



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
04/04/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the February 22, 2012 Planning and Zoning Commission meeting minutes.
2. Approve the March 7, 2012 Planning and Zoning Commission meeting minutes.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PC Case # PCZ 12-1-025 904 Stanton Court
Petitioner: Lauren C. Moore, 133 Springwood Drive, Naperville, IL 60540
Location: 904 Stanton Court

Request: Conduct the public hearing for the variance request from Section 6-2-12:1.7 (Fences) of the Naperville Municipal Code in order to construct a 6' tall cedar fence (30% open) along Hobson Road on the property located at 904 Stanton Court.

Official Notice: Published in the Naperville Sun on Sunday, March 18, 2012.

2. PC Case # PCZ 12-1-032 912 Queensbury Court
Petitioner: Lakewest Builders, Inc., P.O. Box 142, Naperville, IL 60566
Location: 912 Queensbury Court

Request: Conduct the public hearing for a variance request to reduce the 30' rear yard setback requirement in order to construct a four

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season room at a distance of 24.5' from the rear lot line for the property located at 912 Queensbury Court.

Official Notice: Published in the Naperville Sun on Sunday, March 18, 2012.

3. PC Case # PC 12-1-016 The Oaks at Naperville Crossings
Petitioner: Lennar Multifamily Investors, LLC, 14120 Ballantyne Corporate Place, Charlotte, #400, NC 28277
Location: West of Route 59 and north of 95th Street

Request: Conduct the public hearing for the subdivision, rezoning, change to the PUD, conditional use, deviation requests associated with The Oaks at Naperville Crossings.

Official Notice: Published in the Naperville Sun on Sunday March 18, 2012.

4. PC Case # 12-1-024 Silverado Senior Living
Petitioner: Silverado Senior Living, whose address is 6400 Oak Canyon, Suite 200, Irvine, California, 92618
Location: Southeast Corner of Brookdale and Bond Streets

Request: Conduct the public hearing for approval of a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility, Silverado Senior Living.

Official Notice: Published in the Naperville Sun on March 18, 2012

E. REPORTS AND RECOMMENDATIONS

F. CORRESPONDENCE

1. Correspondence Item - PZC Agenda Packets

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

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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 FEBRUARY 22, 2012**

Call to Order

7:00 p.m.

A. Roll Call

Present: Frost, Coyne, Bruno, Trowbridge, Gustin, Herzog, Meyer, Messer, Williams

Absent:

Student Members:

Staff Present: Planning Team – Ying Liu, Allison Laff, Ashley Hagen
Code Enforcement Team – Trude Terreberry

B1. Minutes

Approve the minutes of the January 25, 2011 Planning and Zoning Commission Workshop.

Motion by: Gustin

Approved

Second by: Bruno

(9 to 0)

B2. Minutes

Approve the minutes of the February 8, 2012 Planning and Zoning Commission meeting, subject to the amendment that the last sentence under “Plan Commission Discussion: Gustin” on Page 7 of the minutes be changed to “Gustin was comfortable with the additional signage requested if staff was in support of it.”

Motion by: Gustin

Approved

Second by: Meyer

(9 to 0)

C. Old Business

D. Public Hearings

**D1. PCS 12-1-013
Domino’s Express**

The petitioner is requesting a variance from Section 5-4-5:1.7 (Commercial Signs; Wall Signs; Permitted Secondary Business Wall Signage) of the Naperville Municipal Code in order to install a wall sign for a secondary business that is larger than ten percent (10%) of the area of the wall sign displayed for the primary business.

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

- The primary business of the building is the Am/PM store.
- A Domino’s Express sign has been placed on the multi-tenant monument sign on Route 59.

John Streetz, representing Domino's Express, spoke on behalf of the petitioner:

- The building is setback 190 ft. from Route 59.
- The combined square footage (100 sq. ft.) of the requested sign and the existing Am/Pm sign would not exceed the maximum permissible signage area for the building (137 sq. ft.).
- Believes that the 10% rule is designed for large retail outlets.
- Due to the uniqueness of the subject property being a gas station, believes the existing allowance for secondary signage wouldn't provide sufficient visibility for the business.
- Trying to properly identify the Domino's Express in the gas station. .

Planning and Zoning Commission inquired about

- The possibility of having one large combined sign. The petitioner responded that the Am/Pm store does not want to give up their existing sign.
- Clarification on the name of the primary business (Am/Pm or BP).
- 4.9 sq. ft. may be too small. However, agrees with staff on the issue of imbalance of the proposed signage. The petitioner disagreed and indicated that both signs are about the same height, but the background of the proposed sign makes it appear bigger.
- Whether the petitioner is willing to reduce the proposed sign area to find a middle ground. The petitioner responded that the visibility of the sign would be compromised if the area is reduced.
- The maximum area of the secondary sign that staff is comfortable with. Staff responded that staff would be comfortable with 15 sq. ft. for the secondary sign which would be 10% of the maximum allowable signage area for the building.
- The visibility of the sign in relationship to the signage area and building setback. Staff responded that the existing monument sign along Route 59 has given the businesses sufficient visibility. Building setback is not a factor in considering the area of the signage.
- Asked staff to show photos of other secondary signs in the City.

Public Testimony:

None

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Trowbridge – understands the need to identify the Domino's Express business. But the monument sign gives identification already. The proposed Domino's sign looks like a primary sign. Would not support the sign as presented, but would support a 15 sq. ft. secondary sign in agreement with staff's recommendation.
- Frost – The combined size of the proposed and existing signs would be 2/3 of the amount they could have for the primary sign. The owners are

willing to give the two businesses equal identification. The obstruction caused by the gas station canopy and the setback from Route 59 justify the proposed sign area.

- Coyne – The 10% rule is impractical in this case. Doesn't believe 15 sq. ft. is enough, either. Would support a reduced size such as ½ of the size proposed.
- Bruno – Proportion is important. The combination of the proposed and existing signs is imbalanced and unattractive. Would not support the variance. Would be in favor of a different design and a reduced size. Doesn't believe the proposed sign needs to be so long and dominant. A smaller and more compact sign would be more favorable.
- Gustin – Agrees with Bruno. The monument sign provides advertisement for the business. The sign as proposed would result in signage clutter. Not sure whether the size of the sign would make a difference because of the gas station canopy in front of the building. Would be open to modifications suggested.
- Messer – Signs on the building are difficult to see from the road due to the canopy. The multi-panel monument sign gives the businesses visibility from Route 59. Would be open to modifications for a smaller sign.
- Herzog – Agrees with Frost's comments. The total area of both signs on the building would be under the maximum allowable area. The building is large enough to have two signs similar to a multi-tenant building. Believes that you can see the signs from Route 59 as you see below the canopy. Domino's Express will be a destination business. The setback from Route 59 poses a hardship for the business. Would support the variance.

Planning and Zoning Commission moved to recommend approval of PCS 12-1-013 for a variance from Section 5-4-5:1.7 (Commercial Signs; Wall Signs; Permitted Secondary Business Wall Signage) of the Naperville Municipal Code to allow a wall sign for a secondary business that is larger than ten percent (10%) of the area of the wall sign displayed for the primary business.

Motion by: Frost
Seconded by: Meyer

A motion was made to amend the main motion to recommend approval of a secondary sign of 35 sq. ft. on the building. Failed
(3 to 6)

Motion by: Trowbridge
Seconded by: Meyer

Ayes: Coyne, Trowbridge, Williams
Nays: Bruno, Frost, Gustin, Messer, Meyer, Herzog

The Planning and Zoning Commission voted on the main motion.

Failed
(3 to 6)

Ayes: Frost, Herzog, Coyne

Nays: Bruno, Gustin, Messer, Meyer, Trowbridge, Williams

**D2. PCZ 12-1-011
619 S. Washington**

The petitioner requests approval of a conditional use for a photography studio at 619 S. Washington Street in accordance with the provisions of Section 6-7I-3 (Transitional Use District) of the Naperville Municipal Code.

Allison Laff, Planning Services Team, gave an overview of the request.

- The petitioner agrees to provide cross access to the north and south properties at the time that the parking lot is reconstructed or substantially altered. The conditional use ordinance will include a condition for the cross access.
- Some properties along the Washington Street Corridor already have cross-access.

Vincent Marrone, spoke on behalf of the owner and petitioner, Almare Development Corporation

- Will provide the required cross access.

Planning and Zoning Commission inquired about

- When the petitioner will modify the parking area.
- The number of customers to visit the site.
- The hours of operation of the photography studio.

Public Testimony:

Jenny Taylor, the owner of the proposed photography studio, stated:

- The business is by appointment only.
- Typically there will be two clients in the house at a time.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

None

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-011 for a conditional use for a photography studio at 619 S. Washington Street in accordance with the provisions of Section 6-7I-3 (Transitional Use District) of the Municipal Code.

Motion by: Gustin
Seconded by: Meyer

Approved
(9 to 0)

**D3. PC 12-1-008
Turning Pointe**

The petitioner requests to rezone the property located at 1500 W. Ogden Avenue from B3 (General Commercial District) to OCI (Office, Commercial, and

(North Campus) Institutional District).

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

Kathy West, Attorney, Dommermuth, Brestal, Cobine&West, Ltd. spoke on behalf of the petitioner.

- The building has been vacant for several years.
- The current B3 zoning designation doesn't permit schools.
- Surrounding zoning districts include B3, I and R3.
- The proposed zoning (OCI) and land use (school) are appropriate and compatible with the surrounding zoning and uses.
- The requested rezoning meets the standards for granting a zoning change.
- Existing parking supply will meet the City's parking requirements for schools and vocational training center.

Planning and Zoning Commission inquired about

- The status of the previously approved Turning Pointe campus on the south side of the City. Drew Glassford, executive director of the Turning Pointe Foundation, responded that the demonstration school at the south campus is being operated from a remodeled duplex building. The proposed buildings at the south campus have not been built.
- Any plan for outdoor recreational areas. Glassford responded that no outdoor recreation areas are planned. The proposed school will have an indoor gym.
- Whether the existing parking lot can accommodate bus drop-offs. Glassford confirmed that there is sufficient space for bus drop-offs.
- Future development of the property adjacent to the north side of the site. Staff indicated that no formal plan has been submitted for development of the adjacent site.
- The number and safety of the students. West indicated that the school will have less than 100 students, and all of them will be contained within the building and be monitored at all times.
- Age of the students. Glassford indicated the students will be between 10 to 22 years old.
- Whether additional directional signage will be provided on Ogden Avenue. West responded that the school will be a destination and they will make the address of the building more visible.
- Whether there will be any residential component to the school. Glassford responded there will be no residential component to the north campus school.
- The ability of the petitioner to obtain approval for the school from the State Board of Education. Glassford indicated that they have already received preliminary approval from the State. A walk-through and final approval from the State are required after the rezoning before the school can be open. A lease has been signed with the property owner and the Turning Pointe Autism Foundation is committed to open the proposed

school on the subject property.

- Whether the rezoning is contingent upon the school that is being proposed. Concerned about opening the site up for other OCI uses. Staff responded that once the property is rezoned, all permitted uses under OCI would be allowed on the subject property.
- The primary use of the site.
- Whether there were any objections from the adjacent residents? The petitioner indicated no.

Public Testimony:

Kevin Gallaher, a member of the Board of Directors for the Turning Pointe Foundation:

- Turning wouldn't have proposed the rezoning if not fully committed. Dan Wolf, the owner of the neighboring Toyota dealership owns the subject property, who is also the founder of the Turning Pointe Foundation. The property owner is fully committed to the school.
- The demonstration school at the south campus is successful. They need to move into this building because they need the space due to the high volume of students applying.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Bruno – From a business standpoint, it is a great and creative usage of the existing building. A place like this will make a large difference in many lives. Would support the request.
- Trowbridge – The OCI zoning is desirable and suitable to that area where businesses have had a hard time. The proposed school will provide a great service for the community.
- Gustin – The OCI designation would open up new revenue of possibilities for the subject property. OCI uses are compatible with B3 uses. Due to the changing economic climate, suggests conducting a West Ogden Corridor Study.
- Mayer – concerned with the residential aspect of the rezoning. OCI zoning is necessary to allow the school. Hopes in the future some aspect of B3 will allow for schools.
- Herzog – Would support the project. The proposed school is a creative reuse of the vacant building. It would create jobs to the community. OCI would serve as a good transition between the commercial areas and the residences.

Planning and Zoning Commission moved to recommend approval of PC 12-1-008 to rezone the property located at 1500 W. Ogden Avenue from B3 (General Commercial District) to OCI (Office, Commercial, and Institutional District).

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Motion by: Gustin
Seconded by: Meyer

Approved
(9 to 0)

E. Reports and Recommendations

Approve the Naperville Planning and Zoning Commission By-Laws (requires six positive votes).

Allison Laff, Planning Services Team, gave an overview of the by-laws. Laff noted the significant changes in the proposed by-laws.

Planning and Zoning Commission inquired about:

- What types of evidence are required to be submitted one week before the meeting.
- Whether the word “assembly” refers to the commission.
- Whether a formal motion and vote is required to change a vote.
- The types of votes that would require a roll call.

Planning and Zoning Commission moved to approve the Naperville Planning and Zoning Commission By-Laws.

Motion by: Meyer
Seconded by: Trowbridge

Approved
(9 to 0)

F. Correspondence

G. New Business

Gustin – Will be City consider updating the West Ogden Avenue Study?

Laff responded that the existing Ogden Avenue Study only applies to the section of the Corridor east of Washington Street. Staff has been working extensively with the Naperville Development Partnership to fill the vacancies in the West Ogden Corridor and will continue the effort to do so.

H. Adjournment

8:30 p.m.



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF MARCH 7, 2011**

Call to Order

7:05 p.m.

A. Roll Call

Present: Frost, Coyne, Trowbridge, Herzog, Meyer, Messer, Williams
Absent: Bruno, Gustin,
Student Members:
Staff Present: Planning Team – Ying Liu, Allison Laff

Chairman Herzog announced that PCS #12-1-019 and PCZ #12-1-015 have been withdrawn.

B. Minutes None

C. Old Business None

D. Public Hearings

**D1. Case #PZC 12-1-017
Autumn Run
Setback**

The petitioner requests a major change to the Autumn Run PUD and deviation from Section 6-6F-7 (R4: Yard Requirements) to reduce the required 25’ front yard setback along Diehl to reflect new conditions resulting from an IDOT right-of-way taking along Diehl Road adjacent to the subject property.

Laff, Planning Services Team, gave an overview of the request.

Kathy West, Attorney, Dommermuth, Brestal, Cobine & West, Ltd., spoke on behalf of the petitioner, Autumn Run Apartments, LLC.

- Surrounding land uses consists of a multifamily development, single family homes and a golf course.
- As part of the Route 59 widening project, IDOT is taking a strip of land along the south side of Diehl Road.
- The IDOT taking will reduce the setbacks of one building adjacent Diehl Road and the parking lot.
- The purpose of the variance request is to eliminate the non-conforming setbacks and bring the development into compliance with the zoning regulations.
- The petitioner would like to clear potential title issues during any future refinancing process.
- No modifications to the site or building are proposed.

Planning and Zoning Commission inquired about:

- Whether the Planning and Zoning Commission could see more cases of the same nature resulted from the Route 59 improvement project.
- Whether staff could approve similar variances administratively given that the variances would not impact the existing improvement on the properties.

Staff responded:

- Properties impacted by the Route 59 improvement project are not required to seek a variance if their setbacks become non-conforming as a result of the IDOT right-of-way taking. They can continue to be utilized in their current conditions. Even if a variance is granted for the existing conditions, the improvement cannot be rebuilt in the same footprint if demolished.
- Properties along Route 59 generally have parking adjacent to Route 59. The non-conformities resulted from the IDOT right-of-way taking are typically associated with the parking lot (not the building), which may not have as much implication on refinancing as a non-conforming building.
- Therefore, staff doesn't anticipate a lot of additional applications of the same nature.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion: None

Planning and Zoning Commission moved to recommend approval of PC 12-1-017, a major change to the Autumn Run PUD and deviation from Section 6-6F-7 (R4: Yard Requirements) to reduce the required 25' front yard setback along Diehl to reflect new conditions resulting from an IDOT right-of-way taking along Diehl Road adjacent to the subject property.

Motion by: Meyer
Seconded by: Frost

Approved
(7 to 0)

**D2. Case #PCZ 12-1-014
1116 Catherine Ave.**

The petitioner requests a variance from Section 6-6A-7 (R1A, Yard Requirements) of the Naperville Municipal Code to allow for construction of a garage addition that encroaches 5' into the required 30' corner side setback for the property located at 1116 Catherine Avenue, PCZ 12-1-14.

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

Bret Richter, Architect, spoke on behalf of the petitioner

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- The existing home was built before the adoption of the Zoning Ordinance and is currently non-conforming. A recent addition complies with the corner side yard setback requirement.
- The petitioner recently bought the home and would like to build a garage addition for storage of a personal boat.
- The garage addition will have an attractive appearance.

Sara Connelly, owner and petitioner, spoke on behalf of the petitioner:

- She already talked to the neighbors and is not aware of any objection to the project.

Planning and Zoning Commission inquired about:

- Which portion of the garage will be extended. Richter clarified that just the two-car portion of the garage will be extended.
- Architectural changes to the rest of the home in order to accommodate the garage extension.
- Whether there is any opposition from the surrounding properties.
- The proposed garage addition would extend no further into the side yard than the existing garage of the neighboring house (to the east).

Public Testimony: none

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion: none

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-014, a variance from Section 6-6A-7 (R1A, Yard Requirements) of the Naperville Municipal Code to allow for construction of a garage addition that encroaches 5' into the required 30' corner side setback for the property located at 1116 Catherine Avenue.

Motion by: Trowbridge
Seconded by: Williams

Approved
(7 to 0)

D3. Case #PCS 12-1-019
Mobile Gas Station
Petition has been withdrawn.

D4. Case #PCZ 12-1-015
2275 W. Diehl Rd.
Petition has been withdrawn.

**D5. Case #PCZ 12-1-004
Kittilsen Estates**

The petitioner requests rezoning to R1A (Low Density Single-Family Residence District) upon annexation, approval of a Preliminary/Final Subdivision Plat for Kittilsen Estates, and a conditional use for solar renewable energy systems in accordance with Section 6-15 of the Municipal Code.

Laff, Planning Services Team, gave an overview of the request.

- Staff doesn't typically support flag lot configuration. However, in this case, the petitioner has agreed to place a restriction upon the property to prevent future development of the proposed flag lot.
- They are also seeking a temporary use to allow the existing stable use to continue until 2013.

Patti Bernhard, Attorney, Dommermuth, Brestal, Cobine & West, Ltd., spoke on behalf of the petitioner.

- Sanitary sewer is currently available at the property line. However, water currently exists on the other side of Knoch Knolls Road.
- Needs to extend the water line to the property before Knoch Knolls is resurfaced in the summer of this year. Therefore, the petitioner is requesting the annexation now.
- The owner has purchased this property for himself and his children, who are currently in school. He won't build on it until 2013.
- Agrees to restrict further subdivision of the flag lot.
- Will build on the flag lot and the western front lot first. The remaining lot will stay vacant until a use is determined in the future.

Dan Kittilsen, owner and petitioner, spoke on behalf of the petitioner

- The proposed homes will include approximately 3,000-3,500 square feet.
- Intends to construct high quality energy efficient homes as close to "net zero" as possible.
- Will use a combination of solar panels and shingles. As solar panels produce more energy than shingles, will install panels on the south façade of the homes. The panels will be raised 4" off the roof. However, they will be of the same pitch as the roof.
- Shingles will be installed where panels are not possible to install (such as ridges and valleys of the roof).

Planning and Zoning Commission inquired about

- Whether the code currently allows horses on R1A properties. Staff responded that the code does allow fowls and livestock on residential properties subject to setback requirements.
- The difference between solar panels and shingles.
- The pitch of the solar panels.
- Whether the proposed conditional use for solar panels would apply to all three lots. Staff indicated that the current request is just for two of the three lots. However, staff has suggested the petitioner include all three lots in the request.

- The number of tree to be removed.

Public Testimony: None

Planning and Zoning Commission inquired about

- Whether the requested zoning is the default zoning upon annexation. Staff responded that R1 is the default zoning district upon annexation. However R1A is consistent with the future land use designation of the Comprehensive Master Plan.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Coyne: The proposal is reasonable. Likes the low-density use of the property. Will support it.
- Meyer: The development is a wonderful project. Appreciates the information on the arising solar energy technology.
- Messer: Initially concerned about the flag lot, but the concern was alleviated by the restriction on the flag lot.
- Williams: The proposed development is within the rights of the petitioner.
- Herzog: Maintaining some horses on the property would fit the character of the area. The proposed project would also fill in a gap in the sidewalk along Knoch Knolls Road.

Planning and Zoning Commission moved to recommend approval of PC 12-1-004, a request for annexation, rezoning to R1A (Low Density Single-Family Residence District) upon annexation, approval of a Preliminary/Final Subdivision Plat for Kittilsen Estates, and a conditional use for solar renewable energy systems in accordance with Section 6-15 of the Municipal Code.

Motion by: Williams
Seconded by: Meyer

Approved
(7 to 0)

E. Reports and Recommendations

Chairman Herzog announced that the March 21, 2012 Planning and Zoning Commission meeting is cancelled due to a lack of agenda items. The next Planning and Zoning Commission meeting will be held on April 4, 2012.

F. Correspondence

G. New Business

H. Adjournment

7:45 p.m.

904 Stanton Court – PCZ 12-1-025

April 4, 2012

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the Hobson Road corridor, which in the study was identified to include large estate lots, heavy tree canopy, and an open aesthetic. Note that while the Hobson Road Study includes only properties south of Hobson Road and north of 75th Street, the fence regulations govern both sides of Hobson Road.

The petitioner requests approval of a zoning variance to construct a 6' open cedar fence along the rear property line of the subject property, facing Hobson Road. The proposed fence would be 30% open, consisting of 4" vertical cedar boards with 2" spacing between boards.

Previously Approved Fences on Hobson Road

Open fences are installed widely throughout the Hobson Road corridor and are typically taller than the 4 ½ feet specified in the Municipal Code. For example, variances were granted to allow 5- or 6-foot wrought iron fences along the perimeter of Hobson's Pond, at 908 Hobson Road, and at 928 Hobson Road. Even though black wrought iron fences are a common style, there are examples of existing non-conforming 6' board-on-board privacy fences located along Hobson Road.

On February 21, 2012, the City Council granted a variance to allow a 6' open fence along the rear property line of the property at 903 Stanton Court, which abuts the subject property on the west side, excluding Chain-link. The proposed 6' open cedar fence at 904 Stanton Drive is consistent with the directive of the City Council on February 21, 2012, will match the fence to be installed at 903 Stanton Court, and is also consistent with past approvals for open fences exceeding 4 ½ feet in height.

Conclusion

Staff finds that the fence variance, if granted, would not alter the essential character of the neighborhood or be a detriment to the adjacent properties. The proposed fence would allow the petitioner to achieve some measure of privacy while also maintaining an open appearance. Both the fence style (open board fence) and height (6') would be compatible with the existing and approved fences along Hobson Road. Staff concurs with the petitioner that the requested variance meets the standards for granting a zoning variance as defined in Section 6-5:2 (Standards for Variances) of the Municipal Code.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. 904 Stanton Drive – Application – PCZ 12-1-025
2. 904 Stanton Drive – Legal Description – PCZ 12-1-025
3. 904 Stanton Drive – Site Plan – PCZ 12-1-025
4. 904 Stanton Drive – Fence Details – PCZ 12-1-025

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 904 Stanton Dr. Naperville IL 60540

PARCEL IDENTIFICATION NUMBER (PIN) 08-29-102-054

APPLICANT'S NAME: Lauren C. Moore

APPLICANT'S ADDRESS: 133 Springwood Dr.

CITY: Naperville STATE: IL ZIP CODE: 60540

APPLICANT'S DAYTIME PHONE: 630 815 8281

E-MAIL ADDRESS: laurencmoore@hotmail.com

OWNER OF PROPERTY: Crestview Builders [Steve Dano]

OWNER'S ADDRESS: 4432 Chinaberry Lane

CITY: Naperville STATE: IL ZIP CODE: 60564

OWNER'S DAYTIME PHONE: 630 922 0511

ZONING OF PROPERTY: RIA

AREA OF PROPERTY (Acres or sq ft): 24, 161 S.F.

List Improvements on property (buildings, fences, pools, decks, etc.)
Fence along Hobson enclosing backyard

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

Section 6-2-12 (Fences) to construct a 6' 30% open fence along Hobson road. Fence to be a custom cedar fence made up of 4in planks with 2in spacing between planks. (See add'l sketch)

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.

Lawrence C Moore 3/29/2012
 (signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 29 day of FEB, 2012

[Signature]
 (Notary Public and Seal)

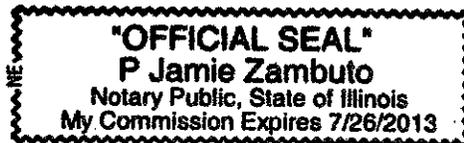


EXHIBIT A

**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: Lauren Moore
Address: 133 Springwood Drive
Naperville, IL 60540

2. Nature of Benefit sought: _____

3. Nature of Applicant (Please check one):

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

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

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

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

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

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

VERIFICATION

I, Lauren Moore, 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: Lauren Moore

Subscribed and Sworn to before me this 29 day of FEB, 2012

[Signature]
Notary Public



EXHIBIT B

904 STANTON DRIVE, NAPERVILLE , IL 60540

LEGAL DESCRIPTION:

LOT 3 IN THE HOBSON PLACE SUBDIVISION – UNIT 2, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 08-29-102-054

BUILDING PERMIT PLAN

LOT 3 IN THE HOBSON PLACE SUBDIVISION - UNIT 2, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

APPROVED

City of Naperville

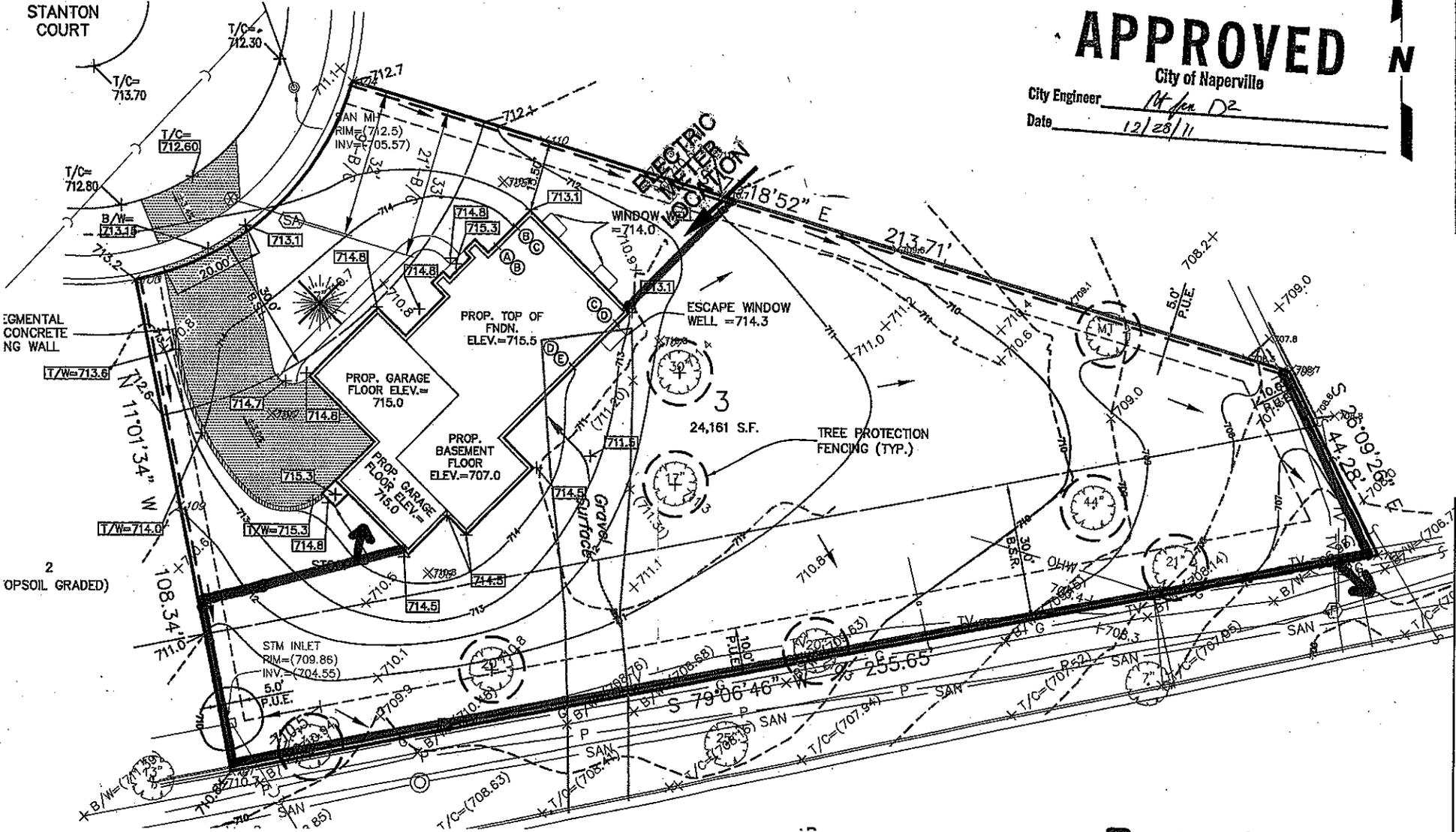
City Engineer M. J. D. 2

Date 12/28/11



STANTON COURT

Planning and Zoning Commission - 4/4/2012 - 20



↗ = GATE

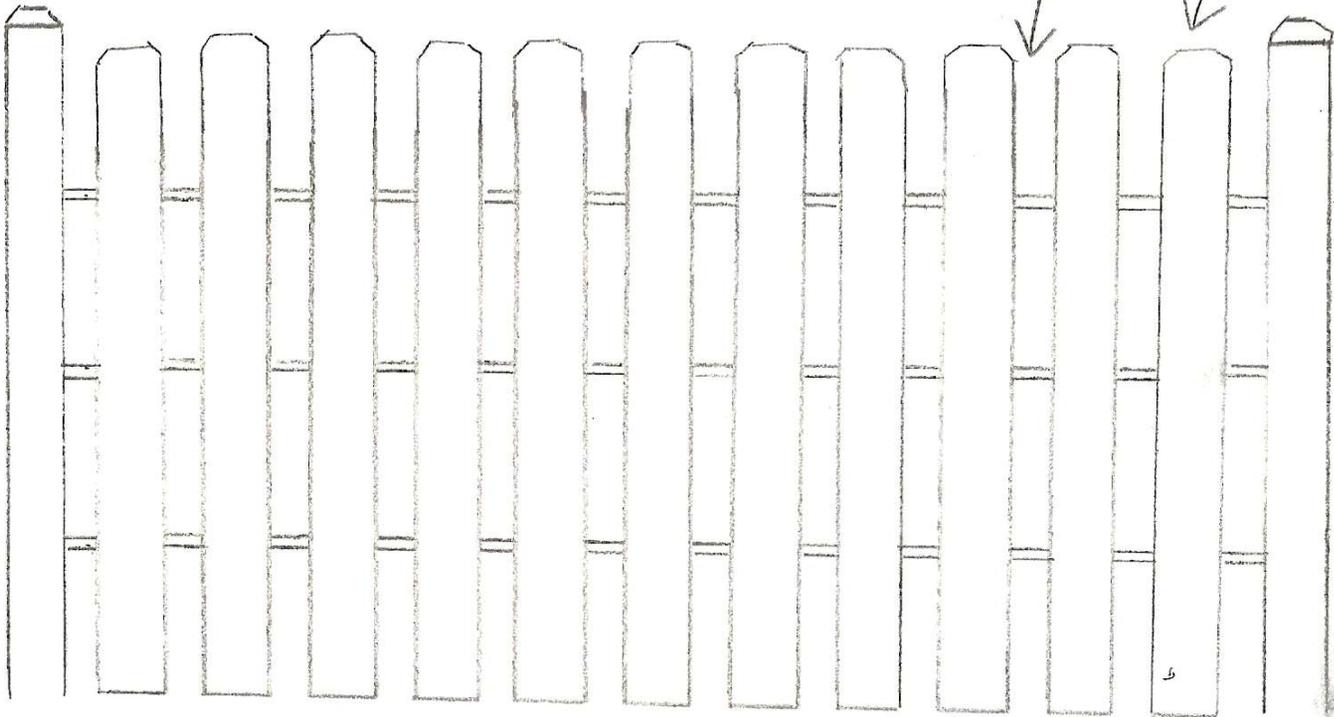
- - = FENCE

WESTERN
RED
CEDAR
CUSTOM BUILT

4x4
POSTS

2" SPACE BETWEEN
BOARDS

4"
BOARDS



6' HIGH



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PCZ 12-1-032 **AGENDA DATE:** 4/4/2012
SUBJECT: 912 Queensbury Court
 Petitioner: Lakewest Builders, Inc., P.O. Box 142, Naperville, IL 60566

LOCATION: 912 Queensbury Court

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests 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 30' rear yard setback requirement in order to construct a four season room at a distance of 24.5' from the rear lot line for the property located at 912 Queensbury Court.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, TED Business Group

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, zoned R1A (Low Density Single-Family Residence District), is located at 912 Queensbury Court and encompasses 10,001 square feet. It is currently improved with a single-family residence with a rear deck that encroaches 5.5' into the 30' required rear yard setback. The encroachment is permissible per Section 6-2-3:3.2 (Yard Requirements: Permitted Obstructions in Required Yards) of the Municipal Code, which allows unroofed decks to extend 10' into the required rear yard.

REQUEST:

The petitioner, Lakewest Builders, Inc., proposes to remove a portion of the existing deck and construct a four season room at the same location for the property owners, Vozza and Jean Dennis. Even though the new four season room would maintain the same footprint as the existing deck, it would be subject to the 30' rear yard setback requirement as it would be a roofed structure. Therefore, the petitioner is requesting a variance from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal

912 Queensbury Court (PCZ 12-1-032)

April 4, 2012

Page 2 of 2

Code to allow the proposed four season room to encroach 5.5' into the 30' required rear yard setback.

PLANNING SERVICES TEAM REVIEW:

The proposed four season room will maintain the current extent of the encroachment (5.5') in the 30' R1A rear yard area. Although a roofed structure, the four season room will be single story and maintain a 24.5' setback from the rear property line. Staff finds that such improvement will not alter or destroy the essential character of the neighborhood or be a substantial detriment to the adjacent property.

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

The requested variance, if approved, will be subject to compliance with the site plan (Attachment 2) and will only be applicable to the portion of the four season room inside the 30' rear yard setback as shown on the site plan. If the petitioner were to seek additional improvement in the future which encroaches further into the zoning setback, an additional variance and deviation would be required to be processed.

ATTACHMENTS:

1. 912 Queensbury Court – Development Application – PCZ 12-1-032
2. 912 Queensbury Court – Legal Description – PCZ 12-1-032
3. 912 Queensbury Court – Site Plan – PCZ 12-1-032

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 912 Queensbury Ct.
 PARCEL IDENTIFICATION NUMBER (PIN) 0710405032
 APPLICANT'S NAME: LAKEWEST BUILDERS, INC.
 APPLICANT'S ADDRESS: P.O. BOX 142
 CITY: NAPERVILLE STATE: IL ZIP CODE: 60566
 APPLICANT'S DAYTIME PHONE: 630-983-5722
 E-MAIL ADDRESS: lakewestbuilders@comcast.net

OWNER OF PROPERTY: MR & MRS. DENNIS VOZZA
 OWNER'S ADDRESS: 912 Queensbury Ct.
 CITY: NAPERVILLE STATE: IL ZIP CODE: 605
 OWNER'S DAYTIME PHONE: 630-961-2591

ZONING OF PROPERTY: RIA
 AREA OF PROPERTY (Acres or sq ft): 10001
 List Improvements on property (buildings, fences, pools, decks, etc.)
Single family home, shed, deck,

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

EXHIBIT A

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

Thomas J. Higgins 12-27-11
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 27th day of Dec, 2011
Allen Higgins
(Notary Public and Seal)

EXHIBIT A

FINDINGS OF FACT
FOR A REAR YARD SETBACK VARIANCE REGARDING
912 QUEENSBURY COURT, NAPERVILLE, ILLINOIS.

Lakewest Builders, Inc., 7S670 Carriage Way Drive, Naperville, Illinois 60540 (hereinafter “the Petitioner”) on behalf of the Property Owner, Dennis Vozza (“Owner”) respectfully petitions the City of Naperville to grant a rear yard setback variance from Section 6-6A-7 of the City’s Municipal Code to reduce the required rear yard setback from 30 feet to 24.5” feet for the property commonly known as 912 Queensbury Court, Naperville, Illinois (hereinafter the “Subject Property”).

a. *The variance is in harmony with the general purpose and intent of this title; and*

The Subject Property is currently improved with a wood frame deck on the rear of the property which encroaches onto the rear yard setback as shown on the enclosed survey. The existing deck has been in its current location since the home was constructed and has never caused any issues or concerns to the adjacent property owners. The homeowner wishes to get more use out of the deck and is proposing to construct a four season’s room in the location of the existing deck. The homeowner’s request is consistent with intent of the City R-1(A) zoning district and residential character of the neighborhood.

b. *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*

The existing deck has been in its current location for over 20 years, and due to the shallow nature of the lot (125 ft.), and pie shaped configuration it is impractical to locate a four season’s room on the rear off the house without encroaching into the rear yard setback. Therefore, strict enforcement of the R-1(A) 30 foot rear yard setback would result in practical difficulties and reduced enjoyment on the Subject Property.

c. *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title; and*

The existing deck currently encroaches onto the rear yard setback, and the homeowner is requesting permission to enclose the deck so that they may get more use out of the intended three seasons room. This will result in an enhancement to the Subject Property and the homeowner’s use of the Subject Property.

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

The variance will actually enhance the character of the neighborhood by allowing the Petitioner to enhance his home and increase its value and function. The four season’s room will be built in the location of the existing deck. Other than the requested variance, the Subject Property complies with the requirements of the City R-1(A) zoning district. The proposed use of the Subject Property is consistent with the adjacent properties, and therefore will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted.

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: LAKELWEST BUILDERS, INC
Address: P.O. BOX 148
NAPERVILLE, IL 60566

2. Nature of Benefit sought: _____

3. Nature of Applicant (Please check one):

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

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

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

a. THOMAS JURJOVEC 50%

b. 75670 CARRIAGE WAY NAPERVILLE, IL

c. EILEEN JURJOVEC 50% 60566

d. _____

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

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

VERIFICATION

I, THOMAS JURJOVEC 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: Thomas Jurjovec

Subscribed and Sworn to before me this 18 day of MARCH, 2012

Eileen Jurjovec
Notary Public

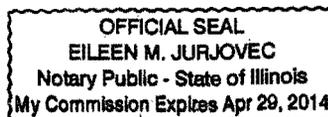


EXHIBIT B

Lot 100 in Brookdale Subdivision Unit No. 1, Being a subdivision in sections 10, 11, and 15, Township 38 North, Range 9 East of the third principal meridian, according to the Plat thereof recorded August 29, 1975 as Document R75-45863 in DuPage County, Illinois.

07-10-405-032



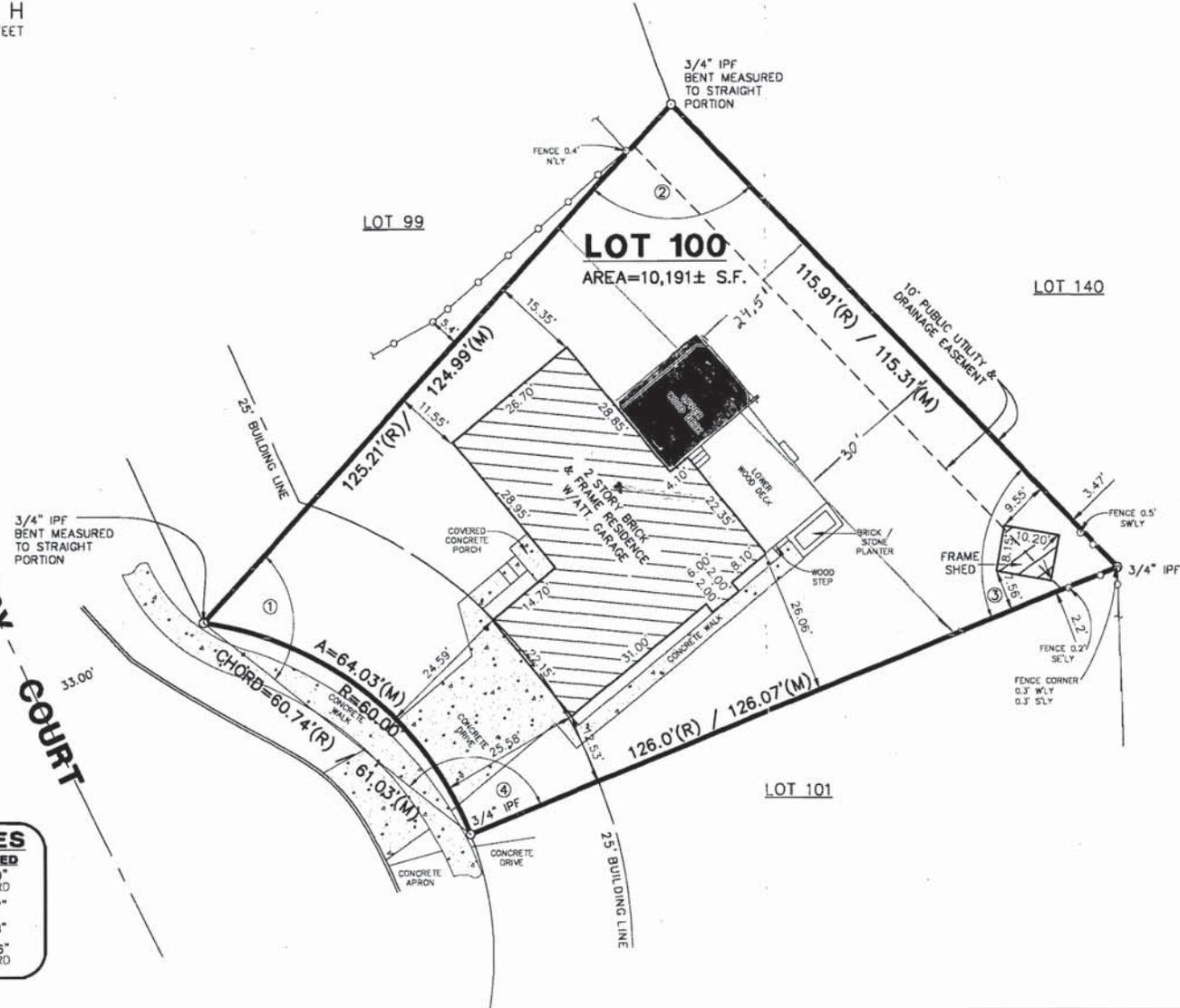
PLAT OF SURVEY

LOT 100 IN BROOKDALE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION IN SECTIONS 10, 11 AND 15, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1975 AS DOCUMENT R75-45863 IN DuPAGE COUNTY, ILLINOIS.

Planning and Zoning Commission - 4/4/2012 - 30

QUEENSBURY COURT
R.O.W. VARIES

ANGLES MEASURED	
①	85°45'59" TO CHORD
②	86°40'37"
③	67°50'18"
④	119°43'06" TO CHORD



CERTIFICATION
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
CITY OF NAPERVILLE }

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MY LICENSE EXPIRES NOVEMBER 30, 2013.

DATED THIS 12th DAY OF DECEMBER, 2011.

Gerald Ferguson
GERALD FERGUSON
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-3567
AES CONSULTANTS, LTD.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-000460
LICENSE EXPIRES APRIL 30, 2013

ABBREVIATIONS

(D) =	DEED DIMENSION
(M) =	MEASURED DIMENSION
(R) =	RECORDED DIMENSION
ATT =	ARC DISTANCE
CH.B =	CHORD BEARING
CH.L =	CHORD LENGTH
CONC. =	CONCRETE
FR =	FRAME
EC =	EDGE OF BRICK
GF =	GARAGE FLOOR
O.H. =	OVERHANG
R =	RADIUS
S =	SOUTH
S.F. =	SQUARE FEET
T/F =	TOP OF FOUNDATION
W =	TOP OF WEST

LEGEND

- FOUND IRON PIPE (IPF)
- SET IRON PIPE (SIP)
- FOUND IRON ROD (IRF)
- ✕ FOUND CROSS IN CONCRETE

WOOD FENCE
METAL FENCE
CHAIN LINK FENCE

- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL FIELD MEASUREMENTS WITH THE LEGAL DESCRIPTION ON THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SHOWN ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORDED DIMENSIONS BY 0.07 FEET OR MORE.
- CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON PER RECORDED SUBDIVISION PLAT.
- FENCE TIES SHOWN WERE MEASURED PERPENDICULAR FROM FENCE CORNERS TO PROPERTY LINE.

JOB NO.	CLIENT	DATE	PRINT
S-41649	LAKESIDE BUILDERS	12/09/11	JP
SHEET NO.	ADDRESS	CHECKED BY	GRV
1 OF 1	216 QUEENSBURY COURT		

AES CONSULTANTS, LTD.
ARCHITECTS
ENGINEERS
SURVEYORS
CORPORATE LANE UNIT 114 NAPERVILLE, IL.
(630) 255-5555



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 12-1-016 **AGENDA DATE:** 4/4/2012
SUBJECT: The Oaks at Naperville Crossings
 Petitioner: Lennar Multifamily Investors, LLC, 14120 Ballantyne Corporate Place, Charlotte, #400, NC 28277

LOCATION: West of Route 59 and north of 95th Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of the following for Lots 14 and 15 in Naperville Crossings:

1. A preliminary plat of subdivision to consolidate Lots 14 and 15 into one lot.
2. A rezoning from B2 (Community Shopping Center District) to R3 (Medium Density Multi-family District).
3. A major change to the Naperville Crossings Planned Unit Development and approval of a preliminary PUD plat to allow for the development of 366 multi-family dwelling units.
4. A conditional use in the R3 District to allow four (4) multi-family buildings that are 53' in height.
5. A deviation from Section 6-9-3:1 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce the number of required off-street parking spaces from 732 to 709 spaces.
6. A deviation from Section 6-9-5:1 (Schedule of Off-Street Loading Requirement) to waive the off-street loading requirements.
7. A deviation from Section 6-9-2:4.2.1 (Yard Requirements for Off-Street Parking Facilities) to allow parking facilities to encroach 6.1' into the required 37.5' front yard setback along Showplace Drive.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, known as Lots 14 and 15 in Naperville Crossings, is generally located west of Route 59 and north of 95th Street. Adjacent to the east side of the subject property is

The Oaks at Naperville Crossings – PC 12-1-016

April 4, 2012

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Showplace Drive, a private drive in the Naperville Crossings development. The property consists of 24.91 acres and is part of the Naperville Crossings Planned Unit Development (PUD) that is zoned B2 (Community Shopping Center District). The controlling site plan for the Naperville Crossings PUD originally designated the site for an age-restricted community, consisting of a senior living multi-family building and 65 townhome units.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The Southwest Community Area Plan (2002) identifies that future use of the property as “Medium Density Residential (up to 8 units per acre)”. The proposed multi-family development is consistent with the recommended future land use.

PLANNING SERVICES TEAM REVIEW:

The petitioner, Lennar Multifamily Investors, LLC, proposes to construct a multi-family rental community, known as The Oaks at Naperville Crossings, on Lots 14 and 15 in Naperville Crossings, which includes 13 apartment buildings, 366 dwelling units, 709 garage and surface parking spaces, as well as site amenities (e.g. a club house, parks, walking trails).

Plat of Subdivision

The petitioner requests approval of a preliminary plat of subdivision in order to consolidate Lots 14 and 15 into one lot. The lot consolidation would facilitate master planning of the development and allow the flexibility to locate buildings and parking lots throughout the site.

Rezoning

The subject property was originally planned for multi-family and attached single-family residential uses as part of the overall Naperville Crossings PUD, although the underlying zoning is B2. In order to align the proposed multi-family residential use of the property with the underlying zoning district, the petitioner requests to rezone Lots 14 and 15 to R3 (Medium Density Multi-family District). The proposed R3 zoning is consistent with the zoning designation of Lot 12 in Naperville Crossing (currently improved with Fire Station #10) as well as the adjacent Heatherstone townhome development.

Major Change to the PUD

The proposed multi-family development represents a major change to the original planned use of the subject property. Instead of an age-restricted community (i.e., senior apartments and townhomes), the petitioner is proposing non age-restricted apartment units in order to meet the rising market demand for rental housing.

The Statement of Intent and Concept for the Naperville Crossings PUD indicates that the development will be “a commercial and residential community which meets the needs of the larger community that surrounds it as contemplated by the Master Plan of Naperville.” Site design and landscaping plans associated with the PUD further express the intent of a pedestrian friendly, cohesive, mixed use site. Staff finds the proposed multi-family development is consistent with the concept and intent of the Naperville Crossings PUD as well as the criteria for PUD approval. The proposed residential use would complement the adjacent existing and planned commercial uses and transform Naperville Crossings into a true mixed-use development as originally envisioned.

The Oaks at Naperville Crossings – PC 12-1-016

April 4, 2012

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The proposed PUD plat and landscape plan meets the design standards and criteria for PUD's.

- In addition to 366 apartment units in the form of 13 buildings, the development includes a club house/pool, parks, pedestrian linkage throughout the development and to adjacent land uses, and retention ponds improved with walking trails, overlooks, decorative retaining walls and railings, and landscaping.
- The development provides 39% (9.75 acres) of the overall site as common open area and site amenities, exceeding the 35% minimum requirement for multi-family PUD's.
- The buildings are strategically located to minimize the impact on the adjacent residential use (White Eagle Club). Buildings with a lower height of 42.5' (Type A) are being located closer to White Eagle Club while buildings with a greater bulk and height (53', Type B) are being located closer to Showplace Drive.
- Substantial landscaping treatments are incorporated along the White Eagle Club property lines, Showplace Drive and the movie theatre parking lot, in compliance with Section 5-10-3 (Landscaping and Screening) of the Municipal Code.
- A single centrally located trash compactor is provided inside a masonry building instead of locating multiple trash enclosures throughout the development. Curb-side trash pick-ups will be provided by the management company to serve the residents.
- The development completes the Streetscape along Showplace Drive to include on-street parking, parkway trees and a 5' wide sidewalk.

Amendment to the Annexation Agreement

In conjunction with the Major Change to the PUD, the petitioner seeks an amendment to the Naperville Crossings Annexation Agreement to remove Provision S25.0 (Age Restricted Developments) of the First Amendment to the Annexation Agreement (Attachment 2), which stipulates that all residential portions of the development shall be operated as age-restricted communities and an age-restricted covenant shall be recorded simultaneously with recordation of the PUD plat. Correspondingly, the petitioner agrees to also amend S20.0 (School Donation) to require school donation by payment of fees-in-lieu of land contribution in accordance with Section 7-3-5 (Dedication of Park Lands and School Sites or for Payment of Fees in Lieu of) of the Municipal Code. Such amendments to the Annexation Agreement are subject to the review and approval of the City Council only, but are noted here for the Planning and Zoning Commission's information.

Although the Annexation Agreement stipulates age-restricted development on the subject property, the 2002 Southwest Community Area Plan places no age restriction for the residential portion of Naperville Crossings and the Southwest Community Area Scorecard anticipated student generation from the site. The proposed multi-family development is consistent with recommendations of the Comprehensive Master Plan.

Conditional Use for Height

The maximum height limit of all buildings in R3 District is 43'. A conditional use is required for buildings in excess of 43' in height but not greater than 75' in height. Therefore, the petitioner requests a conditional use in the R3 district in order to construct four Type B buildings to a maximum height of 53'. The four Type B buildings are clustered along Showplace Drive, away

The Oaks at Naperville Crossings – PC 12-1-016

April 4, 2012

Page 4 of 5

from the adjacent residential use (White Eagle Club). Furthermore, they don't directly front on Showplace Drive; instead, they are oriented toward a central courtyard with only the sides of two of the buildings facing Showplace Drive. The site design minimizes the bulk impact of the 53' tall buildings on the future commercial uses across from Showplace Drive. The requested height conditional use also allows a greater portion of the land to be used for other functions such as parking, common open space and site amenities.

Building Design

The proposed buildings and structures are highly appointed residential style structures that incorporate a range of exterior materials including stone, brick, stucco and fiber cement board siding, all in compliance with the 50% masonry requirement for multi-family buildings. To soften the overall massing of the community, the buildings utilize vertical masonry elements and strong horizontal banding and material separations to break up the building façades. In addition, balconies with vertical columns, large windows and patio doors, and garage doors with design features are provided to add architectural interests to the buildings. Two variations (Types A and B) of the design theme are applied to accommodate buildings of two different scales primarily through the use of different materials and colors as well as to avoid monotony. Staff finds that the proposed buildings and accessory structures comply with the Naperville Building Design Guidelines. However, in order to satisfy one of the PUD standards for superior architectural design, staff is working with the petitioner to further improve the east (side) elevations of the two Type B buildings that face Showplace Drive to avoid the appearance of a blank wall.

Parking Deviation

The petitioner is requesting a deviation from the parking requirement (i.e. a minimum of 2 spaces per dwelling unit) to reduce the number of required off-street parking spaces from 732 spaces to 709 spaces. Of the 709 spaces proposed, 139 are provided in garages and 570 are provided in surface parking lots. The petitioner indicated that the driveways leading to the garages inside the buildings could provide an additional 104 parking spaces. These driveway spaces are not counted toward the parking requirement because tandem spaces do not meet the code requirement for off street parking facilities to have appropriate means of vehicular access from a public street or an improved alley. However, staff finds that availability of the driveway spaces would make granting of the variance reasonable. Similar parking arrangements have been approved for other Naperville apartment developments such as The Preserves at River Run, Bristol Station, and Railway Plaza. Please note that the development also provides 13 on-street parking spaces on Showplace Drive, which will be dedicated for public parking and are therefore not included in the off-street parking calculation.

Loading Deviation

A deviation is requested to waive the off-street loading requirements for the development. One loading space is required for each of the multi-family buildings exceeding 30,000 square feet of gross floor area. The petitioner indicated that truck traffic would be prohibited within the development and therefore the use of loading berths is both undesirable and unnecessary. As is the practice in most multi-family developments, residents would use the parking lot for loading and unloading.

The Oaks at Naperville Crossings – PC 12-1-016

April 4, 2012

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Parking Setback Deviation

The proposed surface parking lot along Showplace Drive would encroach into the required 37.5' front yard setback in the R3 District. The encroachments would range between 2.4' and 6.1'. The minimum distance of the parking lot and the Showplace Drive would be maintained at 19' (without on-street parking) and 9' (with on-street parking), which is consistent with the planned commercial uses across from Showplace Drive. Staff finds that the deviation would not have a negative impact on the surrounding properties.

Conclusion

The Oaks at Naperville Crossings are consistent with intent and concept of the Naperville Crossings PUD as well as the design standards and criteria for PUD's. The petitioner has provided responses to the criteria for approving the aforementioned requests in the attached Development Petition. Staff concurs with the petitioner's findings.

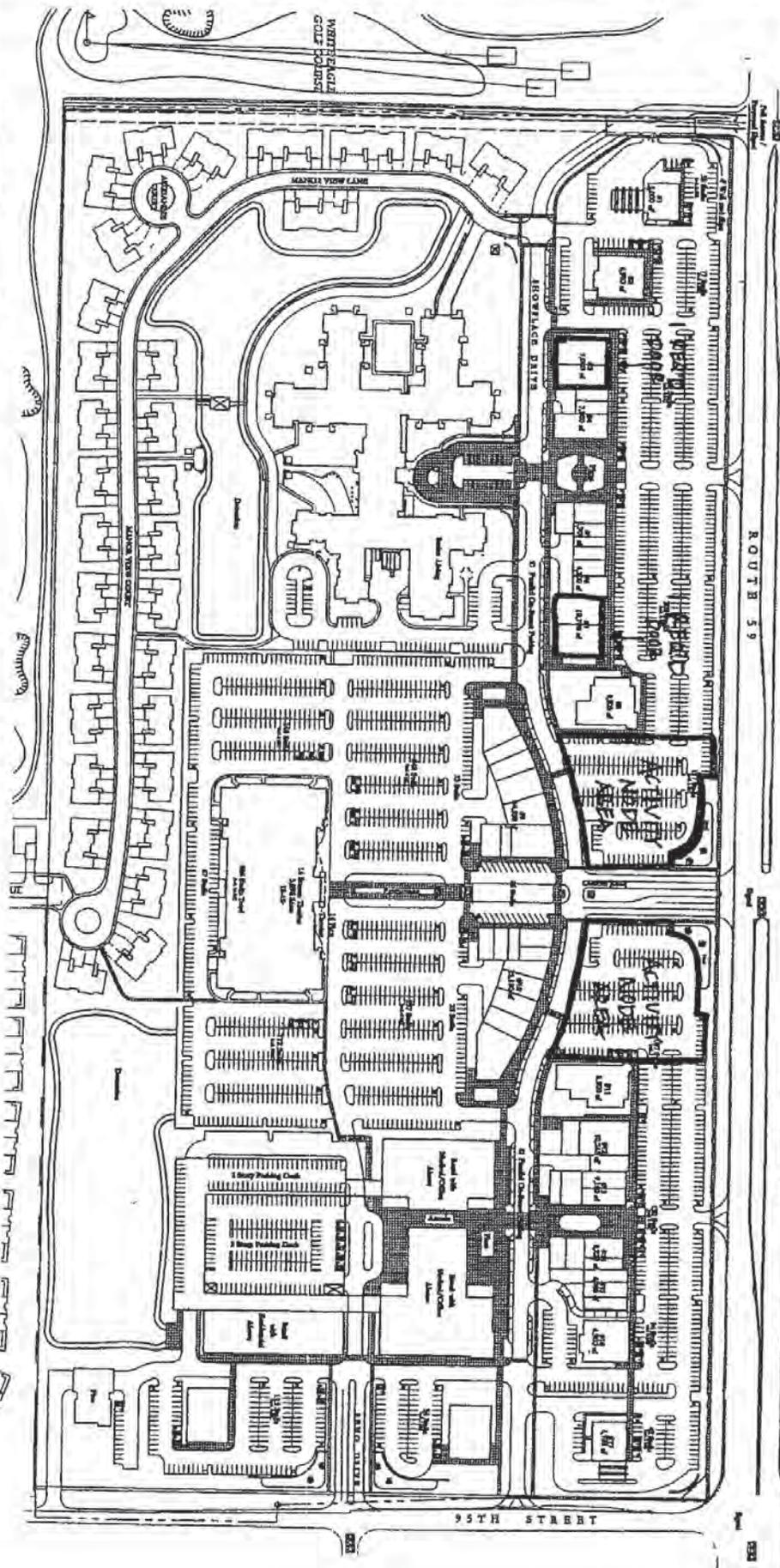
ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. The Oaks at Naperville Crossings – Controlling Site Plan for the Naperville Crossings PUD – PC 12-1-016
2. The Oaks at Naperville Crossings – First Amendment to the Annexation Agreement – PC 12-1-016
3. The Oaks at Naperville Crossings – Development Application – PC 12-1-016
4. The Oaks at Naperville Crossings – Petition – PC 12-1-016
5. The Oaks at Naperville Crossings – Legal Description – PC 12-1-016
6. The Oaks at Naperville Crossings – Preliminary Subdivision Plat – PC 12-1-016
7. The Oaks at Naperville Crossings – Preliminary PUD Plat – PC 12-1-016
8. The Oaks at Naperville Crossings – Plan Narrative – PC 12-1-016
9. The Oaks at Naperville Crossings – Preliminary Landscape Plan – PC 12-1-016
10. The Oaks at Naperville Crossings – Open Space Exhibit – PC 12-1-016
11. The Oaks at Naperville Crossings – Building Elevations – PC 12-1-016
12. The Oaks at Naperville Crossings – Letter from Prudential Real Estate Investors – PC 12-1-016
13. The Oaks at Naperville Crossings – Petitioner's Letter Re Outreach to Neighboring Communities – PC 12-1-016
14. The Oaks at Naperville Crossings – Letter from the Park District – PC 12-1-016

R2005 211710



Area	Footings	Perch
Buildings	3,700 sq ft	77 sq ft
Gravel lot	158,208 sq ft	1,095 sq ft
Developer drive	75 sq ft	4.9
Concrete road	24 sq ft	1.4
Asphalt	187,294 sq ft	1,277 sq ft
Asphalt	40,000 sq ft	283 sq ft
Asphalt	227,294 sq ft	1,410 sq ft
		14.1
		9.5

Not including total road parking on adjacent lots
Not including cross-streets/broads

Naperville Crossings 631.616
2007

MIDAMERICA
DEVELOPMENT PARTNERS, LLC

HOK ARCHITECTS + PLANNERS, INC.
15 SOUTH WALDEN AVENUE WASHINGTON HEIGHTS, ILLINOIS 60090

Site Plan
Plan 35A



EXHIBIT E-1a

19
[Handwritten signature]

Created 3/23/04, Last Revised 5/13/04

PROPERTY ADDRESS:

P.I.N. 01-04-400-003

RETURN TO:

CITY Clerk

Post Office Box 3020

Naperville, IL 60566-7020

**FIRST AMENDMENT TO THE NAPERVILLE CROSSINGS
ANNEXATION AGREEMENT**

THIS AMENDMENT is made and entered into this 6th day of April, 2004, by and between the CITY OF NAPERVILLE, DuPage and Will Counties, an Illinois Municipal Corporation, with offices at 400 South Eagle Street, Naperville, Illinois 60540, (hereinafter referred to as the "CITY") and 5995 Venture LLC, with offices at 2333 N Harlem Avenue, Chicago, Illinois, 60707 and Midco Town Center LLC, with offices at Two Mid-America Plaza, Suite 604, Oak Brook Terrace, Illinois, 60181, (hereinafter referred to as the "OWNER and DEVELOPER")

WITNESSETH

WHEREAS, OWNER is the owner of record of the property legally described on Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "SUBJECT PROPERTY"), and

WHEREAS, the CITY and the OWNER and DEVELOPER hereto mutually desire to modify the terms of the Annexation Agreement, and

WHEREAS all statutory and ordinance notice and public hearing requirements have been satisfied

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties agree as follows

EXHIBIT C

SECTION 1: The above-stated Recitals are a material part of this First Amendment and are hereby incorporated in this section by reference

SECTION 2: The Annexation Agreement for Naperville Crossings dated February 23, 2004, shall remain in full force and effect, except as modified by this First Amendment, in accordance with the following sections

SECTION 3: The Annexation Agreement for Naperville Crossings dated February 23, 2004 is hereby amended by deleting the stricken language and adding the underlined language as follows

S12.0 FIRE STATION SITE ON LOT 12.

S12 1 The OWNER and DEVELOPER agree to deed lot ~~10~~ 12 to the CITY for the purpose of a fire station at no cost to the CITY prior to approval of a Final PUD Plat for any site specific development within the SUBJECT PROPERTY The deed shall contain the following restriction If lot ~~10~~ 12 does not develop as a CITY fire station within 20 years of this agreement, then lot ~~10~~ 12 shall revert to the OWNER and DEVELOPER Any fire station that shall be developed on the property shall be of the same or greater quality constructed by the CITY at its various fire station locations The fire station shall meet the architectural standards established in this agreement for the overall development of the SUBJECT PROPERTY

S12 2 The OWNER and DEVELOPER agree to complete all initial public improvements other than the construction of the fire station on lot ~~10~~ 12 as will be shown on the approved final engineering and will install seed or sod prior to deeding it to the CITY

S12 3 The OWNER and DEVELOPER and the CITY agree to consider a maintenance agreement for the maintenance of lot ~~10~~ 12 until the lot is developed as a fire station or deeded back to the OWNER and DEVELOPER

S20.0 SCHOOL DONATION.

S20 1 ~~The school donation for the SUBJECT PROPERTY shall be calculated based on the total number of bedroom counts The school donation for the subject property shall be calculated and paid prior to recording of the Final PUD Plat for the SUBJECT PROPERTY and shall be based upon the school donation ordinance of the CITY in effect at that time Subject to compliance with Section S25 0 of this agreement, the required school donation for the~~ SUBJECT PROPERTY is hereby waived

S20 2 ~~The Owner acknowledge that the school donation established herein is done so pursuant to City of Naperville ordinance and Code provisions and agree that payment of said amount shall not be paid under protest~~ The OWNER and DEVELOPER acknowledge that if the requirements of Section S25 0 are not adhered to at any point in the utilization of the SUBJECT PROPERTY, the OWNER or DEVELOPER shall meet the required school donation by payment of the cash in-lieu-of-land contribution, which shall be calculated in accordance with Section 7-3-5 (Dedication of Park Lands and School Sites or for Payment or Fees in Lieu Of) of the Naperville Municipal Code in effect at the time that the SUBJECT PROPERTY is determined to be non-compliant with Section S25 0 of this agreement and shall be based upon the total number of bedrooms included within the SUBJECT PROPERTY Said cash-in-lieu-of-land contribution shall be paid within 30 days of determination of non-compliance with Section S25 0 of this agreement

S22.0 CONSISTENCY WITH APPROVED PLANS.

S22 1 The OWNER and DEVELOPER intend to develop the SUBJECT PROPERTY substantially in accordance with the following plans

S22 1 1 ~~Preliminary~~ Final Subdivision Plat and Amended Preliminary PUD Plat for the overall development, prepared by Intech Consultants, Inc , dated October 30, 2003, and with a revised date of January 6, 2004 May 7, 2004, attached hereto and incorporated herein by reference as EXHIBIT "D".

S22 1 2 ~~Preliminary~~ Final Site Plan (~~Plan B~~) for the overall development, prepared by HKM Architects and Planners, Inc , dated February 11, 2004, ~~February 13, 2004 and February 17, 2004~~ with a revised date of May 10, 2004, attached hereto and incorporated herein by reference as EXHIBIT "E1".

S22 1 3 ~~Preliminary~~ Site Plan Details for the overall development, prepared by HKM Architects and Planners, Inc , dated February 11, 2004, with a revised date of May 10, 2004 attached hereto and incorporated herein by reference as EXHIBIT "E2 - E6".

S22 1 4 Streetscape Plan for Showcase Drive, prepared by Hitchcock Design Group, dated March 23, 2004, with a revised date of May 10, 2004 attached hereto and incorporated herein by reference as EXHIBIT "E7 - E8".

S22 1 35 * * *

87

S24.0 LANDSCAPING PLANS

S24 1 * * *

S24 2 The Final Landscaping Plan for ~~Lot 6 and 7 (Movie Theater and Senior Housing)~~ the Movie Theater and Carriage Club (depicted as Lots 7, 14, and 15 on EXHIBIT "D") shall be in substantial conformance with the Preliminary Landscaping Plan attached hereto and incorporated herein by reference as EXHIBIT "K" The remaining lots shall submit a Final Landscaping Plan to the Plan Commission and City Council for approval at the time of Final PUD Platting

S24 3 Green Space Plan, prepared by Rolf Campbell & Associates, dated October 27, 2003, with a revised date of March 23, 2004, with a revised date of May 10, 2004 attached hereto and incorporated herein by reference as EXHIBIT "L".

S25.0 AGE RESTRICTED DEVELOPMENTS.

S25 1 The OWNER and DEVELOPER agree that ~~lot 7/Carriage Club of Naperville~~ all residential portions of the SUBJECT PROPERTY shall be operated as an age restricted ~~community~~ communities in compliance with all applicable State and Federal laws (Illinois Human Rights Act 775 ILCS 5/3 – 106, Federal Housing for Older Persons Act 42 USCA 3607)

S25 2 The OWNER and DEVELOPER shall submit language to the CITY imposing the age-restricted covenant for approval prior to the time of Final PUD approval The restriction shall be in the form of a covenant running with the land, which shall be recorded simultaneously with recordation of the final PUD plat for ~~lot 7~~ any portion of the SUBJECT PROPERTY to be developed with residential uses Said covenant shall be included on the final plat for ~~lot 7~~ any portion of the SUBJECT PROPERTY to be developed with residential uses

A 8

IN WITNESS WHEREOF, the parties set their hands and seals as of the date first written above

CITY OF NAPERVILLE

By A. George Pradel
A George Pradel
Mayor

Attest
By Suzanne L Gagner
Suzanne L Gagner
City Clerk

State of Illinois)
)
County of DuPage)

The foregoing instrument was acknowledged before me by A George Pradel, Mayor, and Suzanne L Gagner, City Clerk, this 21st day of May, 2004, A D



Josephine A. Kuffner
Notary Public

-seal-

OWNER and DEVELOPER

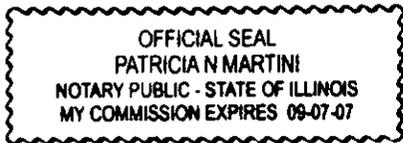
5995 Venture LLC
2333 N Harlem Avenue
Chicago, Illinois, 60707

By Stephen J. Subach Sr.
[name] Stephen J. Subach Sr.
[title] managing member

Attest
By [Signature]
[name]
[title]

State of Illinois)
County of Cook)

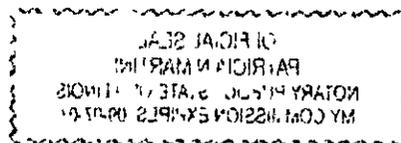
The foregoing instrument was acknowledged before me by STEPHEN J. SUBACH, SR.
MANAGING MEMBER, this
14th day of May, 2004, A D



Patricia N. Martini
Notary Public

-seal-

6/0



OWNER and DEVELOPER

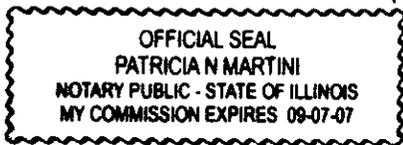
Midco Town Center, LLC

By Michael D. Firsel
[name] MICHAEL D. FIRSEL
[title] MANAGER

Attest [Signature]
By _____
[name]
[title]

State of Illinois)
County of Cook)

The foregoing instrument was acknowledged before me by MICHAEL D. FIRSEL,
MANAGER, and _____, this
14th day of May, 2004, A D

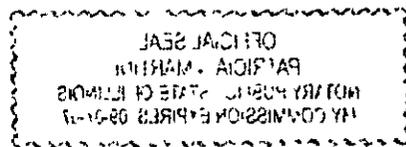


Patricia N. Martini
Notary Public

-seal-

(This instrument was prepared by The City of Naperville, 400 S Eagle Street, Naperville,
Illinois, 60540)

X 11



Naperville Crossings
LEGAL DESCRIPTION

The East ½ of Southeast ¼ of Section 4, Township 37 North, Range 9 East of the Third Principal Meridian, Excepting therefrom that part conveyed to the State of Illinois by Trustee's Deed recorded March 22, 1995 as Document No R95-18000, in Will County, Illinois

PIN 01-04-400-003

*southwest corner of 95th St.
and Rd. 59, Naperville, IL 60564*

FINAL SUBDIVISION PLAN & AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR NAPERVILLE CROSSINGS NAPERVILLE, ILLINOIS

2041 OF THE EAST HALF OF THE THIRD PRINCIPAL MERIDIAN WILL COUNTY ILLINOIS

OWNER'S CERTIFICATE MICO TOWN CENTER LLC

STATE OF ILLINOIS COUNTY OF Madison

THIS IS TO CERTIFY THAT MICO TOWN CENTER LLC IS THE OWNER OF THE PROPERTY DESCRIBED AS... THE OWNER HAS CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED DATED THIS 21st DAY OF August AD 2012

STATE OF ILLINOIS COUNTY OF Madison NOTARY

A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

SCHOOL DISTRICT SUBDIVISION AGREEMENT THE UNDERSIGNED BEING DAILY SWORN UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

MORTGAGEE'S CERTIFICATE MORTGAGE BANK, N.A.

STATE OF ILLINOIS COUNTY OF Cook

THIS IS TO CERTIFY THAT MORTGAGE BANK, N.A. AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED MAY 19, 2010... THE OWNER HAS CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED DATED THIS 21st DAY OF August AD 2012

STATE OF ILLINOIS COUNTY OF Cook NOTARY

A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

SCHOOL DISTRICT SUBDIVISION AGREEMENT THE UNDERSIGNED BEING DAILY SWORN UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

OWNER'S CERTIFICATE SMO VENTURE LLC

STATE OF ILLINOIS COUNTY OF DuPage

THIS IS TO CERTIFY THAT SMO VENTURE LLC IS THE OWNER OF THE PROPERTY DESCRIBED AS... THE OWNER HAS CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED DATED THIS 21st DAY OF August AD 2012

STATE OF ILLINOIS COUNTY OF DuPage NOTARY

A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

SCHOOL DISTRICT SUBDIVISION AGREEMENT THE UNDERSIGNED BEING DAILY SWORN UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

MORTGAGEE'S CERTIFICATE MORTGAGE BANK AND TRUST COMPANY

STATE OF ILLINOIS COUNTY OF DuPage

THIS IS TO CERTIFY THAT MORTGAGE BANK AND TRUST COMPANY AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED FEBRUARY 11, 2011... THE OWNER HAS CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED DATED THIS 21st DAY OF August AD 2012

STATE OF ILLINOIS COUNTY OF DuPage NOTARY

A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

SCHOOL DISTRICT SUBDIVISION AGREEMENT THE UNDERSIGNED BEING DAILY SWORN UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS... I, the undersigned, being duly sworn upon my oath, depose and say that the foregoing is a true and correct copy of the original instrument...

INTECH CONSULTANTS, INC. SHEET 3 OF 3 #97013

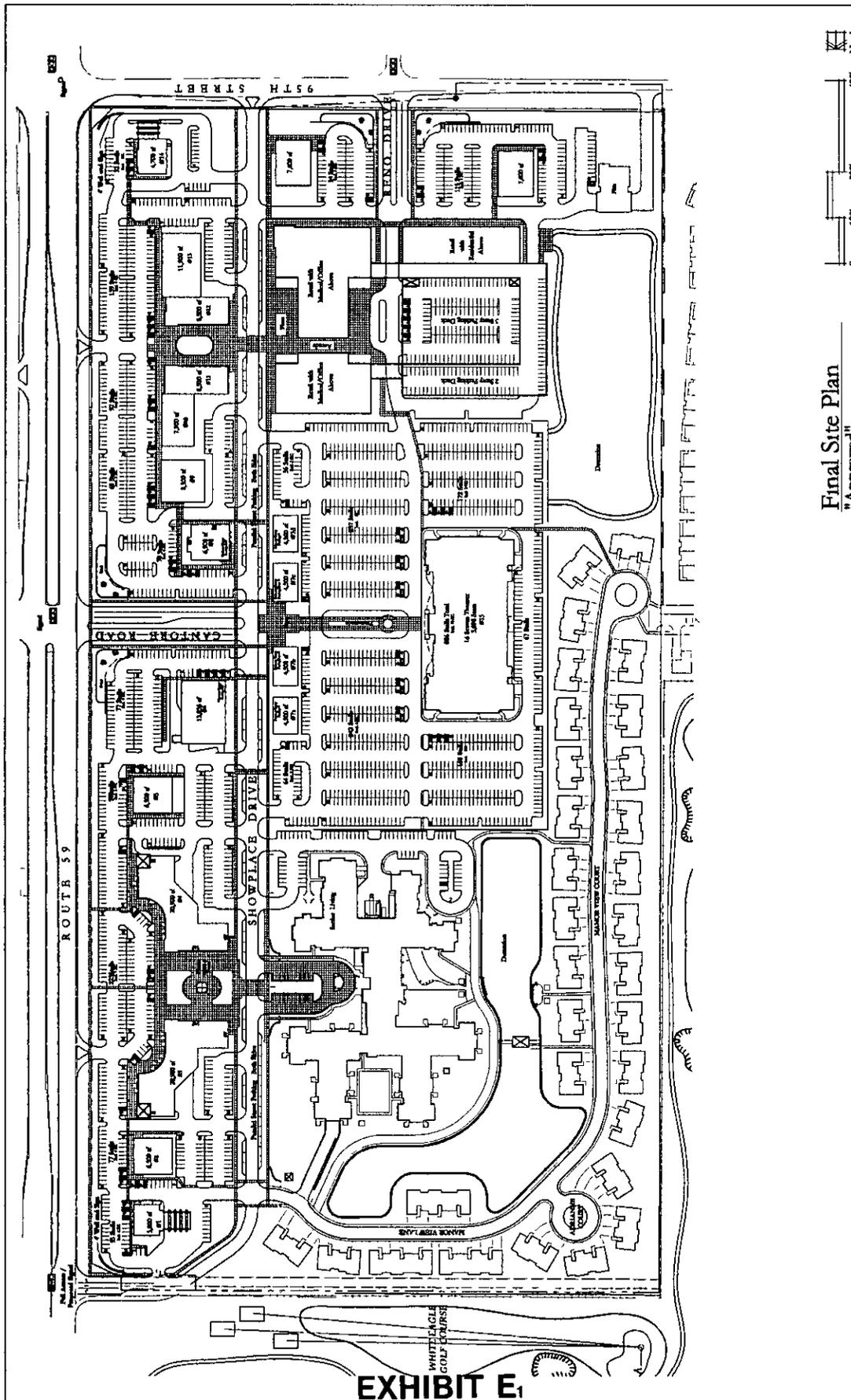


EXHIBIT E₁

Naperville Crossings 06-1001
and 12-1001 LDRS

Mid-America Investment & Development Company

HKM ARCHITECTS + PLANNERS, INC. A NATIONAL BOARD MEMBER-ROBERT LILLOCK 0003 0000

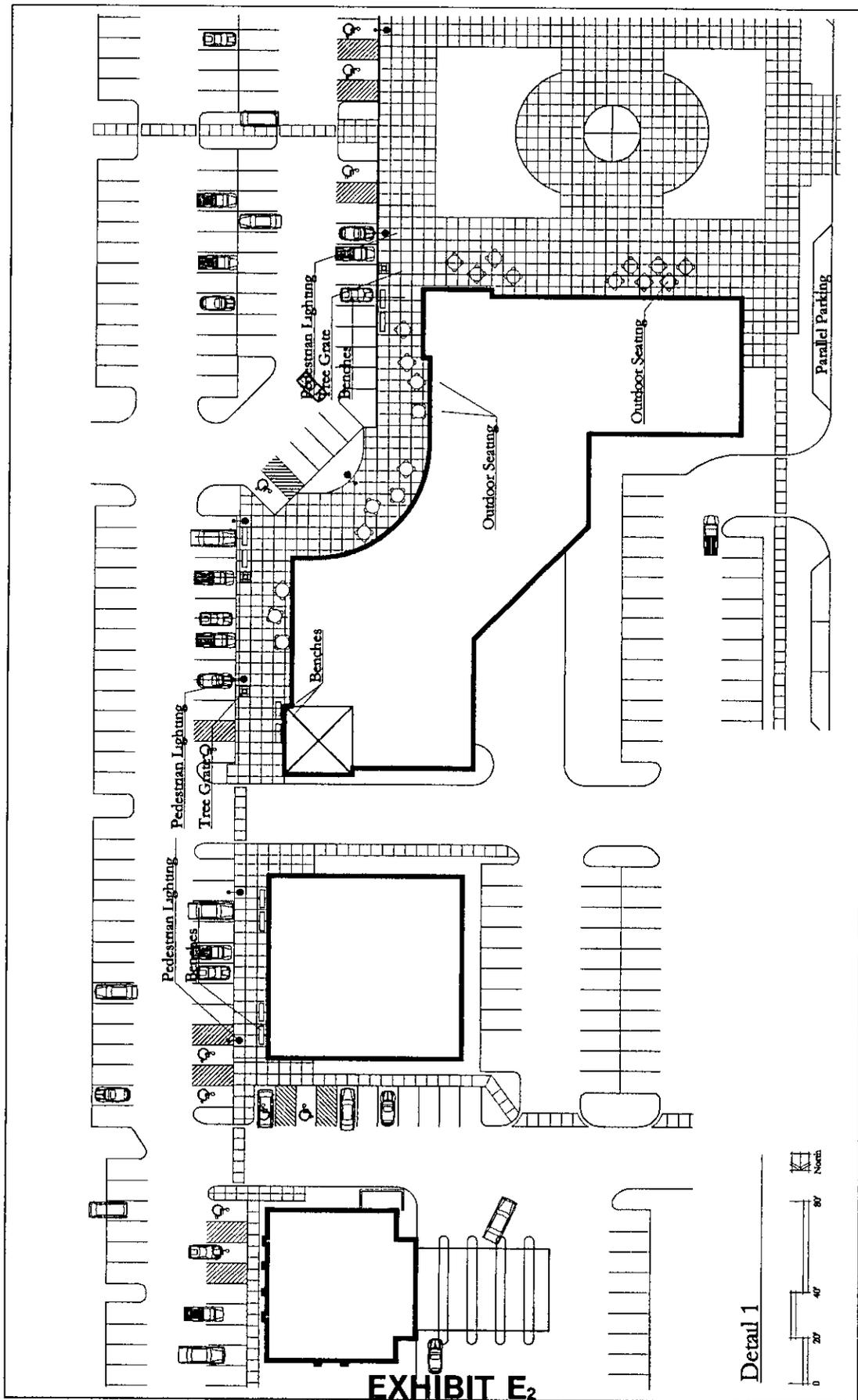
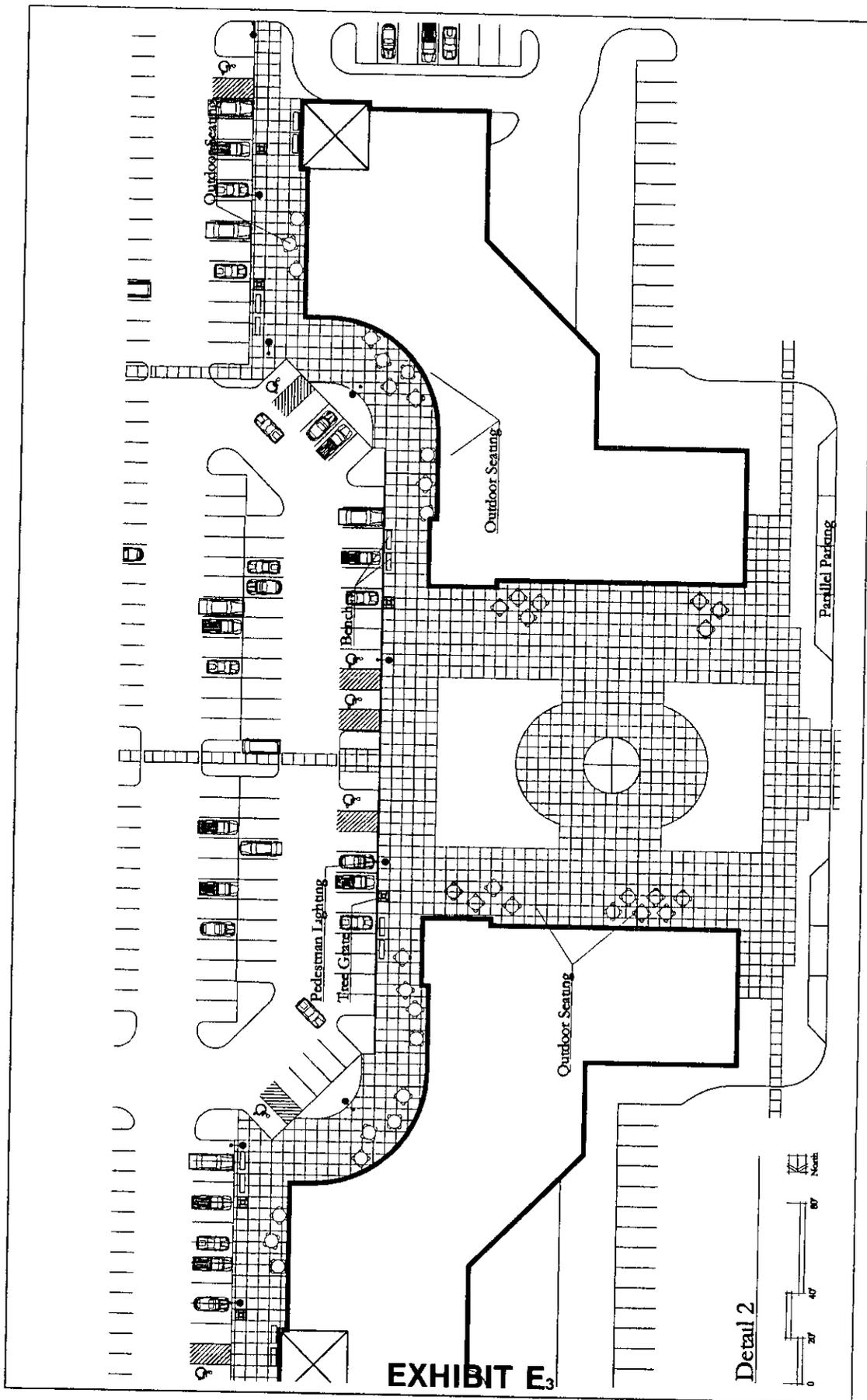


EXHIBIT E₂

Detail 1



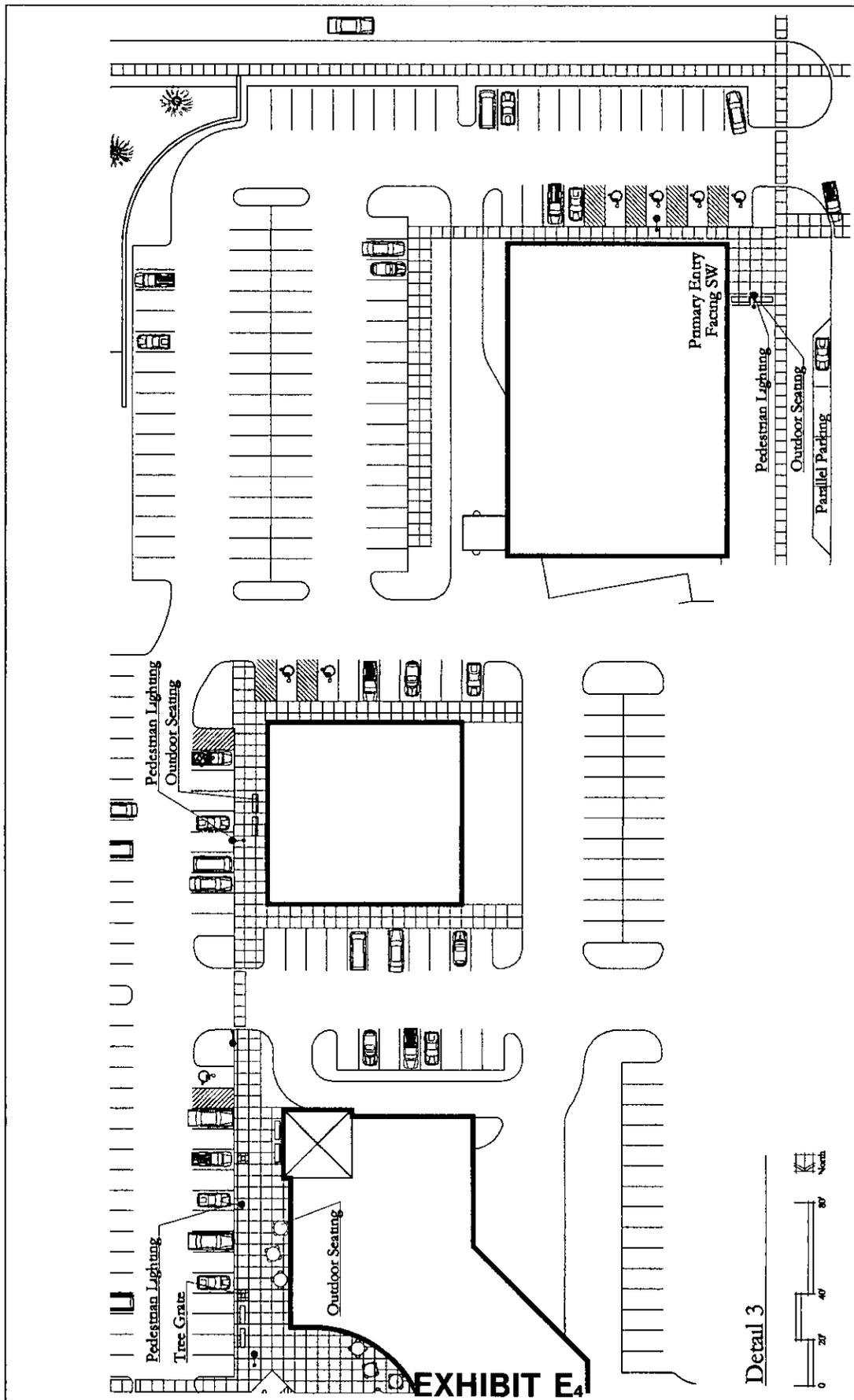
Naperville Crossings 08.10.04 Job No. 0079
Mid-America Investment & Development Company
HKIM ARCHITECTS + PLANNERS, INC 6 SOUTH OAK AVENUE WILMINGTON, MASSACHUSETTS 01890 603.655.8200



Naperville Crossings 2011.04.01
 2011.04.01

Mid-America Investment & Development Company

HK/M ARCHITECTS + PLANNERS, INC.
 100 EAST WASHINGTON STREET, SUITE 1000, CHICAGO, IL 60601



H.K.M. ARCHITECTS + PLANNERS, INC.
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502

Mid-America Investment & Development Company

Naperville Crossings
 15151 N. 10th St.
 Naperville, IL 60563

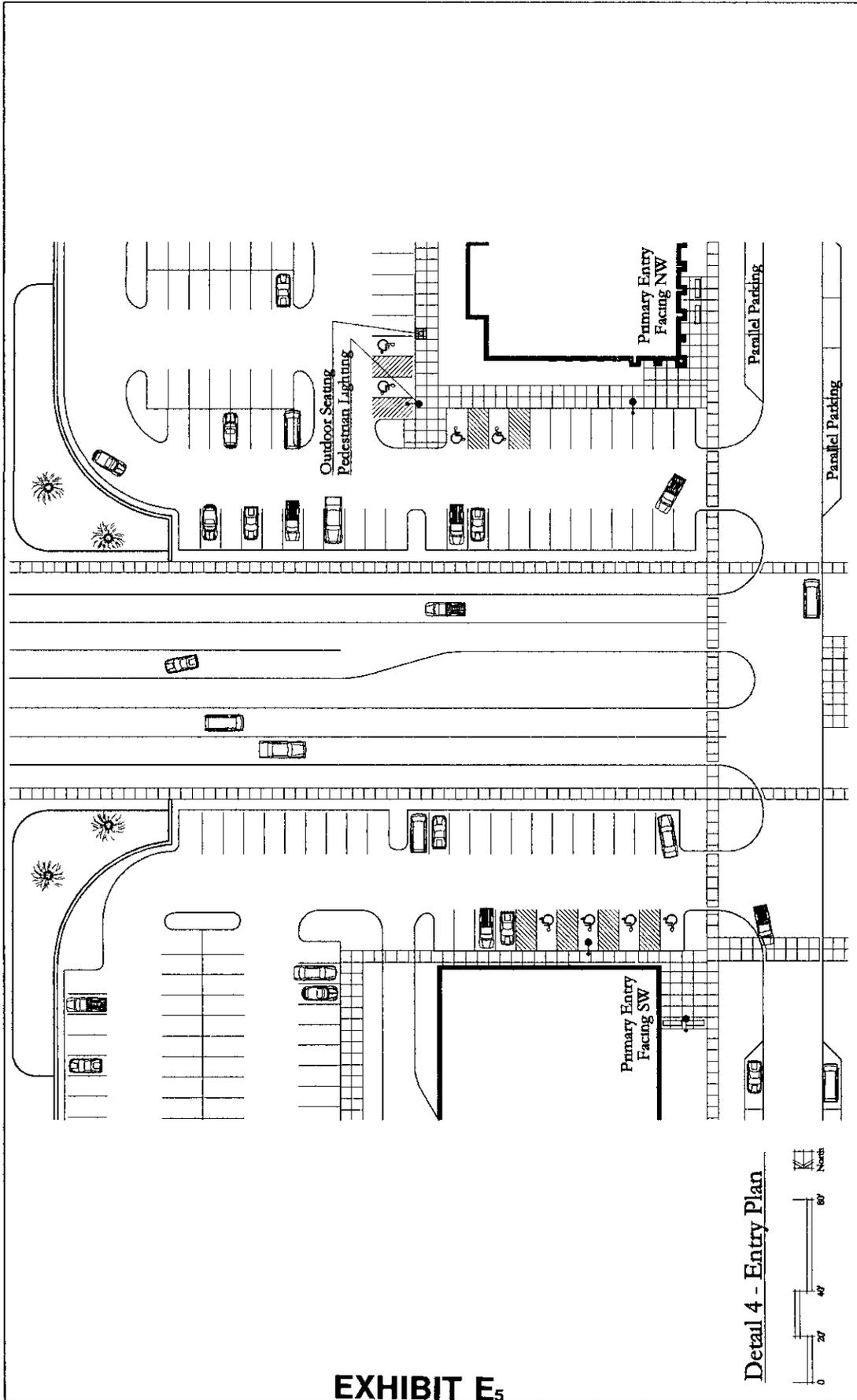


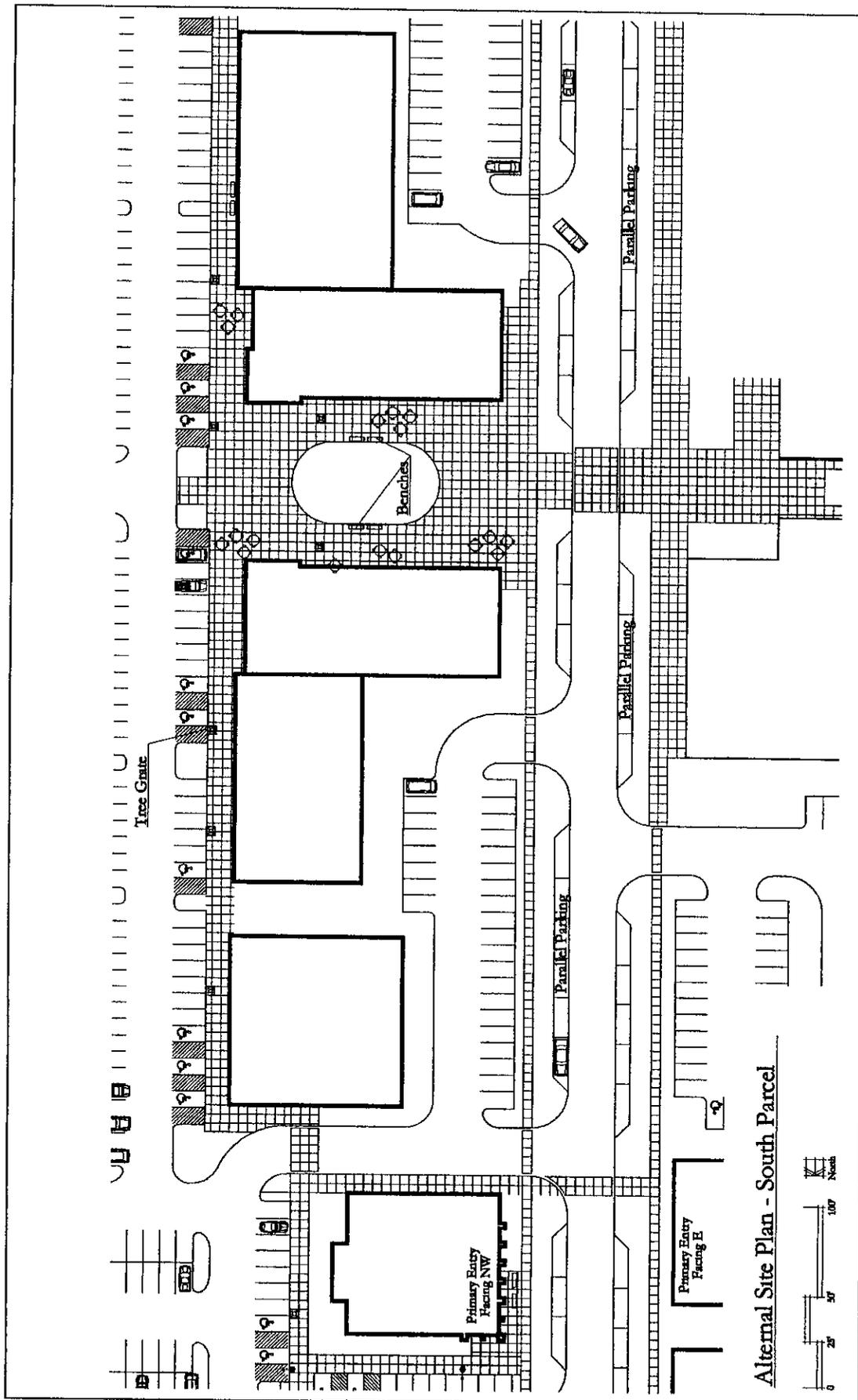
EXHIBIT E₅

Detail 4 - Entry Plan

Naperville Crossings REV. 10/04 JOB NO. 10009

Mid-America Investment & Development Company

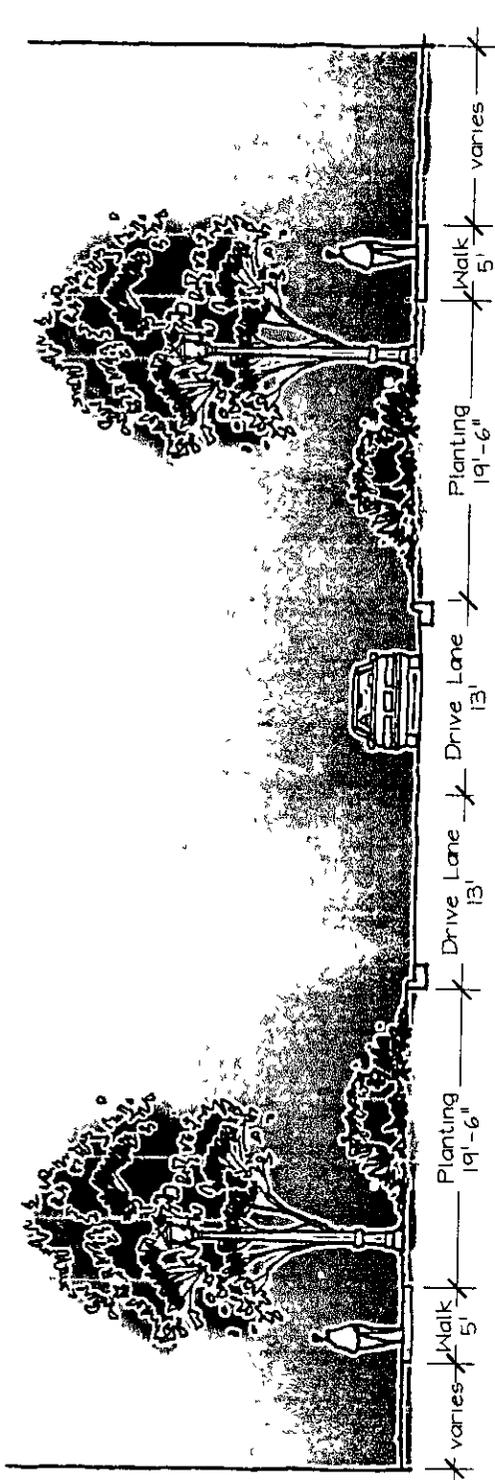
HKIM ARCHITECTS + PLANNERS, INC. 18 SOUTHVALE AVENUE CHICAGO, ILLINOIS 60605 312.467.0004



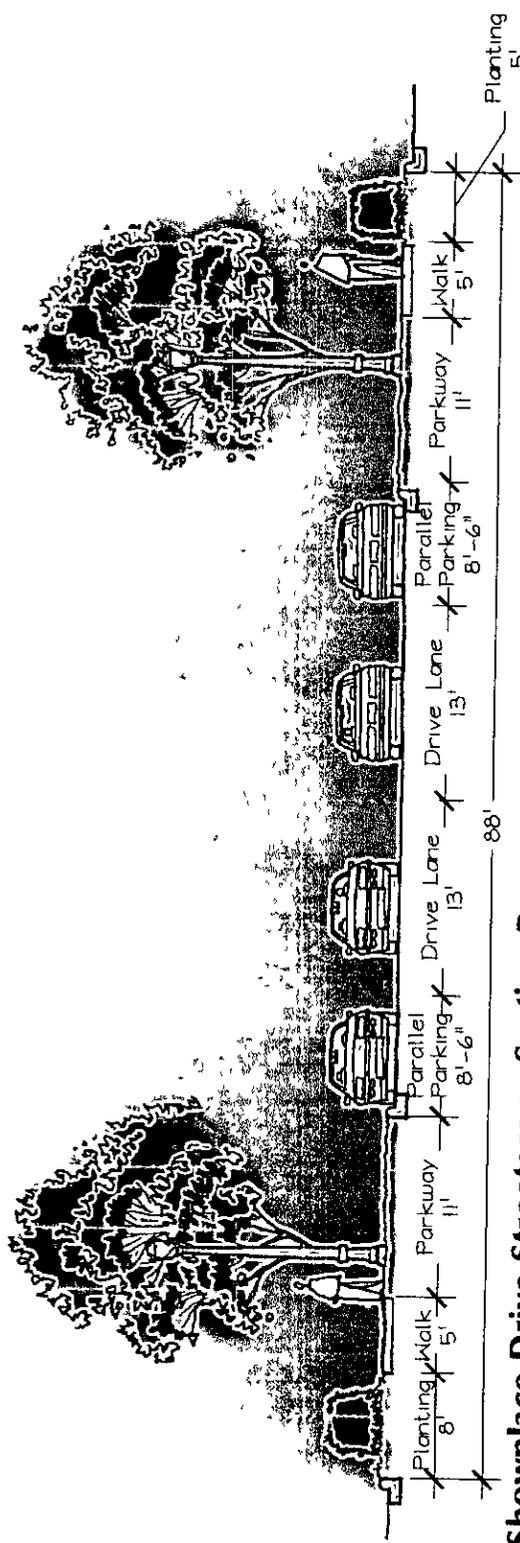
Alternat Site Plan - South Parcel

Naperville Crossings DEVELOPER
Mid-America Investment & Development Company
HKM ARCHITECTS + PLANNERS, INC. ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS

EXHIBIT E₆



Showplace Drive Streetscape Section A



Showplace Drive Streetscape Section B

EXHIBIT E7

92

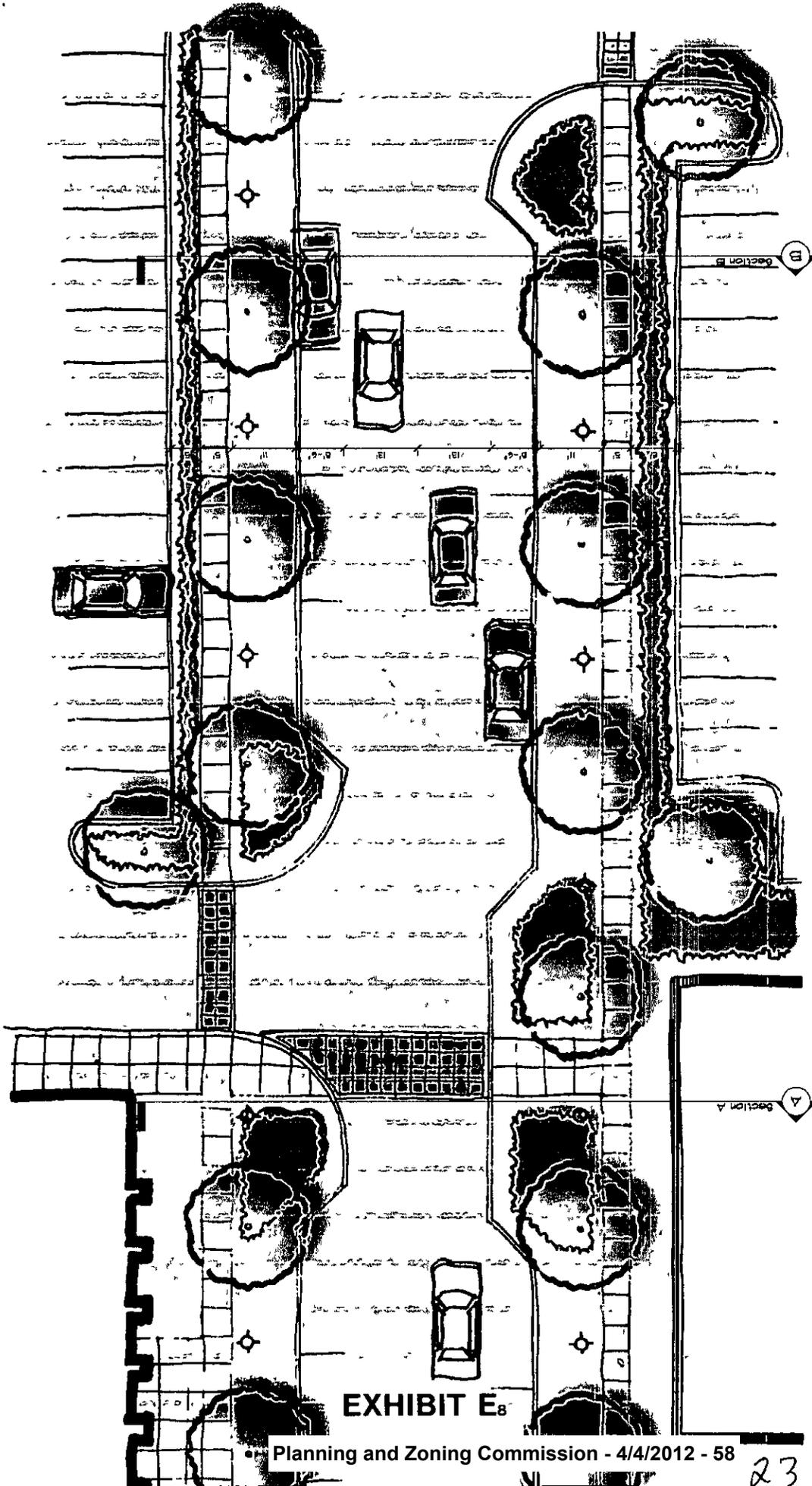
naperville crossings
 Typical Cross Sections

prepared by
5885, LLC

prepared by
 Hitchcock Design Group
 Creating Smarter Places

Scale: 1" = 20' 0"

Revised: May 10, 09
 8/8/09 J
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Showplace Drive Streetscape

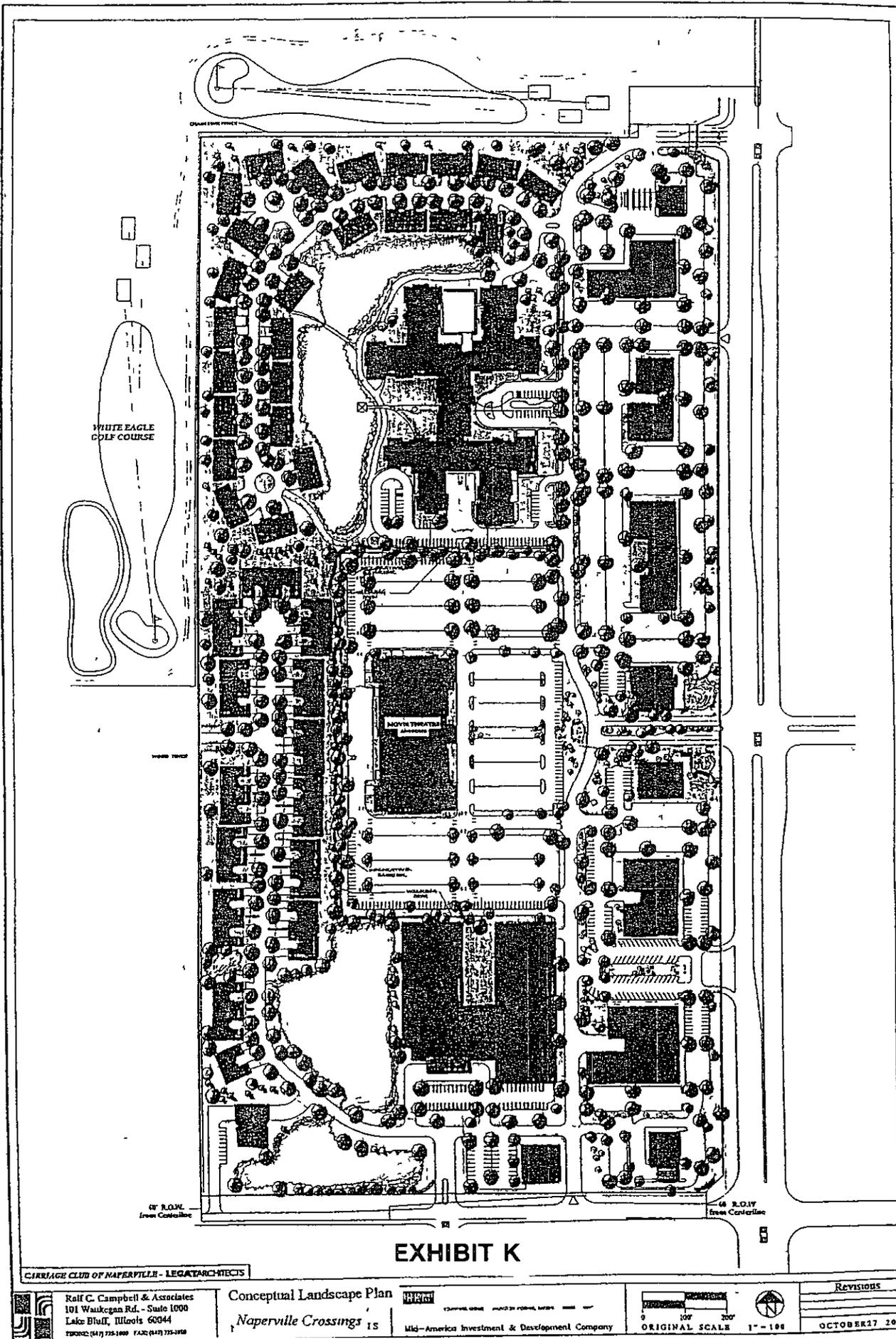
naperville crossings

Typical Cross Sections

Prepared by
5895, LLC

Prepared by
Hitchcock Design Group
 Creating Smarter Places

Scale in Feet
 0 10 20 30
 Printed May 10, 2008
 MA 10824 0
 010824 0
 Copyright ©



CARRIAGE CLUB OF NAPERVILLE - LEGATARCHITECTS

Ralf C. Campbell & Associates
 101 Waukegan Rd. - Suite 1000
 Lake Bluff, Illinois 60044
 TELEPHONE: (815) 725-1800 FAX: (815) 725-1810

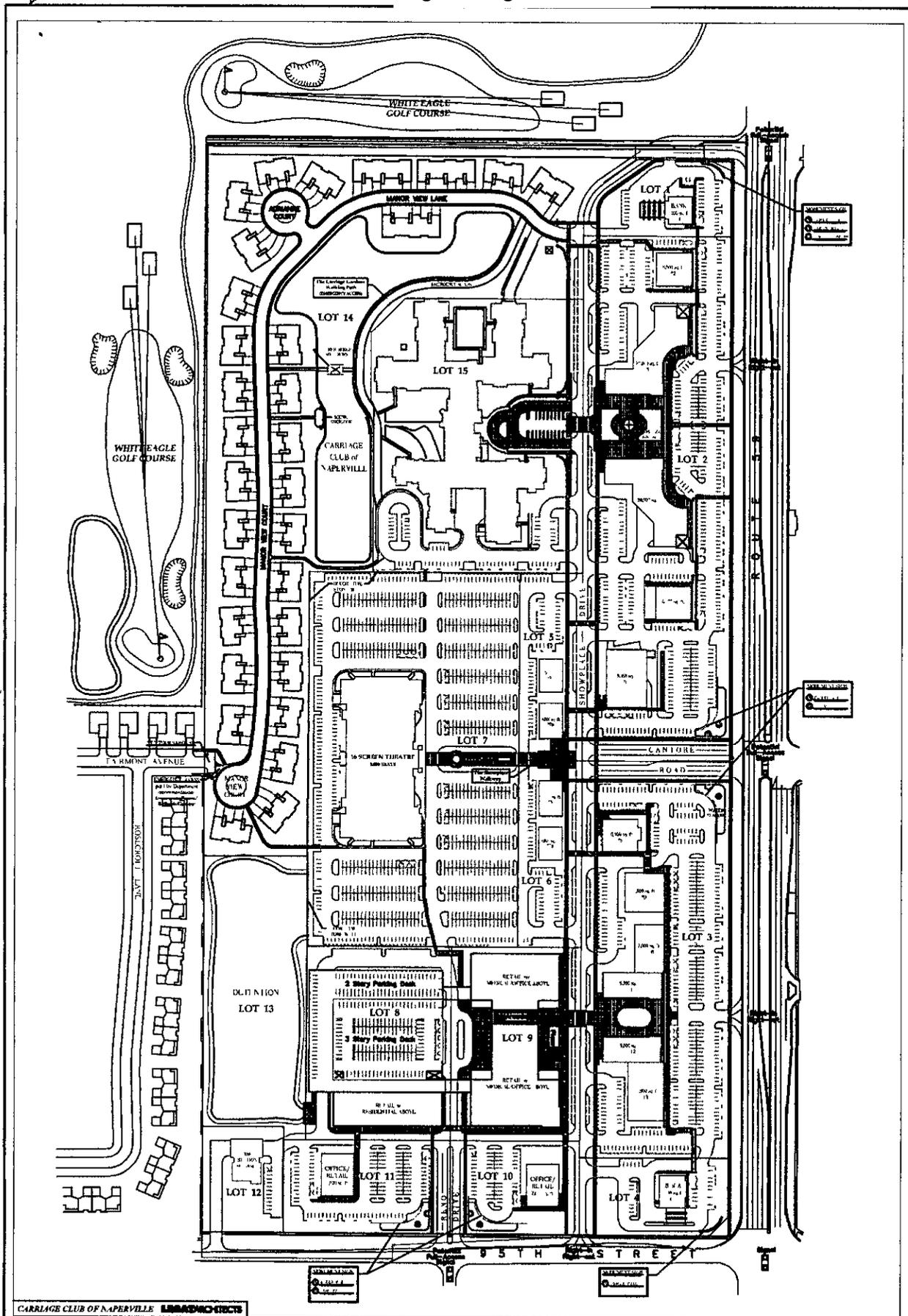
Conceptual Landscape Plan
 Naperville Crossings IS

Mid-America Investment & Development Company

ORIGINAL SCALE 1" = 100'

Revisions	

OCTOBER 27 2003



CARRIAGE CLUB OF NAPERVILLE ARCHITECTS

Rolf C Campbell & Associates
 101 Waukegan Rd. - Suite 1000
 Lake Bluff, Illinois 60044
 PHONE: (847) 235 1000 FAX: (847) 715-1916

FINAL SITE PLAN
NAPERVILLE CROSSINGS
 NAPERVILLE ILLINOIS

ARCHITECTS + PLANNERS, INC.
 1000 W. WASHINGTON ST. SUITE 200
 CHICAGO, IL 60606
 Mid-America Investment & Development Company

SCALE
 1" = 100'
 ORIGINAL SCALE 1" = 100'

Revisions	
MARCH	19 2004
MARCH	26 2004
MAY	19 2004
OCTOBER 27 2005	

EXHIBIT-L



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

DEVELOPMENT NAME: The Oaks at Naperville Crossing

Date of Submission: February 3, 2012

I. APPLICANT/PETITIONER:

Name: Lennar Multifamily Investors, LLC

Address: 14120 Ballantyne Corporate Place, Charlotte, #400, NC 28277

Contact Person: Todd Farrell

Telephone Number: 704-749-5265

Relationship of Applicant to Subject Property: Contract Purchaser

II. OWNER OF THE PROPERTY:

Name: First National Bank of Brookfield

Address: 9136 Washington Ave., Brookfield, Illinois 60513

Phone: 708-485-2770

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: N/A

III. ACTION REQUESTED:

<input checked="" type="checkbox"/>	Annexation Agreement Amendment	<input checked="" type="checkbox"/>	Rezoning (Exhibit 1
<input checked="" type="checkbox"/>	Conditional Use (Exhibit 3)	<input type="checkbox"/>	Site Plan Review
<input checked="" type="checkbox"/>	Preliminary PUD Plat (Exhibit 2)	<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 (Exhibit 2)	<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 Waiver	<input checked="" type="checkbox"/>	Zoning Variance(s) (Exhibit 5)

IV. APPLICANT'S/PETITIONER'S STAFF:

Attorney:	Rosanova & Whitaker, Ltd. Vince Rosanova	Telephone Number: 630-355-4600 Vince@rw-attorneys.com
Engineer:	Intech Consultants Ed Seifert	Telephone Number: 630-964-5656 seifert@intechconsultants.com
Landscape:	Hitchcock Design Group Geoff Roehll	Telephone Number: 630-961-1787 groehll@hitchcockdesigngroup.com
Architect:	BSB Design, Inc. Joe Safin	Telephone Number: 847-705-2200 jsafin@bsbdesign.com

V. PROJECT DATA:

1. Location: Lots 14 & 15 in Naperville Crossings, 95th St. & Route 59.
County: Will
Township: Wheatland
PIN#: 07-01-04-410-056; -057
2. General Description of the Site: The Subject Property consists of 24.91 acres, is unimproved and vacant.
3. Existing Zoning on the Site: B-2 PUD
4. Existing Land Use: Vacant and unimproved.
5. Existing Utility Service: Water, electric, gas and sewer are available.
6. Acreage of Site: Approximately 24.91 acres
7. List Controlling Ordinance and Agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.): Naperville Crossings Annexation Agreement & Amendments, Subdivision Plat and PUD Plan, Naperville Crossings PUD Ordinances and associated design guidelines and private Covenants, Conditions and Restrictions governing the development and use of property in Naperville Crossings.
8. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North	R-1A	Naperville	White Eagle G.C.	Golf Course
South	B-2 PUD	Naperville	Movie Theatre	Commercial
East	B-2 PUD	Naperville	Retail & Vacant	Commercial
West	R-1A	Naperville	White Eagle G.C.	Golf Course

VI. PROPOSED DEVELOPMENT:

1. Type of Development:

Residential ___ Commercial ___ Office
 ___ Industrial ___ Other

2. Proposed Zoning: R-3

3. Description of Proposal: Petitioner seeks to consolidate Lots 13 & 14 to construct and manage a 366 unit apartment community on the subject property.

4. Description of Building (Including number of buildings, façade materials, square feet of each building/use, maximum height):

The proposed development will consist of: a) nine 3-story buildings along the west and north property lines, each with a height of 42.5 feet (Type A); and b) four 4-story buildings, centrally located, each with a height of 52 feet (Type B). Each Type A building will consist of 22 units with between 4 and 6 attached garages. The Type B buildings will consist of 42 units with 14 attached garages. The building styling will be an eclectic variety of materials including brick, cement board, accents and trims, and in some cases stone. The buildings will feature a three-color palette including masonry color, base siding color, and accent siding color combinations.

A clubhouse will be located in the front of the development and will match the character and quality of the Type A and B buildings.

5. General Land Use Data:

	Resid.	Comm.	Office	Indust.	R.O.W.	Park	School	Private	Other	Total
No. of Acres	24.91									24.91
% of Total	100%									100%

*Please explain:

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: N/A

8. Variances from the Underlying zoning Regulations: (i.e. parking, setbacks, density, height/bulk, etc.:

a. Parking (Title 6, Chapter 9.3): To reduce the required parking from 2:1 (732 Spaces) to 1.93:1 (707 Spaces). To ensure sufficient parking,

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*	9.5 Acres			
a. Park Site	(See Below)			
b. Common Areas*				
c. Private Facility				
Sub-total				
School Site				
Total	38%			

*Please Explain:

Total Open Space Allocation:

Community Club Area (excluded Building)	0.56 Ac.
Pocket Parks	0.75 Ac.
Perimeter Landscape Areas	0.54 Ac.
Interior Landscape Areas	1.08 Ac.
Detention Feature/Amenity (Central)	3.04 Ac.
Detention Feature/Amenity (SW)	1.53 Ac.

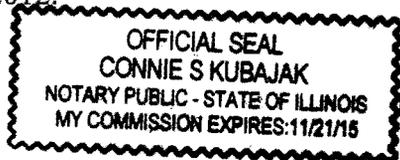
Detention Areas will be enhanced with seating/viewing areas, landscape plantings and hardscape materials.

Respectfully Submitted,
Rosanova & Whitaker, Ltd., Authorized Agent

By: *V.M.D.*
Vincent M. Rosanova

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

The forgoing petition was acknowledged before me by **Vincent M. Rosanova** on the 3rd day of February, 2012.



By: *Connie S. Kubajak*
 NOTARY PUBLIC

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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION
FOR ENTITLEMENTS REGARDING LOTS 14 AND 15 IN THE
NAPERVILLE CROSSINGS SUBDIVISION**

THE UNDERSIGNED Petitioner, Lennar Multifamily Investors, LLC, a Delaware limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to re-subdivide Lots 14 & 15 in the Naperville Crossings Subdivision into one buildable lot (Lot 20), approve a major change to the Naperville Crossings Planned Unit Development allowing for a highly appointed 366-unit apartment community on the northwestern 24.91-acre portion of the subdivision, approve a preliminary planned unit development plat for Lot 20, approve a rezoning of the Subject Property from B-2 PUD to R-3 PUD, approve an annexation agreement amendment eliminating the existing age restriction, grant parking and off-street loading variances, grant a front yard setback variance to permit parking in the front yard setback along Showplace Drive, grant a height variance to allow a clubhouse which is thirty (30) feet in height, grant a detention basin design variance to permit the use of retaining walls in the centrally located detention facility, and such other variances, departures or deviations as may be necessary to develop the property legally described on **Exhibit A** (“Subject Property”), and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Petitioner, Lennar Multifamily Investors, LLC, 14120 Ballantyne Corporate Place, Suite 400, Charlotte, North Carolina 28277, is the Petitioner and contract purchaser of the

Subject Property. First National Bank of Naperville, a branch of First National Bank of Brookfield, 9136 Washington Avenue, Brookfield, Illinois 60513, is the owner of the Subject Property (hereinafter the "Owner").

2. The Subject Property consists of Lots 14 and 15 in the Naperville Crossings Subdivision and consists of approximately 24.91 acres generally located west of Illinois Route 59 and north of 95th Street in Naperville, Illinois.

3. The existing land uses surrounding the Subject Property are as follows:

- a. North: R-1A – White Eagle Golf Course & Subdivision
- b. East: B-2 PUD – Retail & Vacant
- c. South: B-2 PUD – Movie Theatre
- d. West: R-1A – White Eagle Golf Course & Subdivision

4. The Subject Property is located in Will County, Illinois, and is unimproved.

5. The Petitioner seeks approval of a Plat of Resubdivision to consolidate Lots 14 and 15 into one developable lot to be known as Lot #20.

6. The Petitioner seeks approval of a Major Change to the existing Naperville Crossings Planned Unit Development and approval of a Preliminary PUD Plat to permit the development of a 366-unit apartment community.

7. The Petitioner seeks approval of a rezoning of the Subject Property from B-2 PUD to R-3 PUD to allow for residential development of the Subject Property.

8. The Petitioner seeks approval of an Annexation Agreement Amendment allowing the Subject Property to be utilized as a non-age restricted community.

9. The Petitioner seeks approval of a deviation from the City's off-street parking requirements to reduce the parking ratio from 2 spaces per unit to 1.93 spaces per unit.

10. The Petitioner seeks approval of a deviation from the City's off-street loading requirements to reduce the number of off-street loading spaces from 3 to 0.

11. The Petitioner seeks approval of a deviation from the City's parking setback requirements to permit parking in the front yard setback along Showplace Drive.

12. The Petitioner seeks approval of a deviation to permit the construction of a clubhouse thirty feet (30') high, in excess of the City's eighteen foot (18') limit for accessory structures.

13. The Petitioner seeks approval of a deviation to permit decorative retaining walls up to six feet (6') in height along the perimeter of the centrally located detention basin in the limited locations as shown on the Landscape Plan.

14. Petitioner seeks a conditional use to construct the four (4) centrally located buildings to a height of fifty-two feet (52').

15. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

16. The requested Major Change to the existing Naperville Crossings Planned Unit Development meets the requirements for a Major Change under the Naperville Municipal Code, and is appropriate based upon 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 proposed development will consist of a 366-unit "Class A" apartment community which will provide an additional housing opportunity to an underserved segment of Naperville's population known as "Renters by Choice" who are predominantly young professionals or empty nesters looking to avoid the struggles of home ownership, but requiring an upscale living

environment and associated amenities in close proximity to a variety of retail and convenience uses. To this end, extensive care was taken in the development of the site plan to fit the proposed development within the existing Naperville Crossings Subdivision.

As the Subject Property is bounded to the west and north sides by the White Eagle Golf Course, the AMC movie theatre and retail to the south and east, and is occupied by an existing detention basin located in the center of the Subject Property, the site presents many design obstacles. As a result the site plan includes a complimentary use of multiple building types and innovation in site design. To properly address the proximity to the White Eagle Golf Course, the Petitioner is proposing nine (9) three-story buildings (Type A), consisting of twenty-two (22) units each which will be located adjacent to the west and north property lines and will be restricted to a maximum height of forty-two and a half feet (42.5'). In addition to the existing landscape buffers adjacent to the golf course, the Petitioner will be adding landscape treatments along the golf course property lines to enhance the view to the site. The second building type (Type B) will consist of four (4) four-story buildings with forty-two (42) units each, centrally located adjacent to Showplace Drive. The Type B buildings will be oriented toward a central park feature. The placement of the Type B buildings will create a central courtyard amenity to serve future residents. The Type B buildings will also serve the ancillary benefit of shielding the interior of the development and White Eagle from the commercial activity along Showplace Drive and the adjacent Route 59.

All buildings will evoke a residential character throughout. Both the Type A and Type B buildings will be highly appointed and will be constructed utilizing 360 degree architecture. The building style is an eclectic variety of materials including brick, cement board, accents and trims. The use and proportion of architectural materials will be consistent on all four sides of each

building. To soften the overall massing of the community, two- and three-story elements will be subtly used throughout the development. The color styling will feature a three-color palette including masonry color, base siding color, and accent siding color combinations. The use of vertical and layered masonry elements and strong horizontal banding and material separations will bring importance to the design of the buildings and community. The buildings will also feature strong integrated balcony designs with detailed columns, attached garages, large windows and patio doors.

A clubhouse facility will be located off the Showplace Drive entrance greeting visitors and residents upon entry into the community. The clubhouse will serve as a recreational, social and information/leasing center which will feature an outdoor pool looking over the green space and the detention feature, a community room, and an exercise room. The clubhouse will be of the same character in quality and design as the adjacent buildings.

The site will be heavily landscaped in accordance with City requirements, including substantial landscape treatments along the White Eagle Property line, Showplace Drive, and the movie theatre. Each building will be complimented with foundation plantings to further enhance the look of the development. Extensive landscape treatments, architectural retaining walls, a pocket park and pedestrian paths will enhance the centrally located detention basin, which will create an additional community amenity. The addition of a bridge across the detention basin will increase connectivity within the site and will add to the upscale feel of the development.

To further enhance the Naperville Crossings “Lifestyle” or “New Urbanism” theme it was important to provide ample pedestrian and bicycle access to the Subject Property and maximize connection points to the existing commercial component of Naperville Crossings. Therefore, multiple pedestrian access points to the commercial areas have been established along

with extensive interior walkways and an abundance of bicycle parking areas.

To avoid a proliferation of unsightly dumpsters throughout the development, a trash compactor will be located at the interior of the property, hidden from sight by a masonry building.

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

The proposed Major Change to the Planned Unit Development will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use. The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets the applicable standards of the underlying zoning district as depicted on the PUD Plat. The Petitioner will be seeking a conditional use as permitted in the R-3 district to provide for building heights of fifty-two feet (52') for the four (4) Type B buildings.
- (iii) Common Open Space: Common open space was master planned as part of the development improvements for Naperville Crossings. In addition to the overall Naperville Crossings open space, the Petitioner will be providing 9.5 acres (38%) open space amenities on the site.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.

- (v) Lighting: The proposed development will comply with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation will be met and exceeded.
- (vii) Relationship to Adjoining Land: The proposed use is consistent with the mixed-use concept of the Naperville Crossings Planned Unit Development and will enhance the viability of the commercial uses within the development.
- (viii) Density Bonuses: No Density bonuses are requested. The requested 366-unit community is less than the formerly approved 384-unit active adult and assisted living community.
- (ix) Park and School Sites: Park and School donations will be required as part of this development.
- (x) Public Improvements. All public improvements have been provided for as part of the Naperville Crossings PUD, including signalized access points at Route 59 and 95th Street and a dedication of land which is now home to Fire Station No. 10.

c. *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.*

There are no existing natural features on the site. The existing site consists of roughly graded and unsightly vacant land, large dirt stockpiles and an existing detention basin. The proposed plan incorporates the existing detention basin by turning it into a community amenity, and maximizes connectivity to the existing retail component of Naperville Crossings, supporting the viability of the overall development. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes residential property which has been vacant and

underperforming for many years. By providing adequate pedestrian access, the need for vehicular travel will be minimized.

d. Open Space, outdoor common area, and recreational facilities are provided.

Open space, outdoor common areas, and recreational facilities will comprise a significant component of the proposed setting for the Naperville Crossings Planned Unit Development. The Petitioner is proposing 9.5 acres (38%) of open space. A clubhouse area, featuring a recreational room, community room and outdoor pool, will be included as part of the development. Many additional recreational areas and amenities such as water features, park areas, walkways, sitting areas and a gazebo will be complimented by extensive landscaping and contribute to the active urban lifestyles of the target residents.

e. 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.

The petitioner is not seeking any modifications in design standards from the subdivision control regulations or waivers in bulk regulations from the zoning regulations.

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

The proposed use of the Subject Property is consistent with the proposed mixed-use development of Naperville Crossings. Naperville Crossings was conceptualized as a mixed-use development with a combination of retail, service commercial uses, professional and medical office uses and residential uses. The retail commercial component of the development is partially developed along Illinois Route 59. The secondary commercial and residential components of the development have stalled over the past seven years. The proposed development would create a beneficial use of the Subject Property that will provide an

underserved segment of the housing market and also provide a boost to the existing commercial uses, which will be consistent with the character and intent of the planned unit development. The proposed community will bring approximately 703 additional patrons to the development and thereby support the viability of the commercial portions of Naperville Crossings.

- g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.*

The proposed development is consistent with the overall Naperville Crossings Planned Unit Development, which anticipated a mixed-use development. In addition, the proposed development is consistent with the formerly approved residential component on the Subject Property, the only difference being that this development will not be age restricted. Since the original entitlement of the Subject Property not one senior developer has had any interest in this site. Since then, several other age restricted communities have been constructed in Naperville, including Monarch Landing and the nearby Carillon Club. Existing age restricted developments have adequate capacity to serve existing and future demands.

17. The requested Rezoning from B-2 PUD to R-3 PUD meets the requirements for a Rezoning under the Naperville Municipal Code, and is appropriate based upon 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.*

The amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. First, the amendment will provide for the development of additional housing opportunities to those who currently reside in Naperville or wish to reside in Naperville. It will also provide an opportunity for those seeking an upscale rental opportunity, within walking distance of necessities such as pharmacies, grocery stores, retail and dining and

entertainment venues, to be able to enjoy such a lifestyle. The amendment will also provide for a community inclusive of recreational activities, including a clubhouse, pool, walkways and parks. In addition, the amendment will provide for the development of unsightly and underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's retail and property tax bases. The proposed amendment is also in conformance with the City's official plans in that the Naperville Crossings Planned Unit Development has always been intended to be a mixed-use development.

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

The adjacent White Eagle Golf Course has existed for over twenty years, and a residential use is certainly in harmony neighboring a golf course. Over the past seven years the adjacent retail has filled in sporadically. As the Naperville Crossings Planned Unit Development has always been intended as a mixed-use development, the trend of development in the area is consistent with the requested residential component.

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

The existing zoning classification, B-2 PUD, is appropriate for commercial uses. There are an abundance of vacant commercial lots in Naperville Crossings with superior frontage and access currently available. The Subject Property is somewhat secluded in the far northwestern corner of the planned unit development and is not desirable for commercial development. In addition, the intent of the Subject Property, as evidenced by the Naperville Crossings Planned Unit Development, is for residential purposes. Therefore, a rezoning to R-3 PUD is necessary to achieve the highest and best use of the Subject Property.

- d. 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 is not viable as a commercial property. It is intended and highest and best use is as a residential community, in conformance with the Naperville Crossings Planned Unit Development. Under its current zoning designation, the Subject Property has remained vacant and unimproved.

- e. The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.*

At all times the Subject Property has remained vacant under its current zoning classification.

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

The amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property. The proposed development plans will actually bring the Naperville Crossings mixed-use intent to fruition, which will not only provide additional housing opportunities, but will also have a positive effect on the sustainability of the adjacent commercial uses. The net result will be increased viability to Naperville Crossings in its entirety and an enhanced retail and property tax base for the City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent golf course into consideration by limiting the building heights, incorporating 32.25' setbacks along the golf course, not locating any detached garages adjacent to the golf course, and providing additional landscape screening along the golf course. The proposed residential use will also serve as a buffer for the golf course from the commercial uses and Route 59.

18. The requested deviation to reduce the required off-street parking from 2 spaces per unit to 1.93 spaces per unit meets the requirements for a deviation under the Naperville Municipal Code, and is appropriate based upon the following factors:

- a. *The requested deviation will not undermine the intent and purpose of the underlying zoning district; will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The proposed deviation to reduce the required off-street parking from 2 spaces per unit (732 total spaces) to 1.93 (707 total spaces) spaces per unit is consistent with the purpose and intent of the zoning regulations. The purpose of the off-street parking requirement is to ensure that adequate parking is provided to meet the demand. Accordingly, the Code provides that each property must provide *on-site* parking to meet the anticipated parking demand, based on the use of the individual property. To further facilitate the efficient use of the Subject Property, the Petitioner has designed the proposed development to facilitate pedestrian access to and from the commercial development located immediately adjacent to the Subject Property. As a result, it is likely that many residents will not require two cars. In addition, the proposed development will consist of primarily 1 (160 units) and 2 (170 units). There will only be 36 3 bedroom units. To further insure that adequate parking is provided, the Petitioner will provide an additional 104 tandem spaces which will bring the total parking ratio to 2.2 (811 total spaces) spaces per unit which will amount to an abundance of parking. Although the City does not count tandem spaces toward the parking requirement, consideration of the inclusion of 104 tandem parking spaces to offset a parking deficiency of 25 spaces should be considered. As a result, the requested deviation contributes to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefit.

The requested deviation to permit parking in the front yard setback along showplace drive meets the requirements for a deviation under the Naperville Municipal Code, and is appropriate based upon the following factors:

- b. The requested deviation will not undermine the intent and purpose of the underlying zoning district; will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

In order to maximize open areas and green space amenities great care was taken in locating the parking areas. No parking areas have been placed along the western or northern property lines which border the White Eagle Golf Course, and the vast majority of parking has been concentrated toward the center of the site. The Petitioner is requesting approval to locate a small percentage of its parking requirement along Showplace Drive, which is the primary north to south roadway in Naperville Crossings,. Parallel parking along Showplace Drive is already permitted under the Naperville Crossings Planned Unit Development, so the placement of adjacent parking will not be out of character for the development. In addition, directly to the east of Showplace Drive there is existing commercial development with immediately adjacent commercial parking, and future retail to be developed. There are no adjacent residential areas which could be impacted by permitting parking in the front yard setback along Showplace Drive. Also, to further improve Showplace Drive the Petitioner will be providing extensive landscape enhancements along Showplace Drive to increase the aesthetic appeal of the overall development. Therefore, since the requested front yard setback parking is limited in nature, adjacent to a primary roadway, adjacent to existing commercial with parking, and not in proximity to other residential uses, the requested deviation will not undermine the intent and purpose of the underlying zoning district and will not be a detriment to the provision of municipal services and infrastructure.

19. The requested deviation to reduce the required loading spaces from 3 to 0 meets the requirements for a deviation under the Naperville Municipal Code, and is appropriate based upon the following factors:

- a. *The requested deviation will not undermine the intent and purpose of the underlying zoning district; will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The intent of the off-street loading requirement is to avoid loading occurring on publicly owned right-of-ways. All internal roadways and parking areas on the Subject Property shall be private and under the exclusive control of the Petitioner. As a residential community, truck traffic within the development will be prohibited, and the use of a loading berth is both undesirable and unnecessary. As is the practice in most all multifamily developments, residents will use common hallways and the elevators to move in and out of their units. To that end, there is sufficient area adjacent to each building to accommodate all move in/out activities. The inclusion of three loading berths would have an impractical and unsightly effect on the residential character of the neighborhood. In addition, any deliveries to the clubhouse would be minor in nature and could be accommodated by car or van. Therefore, the Petitioner's request to eliminate loading berths would have a positive aesthetic effect on the development and overall community and contribute to a planned unit development which offering a superior level of design, amenity enhancement, and environmental benefits.

20. The requested deviation to permit decorative retaining walls up to six (6) feet in height along the perimeter of the centrally located detention basin meets the requirements for a deviation under the Naperville Municipal Code, and is appropriate based upon the following factors:

- a. *The requested deviation will not undermine the intent and purpose of the underlying zoning district; will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The Petitioner seeks a deviation from the City's "Design Manual For Public Improvements" to permit non-terraced retaining walls in the residential development. As the centrally located detention pond has already been constructed and serves other properties within the Naperville Crossings Subdivision, the Petitioner was challenged to incorporate the existing basin into its development plans. In addition, to utilize the existing basin, the Petitioner desires to turn the basin into a community amenity, including adjacent parks, walking paths, a gazebo, a bridge, and extensive landscape treatments. As specified on the Preliminary Engineering Plan the Petitioner seeks to utilize non-terraced retaining walls ranging from 3' to 6' which will enhance both the function and aesthetics of the primary detention basin. In addition to the retaining walls, the detention basin will be heavily landscaped and include a safety ledge feature as required by the City of Naperville. As a result, the requested deviation will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.

21. The requested deviation to permit a clubhouse facility in excess of eighteen feet (18') meets the requirements for a deviation under the Naperville Municipal Code, and is appropriate based upon the following factors:

- a. The requested deviation will not undermine the intent and purpose of the underlying zoning district; will not be a detriment to the provision of municipal services and infrastructure and will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The Petitioner is proposing a 5000 sq. ft., thirty foot (30') tall clubhouse amenity which will be well appointed with recreational and social areas, outdoor seating areas, and a pool facility. The clubhouse will also serve as an information and leasing area. The City's zoning code limits the heights of accessory structures to eighteen feet (18'). The petitioner requests a

height deviation to construct a clubhouse to a maximum height of thirty feet (30'), which will match the character and quality of the adjacent residential buildings and site plan. The addition of an adequately sized clubhouse will be an additional amenity which will contribute to a planned unit development offering a superior level of design, amenity enhancement, and environmental benefits.

22. The requested conditional use to construct the four (4) centrally located buildings to a height of fifty-two feet (52') meets the requirements for a Conditional Use under the Naperville Municipal Code, and is appropriate based upon the following factors:

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

Pursuant to the City's R-3 zoning ordinance, heights of up to 75 feet (75') are permitted upon the approval of a conditional use. The Petitioner is requesting a conditional use to construct the four (4) centrally located Type B buildings to a maximum height of fifty-two feet (52'). The Type B buildings will be located in close proximity to Showplace Drive, a movie theater, and other commercial uses. The buildings which are adjacent to the White Eagle Golf Course have been limited to forty-two and a half feet (42.5') in height. The fifty-two foot (52') height of the Type B buildings are less than the height which was approved for the formerly approved residential development (279 assisted living units) and consistent with the adjacent movie theater. All Type B buildings (and Type A buildings) will be served with elevator access and constructed pursuant to Naperville Fire Department requirements.

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

The proposed fifty-two foot (52') building heights will not be injurious to the use and enjoyment of other property in the immediate area or diminish the property values within the neighborhood. Naperville Crossings was always intended to be a mixed-use development with a multifamily component. The formerly approved development plans included heights which exceeded the Petitioner's requested for fifty-two feet (52') in height conditional use. In addition, all buildings located adjacent to the White Eagle Golf Course will be limited in height to forty-two and a half feet (42.5') to maintain harmony with the existing golf course. Also, the Type B buildings will have thirty-seven foot (37') setbacks from Showplace Drive and feature extensive landscaping to further enhance the site and buffer it from the adjacent properties. The development of the Subject Property will actually result in a positive impact to the adjacent development by improving vacant and underperforming land, fulfilling the intent of the Naperville Crossings PUD, reducing the building heights from what was formerly approved, taking into consideration the existing golf course, and providing 703 residents to support the existing commercial development.

c. 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.

The Petitioner's conditional use will not impede the normal and orderly development and improvement of other vacant property in the Naperville Crossings development. The proposed development has always been intended for residential development with heights in excess of fifty-two feet (52'). All remaining property in Naperville Crossings is designated as commercial. The conditional use will provide for the development of the residential component, which will serve to promote the future development of the currently vacant commercial portions.

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

Council and Plan Commission take the necessary steps to: 1) approve a Plat of Resubdivision to consolidate Lots 14 and 15; 2) grant a major change to the Naperville Crossings Planned Unit Development and approve a Preliminary Planned Unit Development Plat for the Subject Property; 4) grant a variance to reduce the Code required off-street parking for the Subject Property; 5) grant a variance to eliminate the requirement for off-street loading; 6) grant a variance to permit parking in the front yard setback along Showplace Drive; 7) grant a variance to permit retaining walls to be utilized in the detention basin; 8) grant a annexation agreement amendment eliminating the age restricted use of the Subject Property; and 9) grant such other variances, departures, deviations or other relief which is deemed necessary to approve the development of the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY SUBMITTED this 3rd day of February, 2012.

PETITIONER:

LENNAR MULTIFAMILY INVESTORS, LLC,
a Delaware limited liability company



Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Vince Romanova, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of February, 2012.



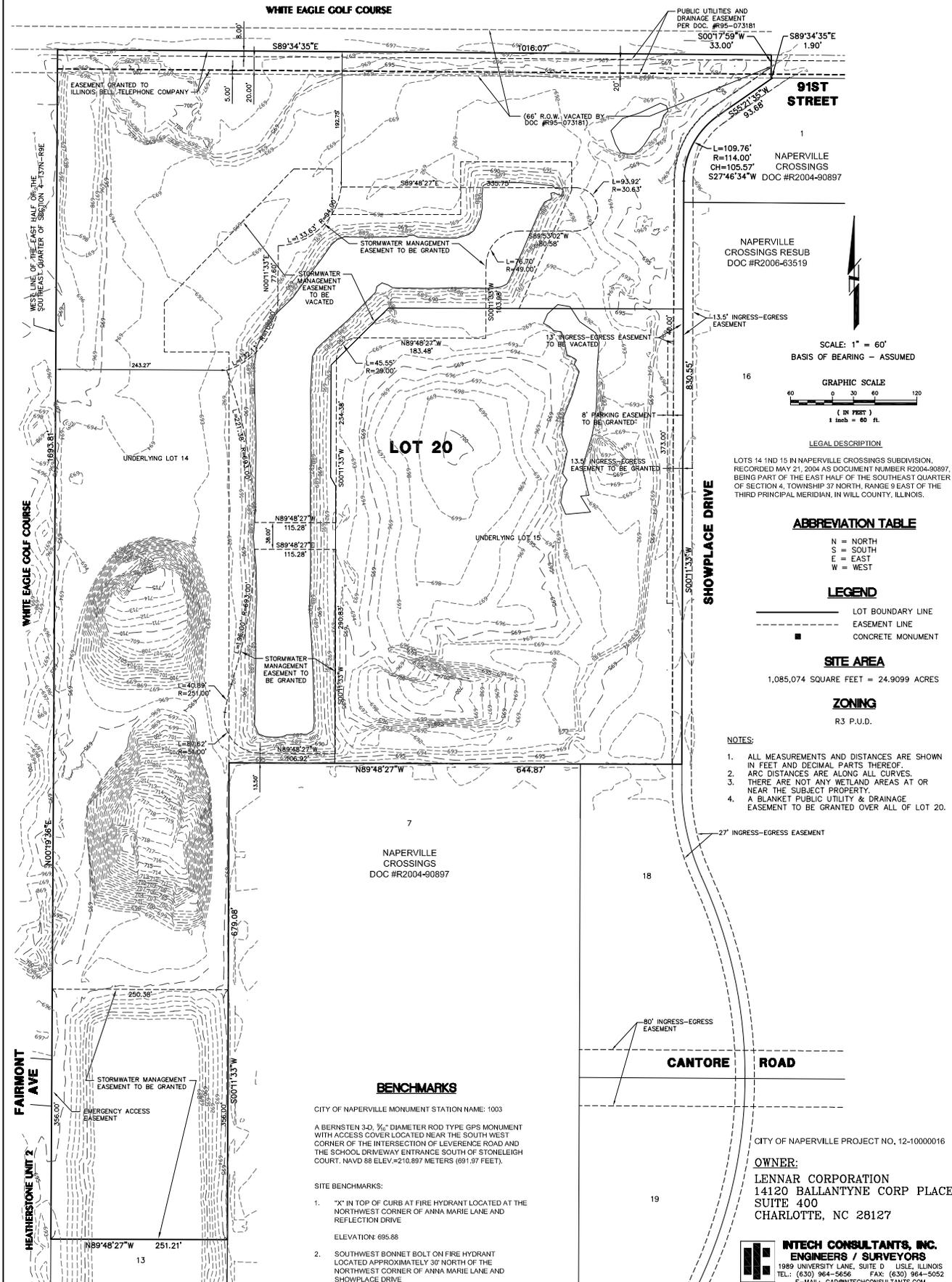
Connie S. Kubajak
Notary Public

LOTS 14 AND 15 IN NAPERVILLE CROSSINGS, PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS.

PRELIMINARY PLAT OF SUBDIVISION THE OAKS AT NAPERVILLE CROSSINGS

NAPERVILLE, ILLINOIS

OF
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



WHITE EAGLE GOLF COURSE

1
NAPERVILLE
CROSSINGS
DOC #R2004-90897

16
NAPERVILLE
CROSSINGS RESUB
DOC #R2006-63519

SCALE: 1" = 60'
BASIS OF BEARING - ASSUMED

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION
LOTS 14 AND 15 IN NAPERVILLE CROSSINGS SUBDIVISION,
RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897,
BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER
OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST

LEGEND

LOT BOUNDARY LINE
EASEMENT LINE
CONCRETE MONUMENT

SITE AREA
1,085,074 SQUARE FEET = 24.9099 ACRES

ZONING
R3 P.U.D.

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ARC DISTANCES ARE ALONG ALL CURVES.
3. THERE ARE NOT ANY WETLAND AREAS AT OR NEAR THE SUBJECT PROPERTY.
4. A BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT TO BE GRANTED OVER ALL OF LOT 20.

BENCHMARKS

CITY OF NAPERVILLE MONUMENT STATION NAME: 1003

A BERNSTEN 3-D, 3/4" DIAMETER ROD TYPE GPS MONUMENT WITH ACCESS COVER LOCATED NEAR THE SOUTH WEST CORNER OF THE INTERSECTION OF LEVERENCE ROAD AND THE SCHOOL DRIVEWAY ENTRANCE SOUTH OF STONELEIGH COURT. NAVD 88 ELEV.=210.897 METERS (691.97 FEET).

SITE BENCHMARKS:

1. "X" IN TOP OF CURB AT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF ANNA MARIE LANE AND REFLECTION DRIVE.
ELEVATION: 695.88
2. SOUTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 30' NORTH OF THE NORTHWEST CORNER OF ANNA MARIE LANE AND SHOWPLACE DRIVE.

7
NAPERVILLE
CROSSINGS
DOC #R2004-90897

18

19

27' INGRESS-EGRESS EASEMENT

80' INGRESS-EGRESS EASEMENT

CANTORE ROAD

CITY OF NAPERVILLE PROJECT NO. 12-10000016

OWNER:
LENNAR CORPORATION
14120 BALLANTYNE CORP PLACE
SUITE 400
CHARLOTTE, NC 28127

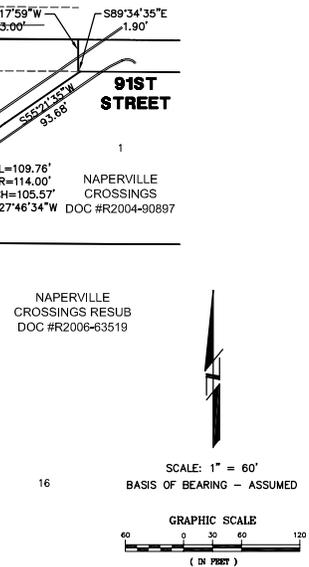
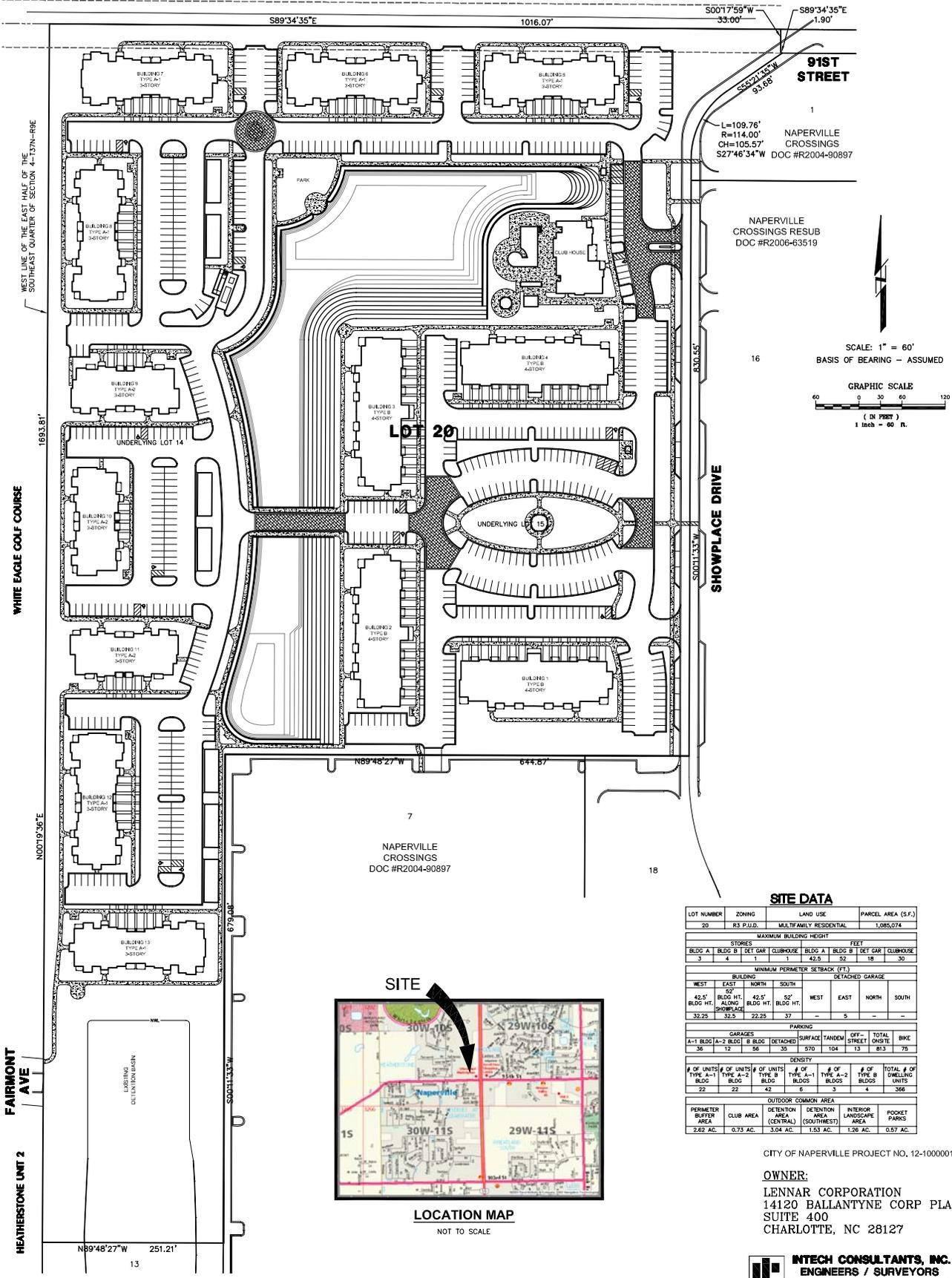
INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
TEL: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

PRELIMINARY PLAT OF SUBDIVISION - THE OAKS AT NAPERVILLE CROSSINGS

PRELIMINARY PLAT OF SUBDIVISION THE OAKS AT NAPERVILLE CROSSINGS NAPERVILLE, ILLINOIS

OF
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

WHITE EAGLE GOLF COURSE



SITE DATA

LOT NUMBER	ZONING	LAND USE	PARCEL AREA (S.F.)
20	R3 P.U.D.	MULTIFAMILY RESIDENTIAL	3,085,074

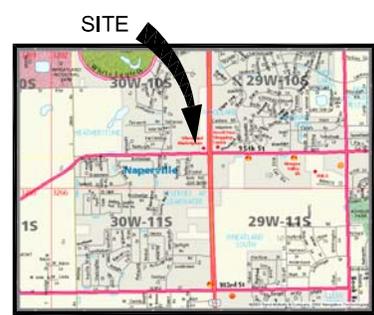
STORIES		MAXIMUM BUILDING HEIGHT		FEET	
BLDG A	BLDG B	DET GAR	CLUBHOUSE	BLDG A	BLDG B
3	4	1	1	42.5'	52'

MINIMUM PERIMETER SETBACK (FT.)		DETACHED GARAGE	
WEST	EAST	NORTH	SOUTH
42.5'	52'	42.5'	52'

PARKING		TOTAL	
A-1	B-1	A-2	B-2
36	12	570	104

DENSITY		TOTAL # OF UNITS	
# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS
22	22	42	3

PERMETER BUFFER AREA		DETENTION AREA (CENTRAL)		DETENTION AREA (SOUTHWEST)		POCKET PARKS	
2.62 AC.	0.73 AC.	3.04 AC.	1.53 AC.	1.26 AC.	0.57 AC.		



LOCATION MAP
NOT TO SCALE

CITY OF NAPERVILLE PROJECT NO. 12-10000016

OWNER:
LENNAR CORPORATION
14120 BALLANTYNE CORP PLACE
SUITE 400
CHARLOTTE, NC 28127

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D ULSIE, ILLINOIS
TEL: (630) 964-5658 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

PRELIMINARY PLAT OF SUBDIVISION - THE OAKS AT NAPERVILLE CROSSINGS

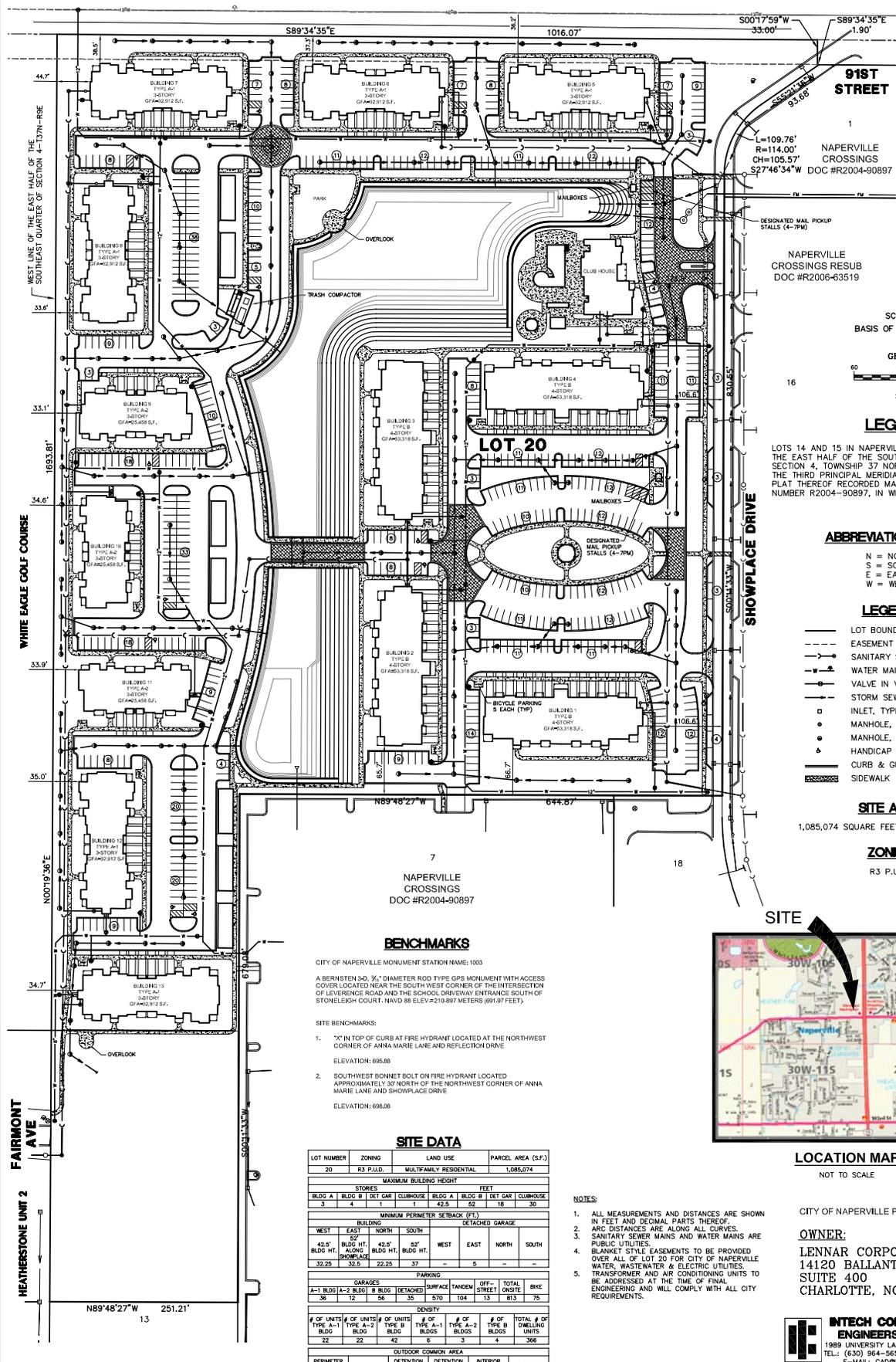
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

THE OAKS AT NAPERVILLE CROSSINGS

NAPERVILLE, ILLINOIS

OF
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

WHITE EAGLE GOLF COURSE



91ST STREET
S89°34'35"E
1016.07'
S00°17'59"W 33.00'
S89°34'35"E 1.90'
L=109.76'
R=114.00'
CH=105.57'
S27°46'34"W

NAPERVILLE CROSSINGS
DOC #R2004-90897

NAPERVILLE CROSSINGS RESUB
DOC #R2006-63519

SCALE: 1" = 60'
BASIS OF BEARING - ASSUMED

GRAPHIC SCALE
0 30 60 90 120
(IN FEET)
1 inch = 60 ft.

LEGAL

LOTS 14 AND 15 IN NAPERVILLE CROSSINGS, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS.

ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST

LEGEND

- LOT BOUNDARY LINE
- - - EASEMENT LINE
- SANITARY SEWER WITH MANHOLE
- WATER MAIN & HYDRANT
- VALVE IN VAULT
- STORM SEWER
- INLET, TYPE A
- MANHOLE, TYPE A WITH CLOSED LID
- MANHOLE, TYPE A WITH OPEN LID
- △ HANDICAP PARKING SPACE
- CURB & GUTTER
- SIDEWALK

SITE AREA
1,085,074 SQUARE FEET = 24,9099 ACRES

ZONING
R3 P.U.D.



LOCATION MAP
NOT TO SCALE

BENCHMARKS

CITY OF NAPERVILLE MONUMENT STATION NAME: 1003
A BERNSTEIN 3/4" DIA. ROD TYPE GPS MONUMENT WITH ACCESS COVER LOCATED NEAR THE SOUTH WEST CORNER OF THE INTERSECTION OF LEVERING ROAD AND THE SCHOOL DRIVE/ENTRANCE SOUTH OF STONELEIGH COURT. NAVD 88 ELEV=210.897 METERS (691.97 FEET)

- SITE BENCHMARKS:
- "X" IN TOP OF CURB AT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF ANNA MARIE LANE AND REFLECTION DRIVE
ELEVATION: 695.88
 - SOUTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 30' NORTH OF THE NORTHWEST CORNER OF ANNA MARIE LANE AND SHOWPLACE DRIVE
ELEVATION: 698.08

SITE DATA

LOT NUMBER	ZONING	LAND USE	PARCEL AREA (S.F.)
20	R3 P.U.D.	MULTIFAMILY RESIDENTIAL	1,085,074
MAXIMUM BUILDING HEIGHT			
FEET			
BLDG A	BLDG B	DET GAR	CLUBHOUSE
3	4	1	42.5 52 18 30
MINIMUM PERIMETER SETBACK (FEET)			
DETACHED GARAGE			
BUILDING			
WEST		EAST	
NORTH		SOUTH	
42.5'	52'	42.5'	52'
BLDG HT.	BLDG HT.	BLDG HT.	BLDG HT.
SHOWPLAC	SHOWPLAC	SHOWPLAC	SHOWPLAC
32.25	32.5	22.25	37
PARKING			
GARAGES			
A-1	BLDG A-2	BLDG B	DETACHED
36	12	56	35
TOTAL ON SITE			
104	13	91	75
DENSITY			
# OF UNITS			
# OF TYPE A-1 BLDG	# OF TYPE A-2 BLDG	# OF TYPE B BLDG	# OF TYPE A-2 BLDG UNITS
22	22	42	366
OUTDOOR COMMON AREA			
PERIMETER DETENTION DETENTION INTERIOR			

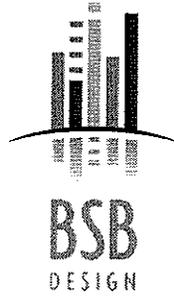
- NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ARC DISTANCES ARE ALONG ALL CURVES.
 - SANITARY SEWER MAINS AND WATER MAINS ARE PUBLIC UTILITIES.
 - BLANKET STYLE EASEMENTS TO BE PROVIDED OVER ALL OF LOT 20 FOR CITY OF NAPERVILLE WATER, WASTEWATER & ELECTRIC UTILITIES, TRANSFORMER AND AIR CONDITIONING UNITS TO BE ADDRESSED AT THE TIME OF FINAL ENGINEERING AND WILL COMPLY WITH ALL CITY REQUIREMENTS.

CITY OF NAPERVILLE PROJECT NO. 12-1000016

OWNER:
LENNAR CORPORATION
14120 BALLANTYNE CORP PLACE
SUITE 400
CHARLOTTE, NC 28127

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
TEL: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 184-001040

THE OAKS AT NAPERVILLE CROSSINGS - PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT



**The Oaks at Naperville Crossings
City of Naperville-Plan Narrative
Lennar
March 13, 2012**

Context

The subject site is an approximately 25 acre parcel (Parcels 14 and 15) within the Naperville Crossings development located west of State Route 59 and north of 95th street. The site is bounded on the west and north sides by the White Eagle Golf Club and residential community, and along the south and east sides by a movie theatre complex (AMC) and retail within the Naperville Crossings center. The site fronts along Showplace Drive, a private street within the development. A detention basin serving the subject site (Parcels 14 and 15) (and additional areas within the development) currently exists on the site.

The highly appointed rental community will offer a total of 366 units along with a separate club/leasing building of approximately 5,000 square feet. Three building types are proposed for the community. Building Type A-1 is a 22 unit three story building with six attached garages, while Building Type A-2 is a similar three story 22 unit building, but with four attached garages. Building Type B is a 42 unit, four story building with 14 attached garages per building. All buildings will have two front-to-back breezeway corridors. The four story buildings will also be served by a single elevator in each building.

Site Plan

Care was taken in the development of the site plan to fit the proposed rental community within the context of the existing Naperville Crossings development. Because Naperville Crossing commercial center was developed with a 'Lifestyle Center' theme, it was important for character of the site plan to continue the 'urbanist' presence along Showplace Drive. Moreover, it was also important to concentrate the taller buildings towards the front of the property away from the adjacent golf course.

To this end, four of the four story buildings are clustered around a central courtyard and park fronting Showplace Drive. The established streetscape character of Showplace Drive (parallel parking, pedestrian walk and street trees) will be continued along the project frontage of this community. Within the community, the urbanist theme will be further reinforced through the formal placement of buildings, the provision of a small park overlooking the detention pond and the generous use of sidewalks to encourage walkability. While the three story buildings are placed to maximize views of the adjacent golf course, openings are provided to afford golf course views for those not living adjacent to this amenity.

The proposed club building will be front and center in greeting visitors and residents upon entry into the community. The club will serve as a recreational and leasing center whereby prospective residents and guests receive direction prior to entering the community. In addition to the leasing function, the club will feature a pool, community room and exercise room.

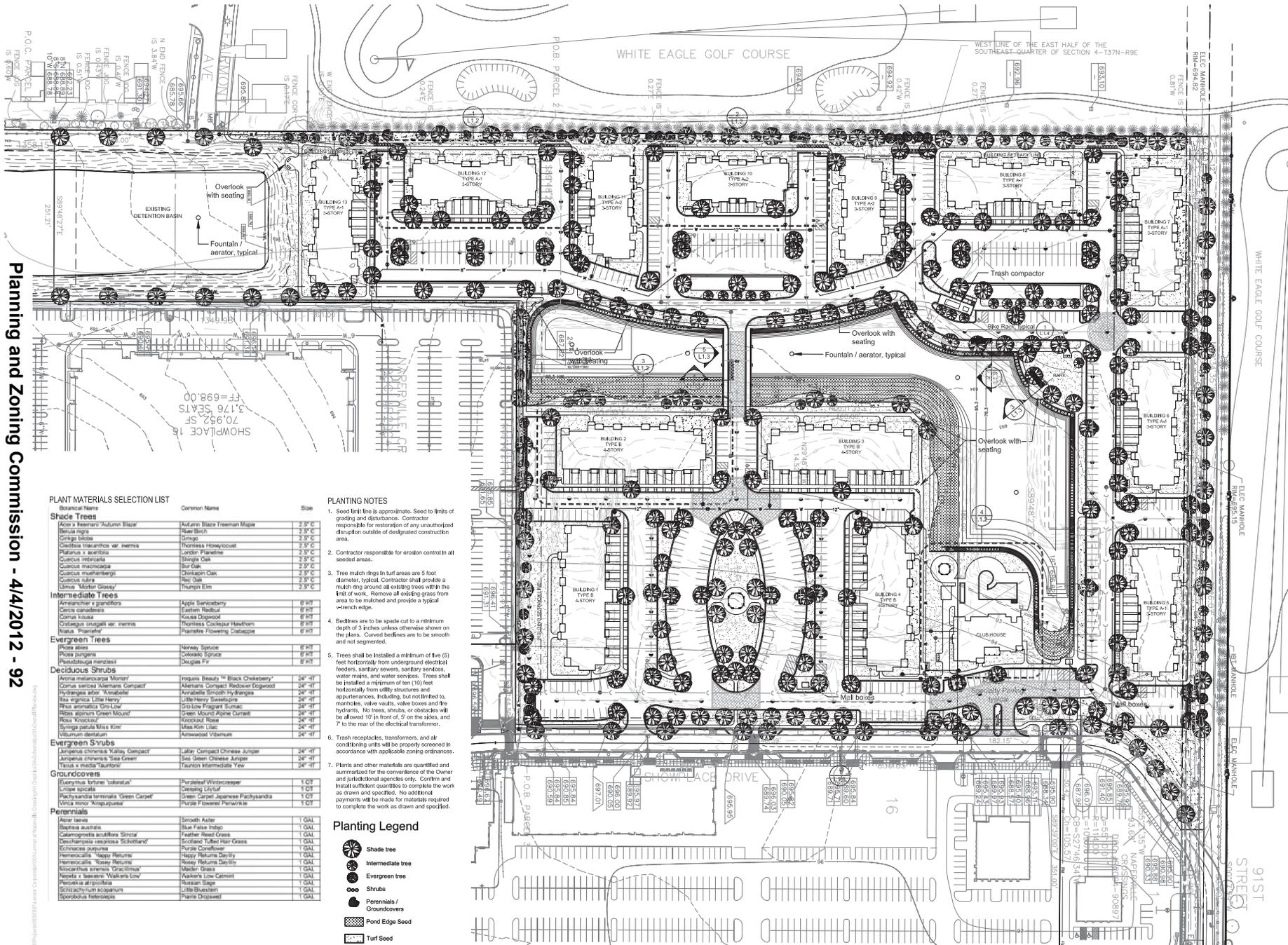
Separating the two building clusters will be the existing detention facility which will be slightly modified in shape to accommodate the proposed development layout.

The entire community will be landscape appropriately with ample landscaped parking islands, buffer plantings and screen plantings in the appropriate locations.

Architecture

The following are some notes describing the proposed architectural character of Lennar at Naperville Crossing:

- The proposed design of the wood framed constructed building design will evoke a residential character throughout. To soften the overall building massing of the community, two and three story elements will be subtly used throughout the development.
- The use and proportion of architectural materials will be consistent on all four sides of each building as shown in the attached illustrations.
- The building styling is an eclectic variety of materials including: brick, cement board accents and trims, and in some cases stone.
- Color styling of the buildings will typically feature a “three color” palette / including masonry color, base siding color, and accent siding color combinations. The use of vertical and layered masonry elements and strong horizontal “banding” and material separations will bring importance to the building design.
- The buildings will also feature strong integrated balcony designs with detailed columns, integrated garages, large windows, and patio doors.
- The amenities club leasing center will evoke a similar architectural character.



PLANT MATERIALS SELECTION LIST

Common Name	Size
Shade Trees	
<i>Acer x freemanii</i> Autumn Blaze	Autumn Blaze Freeman Maple 2 1/2' F
<i>Hemlock</i>	Star Birch 2 1/2' F
<i>Grape</i>	Sumac 2 1/2' F
<i>Quercus macrocarpa</i> var. <i>pernata</i>	Norman Honeylocust 2 1/2' F
<i>Hicoria</i>	London Planetree 2 1/2' F
<i>Quercus imbricaria</i>	Shingle Oak 2 1/2' F
<i>Quercus macrocarpa</i>	Star Oak 2 1/2' F
<i>Quercus muhlenbergii</i>	Chickadee Oak 2 1/2' F
<i>Quercus rubra</i>	Red Oak 2 1/2' F
<i>Linnaea</i> 'Mistral canopy'	Hungry Elm 2 1/2' F
Intermediate Trees	
<i>Amelanchier x grandiflora</i>	Apple Spicebary 6' H
<i>Cornus canadensis</i>	Common Noddy 6' H
<i>Cornus kousa</i>	Kousa Dogwood 6' H
<i>Crataegus unguiculata</i> var. <i>pernata</i>	Norman Dogwood Handform 6' H
<i>Hamamelis</i>	Hamamelis Flowering Crapehack 6' H
Evergreen Trees	
<i>Picea abies</i>	Norway Spruce 6' H
<i>Picea pungens</i>	Colorado Spruce 6' H
<i>Podocarpus neriifolia</i>	Douglas Fir 6' H
Deciduous Shrubs	
<i>Artemisia arbuscula</i> 'Morton'	Argente Beauty™ Black Chokeberry 24" H
<i>Cornus sericea</i> 'Kilmarnock Compact'	Marion Compact Redbud Dogwood 24" H
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea 24" H
<i>Ilex agrifolia</i> 'Lilac Henry'	Lilac Henry Smoketop 24" H
<i>Ilex verticillata</i> 'Blue Star'	Blue Star Fragrant Starburst 24" H
<i>Ribes alpinum</i> 'Green Mosaic'	Green Mosaic Alpine Currant 24" H
<i>Hamamelis</i>	Hamamelis 24" H
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac 24" H
<i>Viburnum dentatum</i>	Arrowwood Viburnum 24" H
Evergreen Shrubs	
<i>Juniperus chinensis</i> 'Tidley Compact'	Lilac Compact Chinese Juniper 24" H
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Chinese Juniper 24" H
<i>Taxus x media</i> 'Fastigiata'	Fastigiata Intermediate Yew 24" H
Groundcovers	
<i>Euxyalyptis tortuosa</i> 'Goldstar'	Parade! Whitecreeper 1' O/F
<i>Urtica dioica</i>	Creeping Lilyturf 1' O/F
<i>Hebe x terminalis</i> 'Green Carpet'	Green Carpet Japanese Fuchsia 1' O/F
<i>Vinca minor</i> 'Alpinuspa'	Purple Flowered Periwinkle 1' O/F
Perennials	
<i>Aster</i>	Smooth Aster 1 GAL
<i>Baptisia australis</i>	Blue False Indigo 1 GAL
<i>Callunetopsis acutifolia</i> 'Stonier'	Feather Reed Grass 1 GAL
<i>Chamaecrista nictitans</i> 'Schottland'	Scottish Tule-turf Grass 1 GAL
<i>Echinacea purpurea</i>	Purple Coneflower 1 GAL
<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily 1 GAL
<i>Hemerocallis</i> 'Sentry Returns'	Happy Returns Daylily 1 GAL
<i>Hebe x terminalis</i> 'Green Carpet'	Green Carpet Japanese Fuchsia 1 GAL
<i>Hebe x terminalis</i> 'Vivid Green'	Vivid Green Japanese Fuchsia 1 GAL
<i>Penstemon</i>	Russian Sage 1 GAL
<i>Schizanthus lycopodium</i>	Lilac Bluestem 1 GAL
<i>Sporobolus heterostachyus</i>	Prince Hotfoot 1 GAL

PLANTING NOTES

- Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disturbance outside of designated construction area.
- Contractor responsible for erosion control in all seeded areas.
- Tree much things in turf areas are 5 foot diameter, typical. Contractor shall provide a matching around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical stretch edge.
- Bedlines are to be spaced out to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary manholes, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, valve boxes and fire hydrants. No trees, shrubs, or obstacles will be allowed 10' in front of 5' on the sides and 7' to the rear of the electrical transformer.
- Trash receptacles, transformers, and air conditioning units will be properly screened in accordance with applicable zoning ordinances.
- 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 and specified.

Planting Legend



HITCHCOCK DESIGN GROUP
 221 W. Jefferson Avenue
 Naperville, IL 60540
 P 630.961.1767
 F 630.961.9925
 hitchcockdesigngroup.com

PREPARED FOR
Lennar Corporation
 14120 Ballantyne Corporate Place,
 Suite 400
 Charlotte, North Carolina 28227

PROJECT
The Oaks at Naperville Crossi

CONTRACTOR
 Intech Conrs
 1889 University La
 List
 T 63
 LAR
 E
 3436 N. Kennelcot
 Arlington Heights
 T 84

NAPERVILLE PROJECT
 12
 HDG PROJECT NUMBER
 01-0997-001-01-04

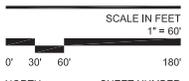
ISSUED
 February 1, 2012

REVISIONS

No	Date	Issue
	2012.03.13	Per City comments

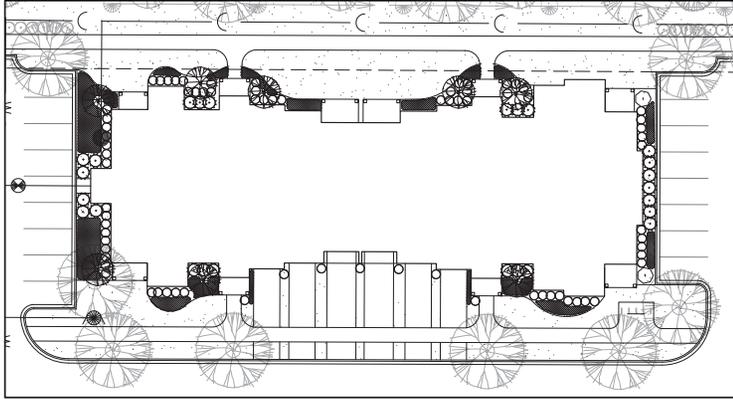
CHECKED BY: GBR
 DRAWN BY: TRR

SHEET TITLE
PUD Landscape Plan

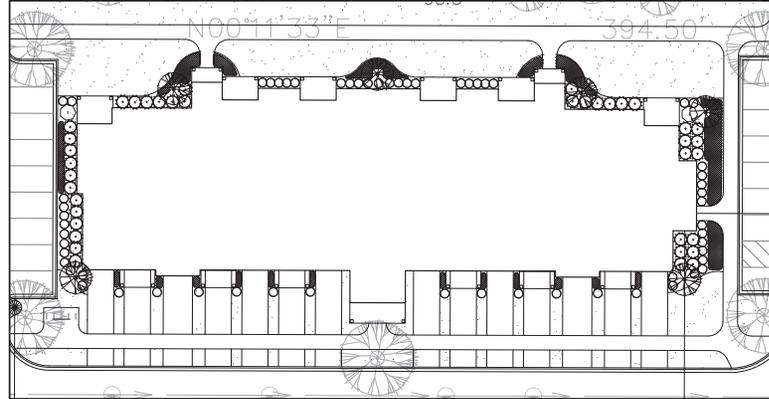


NORTH

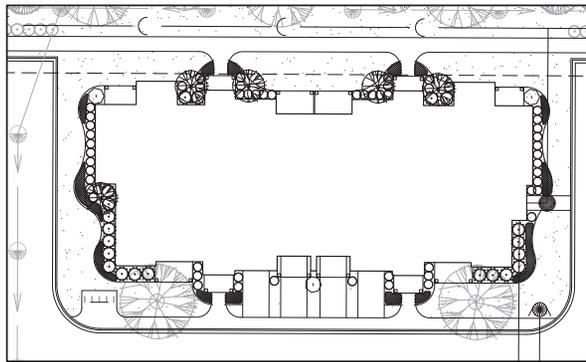
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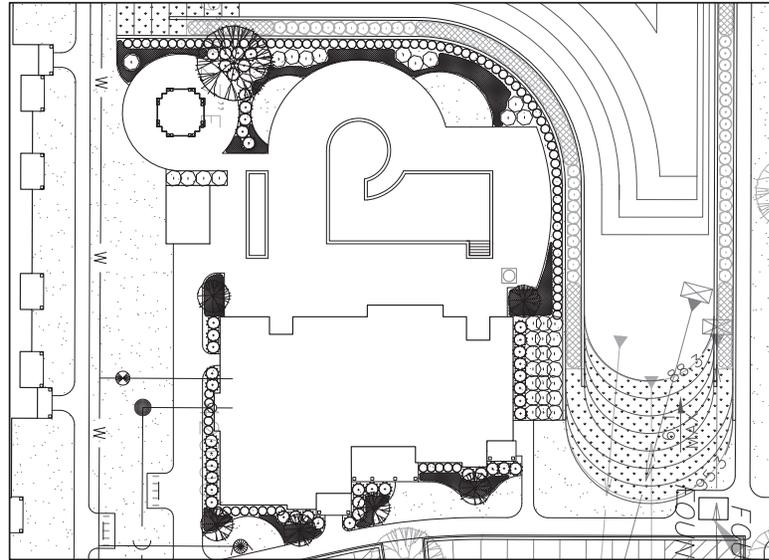
1 Building Type A-1 - Prototypical Foundation Planting
Scale: 1" = 20'



3 Building Type B - Prototypical Foundation Planting
Scale: 1" = 20'



2 Building Type A-2 - Prototypical Foundation Planting
Scale: 1" = 20'



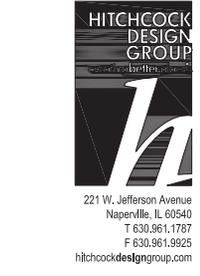
4 Club House Foundation Planting
Scale: 1" = 20'

PLANTING NOTES

1. Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter. Typical Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, valve boxes and fire hydrants. No trees, shrubs, or obstacles will be allowed 10' in front of, 5' on the sides, and 7' to the rear of the electrical transformer.
6. Trash receptacles, transformers, and air conditioning units will be properly screened in accordance with applicable zoning ordinances.
7. 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 and specified. No additional payments will be made for materials required to complete the work as drawn and specified.

Planting Legend

-  Shade tree
-  Intermediate tree
-  Evergreen tree
-  Shrubs
-  Perennials / Groundcovers



PREPARED FOR
Lennar Corporation
14120 Ballantyne Corporate Place, Suite 400
Charlotte, North Carolina 28227

PROJECT
The Oaks at Naperville Crossi

CON: Intech Conis
1989 University La
T 63
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3436 N. Kennilcot
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T 84

NAPERVILLE PROJECT 12
HDG PROJECT NUMBER 01-0997-001-01-04

ISSUED February 1, 2012
REVISIONS

No	Date	Issue
	2012.03.13	Per City comments

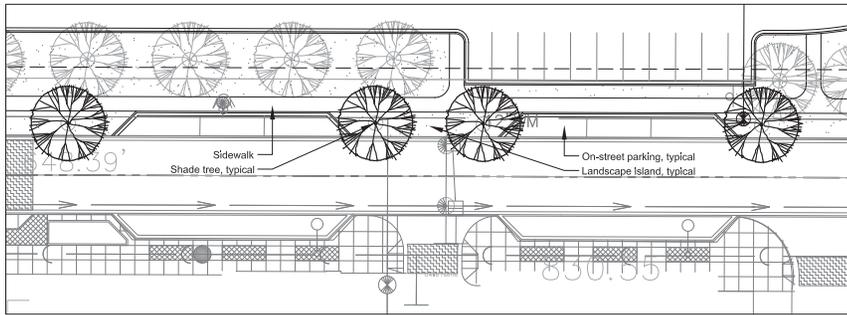
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DRAWN BY: TRR

Plan Enlargements

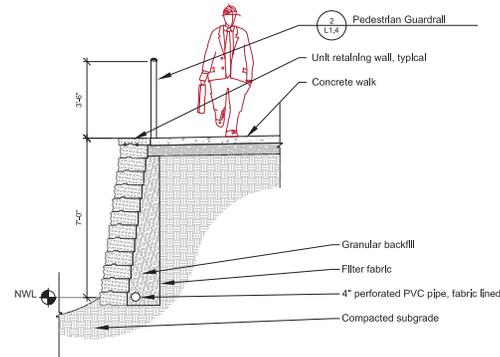
SCALE IN FEET

NORTH SHEET NUMBER

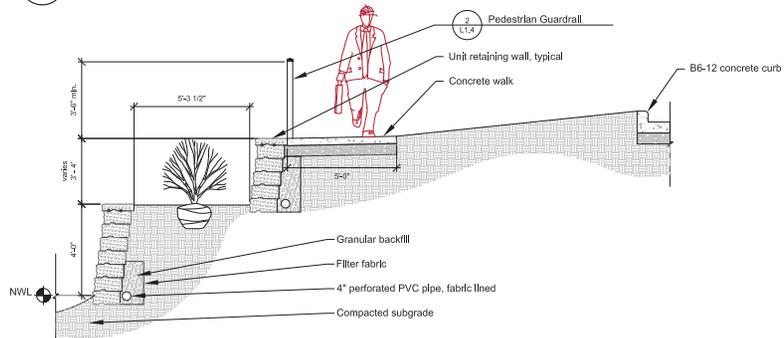
L1.2
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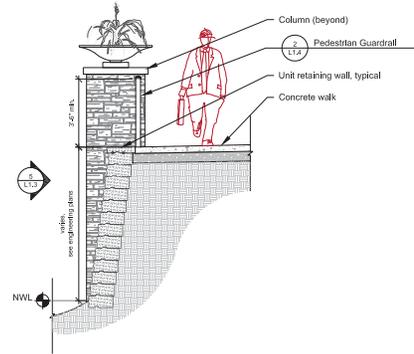
1 Showplace Drive - Prototypical Streetscape Treatment
Scale: 1" = 20'



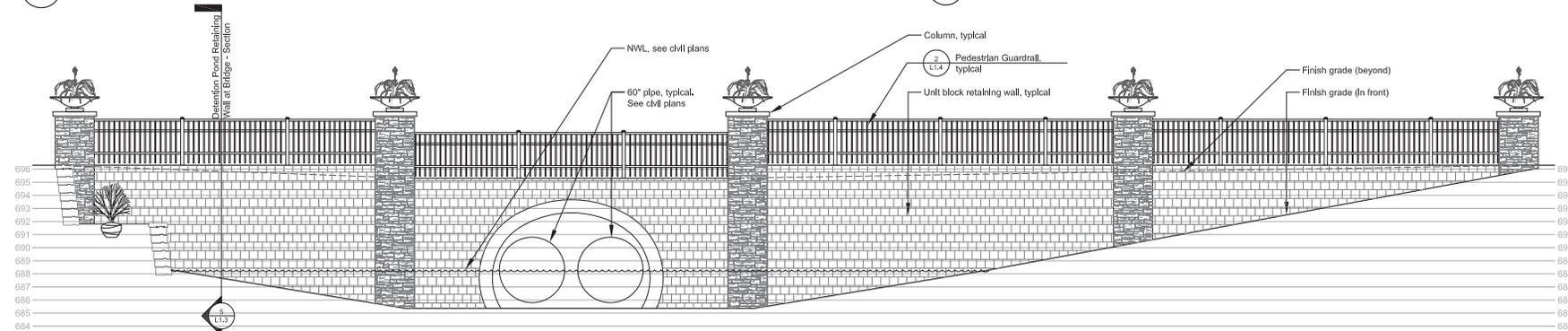
3 Detention Pond Overlook Retaining Wall - Section
Scale: 3/8" = 1'-0"



2 Detention Pond Retaining Wall - Section
Scale: 3/8" = 1'-0"



4 Detention Pond Retaining Wall at Bridge - Section
Scale: 3/8" = 1'-0"



5 Bridge Elevation
Scale: 1/4" = 1'-0"



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T 630.961.1767
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PREPARED FOR
Lennar Corporation

14120 Ballantyne Corporate Place,
Suite 400
Charlotte, North Carolina 28277

PROJECT

The Oaks at Naperville Crossi

CON: Ch
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1989 University La
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3436 N. Kennelcot
Arlington Heights
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Page 94 - Agenda Item D.3.

NAPERVILLE PROJECT 12
HDG PROJECT NUMBER 01-0997-001-01-04

ISSUED February 1, 2012 REVISIONS

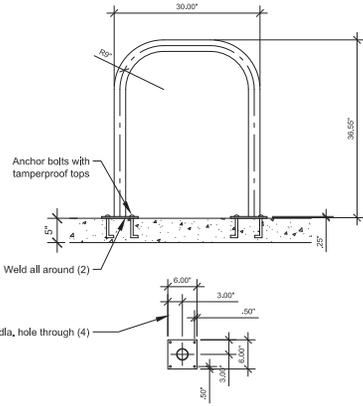
No	Date	Issue
	2012.03.13	Per City comments

CHECKED BY GBR DRAWN BY TRR

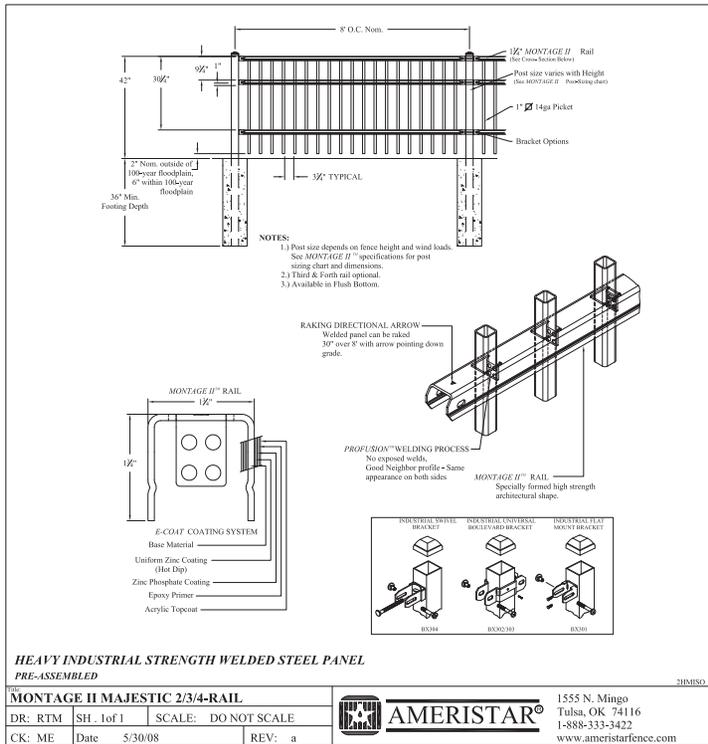
SHEET TITLE
Plan Enlargements and Details

SCALE IN FEET

NORTH SHEET NUMBER
L1.3
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1 Bike Rack d-bike rack
1" = 1'-0"



2 Pedestrian Guardrail d-fence
NTS



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PREPARED FOR
Lennar Corporation

14120 Ballantyne Corporate Place,
Suite 400
Charlotte, North Carolina 28277

PROJECT

The Oaks at Naperville Crossi

Page 95 - Agenda Item D.3.

CON: Intech Conns
City: 1989 University La
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NAPERVILLE PROJECT
12

HDG PROJECT NUMBER
01-0997-001-01-04

ISSUED
February 1, 2012

REVISIONS

No	Date	Issue
	2012.03.13	Per City comments

CHECKED BY: GBR
DRAWN BY: TRR

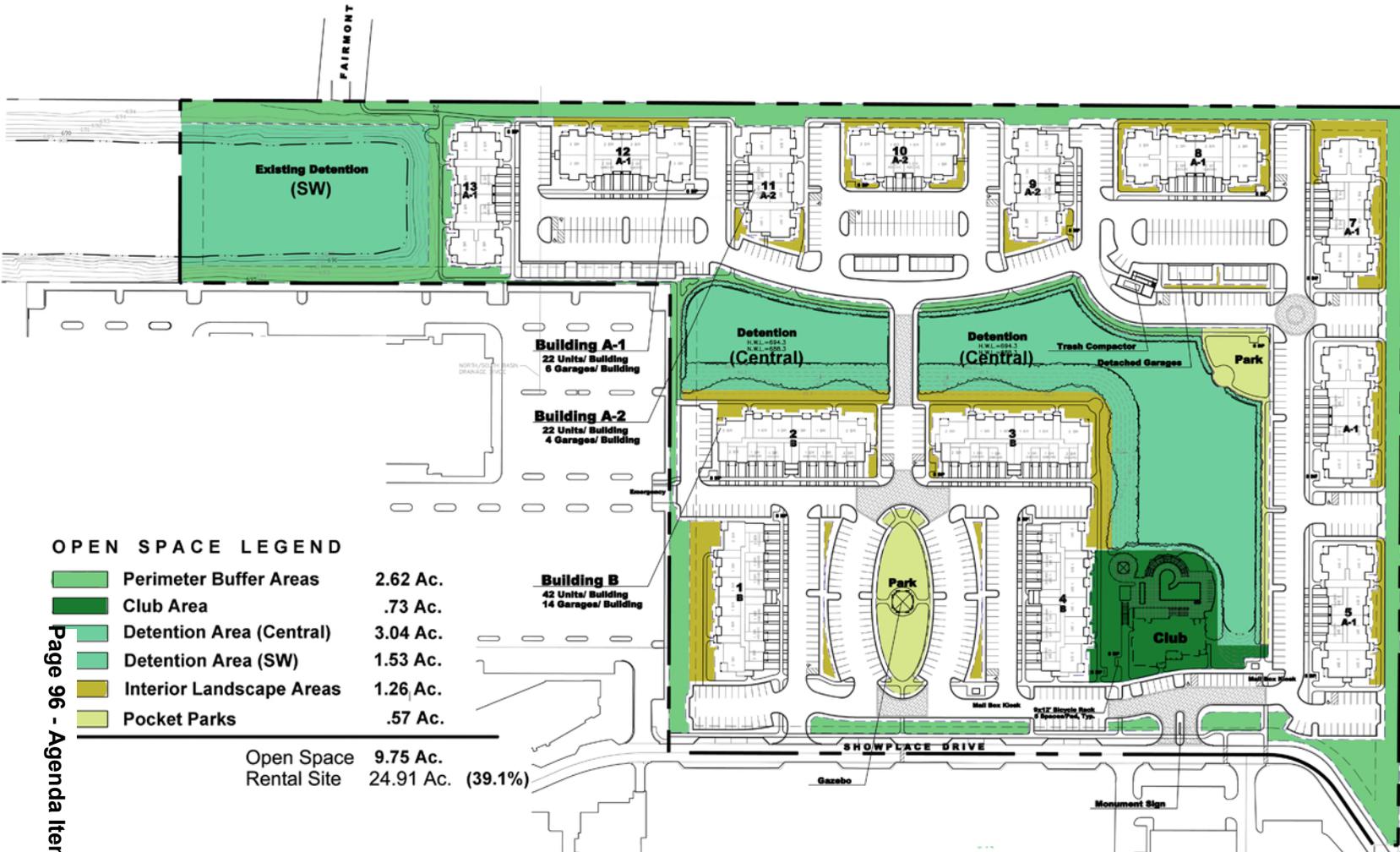
SHEET TITLE
Details

SCALE IN FEET

NORTH SHEET NUMBER

L1.4

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OPEN SPACE LEGEND

- Perimeter Buffer Areas 2.62 Ac.
- Club Area .73 Ac.
- Detention Area (Central) 3.04 Ac.
- Detention Area (SW) 1.53 Ac.
- Interior Landscape Areas 1.26 Ac.
- Pocket Parks .57 Ac.

Open Space 9.75 Ac.
 Rental Site 24.91 Ac. (39.1%)



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, utility floor plan changes, etc.)



Minimum Building Masonry Percentage: 50%

Front Elevation

scale: 1/8" = 1'-0"



Rear Elevation

scale: 1/8" = 1'-0"



Building A1

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A1 1.0



03-13-2012
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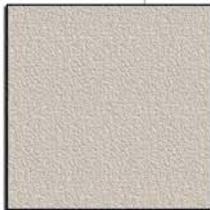


Front Elevation
scale: 1/8" = 1'-0"

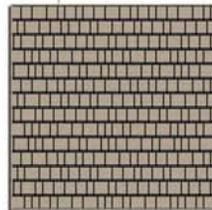
Minimum Building Masonry Percentage: 50%



Asphalt Shingles



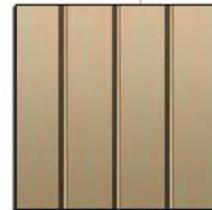
Cementitious Stucco Panels



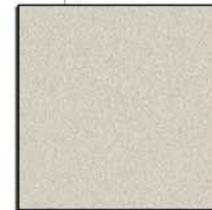
Cementitious Shake Siding



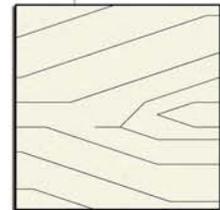
Masonry Veneer



Standing Seam Metal Roof



Cast Stone



Composite Trim



Building A1

The Oaks at Naperville Crossings

Sheet A1 1.0a
Naperville, Illinois



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Left Elevation

scale: 1/8" = 1'-0"



Right Elevation

scale: 1/8" = 1'-0"



Building A1

The Oaks at Naperville Crossings

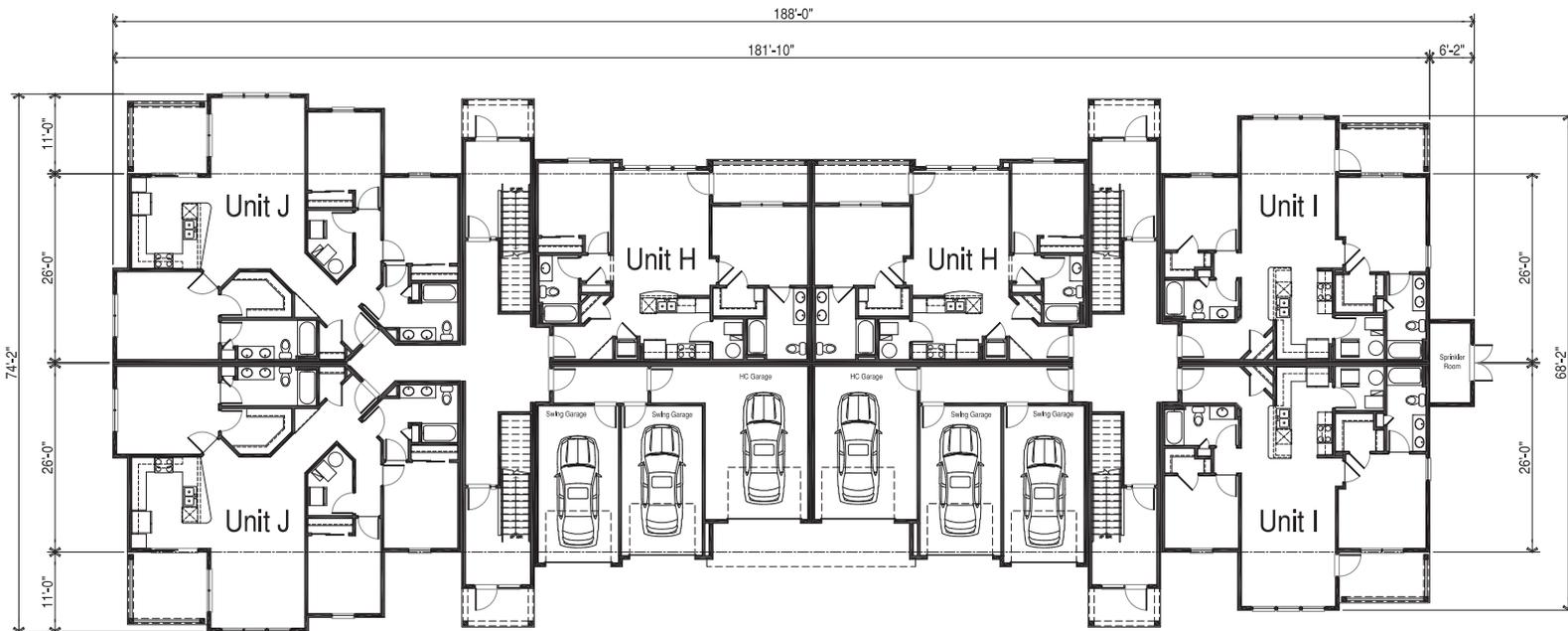
Naperville, Illinois

Sheet A1 2.0



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Main Floor Plan

scale: 1/8" = 1'-0"



Building A1

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A1 3.0

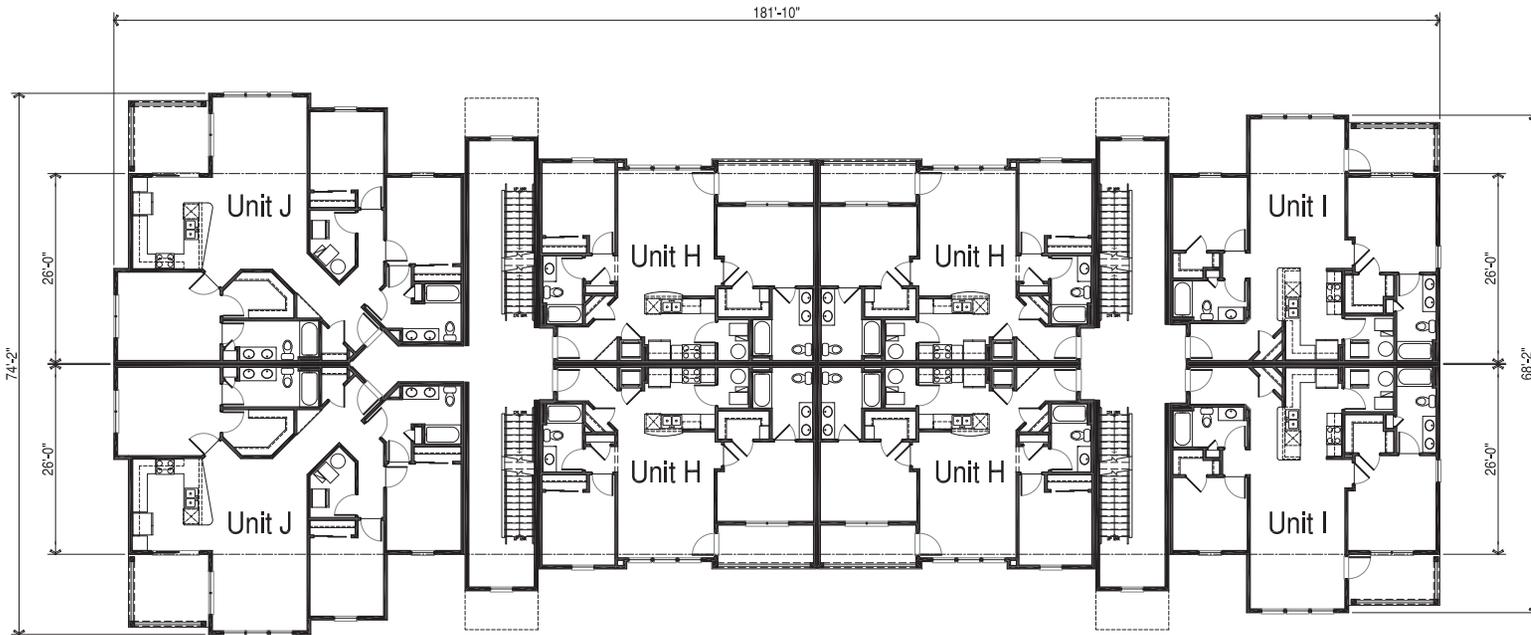


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2nd Floor Plan

scale: 1/8" = 1'-0"



Building A1

The Oaks at Naperville Crossings

Naperville, Illinois

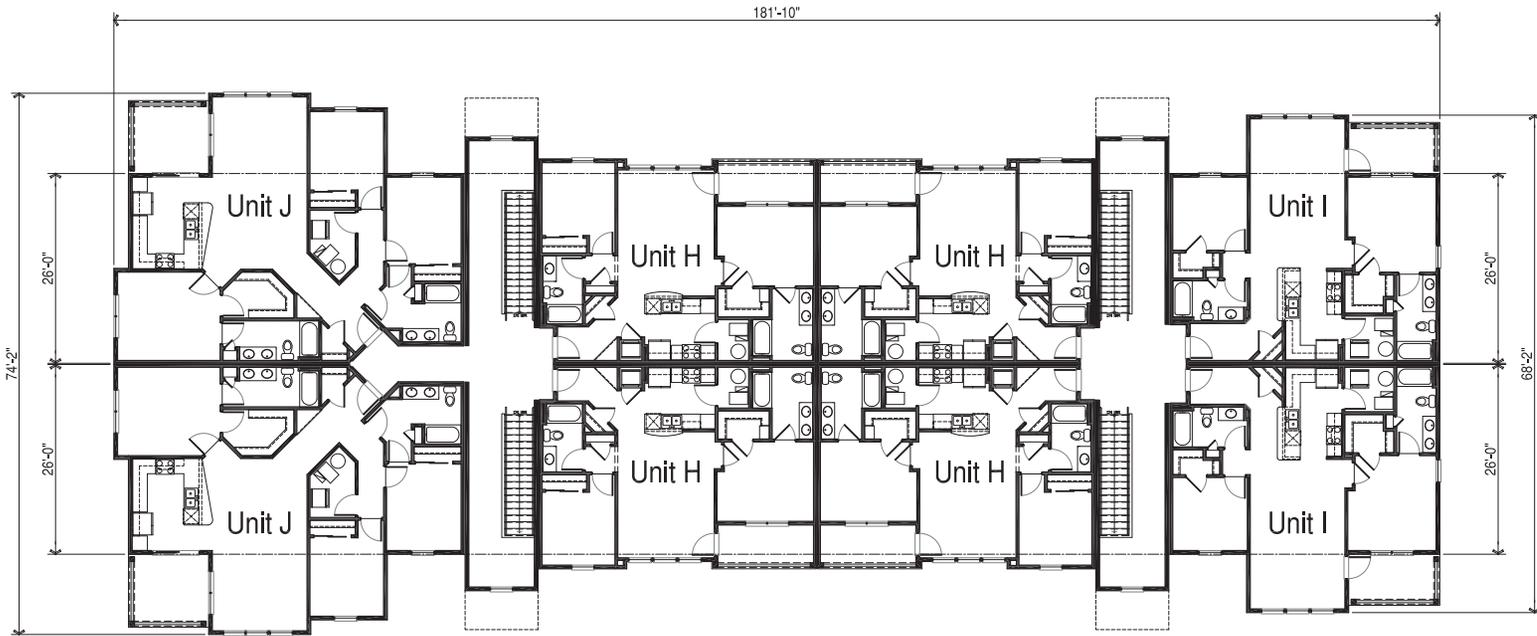
Sheet A1 4.0



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3rd Floor Plan
scale: 1/8" = 1'-0"



Building A1

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A1 5.0



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Front Elevation

scale: 1/8" = 1'-0"

Minimum Building Masonry Percentage: 50%



Rear Elevation

scale: 1/8" = 1'-0"



Building A2

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A2 1.0



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Left Elevation

scale: 1/8" = 1'-0"



Right Elevation

scale: 1/8" = 1'-0"



Building A2

The Oaks at Naperville Crossings

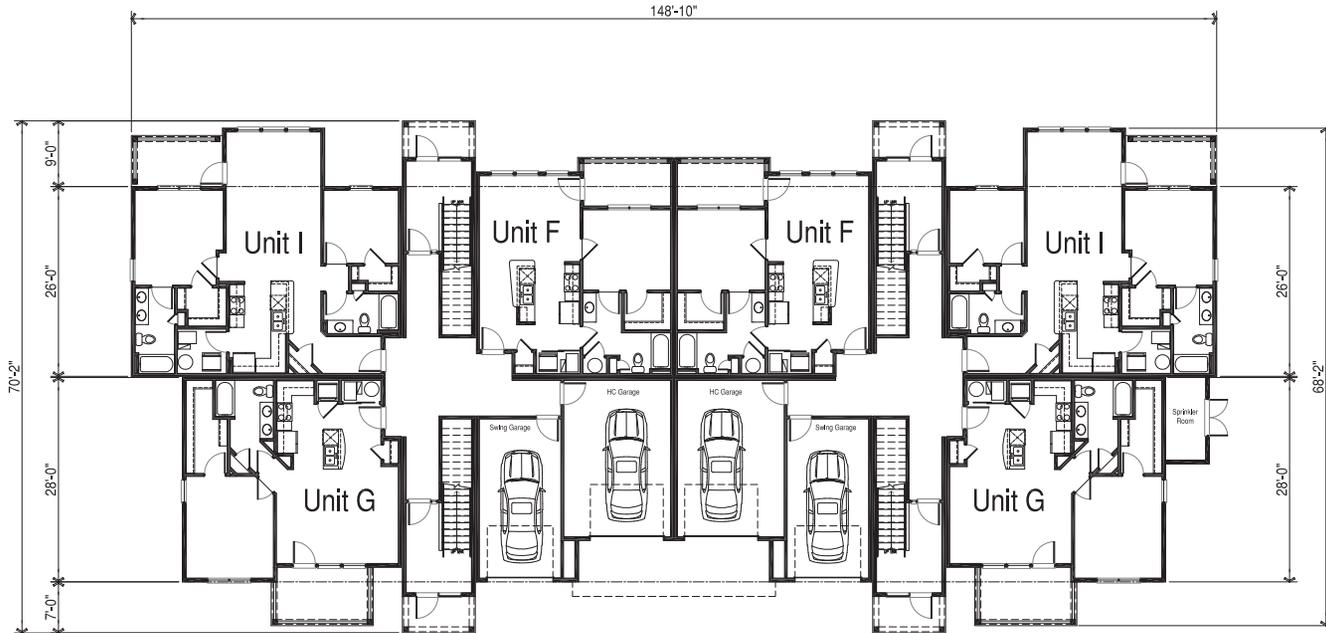
Naperville, Illinois

Sheet A2 2.0



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Main Floor Plan

scale: 1/8" = 1'-0"



Building A2

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A2 3.0

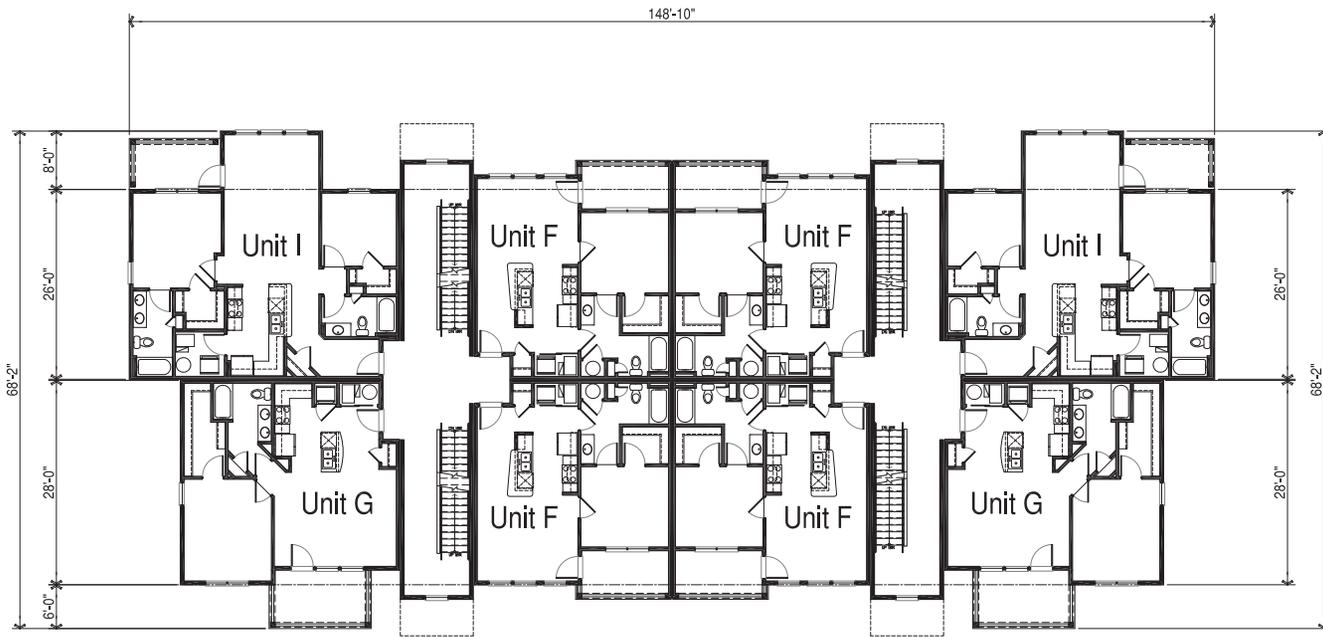


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2nd Floor Plan

scale: 1/8" = 1'-0"



Building A2

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet A2 4.0

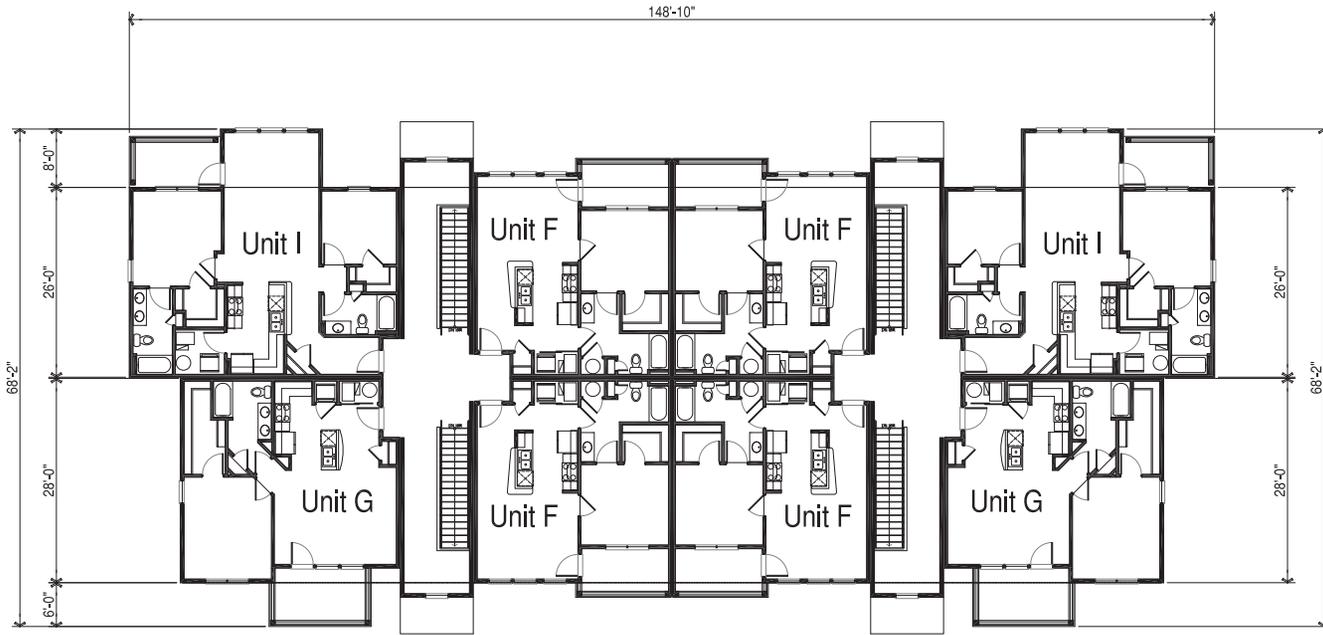


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3rd Floor Plan

scale: 1/8" = 1'-0"



Building A2

The Oaks at Naperville Crossings

Naperville, Illinois



Sheet A2 5.0

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Front Elevation
 scale: 1/8" = 1'-0"

LENNAR

Building B

Sheet B 1.0
The Oaks at Naperville Crossings
 Naperville, Illinois



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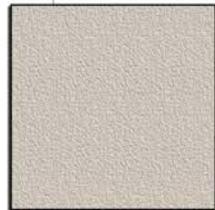


Front Elevation

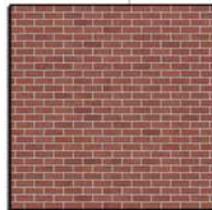
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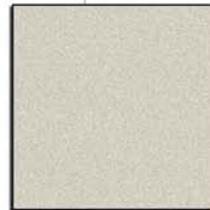
Asphalt Shingles



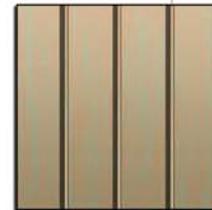
Cementitious Stucco Panels



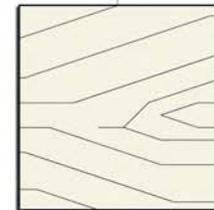
Masonry Veneer



Cast Stone



Standing Seam Metal Roof



Composite Trim



Building B

The Oaks at Naperville Crossings

Sheet B 1.0a
Naperville, Illinois



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Right Side Elevation
scale: 1/8" = 1'-0"



Left Side Elevation
scale: 1/8" = 1'-0"

LENNAR

Building B

Sheet B 2.0
The Oaks at Naperville Crossings
Naperville, Illinois



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Rear Elevation

scale: 1/8" = 1'-0"

LENNAR

Building B

The Oaks at Naperville Crossings

Naperville, Illinois

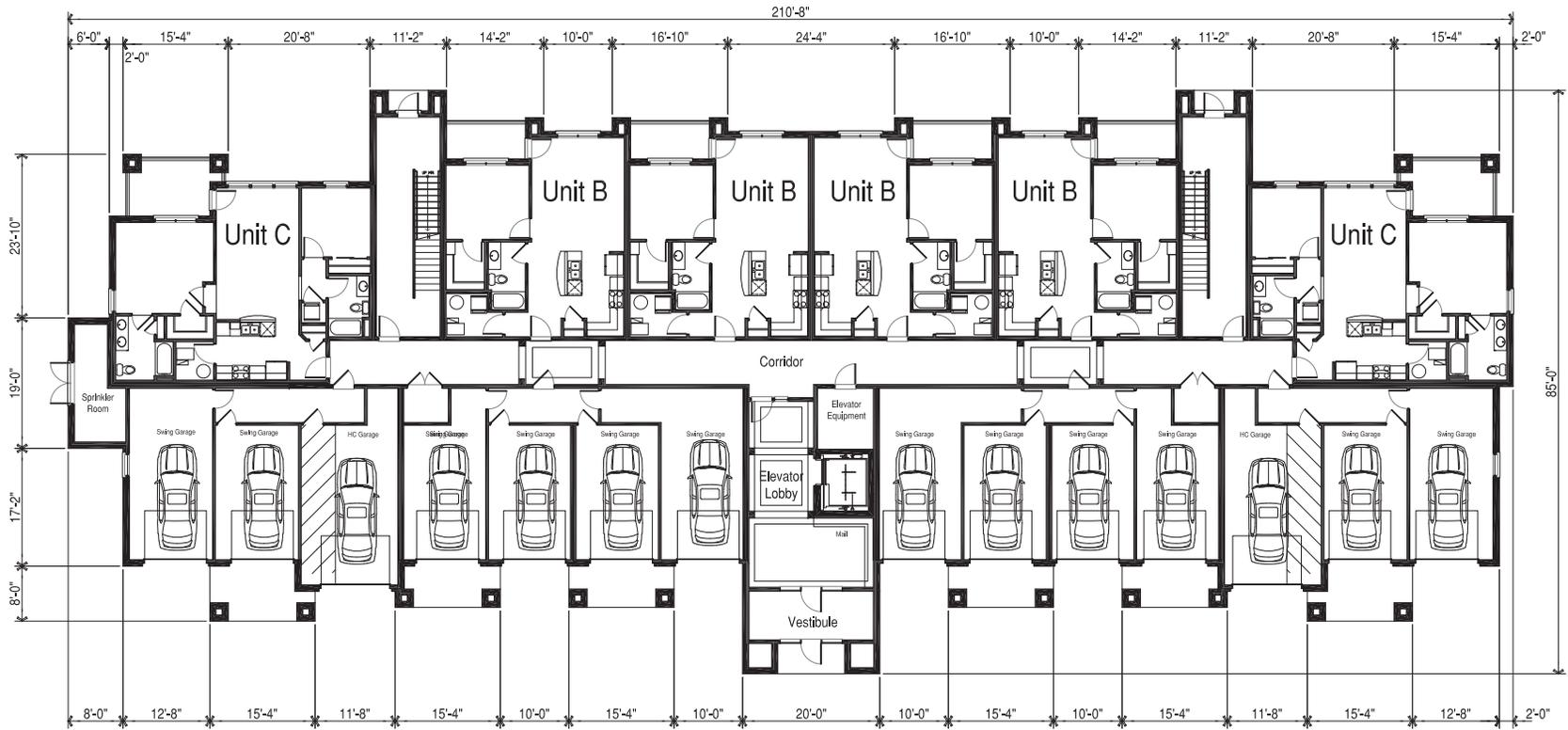


Sheet B 3.0

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Main Floor Plan

scale: 1/8" = 1'-0"



Building B

The Oaks at Naperville Crossings

Naperville, Illinois



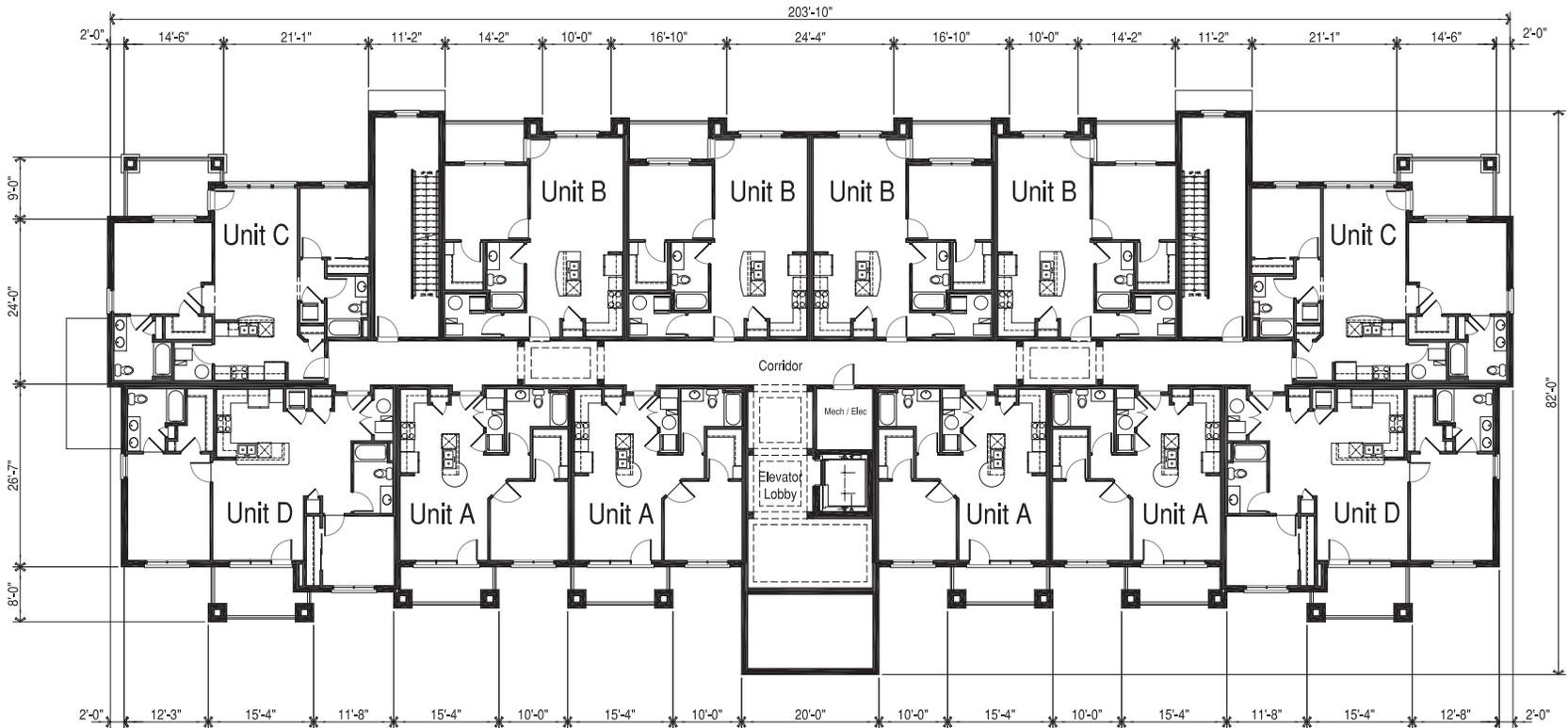
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2nd Floor Plan
scale: 1/8" = 1'-0"



Building B

The Oaks at Naperville Crossings

Naperville, Illinois



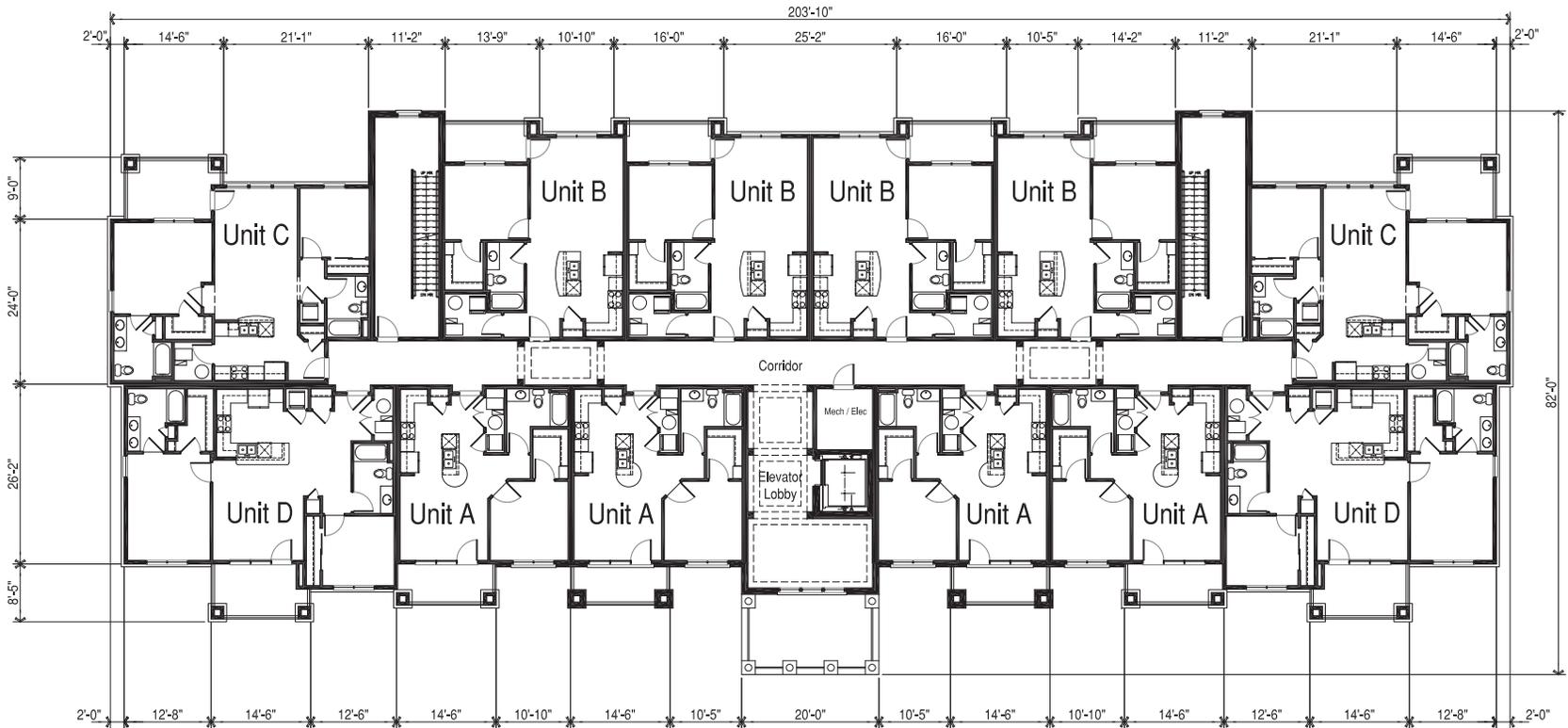
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3rd Floor Plan

scale: 1/8" = 1'-0"



Building B

The Oaks at Naperville Crossings

Naperville, Illinois

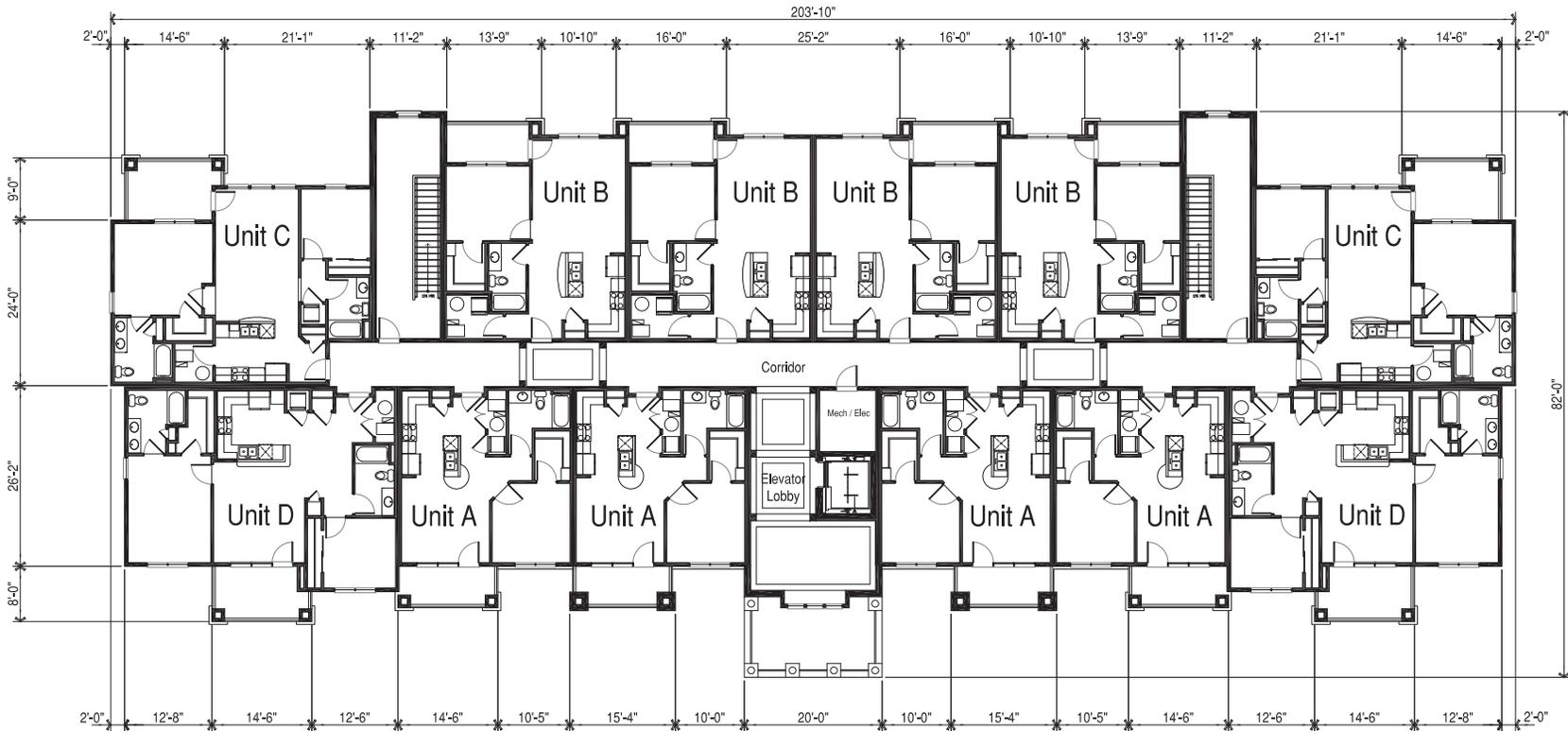


Sheet B 6.0

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4th Floor Plan

scale: 1/8" = 1'-0"



Building B

The Oaks at Naperville Crossings

Naperville, Illinois



Sheet B 7.0

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Front Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"

Community Clubhouse

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet C 1.0



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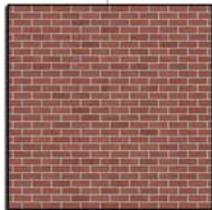
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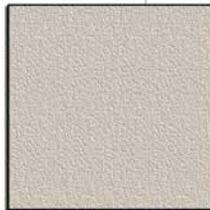
Front Elevation
scale: 3/16" = 1'-0"



Asphalt Shingles



Brick Veneer



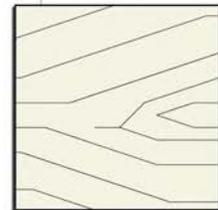
Cementitious Stucco Panels



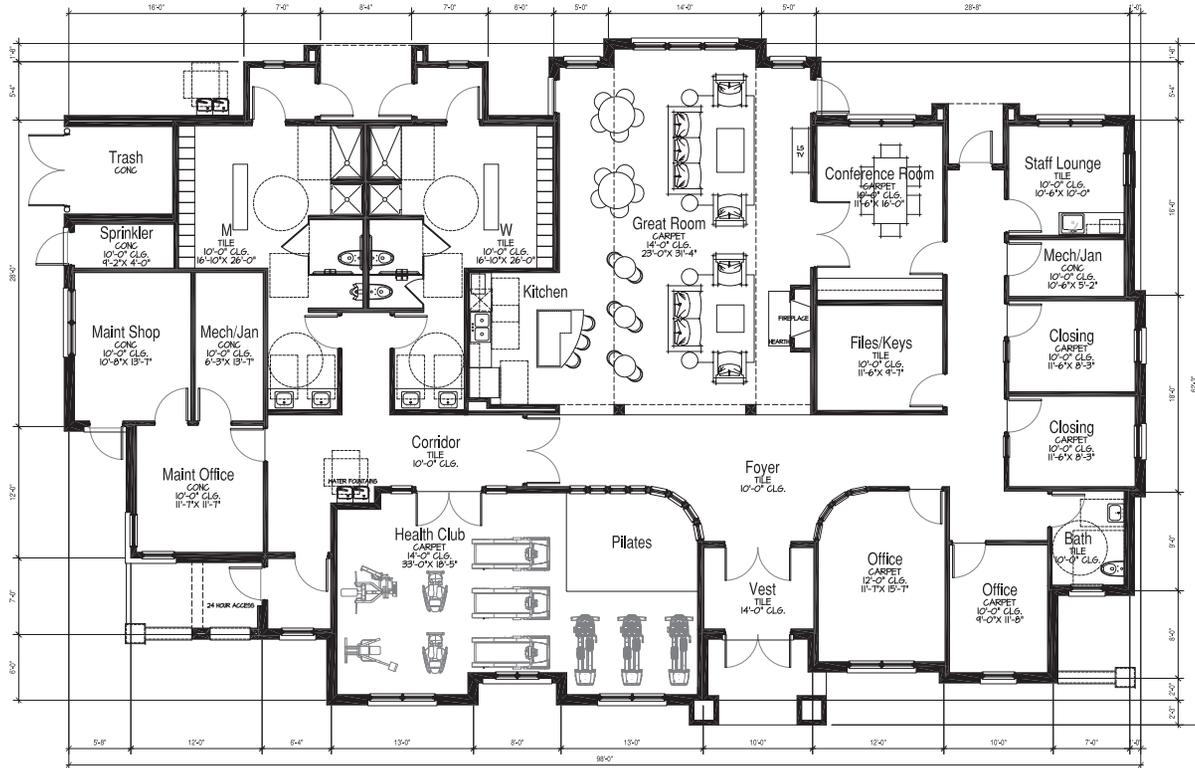
Stone Veneer



Cast Stone



Composite Trim



Main Floor Plan
 scale: 3/16" = 1'-0" 4,741 GSF



Community Clubhouse

The Oaks at Naperville Crossings

Naperville, Illinois



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Sheet C 2.0

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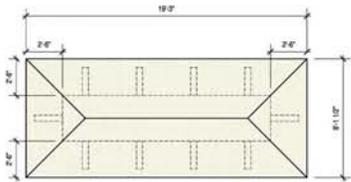


Front Elevation

scale: 1/4" = 1'-0"

Side Elevation

scale: 1/4" = 1'-0"



Plan View

scale: 1/4" = 1'-0"



Gazebo Elevation

scale: 1/4" = 1'-0"



Front Elevation

scale: 1/4" = 1'-0"



Left Elevation

scale: 1/4" = 1'-0"



Rear Elevation

scale: 1/4" = 1'-0"



Right Elevation

scale: 1/4" = 1'-0"



Trash Compactor

The Oaks at Naperville Crossings

Naperville, Illinois

Sheet S 2.0



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Robert E. Jeans
Director

Prudential Real Estate Investors
8 Campus Drive, 4th Floor, Parsippany NJ 07054
Tel 973 683-1735 Fax 973 734-1550
robert.jeans@prudential.com

February 9, 2012

The Honorable A. George Pradel, Mayor of Naperville and
Members of the Naperville City Council
City Council Office
400 S. Eagle Street
Naperville, Illinois 60540

***Re: Lennar Multifamily Investors, LLC's Petition for Entitlements
Related to Lots 14 & 15 in the Naperville Crossings Subdivision***

Dear Mayor Pradel and Members of the City Council:

It has recently come to my attention that Lennar is pursuing entitlements to construct an upscale apartment community consisting of 366 market rate apartments on Lots 14 and 15 in the Naperville Crossings Subdivision. I have reviewed the proposed site plan, architecture, and landscape plans and commend Lennar for proposing a quality residential product which will be a welcome addition to Naperville Crossings. As the Director of Prudential Real Estate Investors, which is the owner of the adjacent commercial properties located on Lots 2, 3, 5, and 6, I am exceedingly supportive of Lennar's proposal.

As I am sure you are aware, Naperville Crossings has had an active development history over the past seven years. Originally slated for a complimentary mix of commercial and residential development, Naperville Crossings has remained partially undeveloped and underperforming. A primary factor leading to the commercial vacancies is the fact that no residential development has occurred to support the existing retail. The introduction of the proposed residential component will certainly have a beneficial impact on the existing retail and potentially drive additional development on the vacant portions of Prudential's holdings. It is our belief that Lennar's proposed development and quality in site design and architecture will result in increased commercial activity and produce new revenue to the City of Naperville by enhancing both the City's property and retail sales tax base.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Jeans", written over a white background.

Robert Jeans, Director
Prudential Real Estate Investors

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

March 13, 2012

Rick Trujillo, Project Manager
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

Re: *The Oaks at Naperville Crossings Development.*

Dear Mr. Trujillo,

The purpose of this letter is to summarize our development team's efforts to reach out to the surrounding property owners and other interested parties with regard to our proposed development, "The Oaks at Naperville Crossings" ("Development").

Over the past several months, our development team has met with White Eagle board member, Mike Riley on a few occasions to discuss the Development and have worked with the White Eagle Homeowners' Association which included our presentation of the Development at the White Eagle Homeowners' Association Annual meeting which was held on February 18, 2012. At the meeting, our entire team was involved with presenting and answering questions. Our attendance at the annual meeting provided us with the community's feedback, resulting in plan revisions for enhancement of the Development. Revised plans were subsequently provided to the Homeowners' Association for further review.

On March 9, 2012, our development team met with representative of the White Eagle Golf Course which led to Lennar's acceptance of an agreement to hold harmless the Golf Course for errant shots; for the Lennar to provide additional landscape treatments and buffering on Golf Course property; and for Lennar to maintain a strip of land owned by the Golf Course south of its property line at no charge to the Golf Course. In addition, I have met with the original developer of White Eagle, Paul Lehman for his insight and to obtain additional feedback.

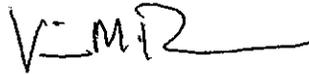
We have also discussed the project with other property owners within the Naperville Crossings development. Prudential Investors, the most impacted commercial property owner in Naperville Crossings, has reviewed the plans and has sent a letter to the Mayor and Council supporting the Development. The existing movie theatre owner and tenant AMC Theatres are also aware of, and are in support of the Development. The owner and manager of Biaggi's Restaurant, have expressed their support and expectation that the Development will have a positive effect on their business as well as Naperville Crossings overall.

We have reached out to Tall Grass representatives, Doug Haddad, Jim Shehee, and Jim Frost with an offer to discuss the proposed Development and provide the development plans, and are waiting for a response.

We have also attended meetings with the Naperville Park District, School District #204 and each member of the City Council, prior to our submission of our plans to obtain feedback in order to properly address present and future concerns.

Should you have any recommendations to further our attempts to enhance community involvement in our proposed Development, we are all ears.

Very truly yours,

A handwritten signature in black ink, appearing to read "V. M. R." followed by a long horizontal flourish.

Vincent M. Rosanova



March 26, 2012

VIA E-MAIL

Mr. Rick Trujillo
Project Manger, TED
City of Naperville
400 S. Eagle Street
Naperville, IL 60566-7020

Re: **The Oaks at Naperville Crossings**
PC Case #12-1000016

Dear Rick,

The Park District reviewed the Preliminary Subdivision Plat and Preliminary PUD plat for The Oaks at Naperville Crossings and has no comments.

However, please make note the developer's attorney is working with the Park District's attorney to determine the validity of the developer's request for a cash donation reduction due to private amenities that would be provided on site. Following the discussion, the Park District will notify you of the updated amount required of the developer.

Feel free to contact me with any questions or if anything is needed further.

Thank you,

NAPERVILLE PARK DISTRICT



Aileen McEldowney
Planner

cc: Eric Shutes, Director of Planning
Derke Price, Legal Counsel



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 12-1-024 **AGENDA DATE:** 4/4/2012
SUBJECT: Silverado Senior Living
 Petitioner: Silverado Senior Living, 6400 Oak Canyon, Suite 200, Irvine, California, 92618

LOCATION: Southeast corner of Brookdale Road and Bond Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, in accordance with 6-7F-3 of the Naperville Municipal Code, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility at the subject property.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Allison Laff, AICP, Planning Operations Manager

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, which is located at the southeast corner of Brookdale Road and Bond Street, consists of two lots totaling 4.5 acres. The property is zoned OCI (Office, Commercial and Institutional) and is currently vacant.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The Northwest Sector Update to the Comprehensive Master Plan identifies the future use of the property as “Business Park”. The property’s existing OCI zoning is compatible with the business park designation.

PLANNING SERVICES TEAM REVIEW:

Proposed Use

The subject property is currently zoned OCI and is surrounded by office uses to the north, west and south and a commercial strip center and Hill Middle School to the east. The petitioner is proposing to improve the property with a single-story 44,200 square foot building which will

Silverado – PC 12-1-024

April 4, 2012

Page 2 of 2

accommodate 90 senior residents afflicted with dementia or Alzheimer's. The site will include 72 parking spaces (in excess of that required by code) to accommodate guests and staff. Other site amenities include a 16,710 square foot interior court yard, several outdoor recreational spaces, and a front drop-off area.

The proposed facility requires approval of a conditional use in the OCI district for a convalescent or nursing home in accordance with Section 6-7F-3 (Conditional Uses) of the Municipal Code. Staff finds that the proposed senior facility would serve as a transition between the non-residential (office, commercial) and residential (school, adjacent single-family homes) uses within the immediate vicinity of the subject property. The site amenities, as well as the single-story scale and elements of the building's design, are complementary to both the existing non-residential and residential uses near the property. The petitioner has provided a response to the standards for granting a conditional use; staff concurs with the petitioner's findings.

Fence Variance

In conjunction with the requested facility, the petitioner is seeking approval of a variance to Section 6-2-12 (Fences) in order to install a 6-foot tall wrought iron fence within the setback area required along Bond Street and Brookdale Road. Per Section 6-2-12, if an open fence is located within the building setback line (20' along both Bond Street and Brookdale Road), it cannot exceed 4' in height. The petitioner is requesting to increase the allowable fence height to 6' for the protection and safety of the dementia residents. The petitioner has provided a response to the standards for granting a variance; staff concurs with the petitioner's findings due to the unique safety needs of this use.

Preliminary/Final Plat of Subdivision

The petitioner is requesting approval of a preliminary/final subdivision plat to consolidate the existing two lots into a single-lot of record. The plat requires technical revisions, but is in general compliance with code requirements.

Other Plans

The petitioner has submitted building elevations and a landscape plan for the proposed use. These plans require revisions for technical compliance (i.e., providing a species list for landscaping materials; material and design adjustments on the facades, etc.); however, both are generally compliant with City requirements. The signage requested is in compliance with code requirements.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Silverado – Development Petition – PZC 12-1-024
2. Silverado – Legal Description – PZC 12-1-024
3. Silverado – Site Plan – PZC 12-1-024
4. Silverado – Subdivision Plat – PZC 12-1-024
5. Silverado – Building Elevations – PZC 12-1-024
6. Silverado – Landscape Plan – PZC 12-1-024

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

Development Name (should be consistent with plat): Silverado Senior Living - Naperville

Development Address: Brookdale Gateway Subdivision, Lots 3 and 4, Naperville, IL 60563 located at southeast corner of Brookdale Road. and Bond Street

P.I.N. Number (s): Lot #3 (NORTH): 07-10-113-003 Lot #4 (SOUTH): 07-10-313-001

Date of Submission: February 27, 2012

I. APPLICANT:

Paul Mullin

Silverado Senior Living

Name

Corporation

6400 Oak canyon Suite 200

Street

Irvine

CA

92618

9492127513

City

State

Zip Code

Telephone Number

Paul Mullin

Development Rep.

9492127513

Primary Contact Person

Relationship to Applicant

Telephone Number

9497054350

pmullin@silveradosenior.com

Fax Number

E-Mail Address

II. OWNER OF THE PROPERTY:

Dwight Avram

Name

1255 Bond Street, Naperville, IL, 60563

6308480320

Address

Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Jerome Schain

Telephone Number: **312-345-5700**

Email Address: **jschain@sbbklaw.com**

Fax Number: **(312) 345-5701**

Address: **70 West Madison St., Suite 4500, Chicago, Illinois 60602**

Engineer: Kevin Serafin, PE, Cemcon

Telephone Number: **630-862-2100**

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

V. ANNEXATION

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.)

Site is (2) undeveloped lots in the Brookdale Subdivision, Naperville, IL 60563 located at the southwest corner of Brookdale Road and Bond Street. The PIN # for North Lot #3 is 07-10-113-003. The PIN # for South Lot #4 is 07-10-313-001.

- 2. Existing Utility Services (water, sewer, electricity): See attachment.
- 3. Existing zoning on the site: OCI
- 4. Existing Land Use: Vacant
- 5. Acreage & Square Footage of the site: 4.5 Acres (196,000 SF)
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

Not applicable - plan is to work within the City of Naperville standard zoning and CUP process.

There are no existing controlling ordinances or agreements on this property other than the purchase agreement to buy the property..

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):
 - Residential Commercial Office
 - Industrial Other: Convalescent and Nursing Home (Senior Housing)
- 2. Proposed Zoning: OCI with Conditional Use for Convalescent and Nursing Home (Senior Housing).

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):

Proposed Land Use: Residential

Type of Use: Senior Housing

Hours: 24 Hrs/Day, 7 Days/Week

Parking: 72 spaces (68 spaces + 4 HC spaces) are provided

Exhibit 3 and Exhibit 5 are included.

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

See attachment.

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:

FENCING: Installation of 6 foot wrought iron residential fencing along the front perimeter depicted on the site plan. We are requesting a

 6 foot fence for the protection and safety of our senior residents with dementia. A 4 foot fence is to low and would encourage residents to try to elope.

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:

NA

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

NA

7. General Land Use Data:

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres									4.5	
% of Total									100	

*Please explain:

100 % of site is utilized for Senior Housing Facility.

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			
Duplex						NA			
Apartment						NA			

Comrc.			NA	NA	NA	44,200			
Office			NA	NA	NA				
Industrial			NA	NA	NA				

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

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

1. Required School Donation of _____ acres will be met by a _____
 NA
2. Required Park Donation of 0.9365 acres will be met by a donation. Based on the non ambulatory and frail elderly nature of our residents with dementia, Silverado plans to ask for relief on the donation amount.

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:
 NA
 Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)
2. Outlots and/or detention/retention facilities include (size, number and location)
 Detention is provided off-site.
 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*	NA	NA	NA	NA
a. Park Site				
b. Common				

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

*Please Explain:

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

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

By: Paul Mullin, Vice President at Silverado Senior Living

[Type in Name of Signatory]

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

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

The foregoing petition was acknowledged before me by *[Type in Name of Notary]* on the _____ day of _____, 200__ A.D.

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

LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

Respectfully Submitted,
Paul Mullin, Vice President of Development, Silverado Senior Living -- Naperville LLC

By: *Paul Mullin*

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

The foregoing petition was acknowledged before me by **Dorine Sterner** on the day 23rd of February, 2012 A.D.

By:

Notary Public

** See attached form*

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.

ACKNOWLEDGMENT

State of California
County of Orange)

On February 23, 2012 before me, Dorine Sterner, Notary Public
(insert name and title of the officer)

personally appeared Paul Mullin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dorine Sterner (Seal)



**LIMITED LIABILITY COMPANY AGREEMENT
OF
SILVERADO SENIOR LIVING NAPERVILLE, LLC,
a Delaware limited liability company**

This Limited Liability Company Agreement (the "**Agreement**") of Silverado Senior Living Naperville, LLC, a Delaware limited liability company (the "**LLC**"), is entered into as of the 5th day of December, 2011, by Silverado Development, LLC, a Delaware limited liability company (the sole "**Member**") as of the date hereof, as such term is defined in Section 8 below). The Member hereby establishes the operating terms and conditions of the LLC pursuant to and in accordance with the Delaware Limited Liability Company Act, 6 Del. C. § 18-101, et seq. (the "**Act**"), and hereby agrees as follows:

1. **Name.** The name of the limited liability company formed hereby is:

"Silverado Senior Living Naperville, LLC."
2. **Purpose.** The purpose of the LLC is to engage in any and all lawful activities permitted by the Act and to which the Member agrees.
3. **Registered Office.** The registered office of the LLC in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, in the City of Wilmington, County of New Castle, State of Delaware 19801.
4. **Registered Agent.** The address of the LLC's registered office in the State of Delaware is: 1209 Orange Street, in the City of Wilmington, County of New Castle, State of Delaware 19801. The name of the LLC's registered agent at such address is: The Corporation Trust Company.
5. **Certificate of Formation.** The Member has caused the LLC's Certificate of Formation to be filed with the Secretary of State of the State of Delaware on December 5, 2011.
6. **Capital Accounts.** An account shall be established in the LLC's books for each Member of the LLC and each transferee thereof (each, a "**Capital Account**") in accordance with the rules of Section 704 of the Internal Revenue Code of 1986 and Treasury Regulation Section 1.704-1(b)(2)(iv).
7. **Percentage Interest and Allocations of Profits and Losses.** The Member's membership interest in the LLC shall be as set forth on **Schedule A** attached hereto from time to time. The LLC's profits and losses shall be allocated from time to time in accordance with the percentage interests of the Members. The membership interests in the LLC shall not be certificated.
8. **Admission and Capital Contributions.** Simultaneously with the execution and delivery of this Agreement, the sole Member is making a capital contribution to the Company in the amount of \$1,000.00, and is admitted as the sole Member of the LLC (the "**Member**"). The Member will make additional capital contributions to the LLC as and when determined by the Member.
9. **Management of the LLC.**
 - (a) **Management by Member.** The LLC shall be managed by the Member in accordance with the Act.

(b) Officers. The LLC shall have such officers as the Member shall determine from time to time. The initial officers shall be a President, a Chief Executive Officer, a Chief Financial Officer and a Secretary. One person may hold two or more offices, and the salaries of the officers of the LLC shall be fixed by the Member. The Member hereby appoints Loren B. Shook as the President and Chief Executive Officer of the LLC, and Thomas V. Croal as the Chief Financial Officer and Secretary of the LLC. Each of the officers of the LLC shall have such authority and perform such duties as the Member may from time to time specify, and each shall hold his or her office until he or she shall resign or shall be removed or otherwise disqualified to serve, or his or her successor shall be elected and qualified. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled by the Member in the manner prescribed in this Agreement.

10. Compensation. No Member shall receive compensation for services rendered to the LLC unless otherwise determined by the Member from time to time.

11. Term. The LLC shall dissolve, and its affairs shall be wound up, upon the earliest to occur of (a) the decision of the Member, (b) the sale by the LLC of all or substantially all of its property, or (c) an event of dissolution of the LLC under the Act.

12. Assignments; Additional Members. A Member may assign all or any part of the Member's limited liability company interest only with the consent of the other Members, or by operation of law. A transferee of an LLC interest can only become a substituted Member with the consent of all of the Members. Additional Members can only be admitted to the LLC upon the consent of all of the Members, which consent may be evidenced by, among other things, the execution of an amendment to this Agreement. Upon any such duly approved substitution or amendment, the transferee or new Member, as applicable, shall be a "Member" as defined herein.

13. Withdrawal. Any Member may withdraw from the LLC only upon the consent of the other Members. Upon any such withdrawal, the withdrawing Member shall receive an amount equal to the positive balance in such Member's Capital Account.

14. Limited Liability. No Member shall have liability for the obligations of the LLC except to the extent required by the Act.

15. Amendments. This Agreement may be amended only in a writing signed by the Members.

16. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Delaware.

17. Counterparts. Any number of counterparts of this Agreement may be executed. Each counterpart will be deemed an original instrument and all counterparts taken together will constitute one agreement. Facsimile signatures delivered hereunder shall be deemed original signatures.

IN WITNESS WHEREOF, the undersigned hereby agree, acknowledge and certify that the foregoing Agreement constitutes the Limited Liability Company Agreement of Silverado Senior Living Naperville, LLC.

THE MEMBER:

SILVERADO DEVELOPMENT, LLC

By: 
Name: Thomas V. Croal
Title: Chief Financial Officer

THE COMPANY:

SILVERADO SENIOR LIVING NAPERVILLE, LLC

By: 
Name: Thomas V. Croal
Title: Chief Financial Officer

EXHIBIT A

Schedule of Members

<u>Member Name</u>	<u>Mailing Address</u>	<u>Units</u>	<u>Percentage Interest</u>
Silverado Development, LLC	6400 Oak Canyon, Suite 200 Irvine, California 92618	100	100%

City of Naperville
TED BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL
Attachment

VI.2 Existing Utility Services (water, sewer, electricity): The site will be served with Water from the west Side of Bond Street; through a proposed 8-inch main circling the building, with hydrants providing fire protection. The Sanitary Sewer will connect to the existing stub along the east side of Bond Street. There are two 12-inch and one 30-1nch storm sewer which we will tie our storm sewers into. The storm water management for this site has previously been accounted for in the overall development; however we have incorporated best management practices into our site design with vegetated swales and rain gardens, promoting infiltration.

City of Naperville
TED BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL
Attachment

VII.3 Description of Building (Including number of buildings, square forage of each building and use, maximum height, façade materials): The facility will consist of a one, single-story, rectangular shaped building of approximately 44,200 SF with and interior courtyard of approximately 16,000 SF. The building will be slab on grade, wood framed construction clad with masonry and cementious board siding with an architectural asphalt shingle roof. The maximum height will be approximately 34-9" +/-". It will accommodate 90 senior residents that are afflicted with dementia or Alzheimer's in 50 private and semi-private residential rooms/units with no kitchen or kitchenettes in the resident rooms. A large kitchen, dining room, laundry, and activity areas will serve the residents.

EXHIBIT 3
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:

Silverado Senior Living followed the City of Naperville's guidance in selecting a site that was zoned appropriately for the use of Senior Housing. Silverado's residential senior housing development will not be detrimental to, or endanger the public health, safety and general welfare, but will instead provide much needed senior services and housing.

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:

Silverado's residential senior housing development 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. Silverado's senior residential development will compliment the surrounding, residential, commercial and school uses.

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).

Silverado's residential senior housing development will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

EXHIBIT 5
Standards for Granting a Zoning Variance
Section 6-3-5:2

The board shall not recommend nor shall the city council grant a variance from the regulations of this title unless it shall make findings based upon the evidence presented to it in each specific case that: (Ord. 05-028, 2-15-2005)

1. The variance is in harmony with the general purpose and intent of this title; and

Silverado's request for a variance to increase the height of its fence to 6 feet is in harmony with the general purpose and intent of the zoning code.

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;

Silverado is requesting a 6 foot fence for the protection and safety of our senior residents with dementia. A 4 foot fence is to low and would encourage residents to try to elope.

3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title;

Safety of our resident is our main concern. Silverado is requesting a 6 foot fence for the protection and safety of our senior residents with dementia. A 4 foot fence is to low and would encourage residents to try to elope.

4. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. (Ord. 80-5, 1-21-1980)
The city council shall not vary the provisions of this title concerning permitted uses, conditional uses or the regulation of nonconforming uses. (Ord. 05-028, 2-15-2005)

Installation of 6 foot wrought iron residential fencing along the front perimeter of the property will be consistent with the character of the neighborhood and will not be a substantial detriment to adjacent property.

City of Naperville
TED BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL

LEGAL DESCRIPTION

LOTS 3 AND 4 IN BROOKDALE GATEWAY SUBDIVISION, BEING A PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 5, 2000 AS DOCUMENT NUMBER R2000-083182, IN DUPAGE COUNTY, ILLINOIS.

SILVERADO SENIOR LIVING - NAPERVILLE

NAPERVILLE, ILLINOIS

LOTS 3 AND 4 IN BROOKDALE GATEWAY SUBDIVISION, BEING A PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 5, 2000 AS DOCUMENT NUMBER R2000-083182, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP

OCI - ZONING
CITY OF NAPERVILLE
LOT 2 OF BROOKDALE GATEWAY SUBDIVISION
DOC. NO. R2000-083182

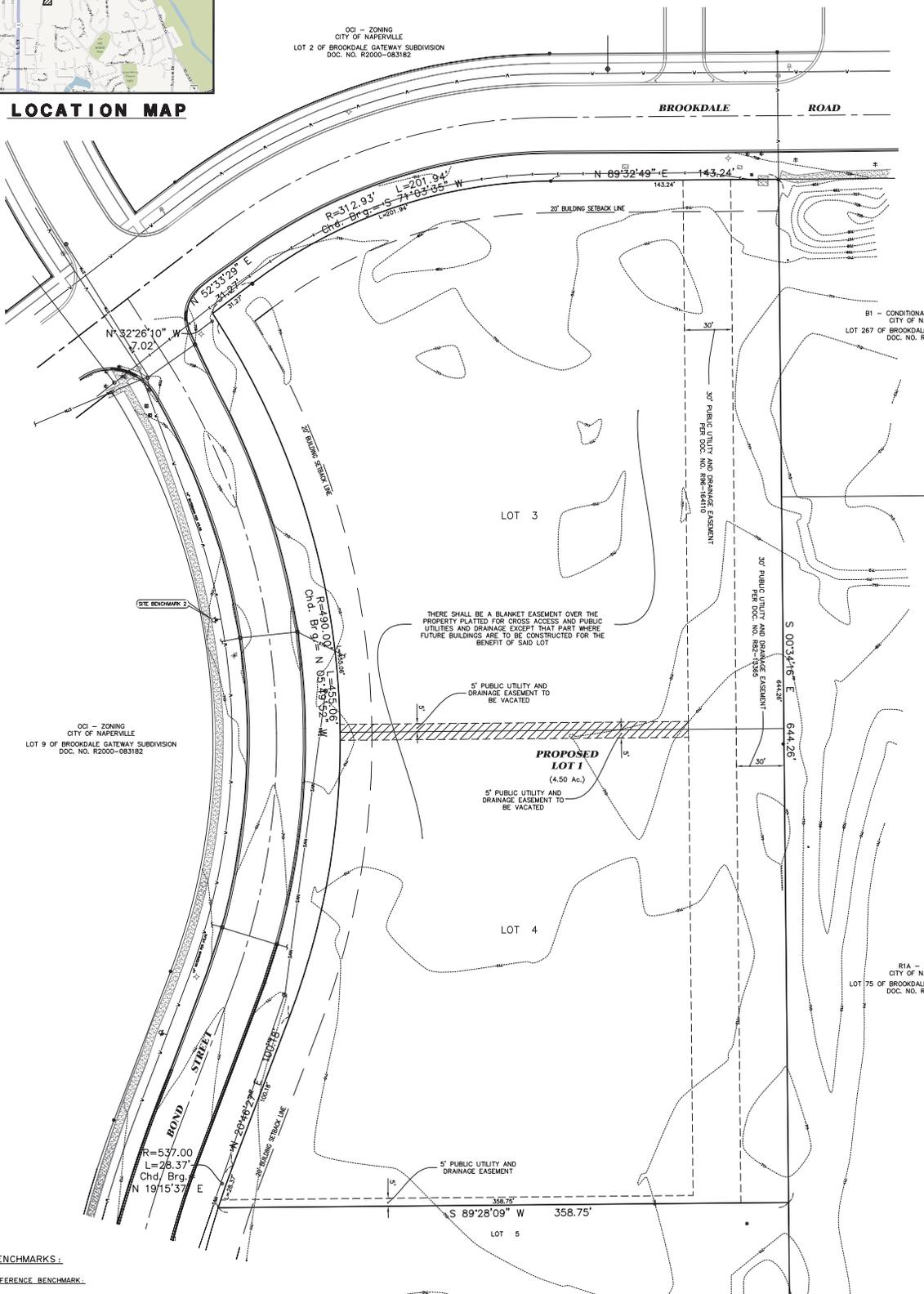
OCI - ZONING
CITY OF NAPERVILLE
LOT 9 OF BROOKDALE GATEWAY SUBDIVISION
DOC. NO. R2000-083182

B1 - CONDITIONAL USE - ZONING
CITY OF NAPERVILLE
LOT 267 OF BROOKDALE SUBDIVISION UNIT 10
DOC. NO. R85-25908

RIA - ZONING
CITY OF NAPERVILLE
LOT 75 OF BROOKDALE SUBDIVISION UNIT 6
DOC. NO. R78-50574

30 15 0 30
SCALE: 1 INCH = 30 FEET

SHEET 1 OF 1



THERE SHALL BE A BLANKET EASEMENT OVER THE PROPERTY PLATED FOR CROSS ACCESS AND PUBLIC UTILITIES AND DRAINAGE EXCEPT THAT PART WHERE FUTURE BUILDINGS ARE TO BE CONSTRUCTED FOR THE BENEFIT OF SAID LOT.

5' PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED

5' PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

BENCHMARKS:

REFERENCE BENCHMARK:

CITY OF NAPERVILLE SURVEY MONUMENT STATION NO. 707
BERNSTEIN 3D TOP SECURITY MONUMENT CONSISTING OF A 9/16 INCH DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16 INCH X 4 FOOT LONG ROD TOTALING (8 FEET) IN LENGTH WITH GRADED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6 INCH PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AND 5.87' NORTHEAST OF THE BACK OF CURB. (EAST SIDE OF FAIRWAY DRIVE)
ELEV. = 713.91

SITE BENCHMARKS:

SITE BENCHMARK 1
NORTHEAST BONNET BOLT OF THE THIRD FIRE HYDRANT SOUTH OF BROOKDALE ROAD. (WEST SIDE OF BOND STREET)
ELEV. = 713.65

SITE BENCHMARK 2
NORTHEAST BONNET BOLT OF THE FIRST FIRE HYDRANT SOUTH OF BROOKDALE ROAD. (WEST SIDE OF BOND STREET)
ELEV. = 711.74

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
3. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
5. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF NAPERVILLE LANDSCAPING, SCREENING AND TREE PRESERVATION ORDINANCE.

SITE DATA	
LOT 1:	196,000 SF. / 4.50 Ac.
PROPOSED ZONING:	OCI / CONDITIONAL USE

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING

PREPARED FOR:
SILVERADO SENIOR LIVING - NAPERVILLE, L.L.C.
6400 OAK CANYON, SUITE 200
IRVINE, CA 92618
(949) 240-7200



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 800001 FILE NAME: PREOVER
DRAWN BY: PRP FLD. BK. / PG. NO.: ---
COMPLETION DATE: 02-22-12 JOB NO.: 800.001
PROJECT MANAGER: KTS TAB: PREPLAT



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



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



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MASONRY CALCULATIONS				
FAÇADE	MASONRY	SIDING	MASONRY %	
NORTH	1,474.49	1,426.49	48.00	96.74%
SOUTH	1,412.43	770.87	641.56	54.58%
EAST	2,819.30	1,707.28	1,112.02	60.56%
WEST	3,269.54	2,374.66	894.88	72.63%
TOTAL	8,975.76	6,279.30	2,696.46	69.96%

A HISTORY OF INNOVATION IN ARCHITECTURE



JENSEN & HALSTEAD LTD.
ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279
338 West Ontario Street
Chicago, Illinois 60654
312.664.7557 Tel
312.664.7558 Fax

No.	Date	Description

Revisions

Project
SILVERADO SENIOR LIVING -
NAPERVILLE

SILVERADO SENIOR LIVING
6400 OAK CANYON, SUITE 200
IRVINE, CA 92618

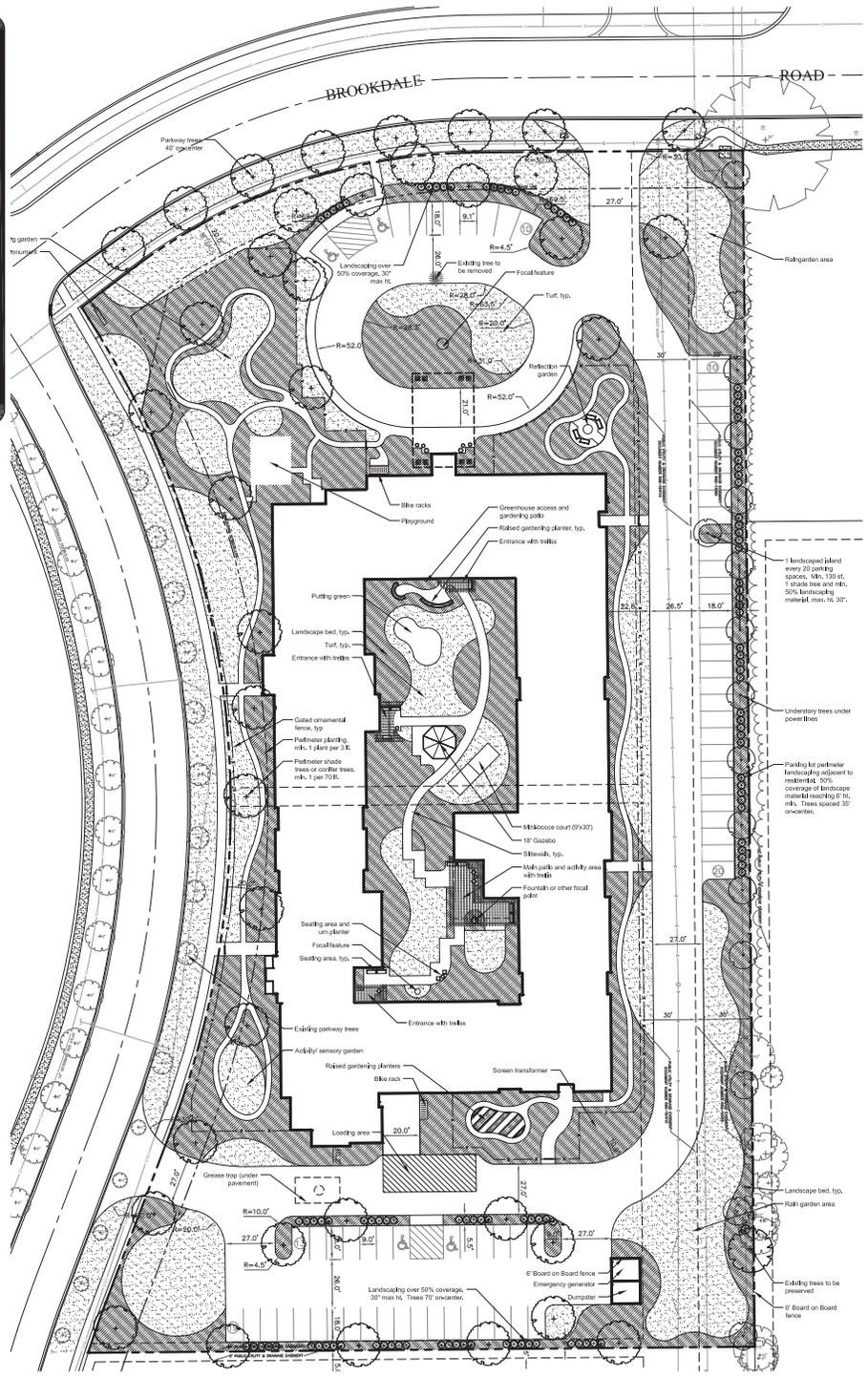
Sheet Title
PRELIMINARY ELEVATIONS
MODIFICATIONS MAY BE MADE

Project No.	SLV12003	Sheet Number	
Date	03.02.12		SD2.01
Drawn by	PK		
Checked by	BK		
Approved by	BK	Sheet	of Sheets

ORDINANCE COMPLIANCE SUMMARY

Tree Removal/Replacement
 (9) 2-1/2" Cal. replacement trees.
Parkway Landscaping
 2-1/2" Cal. deciduous trees planted 40' on center.
Perimeter Landscaping
 2-1/2" Cal. deciduous trees or 6' ht. conifer trees planted 70' apart max. along all property lines.
Perimeter Planting Adjacent to Residential Rear Yards
 Provide a continuous landscape buffer maintained to a minimum height of 6'
Foundation Planting
 All sides planted with a minimum ratio of one plant for every three linear feet of building length.
Perimeter Parking Lot Landscape
 Minimum 5' wide landscape area
Abutting Residential Property - 6' Fence; 50% Landscape to a minimum 6' ht. (50% Evergreen, 50% Deciduous shrubs); 2-1/2" Cal. Shade trees 30' on center.
Abutting Non-Residential Property - 50% Landscape coverage to a minimum height of 30" at 4' on center; 2-1/2" Cal. Shade trees 70' on center.
Service Drives Adjacent to Residential/Screening
 6' Board on board fence. No additional landscaping required
Screening of Refuse Areas
 6' Board on board fence. All four sides.
Interior Parking Lot Landscaping
 (1) 2-1/2" Cal. deciduous tree every 130 sf. and 50% covered with plant material max. ht. 30"

Note
 All landscape plant locations shall comply with the separation distances from utility services and structures as required by Subsection 5-10-3.9



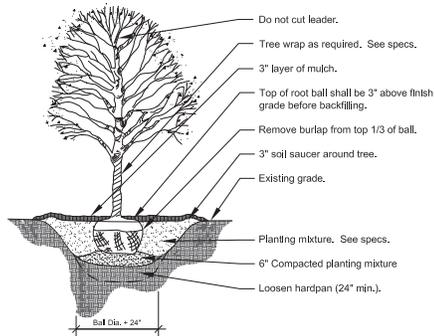
Plant Material List

Deciduous Trees	Qnt.	Symbol	Botanical Name	Common Name	Size	Condition
	#	XXXX	Botanical Name	Common Name	2.5" Cal.	B&B
Ornamental Trees	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
Evergreen Trees	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
Deciduous Shrubs	#	XXXX	Botanical Name	Common Name	24"	B&B
	#	XXXX	Botanical Name	Common Name	24"	B&B
Evergreen Shrubs	#	XXXX	Botanical Name	Common Name	24"	B&B
	#	XXXX	Botanical Name	Common Name	24"	B&B
Perennials	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Ornamental Grasses	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Groundcovers	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
Annuals	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
Vines	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Ferns	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.

Plant Material List

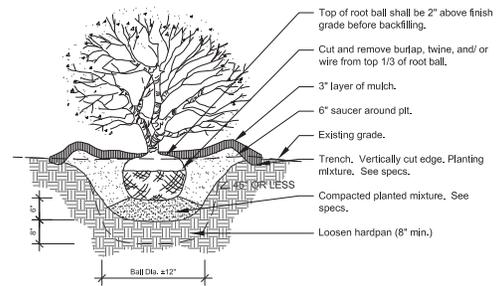
Deciduous Trees	Qnt.	Symbol	Botanical Name	Common Name	Size	Condition
	#	XXXX	Botanical Name	Common Name	2.5" Cal.	B&B
Ornamental Trees	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
Evergreen Trees	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
	#	XXXX	Botanical Name	Common Name	6" Ht.	B&B
Deciduous Shrubs	#	XXXX	Botanical Name	Common Name	24"	B&B
	#	XXXX	Botanical Name	Common Name	24"	B&B
Evergreen Shrubs	#	XXXX	Botanical Name	Common Name	24"	B&B
	#	XXXX	Botanical Name	Common Name	24"	B&B
Perennials	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Ornamental Grasses	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Groundcovers	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
Annuals	#	XXXX	Botanical Name	Common Name	24/Flat	Plug
Vines	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.
Ferns	#	XXXX	Botanical Name	Common Name	1 Gal.	Cont.

SILVERADO SENIOR LIVING- NAPERVILLE
 6400 Oak Canyon, Suite 200
 Irvine, California
 (949) 260-7200
 Nelson Design Associates Inc.
 sustainable landscape design
Prelim Planning and Zoning Commission - 4/4/2012 - 149
 Date: _____



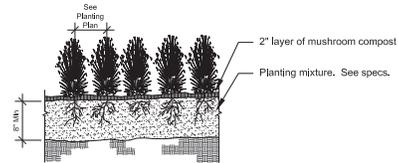
1 Deciduous Tree Planting

1/4" = 1'-0"



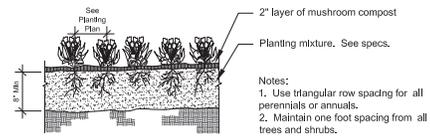
3 Shrub Planting Detail

3/4" = 1'-0"



4 Ornamental Grass Planting

1" = 1'-0"



5 Perennial / annual planting

1" = 1'-0"

L-2.1
X of X

Drawn By: NM	Checked By: NM
Approved By: NM	Date: 05/27/12
Job Number: 12004	Scale:



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6400 Oak Canyon, Suite 200
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No.	Description	Date

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
 1. Spreading of topsoil or soil preparation
 2. Trees, shrubs, perennials and groundcovers
 3. Planting mixes
 4. Mulch and planting accessories
 5. Fertilizer and herbicide
 6. Maintenance
 7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
- B. Plant names indicated must comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed shall conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the "American Standards for Nursery Stock" (ANS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. adhere to staking requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the Landscape Designer, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Designer, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the Landscape Designer, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrubs there do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The Landscape Designer and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The Landscape Designer and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

2-02 ACCESSORIES:

- A. Topsoil: Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from dry lumps, coarse sand, stones, plants, rocks, sticks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
 1. For trees and shrubs the plant pH will be backfilled with pulverized black dirt.
 2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 6" of CM-63 and III into existing beds to a depth of 6". All materials are available from Midwest Trading.

Midwest Trading, St. Charles, IL 61014 (630) 365-1990

D. Fertilizer:

- 1. For trees and shrubs use: 14-4-4 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application.
- Arthur Clesen, Inc. 543 Cens Drive, Wheeling, IL 60090 (847)537-2177
- 2. For turf areas use: 24-16-16 Clesen Fertilizer with micronutrients with minor elements 3.0% S, .02% B, .05% Cu, 1.0% Fe, .0008% Mn, .10% Mo available from Arthur Clesen or approved equal.

E. Herbicide:

Round-Up or approved equal

F. Mulch:

- 1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark which is available from Midwest Trading.
- 2. Mushroom compost as available from Midwest Trading.

G. Water:

Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of water from the source to the work area shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:

- 1. Stakes: 5/8" x 40" steel eye anchor with 4" handle
- 2. Catter:
 - A. Trees under 5': flexible 3/16" galvanized aircraft cable, 7/7 strand or approved equal.
 - B. Trees 5' - over: flexible 3/16" galvanized aircraft cable, 7/7 strand or approved equal.
- 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

1. Tree wrap: Burlap tree wrap 4" wide.

1. Twine: Soft nursery jute.

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plants. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove cut and fold down over half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any pockets or voids.
- B. Set balled and burlapped plants in the planting hole and compact 6" of soil around the base of the ball. Backfill remaining space with planting mix. Water plants immediately after planting to eliminate air voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 1/8" of the trunk of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 1/2" of edge of bed.

D. Mulching:

- 1. Install 2" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunks. Form mulch to create an inverted cone around trees.
- 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The Landscape Designer will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, it will be wrapped tightly with approved tree wrapping tape that is not less than 4" wide, and securely fast with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method listed in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4" height and under. Two (2) stakes are to be used on trees of 1 1/2" caliper or larger. Guy trees of 2" caliper or larger at three (3) per tree. The root ball will not be placed with a stake. Stakes are to be driven at least eighteen (18) inches into soil below the planting hole. Stakes and wire attachments shall be removed after three months for guying planted material and by the following day for full balled material. The Contractor, staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:

- 1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
- 2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 sq. ft.
- 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
- 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scuffed to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- 5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an as needed basis.
- 6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket

- 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
- 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
- 3. Blanket should be premarked with staple pattern.
- 4. Staples should be 6" wire staples, applied at two (2) per square yard minimum.

I. Sodding of specified lawn areas on plans will be completed as follows:

- 1. Raise soil surface to receive sod to completely remove any subsoil no more than one day prior to laying sod.
- 2. Moisture prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- 3. Sod shall be laid within 24 hours from the time of shipping. Do not plant dormant sod or if the ground is frozen.
- 4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips to avoid damage. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to substrate or soil. Work filled soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
- 5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
- 6. Water sod thoroughly with a fine spray immediately after planting.
- 7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove other depressions and irregularities.
- 8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
- 9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If soil falls or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repair site preparation operations and re-rod affected areas at the Contractor's expense.

Note: Sod shall be a premium Kentucky Bluegrass Blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and match. Provide only sod capable of vigorous growth and which is when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Thinning of plant material and seeding operations:

- 1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through September 30. The mixes containing Monarda and lettuce seed must have six weeks to harden off for winter survival and will not be installed after September 30 under any circumstances.
- 2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 60° F. It shall not be placed during a period of extended drought.
- 3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and September 30.
- 4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and September 30.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset sodded plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and replaced as required.

3-05 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the early removal of all trash and debris from his/her work area to the satisfaction of the Landscape Designer.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of Horticulture Standards for Nurserymen, Inc., and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical spill or application properties of landscape plantings.
- E. Prior to all planting, install all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contours. Change in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. All concrete sign larger than 2" in diameter.
- F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disk and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixture is outlined in section B of part 3-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade to the 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth. Including stones larger than 2" in diameter or other debris. Soil to be used as backfill shall be pulverized.

1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment. In order to stock and on arrival, the certificate shall be filed with the Landscape Designer. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the Landscape Designer. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could girdle bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

- A. Notify Landscape Designer at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (if Illinois) by calling ILL.U.T.E. at (800)692-4123.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warnings or posting as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by any work in the areas which has been located.
- D. The Contractor shall be responsible for the protection of crops, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is done. The Contractor shall be responsible for those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The Contractor shall erect protective line fencing and tree armor at locations indicated on the drawings and around all trees on the site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements as shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

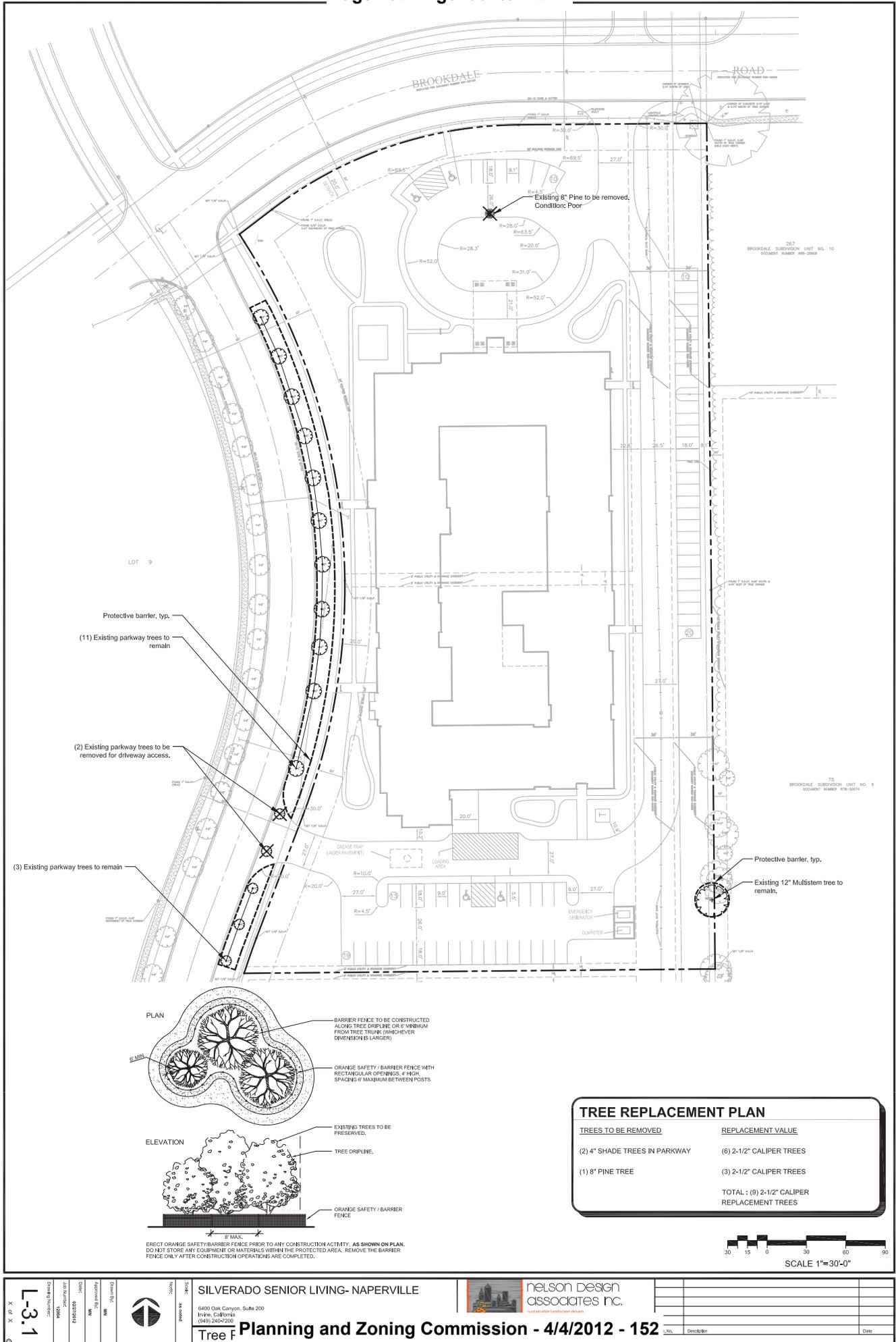
A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects resulting from death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald, blights, dieback, knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
 1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the "American Standards for Nursery Stock" (ANS). Root balls that are cracked or mushroomed are unacceptable.
 2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pre-banded and all container grown stock will comply with the sizes stated on the plant list.
 3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
 4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the top of the branches.
 5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bolls or other root or branch injuries.

	<p>SILVERADO SENIOR LIVING- NAPERVILLE</p> <p>6400 Oak Canyon, Suite 200 Naperville, Illinois (630) 240-7200</p>		
<p>Lands Planning and Zoning Commission - 4/4/2012 - 151</p>			
		<p>_____/s/ Design</p>	<p>_____/s/ Date</p>



L-3.1
X of X

Drawn By: NM	Checked By: NM
Drawn Date: 11/11/11	Checked Date: 11/11/11
Drawn Number: 0000000000	Checked Number: 0000000000
Drawn Title: TREE PRESERVATION PLAN	Checked Title: TREE PRESERVATION PLAN

SILVERADO SENIOR LIVING- NAPERVILLE
 6400 Oak Canyon, Suite 200
 Irvine, California
 (949) 240-7200
Tree F Planning and Zoning Commission - 4/4/2012 - 152



Project Name: SILVERADO SENIOR LIVING- NAPERVILLE	Date: 11/11/11
Project Number: 0000000000	Scale: 1"=30'-0"
Drawn By: NM	Checked By: NM
Drawn Date: 11/11/11	Checked Date: 11/11/11
Drawn Number: 0000000000	Checked Number: 0000000000
Drawn Title: TREE PRESERVATION PLAN	Checked Title: TREE PRESERVATION PLAN

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: April 4, 2011

TO: Planning and Zoning Commission

FROM: Allison Laff, AICP, Planning Operations Manager – TED Business Group

SUBJECT: Correspondence Item – PZC Agenda Packets

PURPOSE:

To provide the Planning and Zoning Commission (PZC) with information about changes to the distribution of meeting agenda packets.

BACKGROUND:

The City of Naperville introduced e-Agenda for City Council (2008), Planning and Zoning Commission (2009), and the Transportation Advisory Board (2010). The e-Agenda system provides an electronic process to prepare and distribute board and commission agenda packets, and enhances public access to meeting information. Board and commission agenda packets are now available on the city's website, and the city's Streaming Media Archives provide links to audio, video, podcasts and related documents for City Council, Planning and Zoning Commission and Transportation Advisory Board meetings and workshops.

DISCUSSION:

The city implemented the e-Agenda process in part to reduce the cost and time associated with preparation of the agenda packets for the various board and commission meetings. In effort to maximize the benefits of the e-Agenda process and reduce the cost and time dedicated to PZC agenda packet preparation (e.g., copying, collating, and mailing), the following changes will be made to the distribution of the meeting packets to PZC members. These changes will be implemented for the April 18 PZC meeting.

- As soon as the agenda packet becomes available (typically six calendar days before the meeting date), an email will be distributed to all PZC members with a link to the city's website to access and review the agenda packet.
- A printed copy of the meeting agenda only (no agenda items) will be on the dais for each PZC member on the day of the meeting.
- Two (2) printed copies of the agenda packet will be available on the dais for the PZC members to reference (as needed) on the night of the meeting. In addition, the Chairman will be provided with a separate printed copy of the agenda packet on the night of the meeting.

In the event that a PZC member prefers a printed copy of the agenda packet, please email Sue Bertino at bertinos@naperville.il.us. The printed copy will be available for the PZC member to pick-up from the Municipal Center on the Friday preceding the PZC meeting.

RECOMMENDATION:

Include this correspondence item with the April 4, 2011 PZC agenda packet.