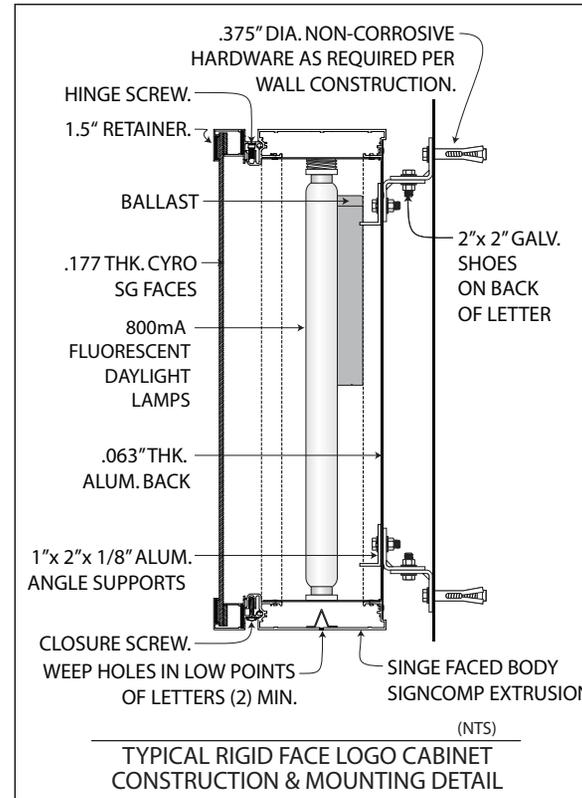
Project History	Date	Description	Title	Embassy Suites	Sign Type	ES CL7-LOGO
536JK	3/30/11		City/State	Naperville, IL	Location	East elevation
			Customer	SAMS Hotel Group, LLC	Size	7' 0.75" x 5' 1.25" (36.05 sq.ft.)
			Acct Exec.	SW	Description	Illuminated channel logoret.
			Quote	23260		
			Line	4		

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____

D,



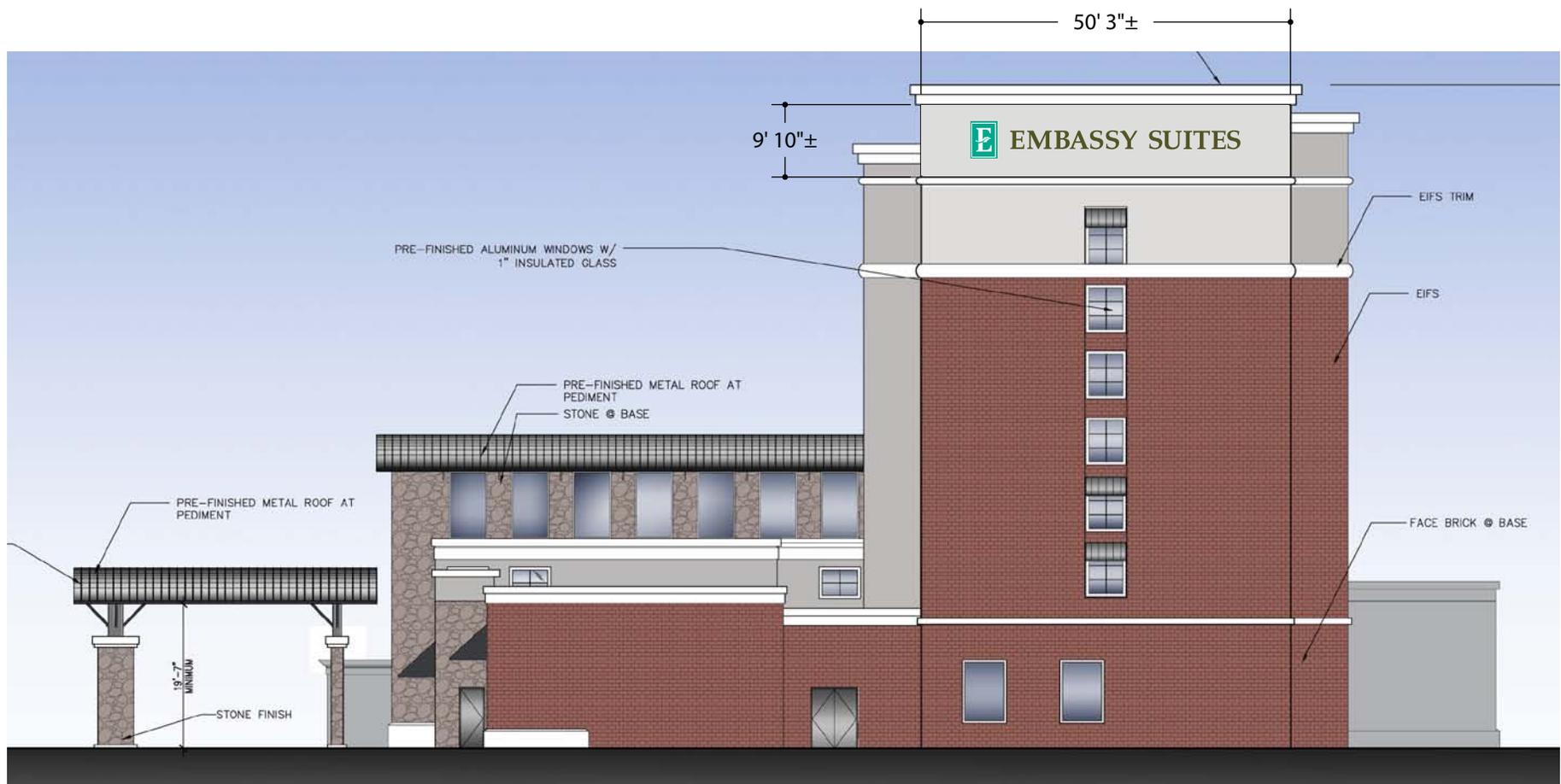
1 Tremco Drive. Terryville, CT 06786
 phone: 860.582.0233 fax: 860.583.0949
 signs@lauretano.com www.lauretano.co

TECHNICAL PAGE

UL FILE NO. E70436

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



North elevation: NTS

FINAL - Planning and Zoning Commission - 8/17/2011 - 250

CLIENT APPROVAL

 AUTHORIZED SIGNATURE DATE

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

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



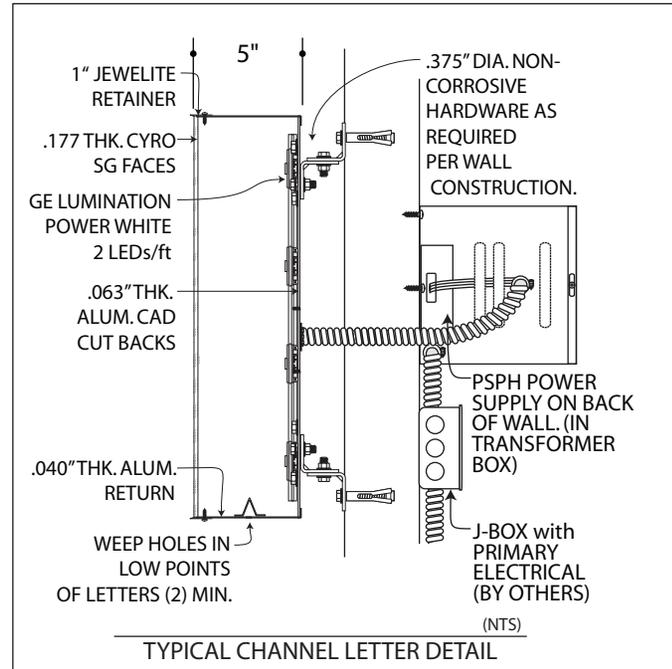
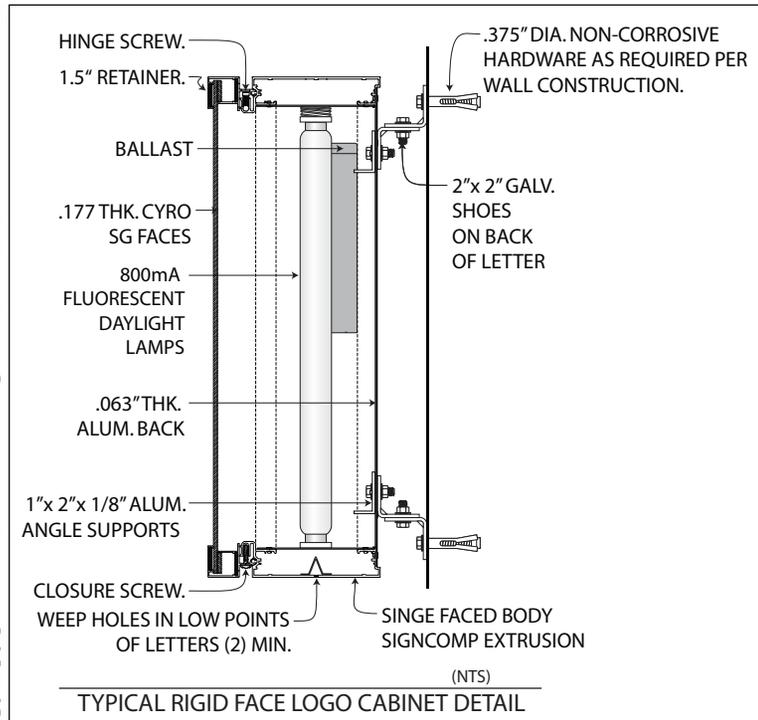
EMBASSY SUITES

Scale: 3/16" = 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.

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,



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

FINAL - Planning and Zoning Commission - 8/17/2011 - 251

Page: 251 - Agenda Item: D.9.

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



CLIENT APPROVAL

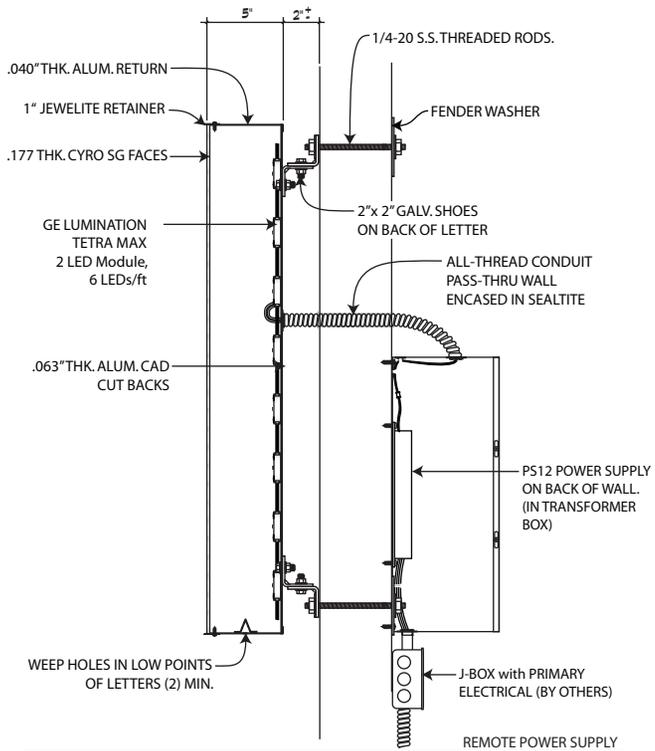
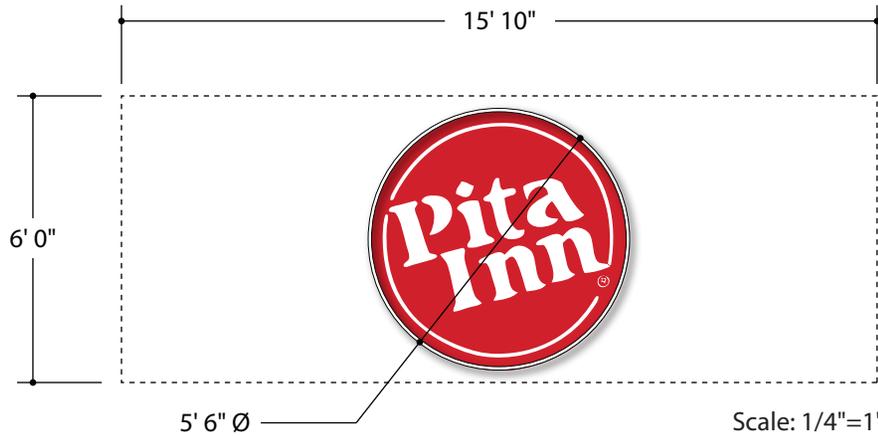
AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

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

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		

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



CLIENT APPROVAL

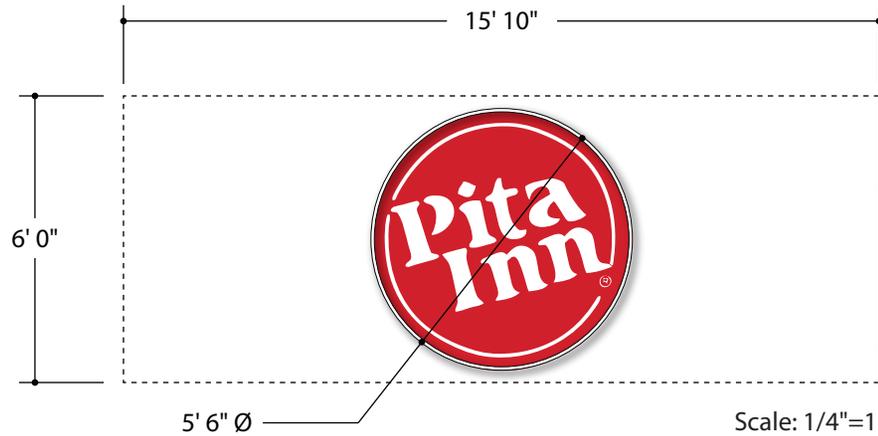
AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
SIGN GROUP

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

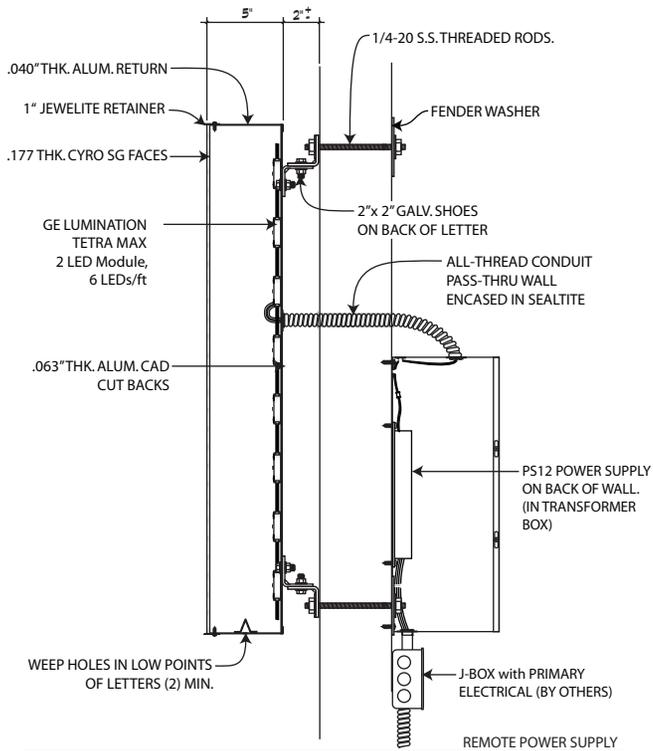
Project History	Date	Description	Title	Pita Inn	Sign Type	Wall sign
541BR	3/30/11		City/State	Naperville, IL	Location	South elevation
			Customer	SAMS Hotel Group, LLC	Size	5' 6" x 5' 6" (30.25 sq ft)
			Acct Exec.	SW	Description	Circular illuminated wall mounted sign
			Quote	23305		
			Line	1		

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.



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

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

This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc., and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

July 15, 2011

City of Naperville
Anastasia Urban, Project Manager
Planning Services Team
400 S. Eagle Street
Naperville, IL 60540

Naperville Planning and Zoning Commission
Chairman
400 S. Eagle Street
Naperville IL 60540

Re: PC Case #11-1-070, #11-1-008, #11-1-069

Dear Anastasia and Plan Commissioners:

As the former owner of the subject property, an adjoining property owner, developer and owner of the neighboring Marriott Fairfield and one of the former owners of the adjoining Hampton Inn we would like to take this opportunity to provide you with comments relative to the proposed amendments and our objection to a vote at this time on the subject cases:

1. **Cross Access:**

On February 19, 2011 the petitioner and property owner contacted our organization requesting Cross Access. During February we advised the petitioner and property owner that we had no interest in pursuing any additional cross access.

Per the draft meeting minutes of the June 22, 2011 Plan Commission hearing on the subject property, the attorney for the petitioner stated that "Emergency access will be provided to the PUD from the northwest, **northeast** (emphasis added), **southeast** (emphasis added) and Arbiter court.

The northeast corner is access from Maggiano's. Although a vehicular access easement was noted on the Plat for the Diehl Office Campus, the vehicular access was not granted and in fact denied by Freedom Commons and Maggiano's during the platting of Maggiano's. As the former property owner, we unsuccessfully requested that the City require and obtain the cross access from Maggiano's to the subject site. The City did not require this and was unsuccessful in obtaining it. We suggest for life safety and proper traffic flow, that the Plan Commission obtain a recorded full vehicular easement agreement for the cross access with Maggiano's prior to approving the site plan or a release of the requirement from the City Engineer, Police and Fire Departments.

SHODEEN

17 North First Street
Geneva, Illinois 60134

phone 630.232.8570
facsimile 630.232.7895

www.shodeen.com

The southeast corner is access from the Fairfield Inn. The only access that is currently recorded is an access from Arbiter Court through the north parking lot drive aisle of the Fairfield Inn. No access is granted or approved by us to the subject property from the east or from the south parking lot of the Fairfield or from the Marriott Courtyard, or the private drive of Independence Way.

According to the above referenced meeting minutes of the Plan Commission, the petitioner's attorney went on to state that the Petitioner is "*working with the Fairfield Inn on issues related to cross-access.*" As the owner of the property and the Fairfield Inn, we have no knowledge of the petitioner (or his attorney) working with us to try to obtain cross access. As previously stated, we advised the property owner in February, well before the June 22nd hearing, that we had NO interest in allowing cross access.

On page 22 of the Agenda for the June 22, 2011 subject item, is an exhibit that illustrates a "*cross access easement to be granted*" across the Fairfield Inn parking lot to Independence Avenue. This is our property. We have NO interest whatsoever in providing the Cross Access as shown. Please have the exhibit reflect that "**NO CROSS ACCESS TO BE GRANTED.**"

2. Use for the Property

Previously, as the property owner, we were advised by the City staff, Plan Commission and Council that this property is the last "significant" and "high profile" office property in the I88 corridor that would allow for an architectural statement to be made. The City did not want to deviate away from the current plan unless a convention center was interested in the property. We believe that both the current use and the suggested convention center use are good uses for the subject property, as well as, the surrounding and abutting uses. It is our understanding that a nationally known convention and event center had interest in building on the subject property but, could not come to terms with the City or perhaps with the current property owner. We encourage the City of Naperville's Economic Development Coordinator get involved and see this concept through. The City of Naperville needs a convention center and this location, with its proximity to the educational facilities, expressways, lodging, food and beverage the subject site provides an ideal location for a convention center use.

3. Hotel demand and occupancy

Even with the temporary closing of one of the largest hotels in the area for reconstruction to a Marriott, the occupancy rates and average daily rates continue to struggle for all of the local and national hotels in the I88 corridor. Adding another hotel product with this use change, will be further detrimental to those existing facilities and put the subject property at risk.

Current financing conditions for hotels in this area of the country are poor at best. Required high equity investment reduces the return on investment for the hotel operator. We suggest that the City request the petition provide

SHODEEN

17 North First Street
Geneva, Illinois 60134

phone 630.232.8570
facsimile 630.232.7895

www.shodeen.com

verification of financing and verification that a license for the indicated franchise has been issued by the franchisor.

Before making a recommendation, the Plan Commission and Council should have input from the Chamber and City staff on hotel demand and needs in this area.

Sincerely

A handwritten signature in blue ink, appearing to read "David A. Patzelt". The signature is fluid and cursive, with a large initial "D" and "P".

David A. Patzelt

SHODEEN

17 North First Street
Geneva, Illinois 60134

phone 630.232.8570
facsimile 630.232.7895

www.shodeen.com



**JOINT WORKSHOP MEETING OF THE
NAPERVILLE PLANNING AND ZONING COMMISSION (PZC)
NAPERVILLE DOWNTOWN ADVISORY COMMISSION (DAC)
SUMMARY PROCEEDINGS OF JULY 21, 2011**

Call to Order

7:10 p.m.

A. Roll Call

- Present: PZC: Coyne, Messer
DAC: Barry, Brodhead, Grosskopf, Hitchcock, Jeffries, Marshall, Schmitt, Yackley (7:29), McElroy (7:45)
- Absent: PZC: Bruno, Herzog, Gustin, Meyer, Trowbridge, Williams, Edmonds
DAC: Junkrowski, Rubin
- Students: Max Rubin (DAC)
- Staff Present: Planning Services Team – Karyn Robles, Amy Emery, Suzanne Thorsen
- Also Present: Peggy Frank, Naper Settlement/Naperville Heritage Society
Mike Squire, North Central College

1. Introductions

2. DAC, PZC and the Downtown

- Amy Emery presented topics related to the downtown
 - The City is moving from a planning to an implementation phase with respect to the downtown and *Naperville Downtown2030*
 - The downtown area is influenced by a variety of stakeholder groups. DAC is focused solely on the downtown and facilitates two-way communication between stakeholder groups.

Hitchcock noted that “infrastructure” should be considered a part of DAC’s duties on the matrix presented.

3. Naperville Downtown2030 Overview

- The downtown is a destination for leaders to understand our parking, Riverwalk, retail mix, and synergy of downtown uses.
- The planning process for *Downtown2030* was comprehensive and engaged a wide variety of participants. The plan represents the application of the best elements of planning practice from around the nation.
- Implementation of the plan should represent a collective and comprehensive approach. The plan is inclusive of feedback provided by

the Plan Commission and community participants.

- Key recommendations of the plan were described:
 - Urban Design: key concepts include “terminated vista”, “festival streetscape” and “dual entries”.
 - Transportation: bicycling is a new focus of the plan.
 - Parking: the chapter describes the community’s model for parking and addresses the role of technology in parking management.
 - Historic Preservation: the plan encourages property owner initiatives to take advantage of opportunities for preservation.
 - Land Use: the plan recognizes institutional uses within the downtown, future sites for urban parks, and the North Downtown Special Planning Area
 - DAC will work with staff to prepare language for a zoning overlay in the North Downtown. PZC will consider the zoning amendment when it is proposed.

- *Hitchcock noted that a destination/anchor should be located in the North Downtown area (e.g., a hotel or institutional use) and expressed concern about the viability of in-line retail with office/residential above.*
- *Jeffries concurred with Hitchcock. Economic conditions were described and the transitional role of the area, as well as the need for market support for future development was emphasized. The development of the Water Street area and areas north of Van Buren along Main Street are critical to the future of the downtown.*
- *The advantages and limitations of a PUD approach to development of the North Downtown were discussed.*
- *Yackley stated that development in the North Downtown should include something spectacular.*
- *Schmitt noted that the east side of Washington across from the North Downtown should relate to the study area. Emery clarified that the area in question is included in the 5th Avenue Study and described on p.37 of Downtown2030.*
- *Brodhead stated that a combined map should be prepared to clarify the vision for the entire area.*
- *Frank noted that the Stenger Brewery was historically located at the termination of Main Street and Franklin Avenue and future development may perhaps incorporate a reference to the community’s heritage.*

- Design Standards: standards, such as those for materials and colors, help to guide the image and look of the downtown. Guidance for meter placement was also highlighted.

4. Implementation Discussion

- PZC and DAC both have critical roles in implementation of the plan.
- Zoning amendments for the B4 and B5 District will move forward in the

current fiscal year, in order to achieve harmony between downtown zoning and the plan.

- Planning and Zoning Commission's role will be to facilitate community input and ensure that the zoning standards proposed are reflective of the adopted plan.
- Amendments will move forward to public hearing in the fall following a public meeting at the end of August and a discussion before DAC at the end of September.
- Amendments to the TU District and an overlay zoning district for the North Downtown Special Planning Area will be developed in 2012.
 - *Hitchcock commented that guidance within the North Downtown Special Planning Area may become too prescriptive. Emery clarified the intent of the proposed overlay, which will set forth policy statements.*
 - *Emery highlighted DAC's on-going work on plan implementation including wayfinding signage and the Downtown Liquor Sub-Committee, which has developed recommendations about the mix of land uses and liquor. Review of development proposal is the purview of the Planning and Zoning Commission, while DAC is focused on broader policy, special projects, and infrastructure issues.*
 - *Jeffries commented on the flexibility and opportunities for creativity afforded by the Naperville Downtown2030 Plan.*

5. Adjournment

8:18 p.m.

