



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
09/07/2011 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the August 17, 2011 Planning and Zoning Commission meeting.

C. Old Business

D. Public Hearings

1. PC Case # PCZ 11-1-106 1085 Huntleigh Drive
Petitioner: John and Linda Klein
Location: The west side of Huntleigh Drive, south of the intersection of Huntleigh Drive and Culpepper Drive.

Request: Conduct the Public Hearing

Official Notice: Published in the Naperville Sun on August 19, 2011

2. PC Case # PCS 11-1-101 Trancel LLC
Petitioner: Bright Light Sign on behalf of Trancel LLC
Location: 630 N. Washington

Request: Conduct the Public Hearing

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

3. PC Case # PCZ 11-1-107 506 Staunton Road
Petitioner: Thomas E. Gaikowski, 506 Staunton Road, Naperville, IL 60565
Location: 506 Staunton Road

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
09/07/2011 - 7:00 p.m. - COUNCIL CHAMBERS
Page 2

Request: Conduct the Public Hearing

Official Notice: Published in the Naperville Sun on August 21, 2011.

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

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



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF AUGUST 17, 2011**

Call to Order

7:01 p.m.

A. Roll Call

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

Absent: Trowbridge

Staff Present: Planning Team – Emery, Liu, Thorsen
Development Review Team – Urban
Engineer – Zibble

B. Minutes

Approve the minutes of the August 3, 2011 Planning & Zoning Commission meeting.

Motion by: Gustin
Second by: Meyer

Approved
(8 to 0)

C. Old Business

D. Public Hearings

**D1. PC 11-1-082
Islamic Center**

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

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

- Increase in floor area requires a major change to the conditional use.
- Addition complies with zoning standards and will be limited to office and gymnasium uses.
- Addition will not generate increase in parking demand.
- Property in question is located on Ogden Avenue, not Oleson Drive.

Len Monson, Kuhn, Heap and Monson, 552 S Washington St Ste 100, attorney on behalf of the petitioner noted:

- Petitioner has installed required detention and expanded parking, and added egress to the site. Concept for the site was approved subject to conditions related to building elevations and traffic study.
- Plans are consistent with all city design requirements as well as the approved concept.
- Parking demand is almost entirely accommodated on the site.

Planning and Zoning Commission inquired about:

- References within the PC packet to the Islamic Center on Oleson Drive.
- Agreements with adjoining property owners to utilize off-site parking.
- Impacts of the expansion on existing parking supply.
- Use of the gymnasium during worship services.

Public Testimony:

Brien Nagle, Nagle & Obarski Attorneys, 222 South Mill Street:

- Represents the adjacent property owner, FCA flooring.
- Clients have had a good relationship with the Islamic Center and applaud the proposal.
- Wishes to confirm that the gymnasium will not be used for worship purposes.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Gustin – expressed support for new egress at the Islamic Center and the petition as proposed.

Planning and Zoning Commission moved to recommend PC 11-1-082, including a condition that the gymnasium not be used for worship space.

Motion by: Meyer
Seconded by: Herzog

Approved
(8 to 0)

**D2. PC 11-1-087
316 S. Wright St.**

The petitioner requests a variance from the 30' front yard setback requirement set forth in Section 6-6B-7:1 (R1B Medium Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code and a deviation to a 35' 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 a covered front porch at a distance of 24.5' from the front lot line.

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

- The property is located 30' from the front lot line in accordance with zoning standards, but encroaches upon the 35' platted building line.
- Staff supports the requested variance as well as a deviation to the platted setback, as neighboring homes maintain a similar setback.
- The requested improvement complies with the standards for a zoning variance, and will have minimal impact on the neighborhood character.

Planning and Zoning Commission inquired about:

- The distance that neighboring homes are situated from the lot lines.
- How many properties on Wright Street exceed the 30' setback.

Public Testimony:

No members of the public provided testimony.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend PC 11-1-087 a variance from the 30' setback requirement and a deviation to the platted 35' building line.

Motion by: Williams
Seconded by: Messer

Approved
(8 to 0)

**D3. PC 11-1-091
Naperville Bank &
Trust**

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.

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

- The property has housed a U.S. Post Office since 1939 and it will be occupied by Naperville Bank and Trust, as well as the U.S. Post Office, in accordance with guidance provided by the Illinois Historic Preservation Agency.
- Staff supports the proposal, as it is an excellent example of adaptive reuse and will enhance the streetscape adjoining the property.
- The proposed ramp access, clock (accessory structure), and drive-through lane require approval of variances. Staff supports the requested variances.
- Requested building modifications comply with the *Downtown Design Standards*.

Brien Nagle, Nagle & Obarski, 222 South Mill Street, attorney on behalf of the petitioner (Naperville Bank & Trust) noted:

- The historic preservation covenant will run with the property.

Jeff Lietz, Charles Vincent George Design Group, 604 N. Washington Street, architect on behalf of the petitioner, noted:

- Petitioner has been working with the IHPA and Naperville Heritage Society on an extensive basis regarding the proposed improvements.
- Pedestrian access at the east entrance will maintain the existing sidewalk width. The extent of the ramp encroachment will not be increased from the existing condition, but will actually be reduced by 8".
- Along the east and north sides, the width of the sidewalks is increased and brick pavers will be installed.
- Additional accessible access is provided on the south side of the building to provide access to the post office.
- The proposed terrace north of the accessible ramp increases the

symmetry of the building.

- Landscaping is being increased relative to existing conditions, resulting in a decrease of impervious surfaces.
- Planters will be provided in front of the building.

Tom Miers, Naperville Bank & Trust, 555 Fort Hill Drive, the petitioner noted:

- The terrace is intended to provide symmetry to the appearance of the building.
- The property will also provide a location for information about the downtown and community.

Planning and Zoning Commission inquired about:

- Ramp access to the building, and where both accessible entrances are required.
- The rationale for the clock variance and the location of the clock.
- The nature of the historic preservation covenant that is applied to the property.
- The extent of sidewalk expansions on the north and south sides of the building.
- The nature of use for the terrace area.
- Whether additional landscaping can be provided in the front.

Public Testimony:

No members of the public provided testimony.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Bruno – expressed support, and noted that the terrace should incorporate landscaping or artwork to soften the appearance.
- Messer – expressed enthusiasm for the proposal and noted that the use will be a positive addition.
- Williams – applauds the petitioner’s efforts to respect the historic architecture and improve the appearance of the building.
- Gustin – expressed enthusiasm for the project.

Planning and Zoning Commission moved to recommend PC 11-1-091, with the variances requested and the additional stipulations that there will not be any tables in the front of the building on the north side of the entrance and that the petitioner will incorporate some additional landscaping on the north side of the building.

Motion by: Williams
Seconded by: Gustin

Approved
(8 to 0)

**D4. PC 11-1-094
5th Avenue Study
Height Overlay
District**

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.

Suzanne Thorsen, Planning Services Team, gave an overview of the proposed amendment.

- The *5th Avenue Study* overlay district is proposed as an implementation item of the *5th Avenue Study* in order to establish height restrictions for properties along Washington Street and near the Naperville Metra Station.
- The proposed district is consistent with the recommendations of the *5th Avenue Study*.
- Height will be measured in accordance with the Municipal Code standards (to the deck of the roof) and will not include appurtenances or mechanical units.

Planning and Zoning Commission inquired about:

- Whether properties between the School Street and Benton Avenue are included in the *5th Avenue Study*.
- The basis for excluding the Children's Museum from the overlay district.
- The basis of the 50' height restriction on the west side of Center Street.
- The need for a zoning overlay district in addition to the height recommendations of the *5th Avenue Study*.
- Whether rooftop mechanical units and elevator shafts are included in height measurement.
- The means by which building design would be reviewed in the future.

Public Testimony:

Mark Johnson, 228 N. North Avenue

- Inquired about existing height limitations in residential areas and the Ellsworth Block south of the train station.
- Expressed concern about abrupt changes in architectural style and scale accompanying new development.

Planning and Zoning Commission inquired about:

- Including language about design within the text amendment as it pertains to compatibility with adjacent architecture.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Coyne – stated that the proposed changes are modest and supports the amendment.

Planning and Zoning Commission moved to recommend approval of PC#11-1-094, a zoning district for the overlay *5th Avenue Study*.

Motion by: Meyer
Seconded by: Williams

Approved
(8 to 0)

**D5. PC 11-1-098
1701 Quincy Ave.**

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.

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

- The proposed conditional use will allow 6,400 square feet of training in general within 1701 Quincy Avenue. The existing and proposed training tenants comprise 6,400 square feet.
- A recommended condition is that parking must be adequate to support the training studios.

Len Monson, Kuhn, Heap and Monson, 552 S Washington St. Ste 100, attorney on behalf of the petitioner noted:

- Approval based upon a unit runs only with that unit; whereas, approval of a conditional use based upon the site allows greater flexibility to locate the tenant within the building.
- Parking on the site is adequate for the use.
- Training studios are proven to be a compatible use within the subject property.

Planning and Zoning Commission inquired about:

- The basis of a 6,400 square footage limitation.
- Whether the proposed conditional use would limit future opportunities to request a conditional use.
- Whether this approach establishes a precedent for future requests.

Public Testimony:

No members of the public provided testimony.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Gustin – supports the site-based approach for conditional use approval, as it streamlines the approval process for multi-tenant buildings.

Planning and Zoning Commission moved to recommend approval of PC# 11-1-098, a conditional use for up to 6,400 square feet of training studios at 1701 Quincy Avenue.

Motion by: Gustin
Seconded by: Williams

Approved
(8 to 0)

**D6. PC 11-1-069
Full Service Hotel
Text Amendment**

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

Items D6 through D9 were heard collectively. Refer to Item D7, Freedom Plaza PUD, for the proceedings of the public hearing.

Planning and Zoning Commission closed the public hearing and moved to recommend approval of a modified definition and conditions for Full Service Hotel.

Motion by: Gustin
Seconded by: Williams

Approved
(6 to 2)

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

**D7. PC 11-1-070
Freedom Plaza PUD**

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

Suzanne Thorsen, Planning Services Team, presented staff's recommendation.

- The current and past comprehensive plans all support a longstanding vision for the Tollway Corridor as an office/research/business corridor to be supported by hospitality, service and commercial uses.
- The Tollway Corridor is presently an employment center that is an important part Naperville's economy.
- The fundamental question in the Freedom Plaza PUD proposal is land use.
- The proposed zoning amendment is necessary to allow for a full service hotel, which will support the Tollway Corridor.
- The hotel/restaurant proposal is consistent with the city's vision for the corridor by providing supporting use to the office uses and is consistent with the ORI District.
- The proposed nursing home (CRL) is not consistent with the comprehensive plan and does not meet the adopted ordinance standards for rezoning, major change to the conditional use, or purpose and intent of the OCI District and would constitute a spot zoning.

- The office vacancy rate in Naperville's portion of the Tollway Corridor stands at 11%, which is substantially less than the regional perspective provided by the petitioner's market analysis. Recent new investment in the Tollway Corridor was highlighted.
- The development of the Tollway Corridor is attributable not only to the city's vision for the area, but the investment of landowners, developers and the business community over time.

Russ Whitaker, Rosanova & Whitaker, 23 E. Jefferson Avenue, attorney on behalf of the petitioner noted:

- New office development at the location is not viable under current market conditions and use of the property is dictated by access constraints.
- Stated that the comprehensive plan requires that the city consider economic realities and noted that the healthcare industry is emerging as a major employer.
- The Freedom Plaza PUD will not move forward if any one of the components is not approved.
- The 1985 Shodeen plan for the property proposed a combination of hotels and offices. The hotels were developed while the office component was not completed.
- Freedom Commons is an example of the city being flexible and deviating from its vision for this corridor.
- A letter provided by Jones Lang LaSalle stated that the economics of office development prohibit new office buildings from being built. Existing office buildings don't attract high end tenants. There is a significant concern regarding ingress/egress offered by the site.
- Since 1998, there is no new research and development use in the corridor. The corridor has been transitioning from research/development uses to office and medical uses.
- The proposed hotel will provide needed meeting space in Naperville.
- CRL creates jobs and economic activities.
- Prevalent development in the area has not been office development but has also included hotels and restaurants.
- Use variances should be allowed in order to promote mixed use development.

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

- The subject property is isolated. It only has 200' linear feet of frontage along the 1-88 corridor.
- The proposed development is a mixed use development.
- Additional parking has been provided for the hotel by moving the restaurant building to the west so that no shared parking with CRL is needed.
- There are amenities provided on the site including a pond, walkways, an

- overlook to the pond, gardens, and landscaping.
- 27% of Lots 1-3 are reserved as open space.

Samir Lakhany, 8615 US Highway 24 West, Fort Wayne, IN, Vice President of the SuperHost Enterprise (the petitioner) described the proposed hotel facility.

- Currently own 7 facilities.
- Intent is to build a high end product in Naperville.
- Embassy Suites is considered to be in the upper-upscale segmentation.
- Will meet un-accommodated market demand.
- Will benefit the existing hotels by bringing in induced demand.
- Development of the hotels is dependent upon CRL getting approved.

Michael Rehtorik, V3 Consultants, 25 Janes Avenue, Woodridge, IL, described the traffic and parking analysis.

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

- The vacancy rate is 22 -27% for office buildings between Route 53 and Route 59.
- New office buildings are economically not viable and existing buildings are being sold at a substantial discount.

Ari Weinberger, 875 N Michigan Ave., Ste, 3740, Chicago IL, President and CEO of CRL Senior Living Facilities discussed the CRL facilities

- CRL currently operates 16 communities and 1045 beds. Most existing facilities are in close proximity to highways.
- CRL's strategic growth plan included expanding in selected market in Chicago market including Naperville
- The subject property offers visibility from major expressway; easy accessibility; and close proximity to shopping and restaurants.

Planning and Zoning Commission inquired about:

- Whether staff believes that office development is viable at the location. *Staff responded that the ORI District accommodates many additional uses beyond office and cited support for the hotel facility as well as nearby educational and commercial uses that support the corridor. Staff believes a permitted ORI use can be accommodated on this parcel.*
- Whether the facility is intended exclusively for Alzheimer's and how is it different from a nursing home. *Petitioner responded that the proposed facility is an assisted living facility. Staff clarified that the CRL facility falls within the zoning definition of a nursing home. Regardless of classification, the use is not permitted in the ORI zoning district.*
- The financing mechanisms for the proposed development. *Petitioner stated that CRL will be privately funded, but that approval of CRL is necessary in order to complete the financing for the proposed hotel.*

- The nature of signage and materials for the nursing home.
- Clarification on the future use and intent for Lot 4. *Petitioner stated that CRL is needed in order to finance the hotel but that Lot 4 is a separate healthcare-related use that will come before the City at a later date.*
- The extent of efforts to attract uses permitted in the ORI District. *Petitioner clarified that over the past three years the property has been evaluated for office and entertainment uses. Staff clarified that the nation has been in a recession over the past several years resulting in difficult conditions for development in all sectors, including office. The reasons for the property's vacant condition before that time are not known.*
- The manner in which the CRL proposal meets the standards for rezoning and the trend of development in the area. *The petitioner stated that the healthcare sector is an emerging market and noted existing healthcare uses in the area. The petitioner stated that the proposed nursing home is desirable due to its location and visibility and discussed site constraints, stating that CRL will be complementary to the existing hotels and proposed full service hotel. Staff noted that certain healthcare uses, such as medical and dental offices or clinics, are permitted in the ORI District.*
- Whether the proposed CRL is a residential facility or a commercial facility. *Staff stated that nursing homes are residential in nature, as exemplified by the extended resident occupancy and the fact that they are only permitted in residential districts and the OCI District, which serves to transition residential areas from commercial areas. In contrast, hotels provide temporary shelter, and accessory commercial uses such as restaurants, gift shops, meeting space, convention space, and are only permitted in commercial districts, not in any residential districts. The petitioner responded that certain characteristics of the proposed nursing home, such as the absence of demand for park and school facilities, results in a more commercial function.*
- The difference between nursing homes and medical offices. *Staff clarified that medical offices do not allow for overnight stays and operate on an appointment basis, whereas nursing homes, while also providing medical care, are residential in nature.*
- The adequacy of the site to support ambulance traffic and the nature of ambulance activity. *The petitioner described private means of transport ("cabulance") and acknowledged that ambulance traffic is likely to occur on the site. Staff clarified that a second point of access will be needed to accommodate the CRL facility and is a condition of approval prior to submittal of final plats.*
- The nature of recent sub-area studies in the East Sector. *Rather than complete a comprehensive update to the East Sector Plan, City Council adopted a policy that calls for a series of sub-area studies to be completed. These studies have supplemented the East sector plan and keep its recommendations current. Completed East Sector Updates include the 75th Street Corridor Study, 5th Avenue Study and Plank Road Study. Staff stated that a Tollway Study was originally scheduled to be*

completed this year but it was determined to be unnecessary due to the demonstrated consistency between zoning applications and the Comprehensive Plan recommendations in this area. Removal of the Tollway Corridor Study from the East Sector Update was reviewed by the Planning and Zoning Commission and approved by the City Council through the Planning Team work program. Staff believes that the East Sector Plan remains a relevant land use plan for the area.

- Clarification regarding detention pond design and parking demand.
- Clarification on access requirements for the development. *Staff stated that two points of access will be required prior to final platting. The petitioner concurred and described current efforts to obtain secondary access.*
- Whether OCI is compatible with land uses in the ORI district. *Staff stated that OCI is intended as a transitional zoning district between residential and commercial areas and while the uses permitted in OCI would not necessarily be incompatible with uses permitted in ORI, application of OCI zoning to the subject property is inconsistent with the surrounding area and would constitute an example of spot zoning.*
- The reasons why a “use variance” is not permitted by Naperville Municipal Code. *Staff responded that “use variances” have been prohibited by the City of Naperville Zoning Ordinance for some time, as the zoning of a property establishes a reasonable expectation for surrounding property owners, and there is a means in place by which zoning requests can be considered through a public process (i.e., rezoning). Petitioner stated that use variances are allowed in some other communities and referenced a publication provided to him by a colleague that he suggested notes that some communities do allow for use variances in association with PUD development.*
- The purpose of allowing amenities to be provided in a campus setting for a hotel. *Staff responded that a campus setting allows for greater flexibility in complying with the requirements for a full service hotel and referenced the existing hotel development at Calamos.*

Public Testimony:

No members of the public provided testimony.

Planning and Zoning Commission closed the public hearing and moved to recommend approval of PC#11-1-070, Freedom Plaza PUD request for preliminary subdivision and PUD plat including deviations, subject to conditions.

Motion by: Gustin
Seconded by: Williams

Approved
(8 to 0)

**D8. PC 11-1-007
CRL LLC**

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.

Items D6 through D9 were heard collectively. Refer to Item D7, Freedom Plaza PUD, for the proceedings of the public hearing.

Plan Commission Discussion:

- Bruno: The project gives the city a lot in the hotel and banquet facility. Although the assisted living facility may not fit within the greater area you have to give a little to get a lot. Does not think the city should look backward. The petitioner has indicated under oath that the hotel will not move forward without the CRL facility; therefore voting no on the medical facility could kill the entire project. Naperville is a business-friendly community. The proposal is shovel-ready, \$60 million investment that and will create jobs in construction and operations. The Planning and Zoning Commission should not rely on very technical minutiae to block the project at a time when it is important to the people who could be employed. It is a reflection of why nothing can be done in Washington. The city should be willing to put aside the long range plan and finer points of zoning for a relatively minor variation in what would happen on the subject property. Thus, the commission should vote “yes” on the CRL.
- Meyer: Noted that the subject property is surrounded by hotels which are a similar use, and doesn't view the proposed nursing home as being incompatible. Stated that this case doesn't seem to be an example of spot zoning and will recommend approval of CRL but would not support any expansion of OCI uses on Lot 4.
- Coyne: Will support CRL and doesn't see the use as a detriment. Views the point of zoning as a means to build a viable town.
- Gustin: Struggles with making a recommendation without knowing what is proposed on Lot 4.
- Herzog: Agrees with the staff analysis. The proposed mix of uses is simply a marriage of convenience but doesn't meet the zoning standards or the city's comprehensive plan. The petitioner has presented an ultimatum regarding the hotel. Acknowledges the current economic conditions, is not convinced that an office will never be developed on the site. The proposal for a hotel is a bad reason to support a permanent change in zoning for Lot 3. Parking overflow into Lot 4 would make the rest of the site unbuildable or only able to accommodate a small facility. If the hotel is viable based upon unmet demand, it will find a way to come back.
- Williams: Agrees with Herzog and staff recommendation. The petitioner has not proved a basis for a zoning change. The hotel is desired but the nursing home is not appropriate in the location of the subject property. The petitioner has referenced examples of properties that face vacancy due to business practices, not land use issues. Does not find vacancies in

other communities to be relevant or convincing in the case at hand. There is no other place like Naperville. When it comes to what is appropriate in Naperville, the city should not lose its sense of perspective. Acting in accordance with the staff recommendation would not preclude the new hotel or another proposal that is in line with the city's criteria.

- Edmonds: Expressed agreement with Herzog and Williams. Stated that the use is not at all consistent with the surrounding area and the standards for a zoning change have not been met.

Planning and Zoning Commission closed the public hearing and moved to recommend approval of PC# 11-1-007, rezoning from ORI to OCI, a major change to the PUD and a conditional use subject to conditions.

Motion by: Gustin
Seconded by: Bruno

No
Recommendation
(4 to 4)

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

**D9. PC 11-1-008
Freedom Plaza
Lots 1 & 2**

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.

Items D6 through D9 were heard collectively. Refer to Item D7, Freedom Plaza PUD, for the proceedings of the public hearing.

Planning and Zoning Commission closed the public hearing and moved to recommend approval of PC#11-1-008a major change to Lots 1 and 2 of Freedom Plaza and a conditional use for a full service hotel subject to conditions.

Motion by: Williams
Seconded by: Gustin

Approved
(8 to 0)

**E. Reports and
Recommendations**

F. Correspondence PZC & DAC Joint Workshop Meeting Minutes

G. New Business

H. Adjournment

1:26 a.m.

7:1 (R1A Medium Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code in order to construct the proposed portico.

PLANNING SERVICES TEAM REVIEW:

The existing home complies with the 30' R1A front yard setback requirement. The purpose of the requested variance is to provide a covered entrance that will accommodate the petitioner's needs during inclement weather.

Staff has reviewed the petitioner's request and finds that the proposed portico will be consistent with the appearance and scale of the existing single-family home and will pose no detrimental impact to the surrounding neighborhood.

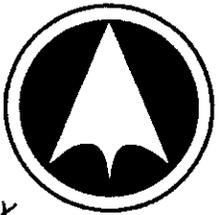
The requested variance, if approved, will be subject to compliance with the site plan (Attachment 1) and will only be applicable to the proposed portico.

ATTACHMENTS:

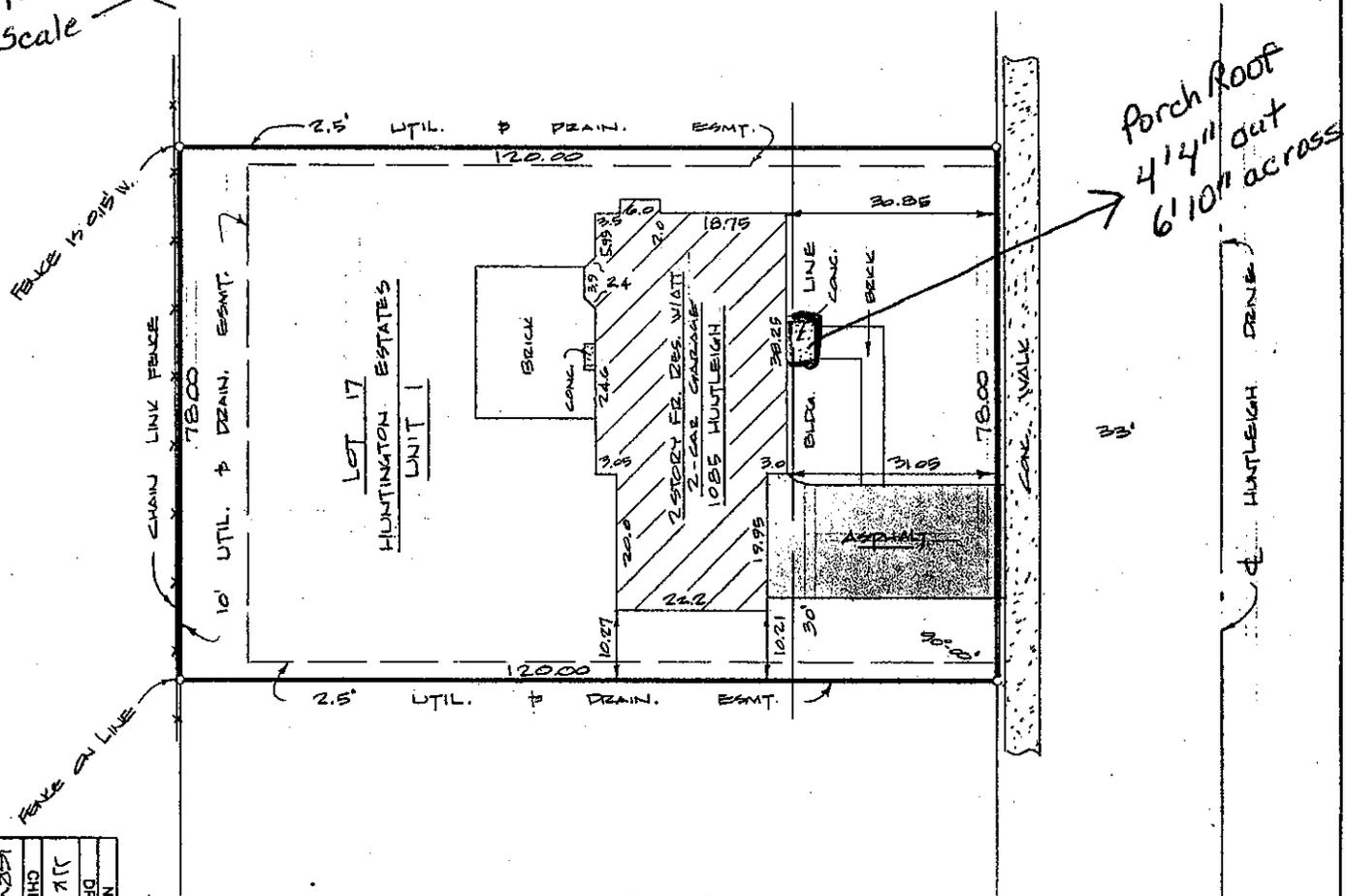
1. 1085 Huntleigh Drive – Site Plan – PC 11-1-106
2. 1085 Huntleigh Drive – Aerial Photo/Location Map – PC 11-1-106
3. 1085 Huntleigh Drive – Petition – PC 11-1-106
4. 1085 Huntleigh Drive – Building Elevations – PC 11-1-106

PLAT OF SURVEY

LOT 17 IN HUNTINGTON ESTATES UNIT NO.1 BEING A SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF SECTION 20 AND PART OF THE NE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1975 AS DOCUMENT NO. R75-56556 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 25, 1975 AS DOCUMENT NO. R75-58638 IN DU PAGE COUNTY, ILLINOIS.



Not to Scale
SCALE: 1" = 20 FEET



NUMBER	117
DRAWN BY:	JLV
CHECKED BY:	ACW
DATE	3-7-85
REVISION	LOT SURVEY FOR BAIRD TO SURVEY

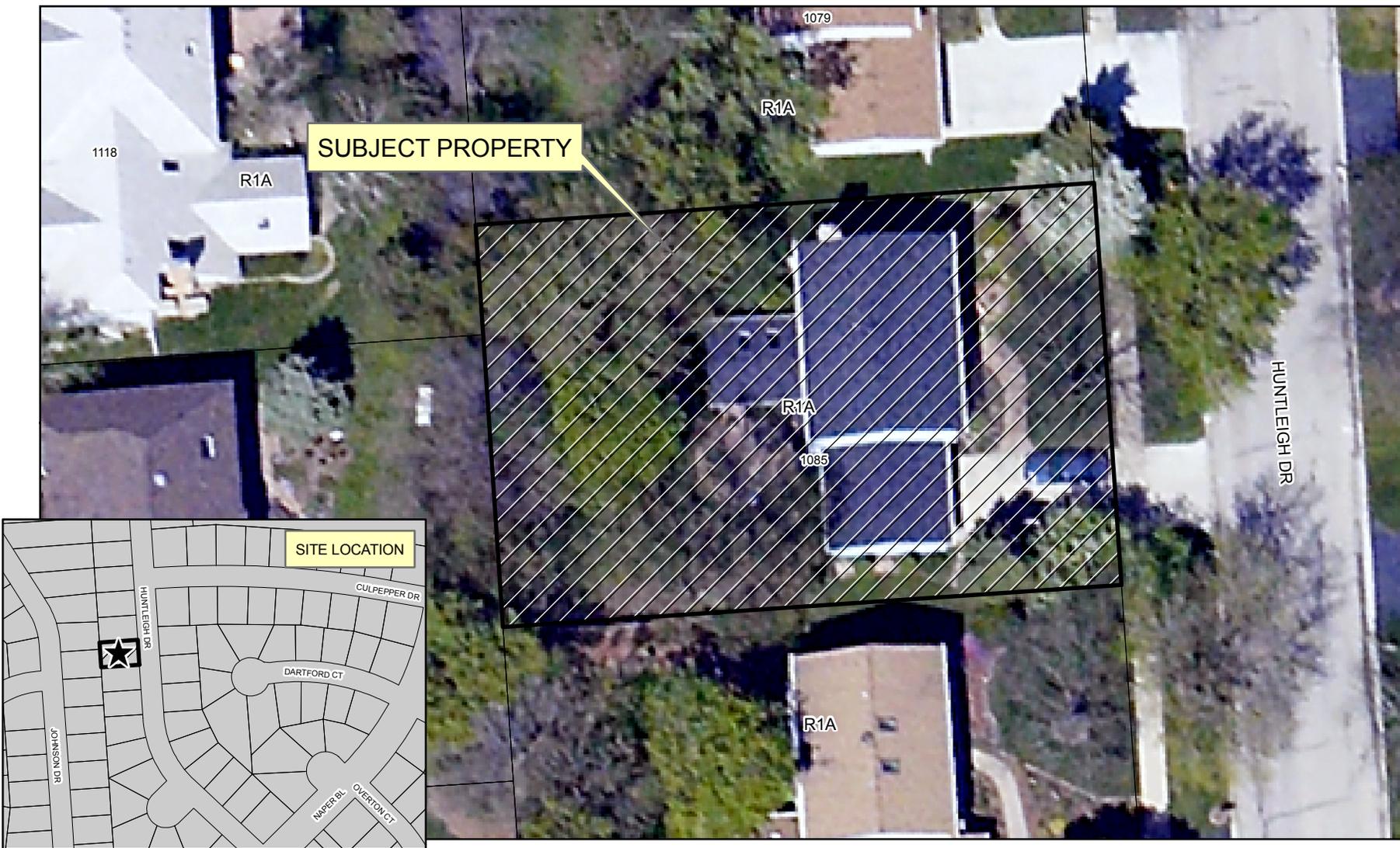
WOODS AND ASSOCIATES, INC.
ARCHITECTS ENGINEERS SURVEYORS
NAPERVILLE, ILLINOIS

CERTIFICATION

This is to certify that we have surveyed the above described property according to the official record and the above correctly represents said survey.

FINAL - Planning and Zoning Commission - 9/7/2011 - 17

City of Naperville
1085 HUNTLEIGH DR.



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



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CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1085 Huntleigh Dr.
APPLICANT'S NAME: John + Linda Klein
APPLICANT'S ADDRESS: 1085 Huntleigh Dr
CITY: Naperville STATE: IL ZIP CODE: 60540
APPLICANT'S DAYTIME PHONE: 630-961-2448
E-MAIL ADDRESS: Klein5848@sbcglobal.net

OWNER OF PROPERTY: John + Linda Klein
OWNER'S ADDRESS: 1085 Huntleigh Dr
CITY: Naperville STATE: IL ZIP CODE: 60540
OWNER'S DAYTIME PHONE: 630-961-2448

ZONING OF PROPERTY: Residential - R1A low density - single family
AREA OF PROPERTY (Acres or sq ft): 9360 sq ft
List Improvements on property (buildings, fences, pools, decks, etc.)
Residential home with attached garage

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):
Portico (roof with support posts) over existing front porch.
(Section 6-3-5 of Naperville Municipal Code.)

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

John M Klein Linda Klein 8/11/11
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 11 day of August, 2011

Lynn R. Zilinsky
(Notary Public and Seal)

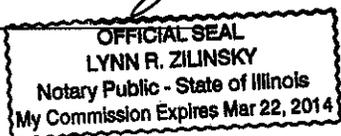
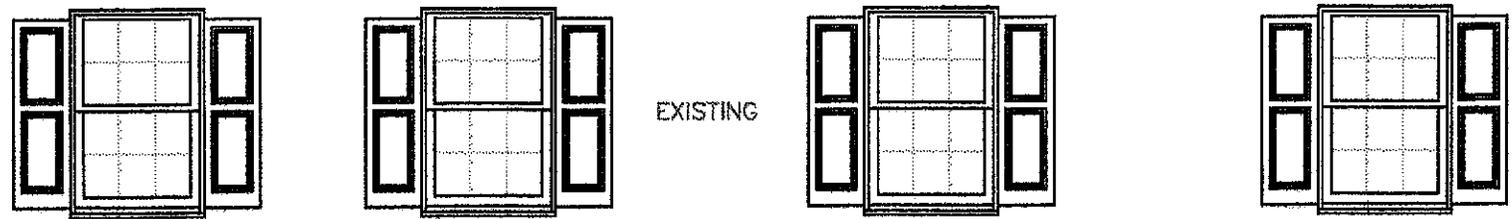


EXHIBIT A

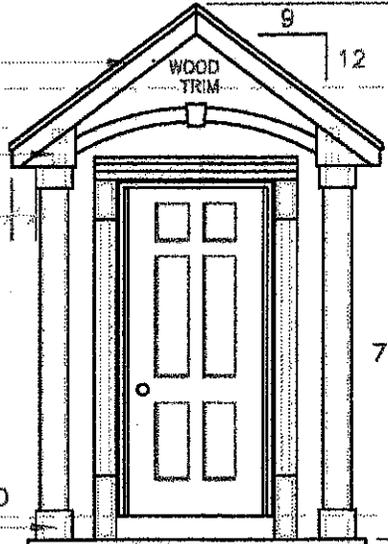
EXISTING ROOF



EXISTING

NEW ASPHALT SHINGLES
1/2" OSB. ROOF SHEATHING
2" X 6" RAFTERS
ALUM. SOFFIT & FASCIA
MIN. 4/12 PITCH

(2) 2" X 10" HEADER (TYP.)



WOOD TRIM

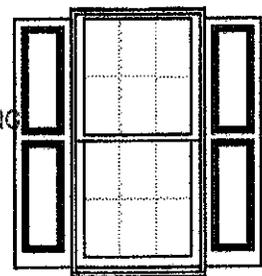
9

12

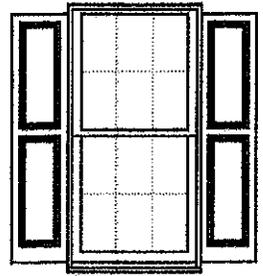
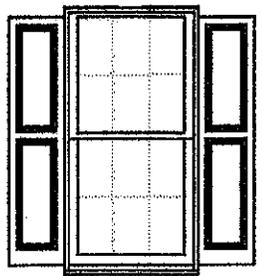
6'

11'-2"

7'-9 1/2"



EXISTING



EXIS

NEW 3/4" THICK P.T. WOOD WRAPPED
PRESSURE TREATED 6X6 POSTS
ON GALV. POST ANCHORS WITH 1/2"
SLEEVE ANCHORS BOLTED
TO CONCRETE (TYPICAL)

NEW 10" DIA CONCRETE
PIERS 42" MIN BELOW
GRADE (TYPICAL)

UNDER CUT EXISTING
PORCH SLAB TO
PROVIDE MINIMUM 4"
BEARING ON NEW PIERS

11 1/2'

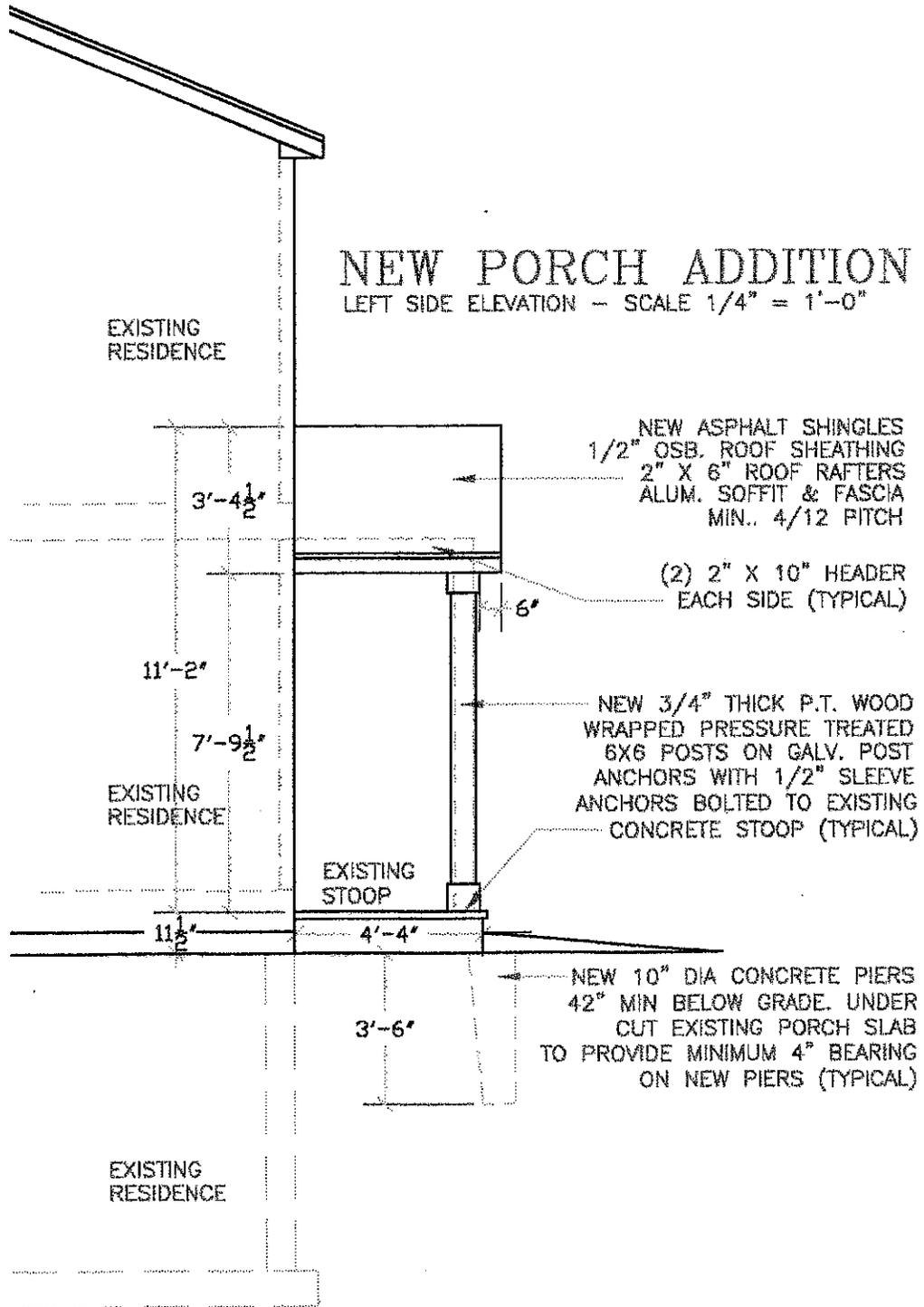
6'-10"

EX

NEW PORCH ADDITION

FRONT ELEVATION - SCALE 1/4" = 1'-0"

PROJECT LOCATION - 1085 Huntleigh Dr. Naperville, IL 60540





Naperville

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 11-1-101 **AGENDA DATE:** 9/7/11

SUBJECT: Trancel LLC
Petitioner: Bright Light Sign on behalf of Trancel LLC

LOCATION: 630 N. Washington Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner proposes to install a 22-square-foot monument sign, which is an electronic message board, on the property. In order to install the proposed sign, the petitioner requests approval of a variance from Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) of the Naperville Municipal Code to place the sign eight feet from the front property line instead of the required ten feet.

PLANNING & ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Trude B. Terreberry, Code Enforcement Officer

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of a .50 acre lot and is located at the southeast corner of Washington Street and 7th Avenue. The property is zoned OCI (Office/Commercial/Institutional District) and is improved with a multi-story office building and a parking lot. The surrounding properties are zoned as follows:

- North: OCI (Office/Commercial/Institutional District) and is improved with a building for office use
- East: R2 (Single Family and Low Density Multi Family District) and are improved with single-family homes
- South: OCI (Office/Commercial/Institutional District) and is improved with a building for commercial use
- West: B3 (General Commercial District) and are improved with a variety of commercial uses

REQUEST:

The petitioner, Trancel LLC, proposes to install a 22-square-foot monument sign, which is an electronic message board, on the property. In order to install the proposed sign, the petitioner requests approval of a variance from Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) of the Naperville Municipal Code to place the sign eight feet from the front property line instead of the required ten feet.

CONTROLLING AGREEMENTS AND ORDINANCES:

- 85-022: Rezoning the property from R2 (Single Family and Low Density Multi Family District) to OCI (Office/Commercial/Institutional District)
- 05-023: Approving variances for off-street parking, schedule of off-street parking and major arterial setback
- 06-043: Resolution authorizing a variance for a front-yard setback for the existing monument sign on the property

STAFF REVIEW:

Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) requires that any monument sign fronting a major arterial be no closer than ten (10) feet from the front property line.

The petitioner, Trancel LLC, proposes to reuse the foundation of the existing monument sign for a new monument sign. The existing sign is set back eight (8) feet from the front property line and Resolution 06-043 was adopted by City Council on June 6, 2006 granting a variance for a front-yard setback and approving the location of the existing sign. Due to the fact that the petitioner wants to replace the face-panel sign with an electronic-message-board sign it requires the petitioner to obtain a setback variance for the new sign. Aside from the location of the sign, the new sign will conform to all the current monument-sign regulations.

Staff believes the request for the front-yard setback for the sign is reasonable for the following reasons:

- Based on the speed limit along Washington Street, the property owner is allowed a 45-square-foot sign and the proposed sign is only 22 square feet
- The sign will not alter the essential character of the neighborhood and will not be detrimental to the surrounding properties because this area of Washington Street is a commercial area
- The location of the current sign has not caused any safety issues
- The residential properties to the east of this property will not be impacted by the sign

STAFF SUMMARY:

The purpose of the Street Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

Staff believes that the proposed signage will not interfere with either pedestrian or vehicular traffic and will provide better communication and identification for the tenants in the building.

630 N. Washington – Staff PZC Memo – PCS 11-1-101

September 7, 2011

Page 3 of 3

In addition, staff believes this sign will reduce sign clutter because the petitioner is requesting a sign that is smaller than the existing sign, which is 28 square feet, and is approximately half the size of what is allowed by code.

Staff has reviewed the requested street-graphics variance and finds that the petitioner does meet the standards for granting a variance. As a result, staff recommends approval of a variance from Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) of the Naperville Municipal Code to allow for the installation of the proposed monument sign using the foundation of the existing monument sign, which would allow the sign to be setback eight (8) feet from the front property line instead of the required ten (10) feet, for the property located at 630 N. Washington Street.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. 630 N. Washington – Petitioner’s Application – PCS 11-1-101
2. 630 N. Washington – Legal Description – PCS 11-1-101
3. 630 N. Washington – Location Map – PCS 11-1-101
4. 630 N. Washington – Plat of Survey – PCS 11-1-101
5. 630 N. Washington – Photograph of Existing Sign – PCS 11-1-101
6. 630 N. Washington – Rendering of Proposed Sign – PCS 11-1-101

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 630 N. Washington Street
APPLICANT'S NAME: Bright Light Sign Co. Yo Trancel Corp.
APPLICANT'S ADDRESS: 310 Teiser Road
CITY: Lake Zurich STATE: IL ZIP CODE: 60047
DAYTIME PHONE: 847-550-8902
E-MAIL ADDRESS: permits@brightlightsign.com

OWNER OF PROPERTY: Trancel Corp.
OWNER'S ADDRESS: 630 N. Washington Street
CITY: Naperville STATE: IL ZIP CODE: 60563
OWNER'S DAYTIME PHONE: 630-922-4000

ZONING OF PROPERTY: _____
AREA OF PROPERTY (Acres or sq ft): 22,164 sq. ft.
List Improvements on property (buildings, fences, pools, decks, etc.):
Signage

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):
Installation of signage onto existing sign foundation located at a 8' set back. 5-4-5:2.5

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

Will Holly July 8th, 2011
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 8 day of July, 2011

EXHIBIT A

Kim Fischer



(Notary Public and Seal)

EXHIBIT A

FINDINGS OF FACT FOR SIGN VARIANCES

The city will consider the reasonableness of a sign variance request as well as the extent to which it complies with the standards contained in Section 5-14-4:11 of the Naperville Municipal Code, which are listed below. 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. You should review the standards and, if necessary, prepare written findings or other evidence to support your request.

Standards For Variations: The Planning and Zoning Commission shall not recommend or grant a variation unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

1. The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable signs or properties.
2. The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property).
3. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
4. The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety.
5. The proposed variation will not alter the essential character of the neighborhood.
6. The proposed variation is in harmony with the spirit and intent of this Chapter.

I have reviewed the Standards for a Sign Variation 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.

Walter Holly
(signature of applicant)

July 8th, 2011
(date)

SUBSCRIBED AND SWORN TO before me this 8 day of July, 2011

Kim Fischer

(Notary Public and Seal)

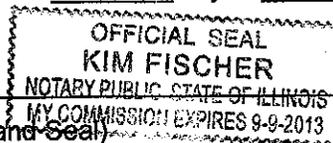


EXHIBIT A (continued)

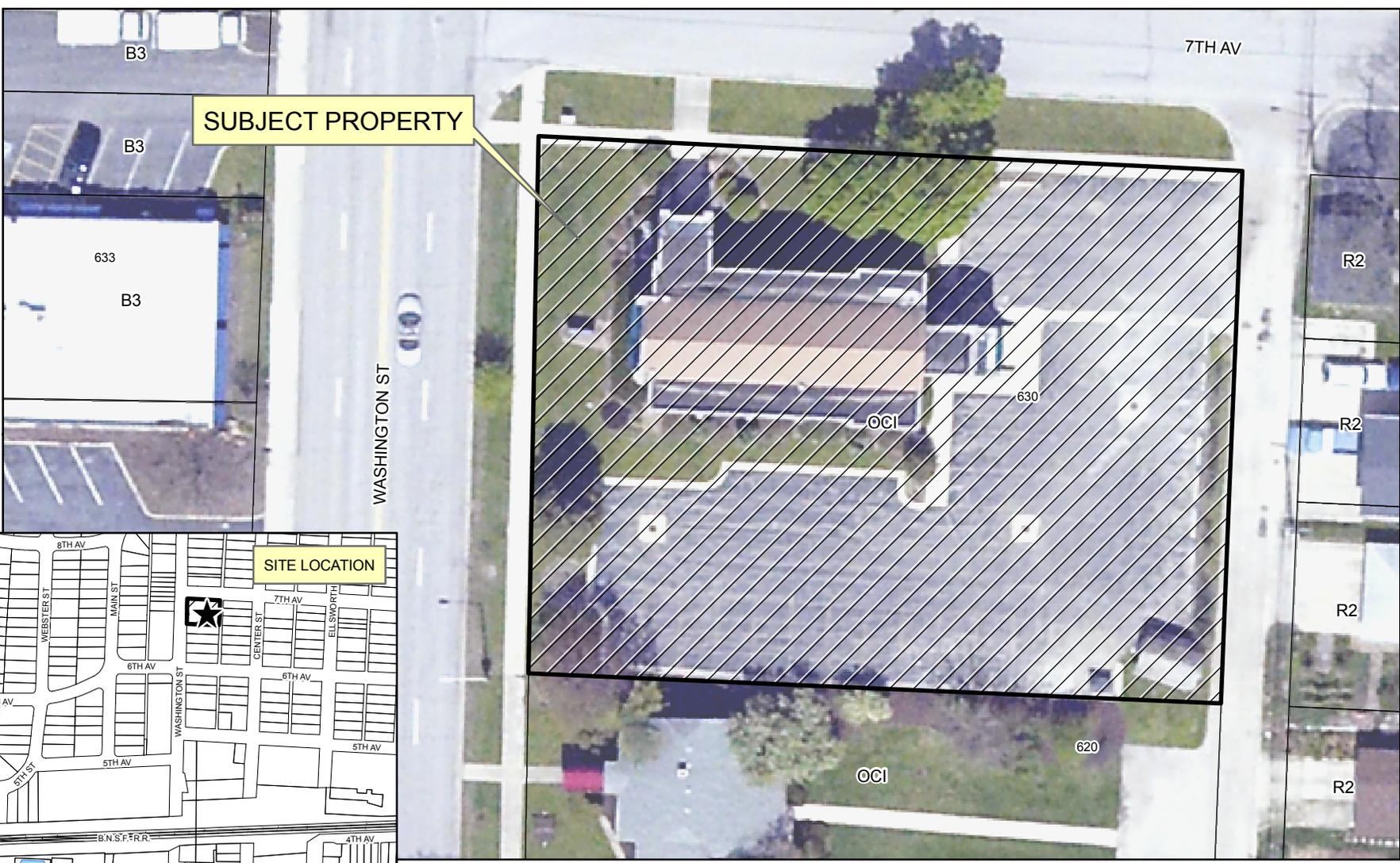
PIN #: 08-18-102-015

ADDRESS: 630 N. WASHINGTON STREET

LEGAL DESCRIPTION:

LOTS 12, 13 AND 14 IN BLOCK 12 IN PARK ADDITION TO NAPERVILLE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT NO. 16618 IN DU PAGE COUNTY, ILLINOIS.

City of Naperville
630 N. WASHINGTON ST.



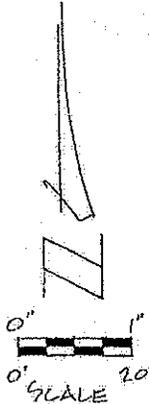
Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6719
www.naperville.il.us
August 2011



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LEGAL DESCRIPTION:

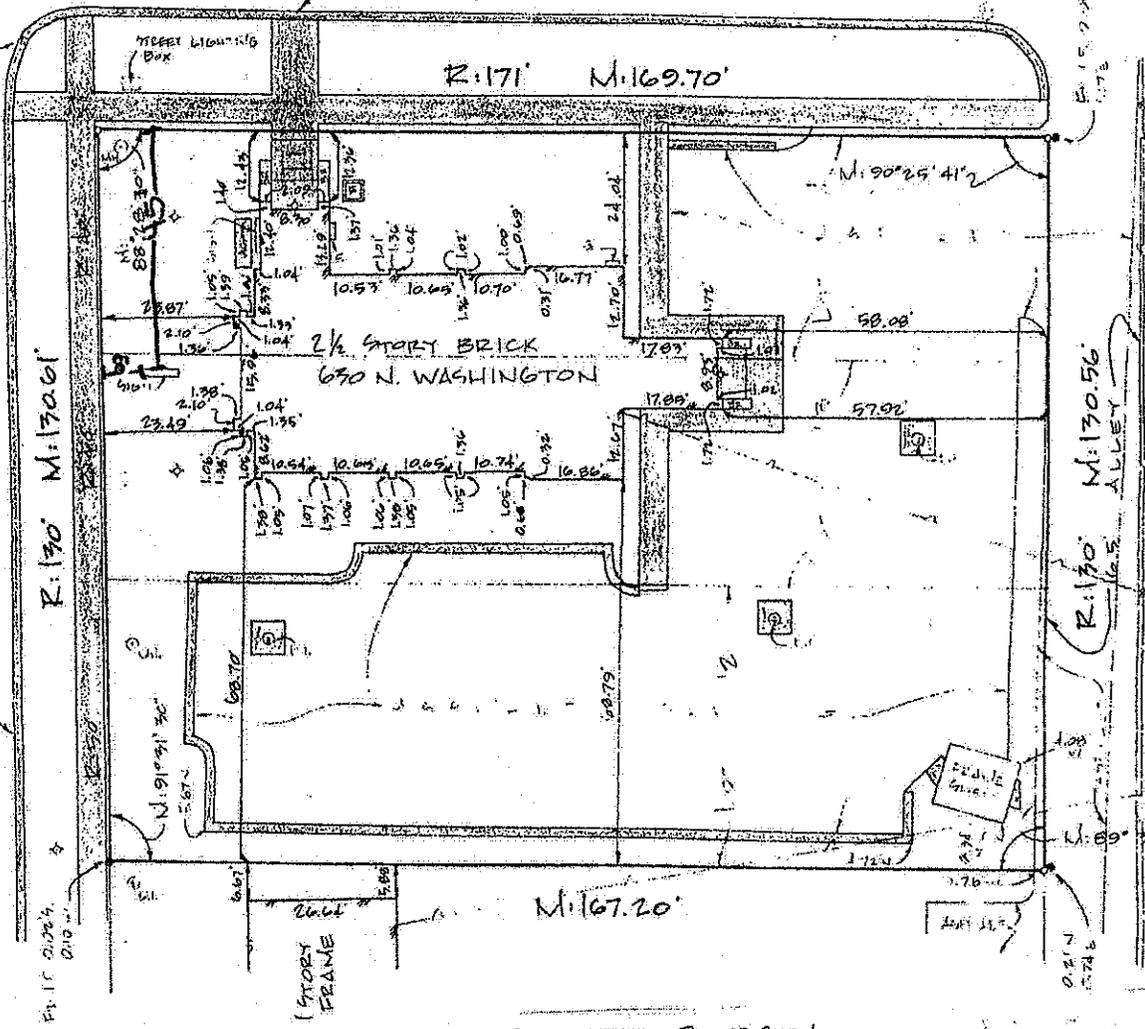
LOTS 12, 13 AND 14 IN BLOCK 12 IN PARK ADDITION TO NAPERVILLE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT NO. 16618 IN DU PAGE COUNTY, ILLINOIS.



SEVENTH AVE.

ST.

WASHINGTON



CLIENT: ATTY. KUHN
 JN 42017

DATE OF SURVEY Dec. 13, 2004
 STATE OF ILLINOIS
 COUNTY OF DU PAGE

Legend

R - record distance	CH - chord
M - measured distance	○ Foundation
D - deed	● Set Iron
Concrete shown shaded	— Utility pole w/ div. wires
-X-X-X- Fence line	E ELECTRIC
--- Limits of building	G GAS
⊕ LIGHT	BR BRICK
○ M. MANHOLE	AL AIR COND.
⊖ DRAIN INLET	

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISE, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SUR ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRANCH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINI STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Fry MY LICENSE EXPIRES 11-30-2006

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HERE UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

SCHLAF - SEDIG & ASSOCIATES, INC.
 1030 SUMMERFIELD DRIVE
 ROSELLE, ILLINOIS 60172
 (630) 924-7100

**LIPOSUCTION AND COSMETIC
SURGERY INSTITUTE**



LONGEVITY SPA

630 N. WASHINGTON ST.

Ground Mounted Double Face
43.87 sqft.



Routed aluminum copy, HO illuminated

Electronic Message Center Unit

81"

Side View



BRIGHT LIGHT Sign

310 Telser Road
Lake Zurich, IL 60047
Tel. 847-550-8902
Fax 847-550-6383
Email: sales@brightlightsign.com

JOB INFORMATION:

Liposuction & Cosmetic
630 N. Washington St
Naperville, IL
Contact: Mike
Phone #: 847-648-1400

Drawing Number:
LCSU630

Drawn By:
Kim Fischer

Revised date:	Revision #:
April 11, 2011	1
April 28, 2011	2

Customer Approval:

Name _____

Title _____

Phone number _____

Signature _____

Date _____

Comments and notes:

Please note:
This drawing is the property of Bright Light Sign Co. and is intended solely for the client listed herein. All rights to its use for reproduction and/or distribution in whole or in part are strictly prohibited without written authorization.

Based on the setbacks of the house as well as the orientation of other homes in the vicinity, it was determined that the north (Staunton Road) side of the home is the front, the west (Hull Court) side of the home is the corner side, the east side of the home is interior side and the south side of the home is the rear. With this determination, the existing house after the addition would meet the front, corner side and interior side setback requirements, but encroach approximately 1' into the required rear yard setback (26'). Therefore, the petitioner seeks a variance from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the rear yard setback requirement from 26' to 25'.

PLANNING SERVICES TEAM REVIEW:

The proposed setback variance would allow a one-foot encroachment of the existing building into the rear yard setback. As a pre-existing condition since 1970's, the building setback in the southern yard would not alter or destroy the essential character of the neighborhood or be a substantial detriment to the adjacent property. The addition, which would comply with the interior side yard setback requirement, would maintain a 20' setback from the east lot line that is consistent with, if not greater than, most side yard setbacks in the neighborhood.

The requested variance, if approved, will only be applicable to the portion of the existing building inside the rear yard setback. If the petitioner were to seek additional improvement in the future which encroaches further into the zoning setback, an additional variance would be required.

ATTACHMENTS:

1. 506 Staunton Road – Site Plan – PC 11-1-107
2. 506 Staunton Road – Petition – PC 11-1-107
3. 506 Staunton Road – Legal Description – PC 11-1-107
4. 506 Staunton Road – Building Elevations – PC 11-1-107
5. 506 Staunton Road – Location Map – PC 11-1-107

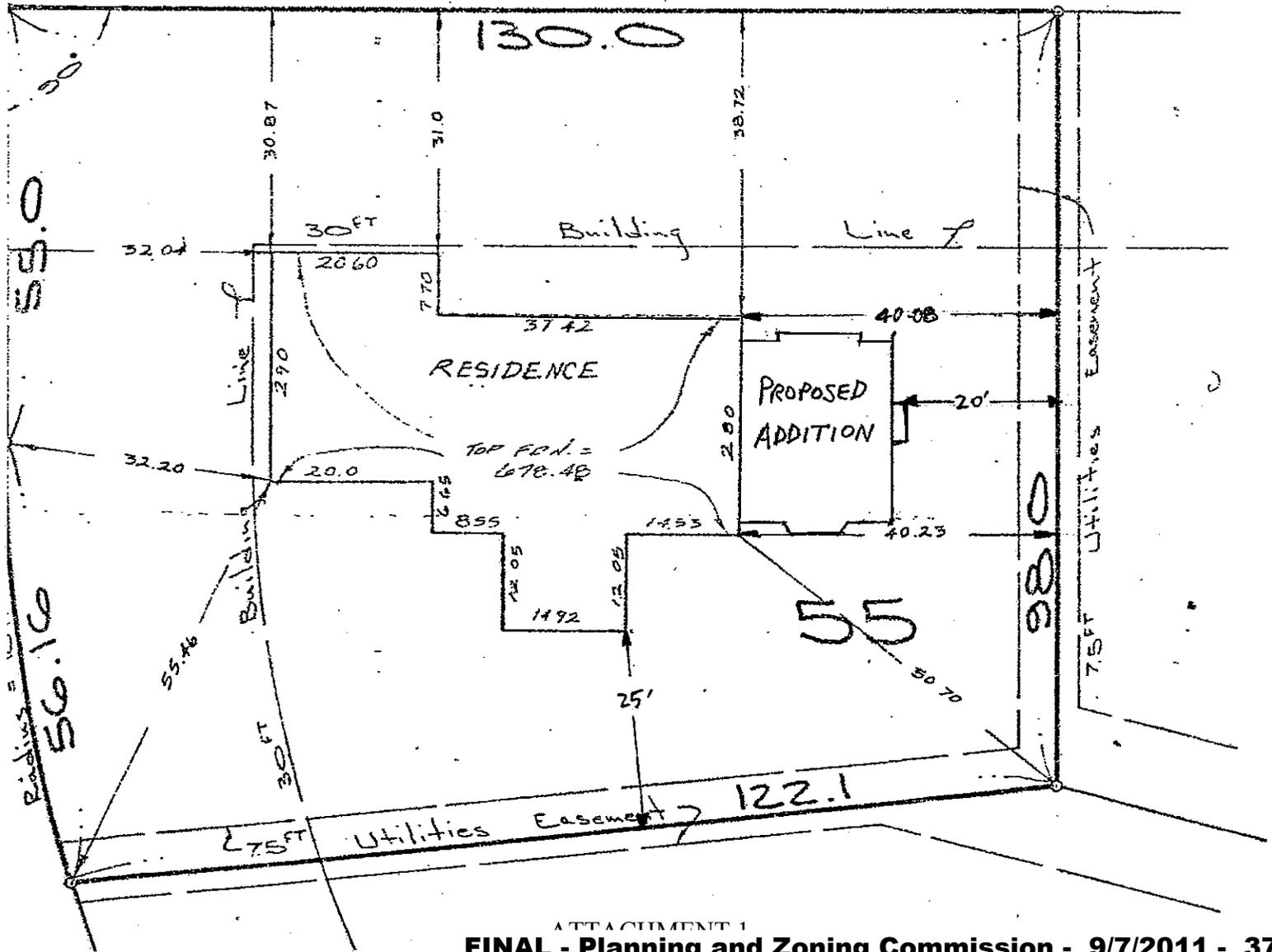
RIAGE HILL UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MER-
E PLAT THEREOF RECORDED JUNE 29, 1976 AS DOCUMENT R76-42373,
SECTION FILED APRIL 28, 1977 AS DOCUMENT R77-30974, IN DU PAGE

H&E No. 506 STAUNTON ROAD

STAUNTON ROAD



16.85
7 No. 2



CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 506 STAUNTON ROAD
APPLICANT'S NAME: THOMAS E. GAIKOWSKI
APPLICANT'S ADDRESS: 506 STAUNTON ROAD
CITY: NAPERVILLE STATE: IL ZIP CODE: 60565
APPLICANT'S DAYTIME PHONE: 630-664-7161
E-MAIL ADDRESS: tomgaikowski@realtor.com

OWNER OF PROPERTY: THOMAS E. + JUDITH G. GAIKOWSKI
OWNER'S ADDRESS: 506 STAUNTON ROAD
CITY: NAPERVILLE STATE: IL ZIP CODE: 60565
OWNER'S DAYTIME PHONE: 630-664-7161

ZONING OF PROPERTY: R 1 A
AREA OF PROPERTY (Acres or sq ft): 0.308 acres or 13,432 sq ft.

List Improvements on property (buildings, fences, pools, decks, etc.)
ONE RESIDENCE WITH 2-CAR ATTACHED GARAGE,
NO FENCES, POOLS OR DECKS

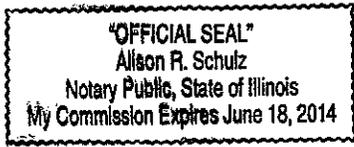
DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):
The variance will be from the required rear yard set back
of 30 feet per Section 6-6A-7 of the Municipal Code.
Please see attached page dated Aug 12, 2011.

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

Thomas E. Gaikowski 8-15-2011
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 15th day of August, 2011
Allison R. Schultz
(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.

Thomas E. Garkawski 8-15-2011

(signature of applicant)

(date)

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

Alison R. Schulz

(Notary Public and Seal)



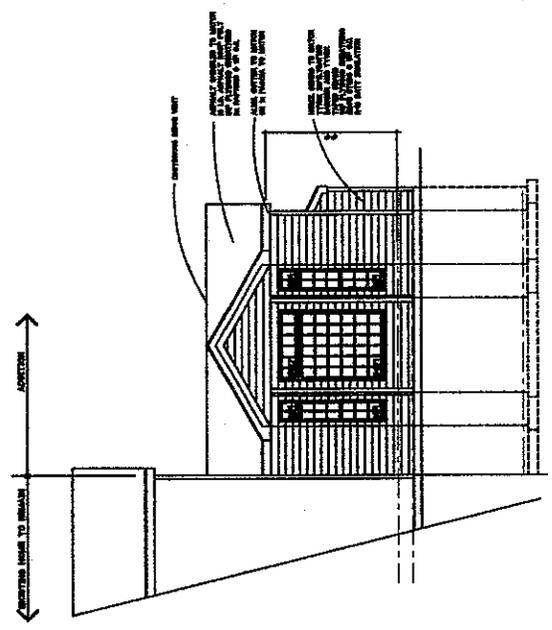
EXHIBIT A

LEGAL DESCRIPTION of 506 STAUNTON ROAD, NAPERVILLE, IL

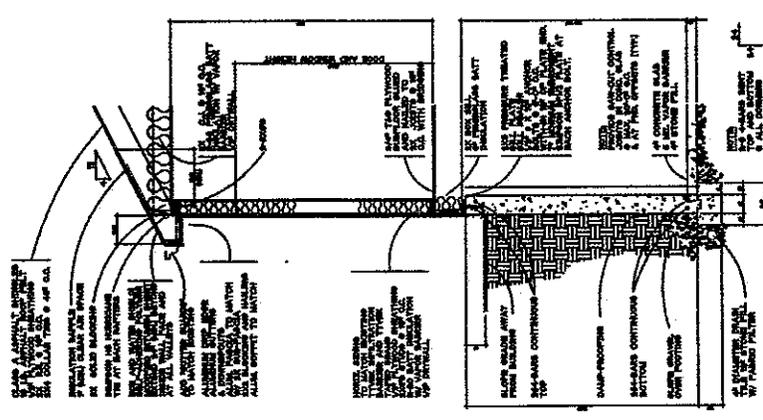
Lisle Township PIN : 08-32-312-001

Lot 55 in Naper Carriage Hill Unit 4, being a subdivision of part of the southwest Quarter of Section 32, Township 38 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded June 29, 1976 as Document R76-42373, and Certificate of Correction filed April 28, 1977 as document R77-30874, in Du Page County, Illinois

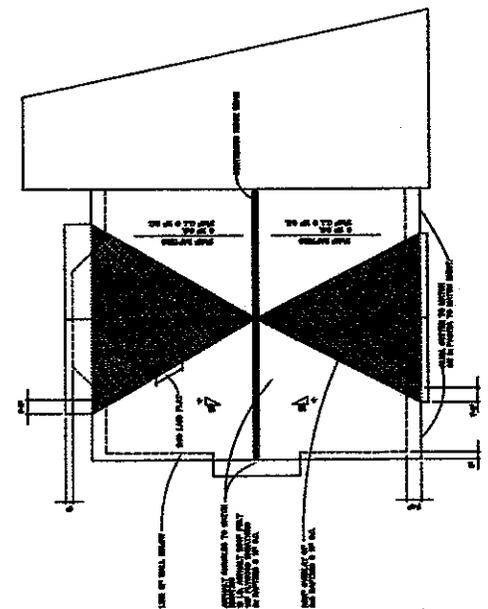
GENERAL NOTES
 1. REFER TO ALL NOTES ON SHEETS 0000000000 THROUGH 0000000000.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 3. ALL FINISHES TO BE AS SHOWN ON SHEETS 0000000000 THROUGH 0000000000.
 4. REFER TO SHEET 0000000000 FOR MATERIAL SCHEDULE.
 5. REFER TO SHEET 0000000000 FOR FINISH SCHEDULE.



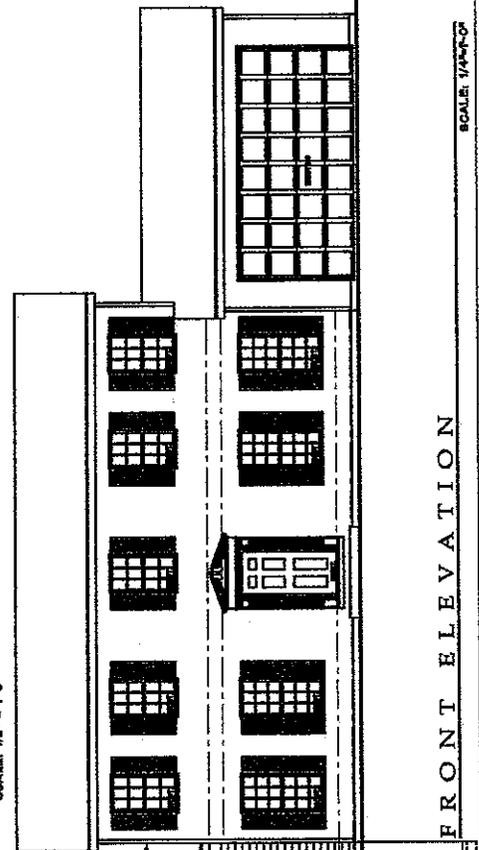
REAR ELEVATION SCALE: 1/4\"/>



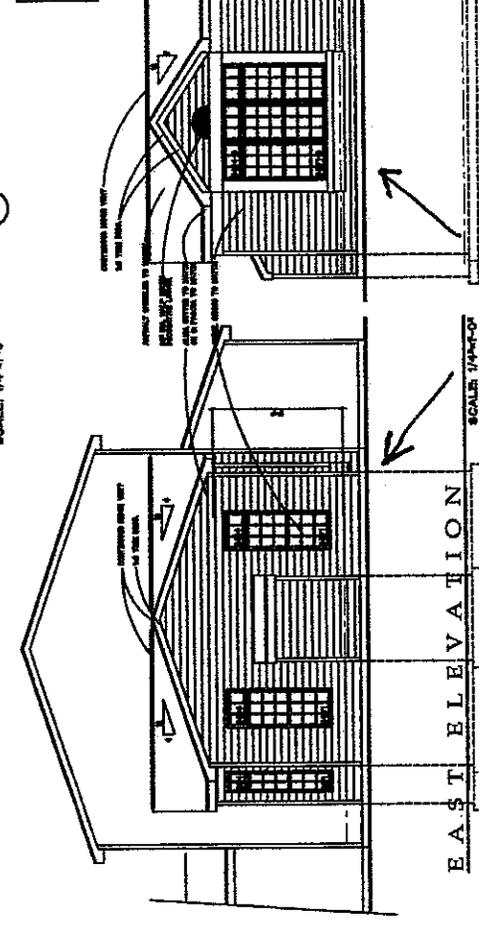
WALL SECTION SCALE: 1/2\"/>



ROOF PLAN SCALE: 1/4\"/>



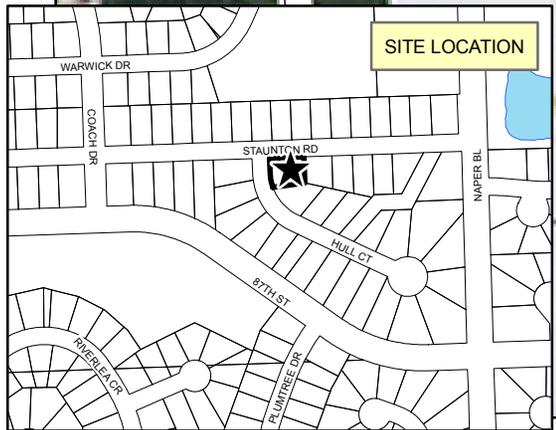
FRONT ELEVATION SCALE: 1/4\"/>



EAST ELEVATION SCALE: 1/4\"/>

Addition

City of Naperville
506 STAUNTON RD.



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



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