



**NAPERVILLE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
05/02/2012 - 7:00 p.m.**

**CALL TO ORDER:**

**A. ROLL CALL**

**B. APPROVE MINUTES**

1. Approve the minutes of the April 18, 2012 Planning and Zoning Commission meeting.

**C. OLD BUSINESS**

**D. PUBLIC HEARINGS**

1. PC Case # PCS 12-1-047 Aquatic Visions  
Petitioner: Mike Elmore on behalf of Aquatic Visions  
Location: 2695 Forgue Drive, #109

Request: Conduct the public hearing for a variance in order to have window signage that covers more than fifty (50) percent of the window-surface area.

Official Notice: Public Hearing Notice Published in the Naperville Sun  
- Sunday, April 15, 2012

2. PC Case # PCS 12-1-051 Midwest Title Loans  
Petitioner: All-Right Sign, Inc. on behalf of Midwest Title Loans  
Location: 905 E. Ogden Avenue

Request: Conduct the public hearing for a variance in order to replace the face panels on an existing, nonconforming pole sign without bringing the sign into compliance with the current monument-sign regulations.

Official Notice: Public Hearing Notice Published in the Naperville Sun  
- Sunday, April 15, 2012

**AGENDA**  
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3. PC Case # PCS 12-1-043 719 Prairie Avenue  
Petitioner: Casa by Charleston

Location: 719 Prairie Avenue

Request: Conduct the public hearing for a variance in order to construct a new wrap around covered front porch that will encroach into both the 30' front yard and 15' corner side yard setbacks.

Official Notice: Public Hearing Notice Published in the Naperville Sun - Sunday, April 15, 2012

4. PC Case # 12-1-045 30 S. Ellsworth Street  
Petitioner: Paul and Aimee Nordini, 119 S. Ellsworth Street,  
Naperville, IL 60540  
Location: 30 S. Ellsworth Street

Request: Conduct the public hearing for PZC #12-1-045 for a variance request from to reduce the 25' front yard setback requirement in order to construct a new single-family structure 19.75' from the front lot line and a covered front porch 15.75' from the front lot line for the property located at 30 S. Ellsworth Street.

Official Notice: Published in the Naperville Sun on Sunday, April 15, 2012.

5. PC Case # 12-1-023 First Community Bank of Joliet  
Petitioner: First Community Bank of Joliet, 2801 Black Road, Joliet,  
IL 60435  
Location: 24 W. Gartner Road

Request: Conduct the public hearing for PZC #12-1-023 for a number of zoning and landscaping variance requests in order to add a drive-through facility for the building located at 24 W. Gartner Road.

Official Notice: Published in the Naperville Sun on Sunday, April 15, 2012.

- E. REPORTS AND RECOMMENDATIONS**
- F. CORRESPONDENCE**
- G. NEW BUSINESS**

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**H. ADJOURNMENT**

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





**NAPERVILLE PLANNING AND ZONING COMMISSION  
DRAFT MINUTES OF APRIL 18, 2012**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Frost, Coyne, Bruno, Gustin, Herzog, Meyer, Trowbridge, Williams  
Absent: Messer  
Student Members:  
Staff Present: Planning Team – Ying Liu, Timothy Felstrup  
Code Enforcement – Trude Terreberry  
Engineer – Peter Zibble

**B. Minutes** Approve the minutes of April 4, 2012

Motion by: Gustin  
Second by: Bruno

Approved  
(8 to 0)

**C. Old Business**

**D. Public Hearings**

**D1. #PZC 12-1-035** Conduct the public hearing for request for a variance for a proposed 24-square-foot, 48-in-tall residential development identification sign at the entrance to  
**Pembroke Commons** located at Hobson Road and Johnston Drive.

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

Jen Jesso, the Secretary of the Pembroke Commons Homeowners’ Association, spoke on behalf of the petitioner:

- The proposed sign is to replace an existing sign that was destroyed in an accident.
- Reviewed the design features of the proposed sign and presented a rendering of the sign.

Planning and Zoning Commission inquired about

- Whether the sign would be parallel to the street.
- The need for a variance since the proposed sign is to replace a destroyed sign. Staff responded that a variance is required if the repair or replacement is above 50% of the value of the previous sign.
- The party to maintain the landscape median. Staff responded that the homeowner association is responsible to maintain the median.

**Public Testimony:** None

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Gustin – The sign will be a nice addition to the subdivision and will be an improvement to the previous sign in terms of design.

Planning and Zoning Commission moved to recommend the approval of a variance for a proposed 24-square-foot, 48-in-tall residential development identification sign at the entrance to Pembroke Commons located at Hobson Road and Johnston Drive, PZC 12-1-035.

Motion by: Trowbridge  
Seconded by: Meyer

Approved  
(8 to 0)

Commissioner Trowbridge left the meeting at 7:53 p.m.

**D2. #PZC 12-1-018  
McDonald’s on  
Washington Street**

Conduct the public hearing for a request for approval of a preliminary/final plat of subdivision as well as zoning, landscape, and signage variances in order to construct a new McDonald’s restaurant at 702 S. Washington Street.

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

Henry Stillwell, Attorney, Rathje & Woodward, LLC, spoke on behalf of the petitioner, McDonald’s USA:

- Reviewed the surrounding zoning and land uses.
- Reviewed the advantages of the proposed side-by-side drive-through system including reducing the stacking length by 60%, and improved circulation.
- The drive-thru represents a minimum of 70% of the sales of the McDonald’s restaurants.
- The two proposed accesses represent a reduction from the previous four accesses to the site.
- Site lighting is sensitive to the east residential neighborhood, providing 0 footcandles at the east property line.
- The development incorporates a state-of-art volume reducing system for the order boards, which would substantially reduce the noise level during the evening hours.
- The proposed store has a smaller footprint than a typical McDonald’s due to the site constraints.
- Provision of a Riverwalk easement to allow the City to construct a connection to the Riverwalk in the future.
- The truck loading area is located on the south side of the building. The trucks will be parked in the inside drive-through lane during off-peak hours for loading and unloading.
- The petitioner is confident that there won’t be any employee parking in

the neighborhood streets.

William C. Grieve, Gewalt Hamilton Associates, Inc. spoke on behalf of the petitioner;

- Reviewed the traffic study methodology and findings.
- Reviewed the existing traffic pattern of area.
- Up to 15 employees would work on the site and the store manager would direct them to park in the east parking lot on the site.
- The data show that only one or two cars would be stacked on Hillside Road waiting for a left turn during each traffic signal circle.
- Additional stacking spaces are available to accommodate additional cars beyond the order boards.
- The peak hours of the restaurant will be 7- 8 a.m., noon – 1 p.m., and 5:30 – 6:30 p.m.
- The proposed McDonald's traffic will be heavier than the existing Citgo station traffic.

Dan Olsen, Watermark Engineering, spoke on behalf of the petitioner:

- No signage is being proposed on the east side of the building facing the residential area.
- Reviewed the reasons for the proposed 4' setback of the monument sign from Washington Street. Upon the commission's request, the petitioner agrees to increase the setback of the sign by 2'.
- The design of the monument sign complements the design of the building.
- The proposed landscaping for the restaurant is a dramatic improvement to the existing landscaping on the site.
- Specific plant materials were selected to fit the narrow area along the River to reduce lighting and noise impacts of the site.
- Proposes decorative walls and wrought iron fences along Washington Street.
- Outdoor seating is proposed on the west side of the building. Outdoor seating along the river is not functional; nor would it be safe.
- Pedestrian traffic is directed to a single point in order to provide pedestrian safety.
- Location of the bike rack.

Jeff Miller, President of the Watermark Engineering, spoke on behalf of the petitioner.

- Tries to minimize disturbance to the floodplain/floodway east of the fence along the River.
- Reviewed the functions of the Stormwater and BMP facilities on the site.
- Reviewed environmental mitigation measures for the existing gas station.

Planning and Zoning Commission inquired about

- Reasons for staff's support for the parking variance.

- Whether the 6' fence is considered sufficient to screen from the adjacent residences. Staff responded that the fence is intended to block headlights from cars in the parking lot and the 6' height is sufficient for that purpose. Parking lot lighting is addressed through the Performance Standards of the Zoning Regulations.
- Considerations given to the proximity of the site to the Naperville Central High School and the additional parking that might be resulted.
- Whether traffic leaving the site would create stacking issue on Hillside waiting to turn south to Washington Street. Zibble, Engineering Services Team, responded that based on the traffic study, the traffic generation from the development would be minimal and a stacking problem on Hillside Road is not anticipated.
- The number of vehicles leaving through the Hillside Access during peak hours.
- The reasons behind the site selection to generate the parking data.
- Whether the City experienced any parking issues at the downtown Burger King location.
- The entrance on Washington Street being too close to Hillside. Staff clarifies that the entrance on Washington Street would be right-in /right-out only.
- The circulation pattern of the site.
- Peak hours of the restaurant.
- How cars would enter into the drive-through lane. The estimated number of cars to be stacked at the drive-thru during peak hours. Whether stacked cars could spill into Washington Street.
- The number of employee parking to be needed. The possibility of restricting the location of employee parking to be on-site.
- Comparison of the proposed development to the existing McDonald's on 75<sup>th</sup> & Naperville-Plainfield Road. The commission also noted that the McDonald's on 75th is not comparable as it has only a single drive-through lane.
- Comparison of the traffic generation of the proposed McDonald's to the existing Citgo station.
- Whether the proposed monument sign complies with the City's requirements with the exception of the setback from Washington Street. Whether the sign can be moved further back from the Street.
- Whether there was any consideration for an outdoor seating area along the river.
- Suggests that the petitioner present the project to the Riverwalk Commission.
- Whether an access easement along the west side of the River is required. Staff responded that the site would be south end of the Riverwalk and an easement is not required.
- Proposed plantings in front of and behind the wrought iron fence along Washington Street.
- The amount of trees to be removed along the River. The petitioner

responded that the amount will be determined at the final engineering stage.

- Number of bike parking spaces provided.
- The possibility of adding additional trees to the site.

**Public Testimony:** None

Planning and Zoning Commission discussion:

- Bruno - Likes to see the sign to be moved further away from Washington Street. Concerned with spillover parking on adjacent neighborhood streets. Would like to stipulate employee parking on-site.
- Gustin – Concerned with lack of parking on the site. The high school students would be more likely to drive and park on the site at lunch hour. The development would improve and soften the appearance of the corner. Likes to add a condition about employee parking. Has no concern with the setback variances.
- Frost – The proposed restaurant is a drive-through restaurant while the city’s parking requirement is geared toward sit-down restaurants. The parking data provided justify the parking variance. It is possible that the high school students may stay with their cars to go through the drive-thru. Concerned that the traffic generation of the restaurant would be more intensive than what the traffic study might suggested as the restaurant would be a very highly attractive facility.
- Herzog – Agrees with Frost regarding parking. The data demonstrates there will be adequate parking. The entire drive-through facility would accommodate approximately 20 cars. Therefore, the site probably won’t create a stacking problem on Washington Street from a practical point.
- Meyer – Concerned with parking. However, believes the restaurant can get by with 31 spaces. Believes it will be a nice addition to the area of the town. Appreciates the measures taken to reduce noise and lighting.
- Coyne – Believes that the development will be extreme successful. Concerned with traffic backing into Washington Street.
- Williams – Not sure that the traffic conditions would be enforceable. Believes that the site would create traffic congestions on Washington Street and Hillside Road but traffic may not be a bad thing. The proposed location is a good location for the restaurant.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of a preliminary/final plat of subdivision and variances #1-9 listed in the staff report dated April 18, 2012 to allow for construction a new McDonald’s restaurant at 702 S. Washington Street, subject to the following conditions:

1. The monument sign shall be setback no less than 6’ from Washington Street.
2. Employees of the proposed restaurant shall park their personal vehicles

on-site or at a legally authorized off-site private location.

Motion by: Williams  
Seconded by: Gustin

Approved  
(7 to 0)

**D1. #PC 12-1-020  
McDonald's on  
South Route 59**

Conduct the public hearing for a request for approval of parking and landscaping variances in order to modify the existing parking and drive-through facilities for the McDonald's restaurant located at 3232 S. Route 59.

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

- The restaurant on the subject property is bigger than the proposed one on Washington Street. However, they are providing more parking.

Joe Kerchner, Lingle Design Group, spoke on behalf of the petitioner, McDonald's USA:

- The proposed parking would adequately serve the site.
- Reviewed proposed changes to the parking lot and the drive-thru.

Planning and Zoning Commission inquired about:

- The location of the subject property.
- Size comparison of the restaurant on the subject property to the proposed restaurant on Washington Street. The commission noted that the parking ratio for the subject property is higher than the proposed site on Washington Street.
- Existing landscape island width.

**Public Testimony:** None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend the approval of parking and landscaping variances in order to modify the existing parking and drive-through facilities for the McDonald's restaurant located at 3232 S. Route 59, PZC 12-1-020.

Motion by: Gustin  
Seconded by: Williams

Approved  
(7 to 0)

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

10:10 p.m.



# Naperville

## PLANNING & ZONING COMMISSION AGENDA ITEM

**PCS CASE:** 12-1-047 **AGENDA DATE:** 5/2/2012

**SUBJECT:** Aquatic Visions  
 Petitioner: Michael Elmore on behalf of Aquatic Visions

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**LOCATION:** 2695 Forgue Drive, Suite #109

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Correspondence      New Business      Old Business      Public Hearing

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**SYNOPSIS:**

The petitioner proposes to install window signs on the west elevation of the building that will cover 100% of the window-surface area. In order to install the window signs, the petitioner is requesting a variance from Section 5-4-6:2 (Commercial Signs; Miscellaneous Signs; Window Signs) of the Naperville Municipal Code in order to have window signage that covers more than fifty (50) percent of the window-surface area.

**PLANNING & ZONING COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Trude B. Terreberry, Code Enforcement Officer

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**EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property consists of a one (1) acre lot, is improved with a one-story commercial building and is zoned B2 PUD (Community Shopping Planned Unit Development). Aquatic Visions occupies unit # 109, which is in the center of the building. All the surrounding properties are zoned B2 PUD; the properties to the north and east are vacant / pending development, the property to the south is improved with a one-story commercial building and the property to the west is improved with the Naperville Crossings Development.

**REQUEST:**

The petitioner, Aquatic Visions, proposes to install window signs on the west elevation of the building that will cover 100% of the window-surface area. In order to install the window signs, the petitioner is requesting a variance from Section 5-4-6:2 (Commercial Signs; Miscellaneous

*Aquatic Visions – Staff PZC Memo – 12-1-047*

*May 2, 2012*

*Page 2 of 3*

Signs; Window Signs) of the Naperville Municipal Code in order to have window signage that covers more than fifty (50) percent of the window-surface area.

**CONTROLLING AGREEMENTS AND ORDINANCES:**

None

**STAFF REVIEW:**

Section 5-4-6:2 (Commercial Signs; Miscellaneous Signs; Window Signs) of the Naperville Municipal Code limits the area of window signs to fifty (50) percent of the window-surface area per elevation and the main purpose for this limitation is to avoid sign clutter.

Aquatic Visions has already installed the window signs and the signs cover 100% of the window-surface area, which equates to 124 square feet (SF) of window signage. The vinyl window signs are attached to metal boards; the metal boards are screwed into the window frames and behind the metal boards are the windowpanes. Inside the store there is insulation behind the windows and behind the insulation there is a wall made of drywall (i.e. a false wall). This setup prevents light from entering into the building and prohibits individuals from being able to see through the windows.

According to the petitioner, 100% coverage of the windows is necessary for the saltwater and live-coral store for the following reasons:

- It is necessary to keep all sunlight out of the store because it is detrimental to the saltwater and causes severe algae problems
- The windows sweat severely during winter / cold spells due to all of the water / humidity in the store and this sweat leaks down the windows to the floor
- There is a large display tank behind the windows and the window signs will help prevent incidents of criminal damage to property (e.g. rocks being thrown through the windows)

Staff believes a hardship does not exist and covering 100% of the windows with signage is not reasonable for the following reasons:

- Sign clutter
- Gives the appearance that a business does not occupy the space
  - This belief was reinforced when a recent site visit by staff found that the business owner had propped the door open and had placed two “We’re Open” signs near the door in order to let customers know that the store was open for business
- Gives the appearance that the space is being used as a billboard
- The petitioner has already blocked out the sunlight, stopped the leakage of the sweat and prevented any damage to the inventory inside the store by installing a false wall behind the windows

**STAFF SUMMARY:**

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

*Aquatic Visions – Staff PZC Memo – 12-1-047*

*May 2, 2012*

*Page 3 of 3*

Staff believes that the sign-variance request is not reasonable due to the fact that covering 100% of the windows will cause sign clutter in that it is 50% greater than what is permitted by code for window signs and it is in addition to a 36-SF wall sign on the front elevation of the tenant suite. In addition, if the petitioner wishes to block the view of the insulation and wall that were installed behind the windows, this can be done by installing tinted vinyl film on the windows. Please note that other businesses in Naperville have used tinted vinyl film to block the view of items placed behind store windows (e.g. shelves that contain inventory).

Staff has reviewed the requested street graphics variance and finds that the petitioner does not meet the standards for granting a variance to the Street Graphics Control Ordinance. As a result, staff does not recommend approval of a variance from Section 5-4-6:2 (Commercial Signs; Miscellaneous Signs; Window Signs) of the Naperville Municipal Code in order to install window signs that cover more than fifty (50) percent of the window-surface area for the business located at 2695 Fogue Drive, Unit #109.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. Aquatic Visions – Petitioner’s Application – PCS 12-1-047
2. Aquatic Visions – Email from Petitioner – PCS 12-1-047
3. Aquatic Visions – Legal Description – PCS 12-1-047
4. Aquatic Visions – Location Map – PCS 12-1-047
5. Aquatic Visions – Site Plan – PCS 12-1-047
6. Aquatic Visions – Sign Rendering – PCS 12-1-047
7. Aquatic Visions – Photograph of Building – PCS 12-1-047
8. Aquatic Visions – Email from Mark Knapp – PCS 12-1-047

### CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 2695 FORGIVE DR, SUITE 101  
 PARCEL IDENTIFICATION NUMBER (PIN): LOT 10 070103307125-0000  
 APPLICANT'S NAME: MICHAEL ELMORE  
 APPLICANT'S ADDRESS: 5302 S. MAYFIELD  
 CITY: CHICAGO STATE: IL ZIP CODE: 60638  
 DAYTIME PHONE: 630 961 3474 STORE PHONE 1001-8  
 E-MAIL ADDRESS: loyaltyinc1732@yahoo.com

OWNER OF PROPERTY: Joseph Cantore  
 OWNER'S ADDRESS: 925 S. ROUTE 83  
 CITY: ELMHURST STATE: \_\_\_\_\_ ZIP CODE: 60126  
 OWNER'S DAYTIME PHONE: 630 832 8600

ZONING OF PROPERTY: B-2 & ORI & R3  
 AREA OF PROPERTY (Acres or sq ft): 1.02 ACRES  
 List Improvements on property (buildings, fences, pools, decks, etc.):  
8275 SQ FT. RETAIL BUILDING

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

SECTION 5-4-4 22  
I WANT TO COVER 100% OF FRONT WINDOW ELEVATOR



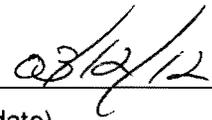
## FINDINGS OF FACT FOR SIGN VARIANCES

The city will consider the reasonableness of a sign variance request as well as the extent to which it complies with the standards contained in Section 5-14-4:11 of the Naperville Municipal Code, which are listed below. Self-inflicted hardships or increased profit or property value are not sufficient justifications to warrant a variance. The recommendations prepared by staff and the Planning and Zoning Commission are prepared based upon the following standards. *You should review the standards and, if necessary, prepare written findings or other evidence to support your request.*

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

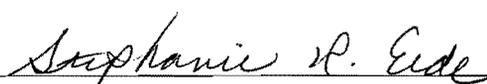
1. **The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which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

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



  
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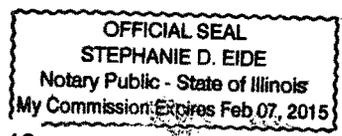
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 12 day of MARCH, 2012


  
 \_\_\_\_\_

(Notary Public and Seal)

EXHIBIT A (continued)



**Terreberry, Trude**

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**From:** Michael Trela [loyaltyinc1732@yahoo.com]  
**Sent:** Thursday, February 23, 2012 1:46 AM  
**To:** Terreberry, Trude  
**Subject:** aquatic visions

hello trudy

per our discussion yesterday, concerning my window graphics.

before i installed the graphics i submitted to the landlord with my reasons and they gave me the ok and said it would be no problem a beautiful addition to the center, they based it on the autozone windows 3 doors down which are solid chrome tint, total coverage. i understand ignorance (on our part) is no excuse, but it was not for show but purpose. since it went up in the end of the december we had someone from the chamber of commerce, police officers, firefighters, business owners and countless customers and residents stop by and comment on how it was a beautiful addition to naperville.

from the start i didnt do it for show or beauty, i did it for the following reasons-

a. sunlight - this is a saltwater fish and live coral store, sunlight, even if minimal through tint or just leaking in is detrimental to saltwater and causes severe algae problems/blooms, and heat transfer even if i tinted, i didnt want to mimic the autozone windows and just solid color them out.

b. during winter or cold spells due to the fact of all the water/humidity the windows sweat severely and freeze and melt and refreeze and leak down the windows and to the floor even though its finished on the inside.

c.on the inside of the store against the window total length are huge expensive display tanks(glass).the risk of something coming through that window(ex.vandalism,bottle,rock etc,)which is very common problem for fish stores(and already happened at this location-lower right pane was broke before the vinyl protection panels went up),even if there is nothing directly in front of the windows.i have had 4 stores in the past 15 years and that has happened at all of them.after the window graphic went up the multiple police officers that stopped by said that was a great idea and mentioned how my neighbor store a few doors down had the windows broke several times during summers.

the window graphic was done for purpose,not for show.but due to the fact i am located in naperville i just tried to make it pleasing with purpose instead of just plain. im not making excuses just hoping you can please understand my reasoning.

thank you  
mike-aquatic visions

Legal Description

LOT 10 OF CANTORE PLACE BEING A SUB-DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED THE 17<sup>TH</sup> DAY OF DECEMBER, 2004, AS DOCUMENT R2004227291, IN WILL COUNTY, ILLINOIS.

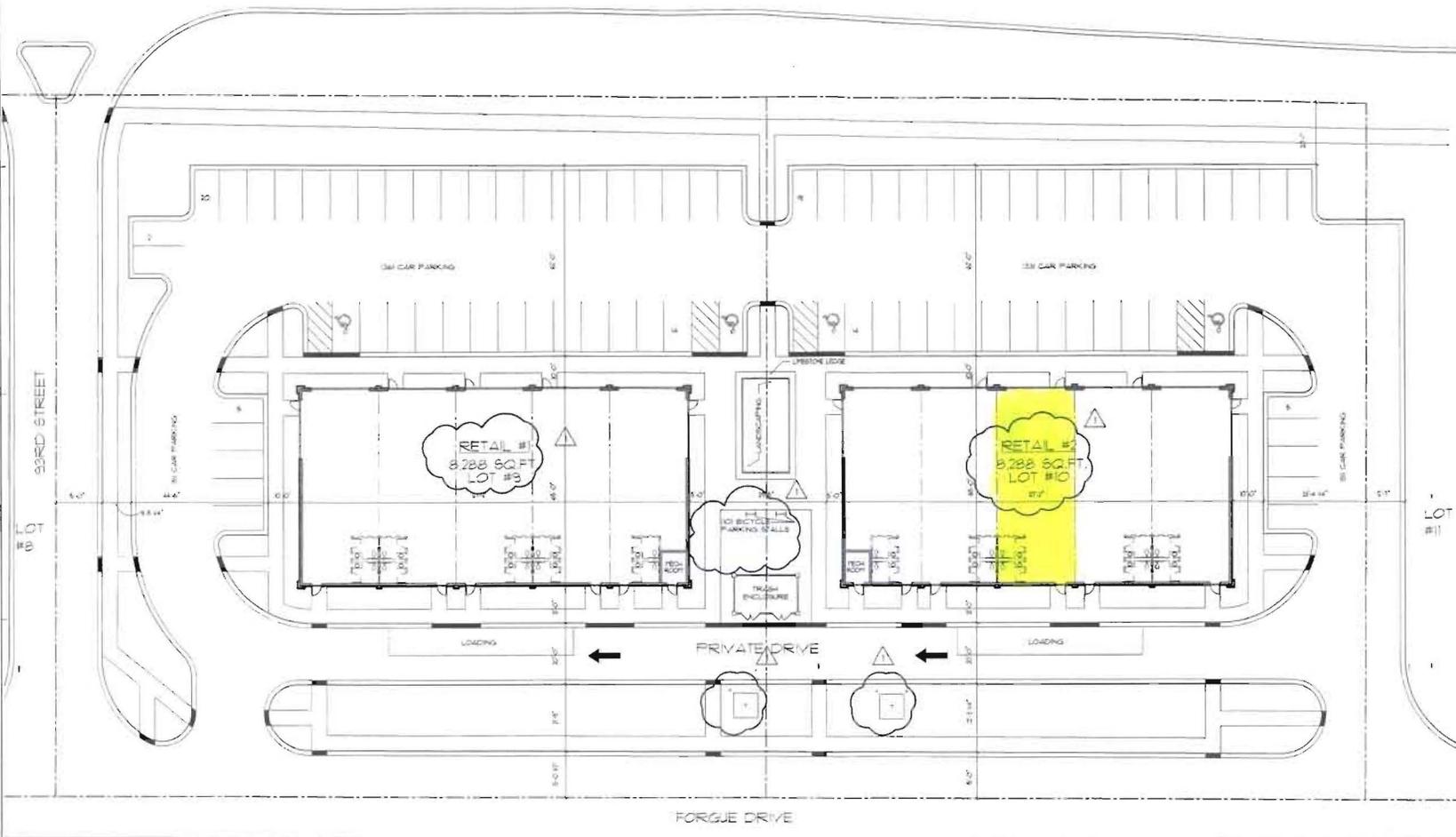
PIN: 07-01-03-307-125-0000

Address: 2695 Forgue Dr., Suite 109, Naperville, IL 60564



**GENERAL NOTES:**

- FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.
- DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLANS.
- BUILDING AND SITE LAYOUT TO BE VERIFIED BY LICENSED SURVEYOR AND WRITTEN VERIFICATION TO BE FORWARDED TO OWNER.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADES, STORM DRAINAGE UTILITIES, DIMENSIONS AND BEARING.
- ALL DRIVE APPROACHES SHALL BE INSTALLED PER CITY AND STATE STANDARDS.
- GENERAL CONTRACTOR TO INSTALL SIGNAGE FOR HANDICAP PARKING PER CITY AND STATE STANDARDS.
- PARKING STALLS 9'-0"X11'-6" AT LOCATIONS AS INDICATED ON SITE PLAN WITH 4" YELLOW PAINTED LINES, UNLESS NOTED OTHERWISE.
- PROVIDE DEPRESSIONED CONCRETE OUTER AT DRIVEWAYS WITH TWO #6 BARS AND 1/2" EXPANSION JOINT AT CENTER OF DRIVEWAY, UNLESS NOTED OTHERWISE.
- CONCRETE WALKS TO BE 5" THICK ON 4" GRAVEL BASE, 6" DOORS. PROVIDE THREE #4X12" LONG REINFORCING BARS AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE A MIN. OF 6" TOP SOIL IN PLANTING AREAS UNLESS NOTED OTHERWISE.
- ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.
- USE 84,000 CLBS AROUND PAVED AREAS UNLESS NOTED OTHERWISE (SEE CIVIL DRAWINGS).
- KNOX BOX (KEY BOX) LOCATION TO BE VERIFIED & COORDINATED W/LOCAL FIRE DEPT. TO BE INSTALLED 36"-48" ABOVE GRADE. LOCATION TO BE VERIFIED AT A LATER DATE.
- ALL SIGNS TO BE PERMITTED SEPARATELY.
- ALL LAWN SPRINKLER SYSTEMS MUST BE PERMITTED SEPARATELY.



SITE/BUILDING DATA:	
<b>SITE DATA</b>	<b>QUANTITY</b>
LOT 10:	44,382 SQ. FT. (1.01 ACRES)
FLOOR AREA RATIO:	0.18 (0.325 MAX. ALLOWED)
<b>BUILDING DATA</b>	<b>QUANTITY</b>
TOTAL BUILDING AREA:	8,288 SQ. FT.
PROPOSED # OF TENANTS:	5 TENANTS
CAR PARKING:	38 STALLS (38 STALLS REQUIRED)
BICYCLE PARKING:	10 STALLS (5 STALLS REQUIRED)
CLEAR HEIGHT:	10'-8"

DATE	DESCRIPTION
08-15-05	PERM PER COMMENT
07-22-05	ISSUED FOR PERM
06-08-05	ISSUED FOR PERM
DATE	REVISION DESCRIPTION
05-23-05	
DESIGNER:	TR
CHECKED:	KLL

**CANTORE PLACE**  
**RETAIL #2**  
ROUTE 59 & 93RD STREET  
NAPERVILLE, ILLINOIS

SITE PLAN

JOB NO.	05023-2
ISSUE NO.	A100





Terreberry, Trude

---

**From:** Terreberry, Trude  
**Sent:** Thursday, April 26, 2012 8:19 AM  
**To:** Terreberry, Trude  
**Subject:** Aquatic Visions Sign Variance

**From:** Mark Knapp <[mknapp@wideopenwest.com](mailto:mknapp@wideopenwest.com)>  
**Date:** April 22, 2012 1:58:38 PM CDT  
**To:** "Brodhead, Judy" <[BrodheadJ@naperville.il.us](mailto:BrodheadJ@naperville.il.us)>  
**Subject:** Aquatic Visions Variance Problem

Dear Council Woman,

I would like to take this opportunity to inform you of a new business in Naperville called Aquatic Vision of Naperville. It is located on Route 59 approximately a half mile North of 95th Street on the East side of Route 59. It sells many beautiful Saltwater Fish and Corals as well as Freshwater Fish. The owner Mike Elmore has recently moved his business from Plainfield to Naperville. Mike has a Undersea Graphic Mural that covers his store front windows and it is visually attractive and in my opinion makes the strip shopping center more visually appealing.

The problem Mike is having is in February 2012, he received a letter from the city stating that an ordinance violation had been filed against him for the Undersea Mural. He contacted the Ordinance Department and was told that a member of the community had filed the complaint. He asked if he could contact the person who had filed the complaint so he could discuss their concerns about the window covering. They told him they were not allowed to disclose this information to him. They advised the owner to file for a variance which costs \$500 so he did.

Prior to installing the \$10,000 mural, he submitted to the landlord the following list of reasons for the mural:

1. Sunlight is a Saltwater Fish and Live Coral stores enemy because even if minimal through tint or just leaking in, it can cause severe algae problems and the heat transfer alone even through tint can be a detriment. Mike didn't want to mimic the Autozone windows and just solid color them out.
2. During the Winter or cold spells all the water/humidity the sweat from the windows create would freeze, melt and refreeze and then eventually leak down the windows onto the floor possibly causing damage and possibly a slip condition in the business.
3. The inside of the store against the front window would reside a full window length glass Saltwater display aquarium. The risk of something being thrown through that window (ex. Vandalism, bottles, rocks, etc) which is a very common problem for fish stores and has already happened at this location. ( The lower right pane was broken before the mural went up)

Mike has had four stores in the past 15 years and has had it happen to all of them. The landlord gave him the OK and said it would be no problem and a beautiful

addition to the center. They based their decision on the Autozone windows which are solid chrome tint. And the mural was not just for show but for a purpose.

Mike contacted the Naperville Police and Fire Departments and both departments inspectors assured the owner that the mural would pose no safety concerns and commented on how visually appealing it was. Multiple police officers stopped by and said that it was a great idea and mentioned how many neighbors store a few shops down had the windows broken several times during the past Summers.

Since the mural went up in the end of December Chamber of Commerce, Police Officers, Firefighters, Business Owners and countless customers and residents have commented on how it was a beautiful addition to Naperville. Mike said because he is now located in Naperville he tried to make it pleasing but with a purpose instead of just plain.

The week of April 8, 2012 an inspector from the City of Naperville: Trudy Tennebaum came and looked at a window sign indicating the business was "Open" and said that it was violating a city ordinance. The inspector told Mike that he probably not receive the variance, and the mural would have to be removed. She also pointed out that he needed a permit which would only be good for one month for three "Now Open Flags" located on the Shopping Centers property in front of the store. The owner indicated that the Shopping Center owner told him that he could put the flags there without any permits.

Thank You for taking the time to read this letter, please contact Mike if you have any further questions or suggestions on how he could come to an agreement with the city. It would really be a shame to lose something of beauty for no apparent reason when the world at times is so ugly.

Sincerely,

Mark Knapp



# Naperville

## PLANNING & ZONING COMMISSION AGENDA ITEM

**CASE:** PCS 12-1-051                      **AGENDA DATE:** 5/2/2012

**SUBJECT:** Midwest Title Loans  
 Petitioner: All-Right Sign, Inc. on behalf of Midwest Title Loans

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**LOCATION:** 905 E. Ogden Avenue

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Correspondence      New Business      Old Business      Public Hearing

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**SYNOPSIS:**

The petitioner proposes to replace the face panels on an existing, nonconforming pole sign without bringing the sign into compliance with the current monument-sign regulations. In order to replace the face panels and not bring the sign into compliance, the petitioner requests a variance from Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code for the property located at 905 E. Ogden Avenue.

**PLANNING & ZONING COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Tim Felstrup, Assistant Planner

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**EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property consists of a .26 acre lot and is located at 905 E. Ogden Avenue. The property is zoned B3 (General Commercial District) and is improved with a commercial building and a parking lot. The properties to the east, south and west are zoned B3 (General Commercial District) and are improved with a variety of commercial uses. The property to the north is zoned OCI.

**REQUEST:**

The petitioner, Midwest Title Loans proposes to replace the face panels on an existing, nonconforming pole sign without bringing the sign into compliance with the current monument-sign regulations. In order to replace the face panels and not bring the sign into compliance, the petitioner requests a variance from Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code.

905 E. Ogden – Staff PZC Memo – PCS 12-1-051

May 2, 2012

Page 2 of 3

**CONTROLLING AGREEMENTS AND ORDINANCES:**

None

**STAFF REVIEW:**

Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) requires that if an existing, nonconforming sign is revised (e.g. replacing face panels to reflect a new tenant) the sign must be brought into compliance with the current sign regulations.

The petitioner proposes to replace the face panels on the existing, nonconforming pole sign on the property so that the new face panels will reflect the service provided by the new tenant (Midwest Title Loans) that has recently moved into the building. The revision will not increase the size of the sign and the location of the sign will not change.

The petitioner believes that utilizing the existing structure will help Midwest Title Loans advertise to the community and help patrons locate and enter the parking lot safely.

Staff does not believe that there is a unique circumstance or hardship that would warrant keeping the nonconforming pole sign on the property. The existing sign that the petitioner is requesting to reface is nonconforming for the following reasons:

- Sign is a pole sign (prohibited by Section 5-4-3:12)
- Height of sign (16' 10") exceeds what is allowed (10 feet)
- Area of sign (57.6 square feet) exceeds what is allowed (45 square feet)

**STAFF SUMMARY:**

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

Staff believes that the proposed sign is not in harmony with the intent of the street graphics ordinance because the sign will continue to create sign clutter because it is too tall and too large. In addition, the Ogden Avenue Corridor Enhancement Initiative (OACEI) encourages lower-profile monument signage in order to reduce clutter and improve navigation along the corridor. Staff finds that the proposed sign will not conform to the Street Graphics Ordinance or the above objectives of the OACEI thereby compromising the future character of the Ogden Avenue Corridor.

Staff has reviewed the requested street graphics variance and finds that the petitioner does not meet the standards for granting a variance to the Street Graphics Control Ordinance. As a result, staff does not recommend approval of a variance from Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code to allow for the replacement of the face panels for the sign located at 905 E. Ogden Avenue thereby continuing the use of an existing, nonconforming sign.

905 E. Ogden – Staff PZC Memo – PCS 12-1-051

May 2, 2012

Page 3 of 3

Based on the lot size and speed limit along this section of Ogden Avenue this business would be able to install a compliant monument sign up to 45 square feet in size along the Ogden Avenue frontage without the need for a variance. If the current variance is not granted staff will require that the existing sign structure be removed based on Section 5-4-13:5 (Nonconforming Signs; Removal) of the Naperville Municipal Code.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. Midwest Title Loans – Petitioner’s Application, Findings, Disclosure – PCS 12-1-051
2. Midwest Title Loans – Legal Description – PCS 12-1-051
3. Midwest Title Loans – Location Map – PCS 12-1-051
4. Midwest Title Loans – Color Sign Rendering – PCS 12-1-051
5. Midwest Title Loans – Color Site Images – PCS 12-1-051
6. Midwest Title Loans - Sign Structure Rendering - PCS 12-1-051

# CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 905 E. OGDEN AVE

PARCEL IDENTIFICATION NUMBER (PIN) 08-07-406-004

APPLICANT'S NAME: ALL-RIGHT SIGN INC. ON BEHALF OF MIDWEST TITLE LOANS

APPLICANT'S ADDRESS: 3628 UNION AVE

CITY: STEEGE STATE: IL ZIP CODE: 60475

DAYTIME PHONE: 708-754-6366

E-MAIL ADDRESS: tbanks@allrightsign.com

OWNER OF PROPERTY: ALMARE DEVELOPMENT CO. INC.

OWNER'S ADDRESS: 564 S. WASHINGTON ST. #200

CITY: NAPERVILLE STATE: IL ZIP CODE: 60450

OWNER'S DAYTIME PHONE: 630-505-3620

ZONING OF PROPERTY: B-3

AREA OF PROPERTY (Acres or sq ft): 11.523 sq. ft.

List Improvements on property (buildings, fences, pools, decks, etc.):  
COMMERCIAL BUILDING, PARKING LOT, EXISTING POLE SIGN

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

SEE ATTACHED

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

James Bowen                      3/26/2012  
(signature of applicant)                      (date)

SUBSCRIBED AND SWORN TO before me this 26 day of March, 2012

Michelle Hilland  
(Notary Public and Seal)

**Michelle Hilland**  
**Notary Public-Notary Seal**  
**STATE OF ILLINOIS**  
**My Commission Expires:**  
**April 16, 2012**  
**Commission # 695410**



Address: 905 East Ogden Avenue, Naperville, IL

**DETAILED DESCRIPTION OF VARIANCE:** This variance application requests approval per Code Section 5-4-13:1 that allows for the "removal and replacing of outer panels" on an existing non-conforming sign lawfully in existence at the time of the Sign Code revision in 2008. The parcel in question is unique in that it currently has a pole sign on the property, and the client would simply like to change the graphics on the face areas of both sides of the sign to properly and adequately identify their business. We feel the presence of the pole sign would permit adequate, while not extraordinary, identification of the business to vehicular traffic coming from both directions on East Ogden Avenue so that a vehicle would have sufficient time to recognize the parcel and plan a safe entry into the parking lot. Adherence to the Sign Code regulations regarding installation of a monument type sign would create a financial hardship for this lessee of this parcel in that the cost to provide materials and labor to install a brand new foundation and monument sign structure with masonry base would be significantly higher as compared to the costs involved to manufacture and replace (2) Lexan panels in the existing structure. On average, the cost to install a completely new monument sign would be triple the cost of replacement of panels only in an existing sign.

The granting of the variance will not cause additional traffic or congestion, but would rather assist in averting possible incidents for drivers who could not identify the parcel safely without the height and visibility of the pole sign advertising the business. The request that we are proposing is the minimum amount of relief above and beyond the current Zoning Ordinance to sufficiently and safely identify the parcel. The granting of the variance will not cause harm to surrounding properties because they currently enjoy the right to adequately identify their properties. The benefit will only extend to this parcel.

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: ALL-RIGHT SIGN INC. ON BEHALF OF MIDWEST TITLE LOANS  
Address: 3628 UNION AVE  
NAPERVILLE IL 60540

2. Nature of Benefit sought: SIGN VARIANCE ON BEHALF OF MIDWEST TITLE LOANS

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: N/A

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. TERESA BOWEN
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
JAMES BOWEN  
3628 UNION AVE STEGER IL 60475

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, James Bowen, 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: James Bowen

Subscribed and sworn to before me this 20 day of March, 2012.

Michelle Hiland  
Notary Public

Michelle Hiland  
Notary Public-Notary Seal  
STATE OF ILLINOIS  
My Commission Expires:  
April 16, 2012  
Commission # 695410

EXHIBIT B

**Address:** 905 East Ogden Avenue, Naperville, IL

**Legal Description:** Lot 14 (except the northeasterly 17 feet of said Lot 14 as measured at right angles to the northeasterly line of said Lot 14) and all of Lot 15 in Block 10 in Arthur T. McIntosh and Company's Ogden Highlands, being a subdivision in the east half of Section 7 and in the west half of Section 8, Township 38 north, range 10 east of the third principal meridian, according to the plat thereof recorded July 9, 1925 as Document 195889, in DuPage County, Illinois

**PIN: 08-07-406-004**



I have reviewed and hereby accept these drawings as shown. I realize that any changes after approval may alter the contract price and delivery.

CUSTOMER APPROVAL

DATE

This artwork is for representational purposes only and may not exactly match the colors of materials used in actual production of project.

NOTES



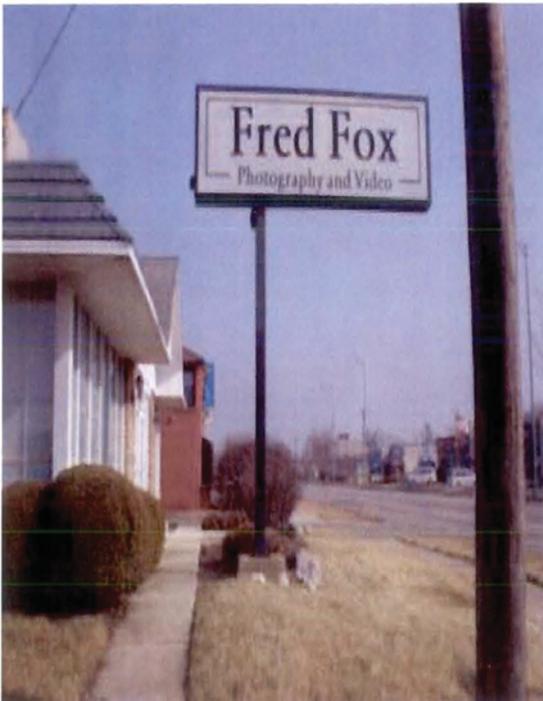
REFACE EXISTING CABINET



This design/engineering proposal is to remain Vertex Signs' exclusive property until approved and accepted thru purchase by client named on drawing.



905 E OGDEN AVE, NAPERVILLE, IL



4005 Electric Road, Suite 201 Roanoke, Virginia 24018  
540-904-5776 Fax 540-904-5733

I have reviewed and hereby accept these drawings as shown. I realize that any changes after approval may alter the contract price and delivery.

CUSTOMER APPROVAL

DATE

This artwork is for representational purposes only and may not exactly match the colors of materials used in actual production of project.

NOTES



This design/engineering proposal is to remain Vertex Signs' exclusive property until approved and accepted thru purchase by client named on drawing.

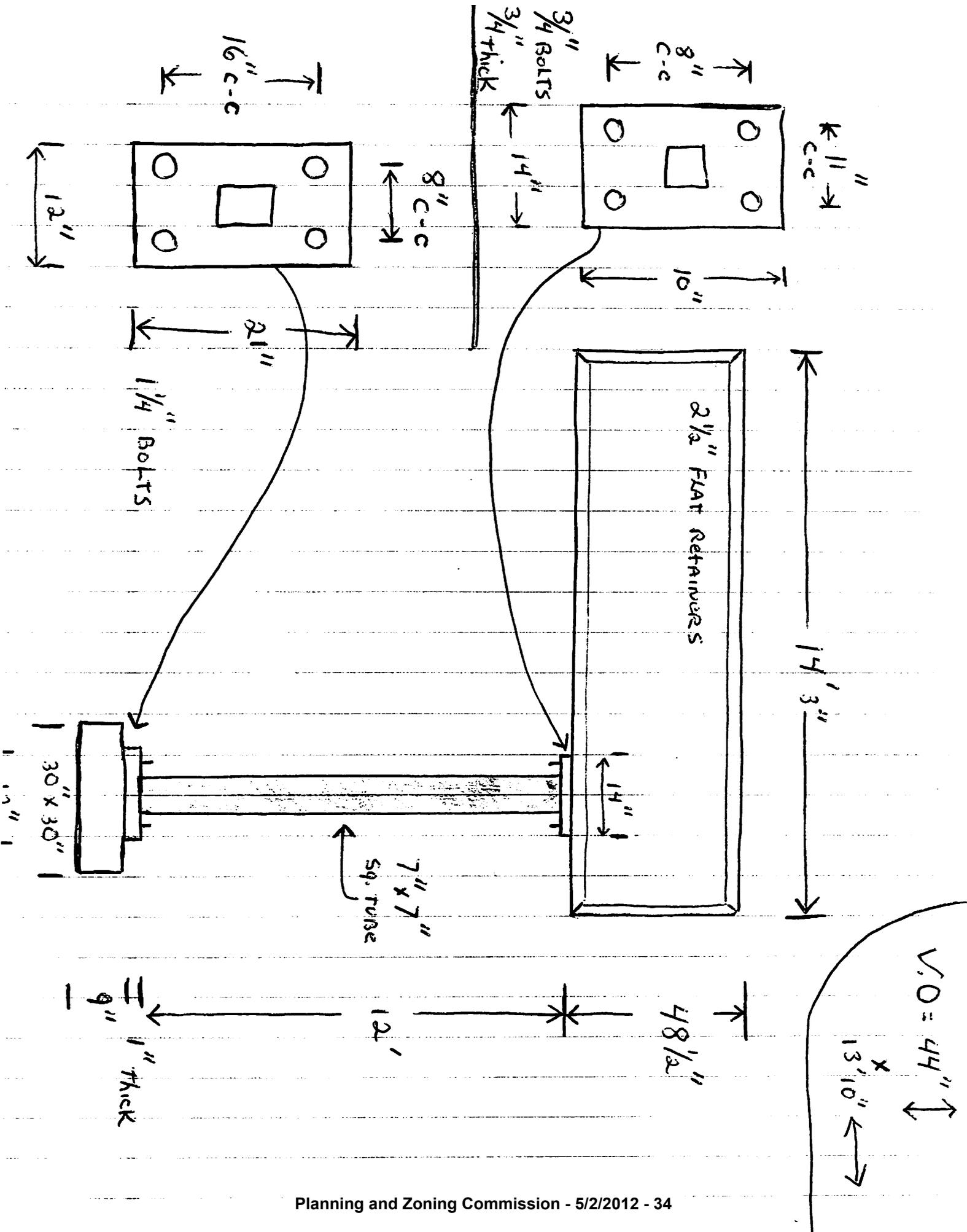


905 E OGDEN AVE, NAPERVILLE, IL



4005 Electric Road, Suite 201 Roanoke, Virginia 24018  
540-904-5776 Fax 540-904-5733







# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**CASE:** PCZ 12-1-043                      **AGENDA DATE:** 5/2/2012  
**SUBJECT:** 719 Prairie Avenue  
 Petitioner: Casa by Charleston, 15 W. Jefferson Ave., Naperville, IL  
 60540

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**LOCATION:** 719 Prairie Avenue

---

Correspondence      New Business      Old Business      Public Hearing

---

**SYNOPSIS:**

The petitioner requests a variance from Section 6-6B-7:1 (R1B Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30' front yard setback requirement as well as reduce the 15' corner side yard setback in order to construct a covered front porch at a distance of 26' from the front lot line and 9.83' from the corner side yard lot line for the property located at 719 Prairie Avenue.

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**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:** Tim Felstrup, Assistant Planner, TED Business Group

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**EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property, zoned R1B (Low Density Single-Family Residence District), is located at 719 Prairie Avenue and encompasses 10,001 square feet. It is currently improved with a single-family residence that encroaches 5.37' into the 15' required corner side yard setback.

**REQUEST:**

The petitioner, Casa by Charleston, proposes to construct a new wrap around covered front porch for the property owners, Rodney and Christine Bell. The proposed covered front porch is subject to both the 30' front yard and the 15' corner side yard setbacks. Therefore, the petitioner is requesting a variance from Section 6-6B-7:1 (R1B Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to allow the proposed covered porch to encroach 4' into the 30' required front yard setback and 5.17' into the required corner side yard setback.

719 Prairie Avenue (PCZ 12-1-043)

May 2, 2012

Page 2 of 2

**PLANNING SERVICES TEAM REVIEW:**

The proposed covered porch will encroach into two required yards, the front and the corner side. The covered porch will not extend past the south side of the existing home that currently encroaches 5.37' into the corner side yard. Although a roofed structure, the covered porch will be a single story and maintain a 26' setback from the front property line as well as a 9.83' setback from the corner side 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. Staff finds that the proposed improvement will be an enhancement to both the property and the neighborhood and supports the request.

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 covered porch inside the 30' front yard and 15' corner side yard setbacks 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. 719 Prairie Avenue – Development Application – PCZ 12-1-043
2. 719 Prairie Avenue – Legal Description – PCZ 12-1-043
3. 719 Prairie Avenue – Site Plan – PCZ 12-1-043
4. 719 Prairie Avenue – Elevations – PCZ 12-1-043

# CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 719 Prairie Ave

PARCEL IDENTIFICATION NUMBER (PIN): 08-19-202-013

APPLICANT'S NAME: Casa by Charleston

APPLICANT'S ADDRESS: 15 W. Jefferson Ave

CITY: Naperville STATE: IL ZIP CODE: 60540

APPLICANT'S DAYTIME PHONE: 630-420-8084

E-MAIL ADDRESS: \_\_\_\_\_

OWNER OF PROPERTY: Rodney + Christine Bell

OWNER'S ADDRESS: 445 E. Hillside Rd.

CITY: Naperville STATE: IL ZIP CODE: 60540

OWNER'S DAYTIME PHONE: 815-690-6524

ZONING OF PROPERTY: R1B

AREA OF PROPERTY (Acres or sq ft): 8690 #

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

Brick + siding ranch house

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

Putting a decorative front porch on the home that will encroach on the front + side setback. The front porch is a covered 1 story porch.

EXHIBIT A

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

(signature of applicant)

(date)

*[Handwritten Signature]* 3/23/12

SUBSCRIBED AND SWORN TO before me this 23<sup>RD</sup> day of March, 2012

Patricia A. Dunlap

(Notary Public and Seal)

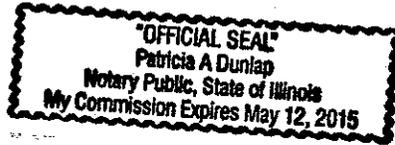


EXHIBIT A

# STANDARDS FOR A ZONING VARIANCE

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

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

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

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

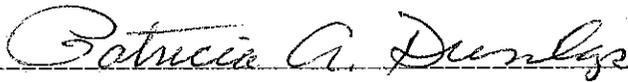


(signature of applicant)

3/26/12

(date)

SUBSCRIBED AND SWORN TO before me this 23<sup>rd</sup> day of March, 2012



(Notary Public and Seal)

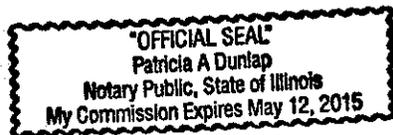


EXHIBIT A

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: Casa by Charleston  
Address: 15 W. Jefferson Ave  
Naperville, IL 60540
- 2. Nature of Benefit sought: Front Porch Addition Variance
- 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. Adam Van Sommer 15 W. Jefferson Ave
- b. Erik Van Sommer "
- c. Larry Van Sommer "
- d. \_\_\_\_\_

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

Adam Van Sommer 15 W. Jefferson Ave

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, Adam Van Sommer, 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: [Signature]

Subscribed and Sworn to before me this 23<sup>RD</sup> day of March, 2012

Patricia A. Dunlap  
Notary Public



EXHIBIT B

# Casa BY CHARLESTON



DESIGN • BUILD • RENOVATE

719 Prairie Avenue  
Naperville, IL 60540

P.I.N. 08-19-202-013

### Legal Description:

Lot 18 in Block 5 in Arthur T. McIntosh and Company's Naperville Highlands, being a subdivision of in sections 18 and 19, Township 38 North, Range 10, East of the Third Principal Meridian, According to the Plat thereof Recorded January 8, 1926 as Document 205844, in DuPage County, Illinois.

15 W. Jefferson, Ste. 103 Naperville, IL. 60540  
T. 630.420.8084 F. 630.420.8087  
[www.CASAbYCHARLESTON.com](http://www.CASAbYCHARLESTON.com)

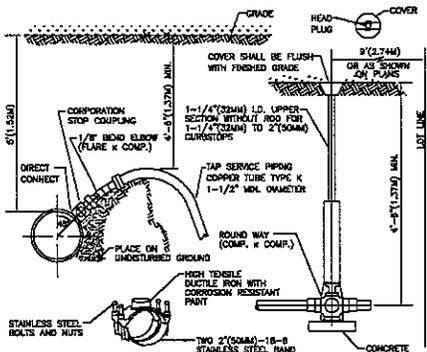
Planning and Zoning Commission - 5/2/2012 - 41

DUO TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, ROAKE AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR MINOR ENCROACHMENTS OF ZONING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE LAID OUT WITHIN 8 INCHES (0.50 FT) OF THE REQUIRED SETBACKS. FOUNDATION LAYOUT PERFORMED BY ROAKE AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FOUNDATION ELEVATION NOTED ON THE CURB OR CURB WITH THE CALCULATED CUT OR FILL GRADE NECESSARY TO ACHIEVE TOP OF FOUNDATION. THE CONTRACTOR SHALL VERIFY THAT THE TOP OF FOUNDATION STAKED MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

# PLOT PLAN OF

LOT 18 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE HIGHLANDS, BEING A SUBDIVISION OF IN SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1926 AS DOCUMENT 205844, IN DU PAGE COUNTY, ILLINOIS.

719 PRAIRIE AVENUE  
P.L.N. 08-19-202-013

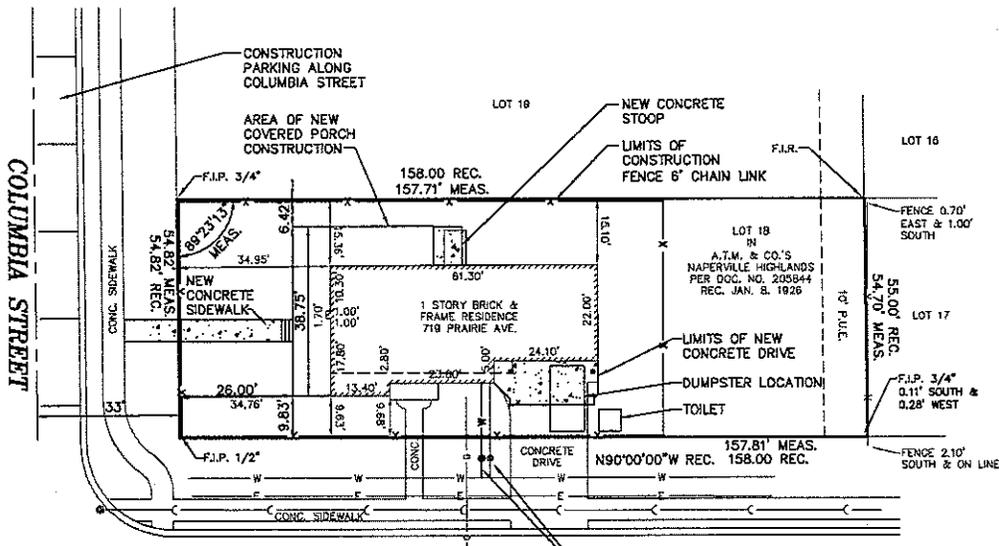


- NOTES:**
- CORROSION STOP IS TO BE FLARING TYPE (FORD F-800 OR EQUAL BY MUELLER OR A.Y. MCDONALD), OR A.Y. MCDONALD.
  - 1/8" BEND ELBOW - FEMALE FLARE TO COMPRESSION (FORD L48-44 OR EQUAL BY MUELLER OR A.Y. MCDONALD).
  - CURB BOX IS ARCH PATTERN, WITH INTERIOR ROD FOR 1"(25MM) UPPER SECTION ONLY WHEN USING 1"(25MM) CURB STOPS.
  - CURB BOX IS ARCH PATTERN WITHOUT ROD WITH 1-1/4"(32MM) UPPER SECTION ONLY USING 1-1/4"(32MM) TO 2"(50MM) CURB STOP, WITH 1-1/4"(32MM) BRASS PENTAGON PLUG, OR EQUAL, BY MUELLER OR A.Y. MCDONALD.
  - CURB STOP IS WITH COMPRESSION COUPLING - FORD 844-444 (1"(25MM) CURB STOP), OR EQUAL, BY MUELLER OR A.Y. MCDONALD.
  - BURDE HAS 1"(25MM) THROAT BRASS PENTAGON PLUG WITH THE WORD "WATER" IN RAISED LETTERS ON CAP, (1-1/4"(32MM) PORT, PLUG FOR 1-1/4"(32MM) ID, B-BONES).
  - SERVICE TAP OPERATOR SHALL 1"(25MM) IN COMPACT MUST HAVE A STAINLESS STEEL, DUAL SANGED DUCTILE IRON SANGED (FORD 62 62, 202 IS ON APPROVED EQUAL) OR ALL STAINLESS STEEL FULL CIRCLE CLAMP WITH OUTLET.
  - CORROSION STOP SHALL BE INSTALLED A MINIMUM OF 18"(457MM) FROM PIPE JOINTS AND BARS, MULTIPLE INSTALLATIONS SHOULD BE STAGGERED AROUND THE MAIN BY 22-1/2" AND SEPARATED FROM EACH OTHER BY 18"(457MM).

**SERVICE TAP AND CONNECTION**  
A.T.S.

**LEGEND, SURVEY LINE TYPES & ABBREVIATIONS**

- SITE BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- - - EASEMENT LINE
- ⊙ EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS LINE
- EXISTING FENCE
- ⊙ EXISTING BBOX
- REC. MEAS. RECORD DATA MEASURED DATA
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊙ PROPOSED BBOX
- X — PROPOSED FENCE



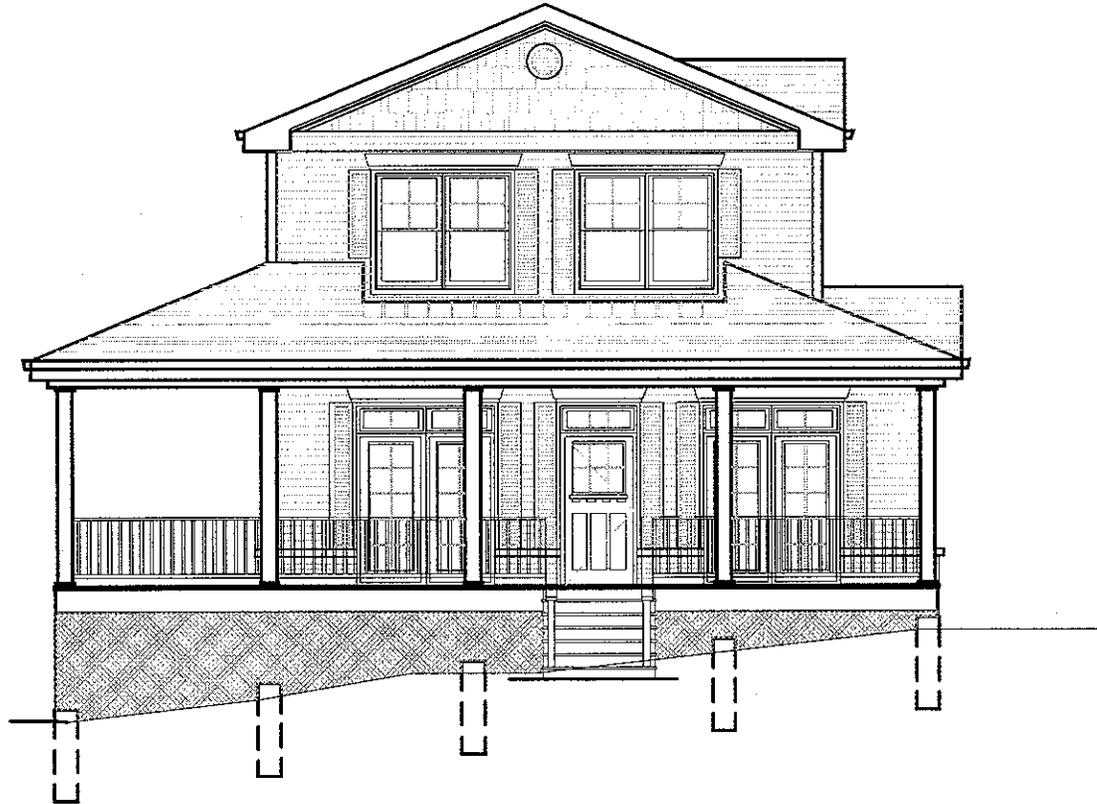
1 1/2" TYPE "K" COPPER WATER SERVICE. REMOVE EXISTING WATER SERVICE; CUT AND CAP AT THE MAIN. RESTORE PARKWAY WITH 6" OF TOPSOIL AND SOD.

**NOTES:**

- SURVEY INFORMATION INCLUDING PLANIMETRICS AND BUILDING TIES AS DEPICTED ON THE PLAT OF SURVEY PREPARED BY ARS SURVEYING SERVICES, LLC DATED AUGUST 2, 2011 (JOB NO. 11190-11).
- PROPOSED INFORMATION REGARDING THE BUILDING AND BUILDING SETBACKS AS DEPICTED ON THE DRAWINGS PREPARED BY 12/12 ARCHITECTS.
- UTILITY INFORMATION SHOWN IN THE PRAIRIE AVENUE RIGHT OF WAY AS SURVEYED IN THE FIELD BY ROAKE AND ASSOCIATES, INC.

STATE OF ILLINOIS COUNTY OF DU PAGE I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF. THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 007, LICENSE EXPIRES APRIL 30, 2013, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREIN. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MENSURAM STANDARDS FOR A BOUNDARY SURVEY. DATED THIS _____ DAY OF _____, 2012.	PREPARED FOR: <b>CHARLESTON DEVELOPMENT</b>	<b>ROAKE AND ASSOCIATES, INC.</b> CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, IL 60540 • 630-355-3232																									
	* COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. * COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE. * BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT, FOR SUBSEQUENT EASEMENTS AND ENCROACHMENTS THEREON, ATTORNEY OR NOTARY.	<table border="1"> <thead> <tr> <th>TYPE</th> <th>DRN BY</th> <th>DATE</th> <th>JOB NO.</th> </tr> </thead> <tbody> <tr> <td>VACANT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PLOT PLAN</td> <td>PRS</td> <td>02/27/12</td> <td>533.120023</td> </tr> <tr> <td>FINISH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>GRADING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MTG</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			TYPE	DRN BY	DATE	JOB NO.	VACANT				PLOT PLAN	PRS	02/27/12	533.120023	FINISH				GRADING				MTG		
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<b>Planning and Zoning Commission - 5/2/2012 - 42</b>		SCALE: 1" = 20' CURRENT JOB NO.: 533.120023																									

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BELL HOUSE  
14 DECEMBER 2011

WEST ELEVATION - NEW SCHEME B REVISED  
1/8" = 1'-0"

*12/12*  
architects  
& planners



BELL HOUSE  
14 DECEMBER 2011

SOUTH ELEVATION - NEW SCHEME B REVISED  
1/8" = 1'-0"

*12/12*  
architects  
& planners



# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**PZC CASE:** 12-1-045 **AGENDA DATE:** 5/2/2012  
**SUBJECT:** 30 S. Ellsworth Street  
 Petitioner: Paul and Aimee Nordini, 119 S. Ellsworth Street, Naperville,  
 IL 60540

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**LOCATION:** 30 S. Ellsworth Street

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Correspondence      New Business      Old Business      Public Hearing

---

**SYNOPSIS:**

The petitioner requests a variance from Section 6-6C-7 (R2 Single-Family and Low Density Multiple-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 25' front yard setback requirement in order to construct a new single-family structure 19.75' from the front lot line and a covered front porch 15.75' from the front lot line for the property located at 30 S. Ellsworth Street.

---

**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

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**EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property, zoned R2 (Single-Family and Low Density Multi-Family Residence District), is located in the Historic District at the northeast corner of Ellsworth Street and Van Buren Avenue with a common street address of 30 S. Ellsworth Street and encompasses 11,250 square feet. It was originally improved with a frame, 2 ½ story, Greek Revival style residential structure.

The subject property was the subject of a major renovation/addition project that started in 2009 but came to an abrupt stop in January 2010. The structure has since stood incomplete, exposed to the elements without much exterior protection (i.e., no windows, doors, siding or roof). On January 26, 2012, the Historic Preservation Commission granted a Certificate of Appropriateness to allow for demolition of the existing historic structure and construction of a new single-family structure on the subject property. The proposed structure requires a variance to the 25' front yard setback requirement as it will be located 19.75' from the front lot line with a cover porch

30 S. Ellsworth Street (PZC 12-1-045)

May 2, 2012

Page 2 of 2

located 15.75' from the front lot line. Per Section 6-11-5:3 of the Municipal Code, the Historic Preservation Commission reviewed the variance request with respect to the effect of the proposed setback on the historic character of the Historic District and recommended approval of the variance request.

**PLANNING SERVICES TEAM REVIEW:**

The existing structure is non-conforming with respect to the front yard setback. The building sets 19.71' back from the front lot line with a roofed front porch extending further into the required 25' front yard setback. The proposed building will maintain the historic setback and be located 19.75' from the front lot line with a covered porch that will be 15.75' from the front lot line. Due to the fact that the existing nonconforming structure would be removed, a zoning variance from Section 6-6C-7 (R2 Single-Family and Low Density Multi-Family Residence District: Yard Requirements) of the Municipal Code is required for the front setback encroachments for the proposed building and covered porch.

As shown in the aerial photo in Attachment 6, the neighboring houses in the same block maintain similar or even smaller setbacks from the front lot line. Staff finds that the proposed setbacks will not alter or destroy the essential character of the neighborhood or be a substantial detriment to the adjacent property. On the contrary, they will complement the neighborhood character by maintaining a consistent street frontage along Ellsworth Street.

The requested variance, if approved, will be subject to compliance with the site plan (Attachment 4) and will only be applicable to the portion of structure and the porch inside the 25' front 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 setbacks, an additional variance would be required.

**ATTACHMENTS:**

1. 30 S. Ellsworth Street – Application – PZC 12-1-045
2. 30 S. Ellsworth Street – Legal Description – PZC 12-1-045
3. 30 S. Ellsworth Street – Demo Plan – PZC 12-1-045
4. 30 S. Ellsworth Street – Site Plan – PZC 12-1-045
5. 30 S. Ellsworth Street – Elevations – PZC 12-1-045
6. 30 S. Ellsworth Street – Aerial Photo of the Block – PZC 12-1-045

# CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 30 S. Ellsworth Street, Naperville, Illinois 60540

PARCEL IDENTIFICATION NUMBER (PIN) 08-18-314-014

APPLICANT'S NAME: Paolo (Paul) and Aimee Nordini

APPLICANT'S ADDRESS: 119 S. Ellsworth Street

CITY: Naperville STATE: Illinois ZIP CODE: 60540

APPLICANT'S DAYTIME PHONE: (630) 306-6300

E-MAIL ADDRESS: paul.nordini@divorceinfosite.com

OWNER OF PROPERTY: Paolo and Aimee Nordini (applicants)

OWNER'S ADDRESS: Same as above

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER'S DAYTIME PHONE: Same as above

ZONING OF PROPERTY: R2 - Historic District

AREA OF PROPERTY (Acres or sq ft): 11,250 sq. ft. (75' x 150')

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

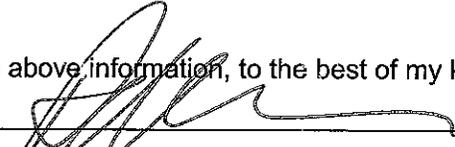
a) house (under construction / to be delomished); b) one car garage; c) wood scallop fence

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

Front set back variance requested. The proposed building will maintain the historic setback of the exisiting structure (which will be demolished), where the structure will be located 19.75' from the front lot line with a covered porch that will be 15.75' from the lot line. Historic Preservation Commission has approved this set back as being historic in charachter pursuant to Section 6-11-5:3 of the Municipal Code

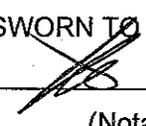
## EXHIBIT A

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

  
\_\_\_\_\_  
(signature of applicant)

March 30, 2012  
\_\_\_\_\_  
(date)

SUBSCRIBED AND SWORN TO before me this 30<sup>th</sup> day of March, 2012

  
\_\_\_\_\_  
(Notary Public and Seal)

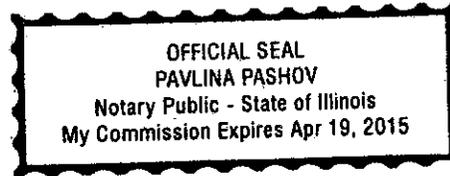


EXHIBIT A

## STANDARDS FOR A ZONING VARIANCE

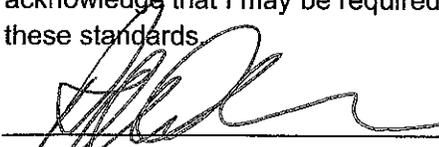
A zoning variance can only be granted if there are specific, land-related hardships or practical difficulties in carrying out the requirements of the ordinance for a particular piece of property. Self-inflicted hardships or increased profit or property value are not sufficient justifications to warrant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

The recommendations prepared by staff and the Planning and Zoning Commission are prepared based upon the following standards, which are contained in Section 6-3-5 of the Naperville Municipal Code.

*You should review the standards and, if necessary, prepare written findings or other evidence to support your request.*

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

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

  
 \_\_\_\_\_  
 (signature of applicant)

\_\_\_\_\_  
 March 30, 2012  
 (date)

SUBSCRIBED AND SWORN TO before me this 30<sup>th</sup> day of March, 2012

  
 \_\_\_\_\_  
 (Notary Public and Seal)

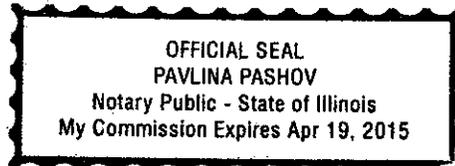


EXHIBIT A

**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: PAOLO NORDINI  
Address: 119 S. ELSWORTH,  
NAPERVILLE IL 60540

2. Nature of Benefit sought: Set Back Variance Approval

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: N/A

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:  
self - PAOLO NORDINI

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, PAOLO NORDINI, 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: [Signature]

Subscribed and Sworn to before me this 30<sup>th</sup> day of March, 2012.

[Signature]  
Notary Public

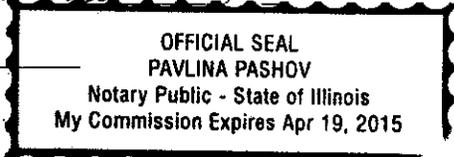


EXHIBIT B

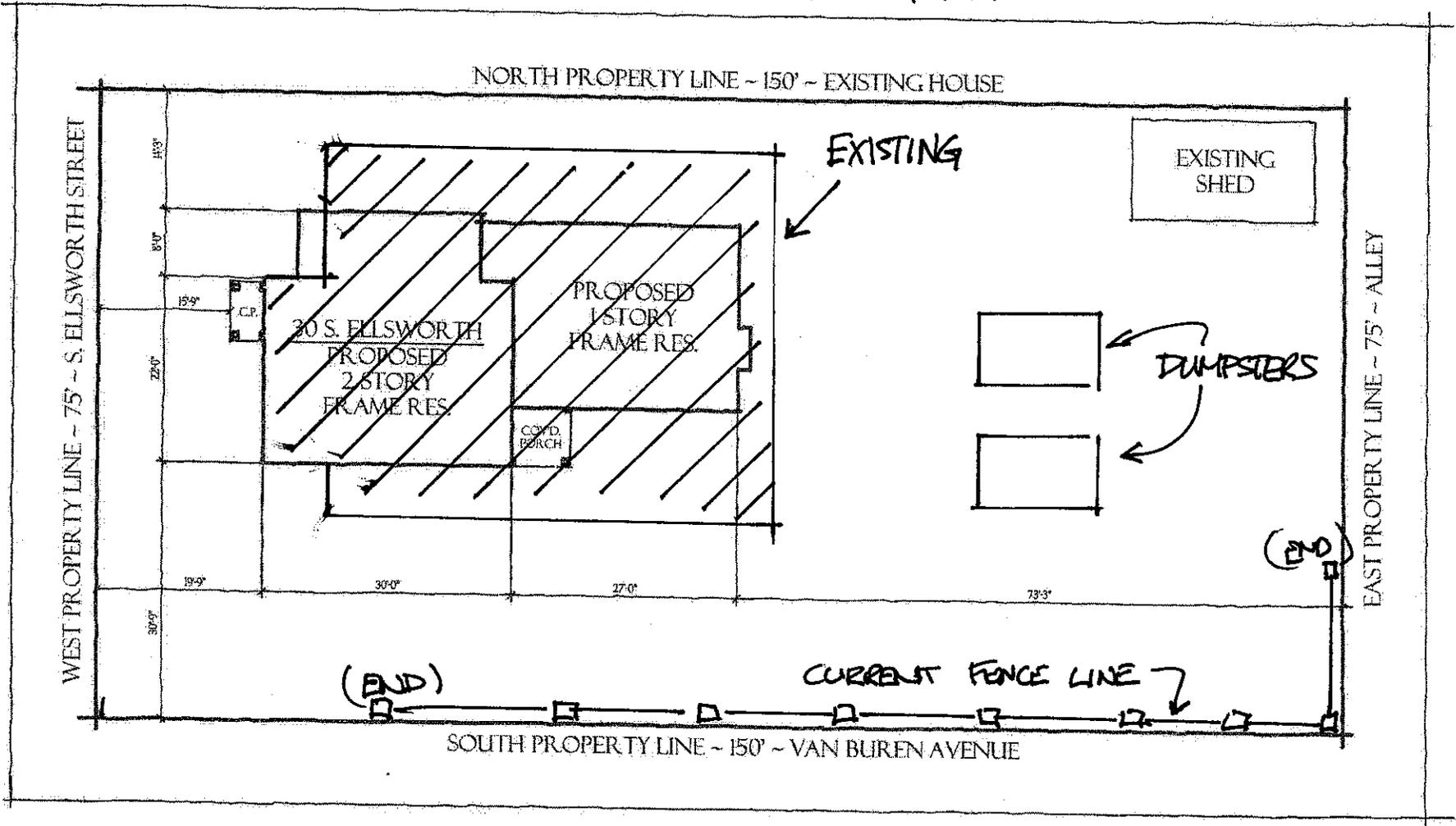
Address: 30 South Ellsworth Street, Naperville, Illinois 60540

PIN: 08-18-314-014

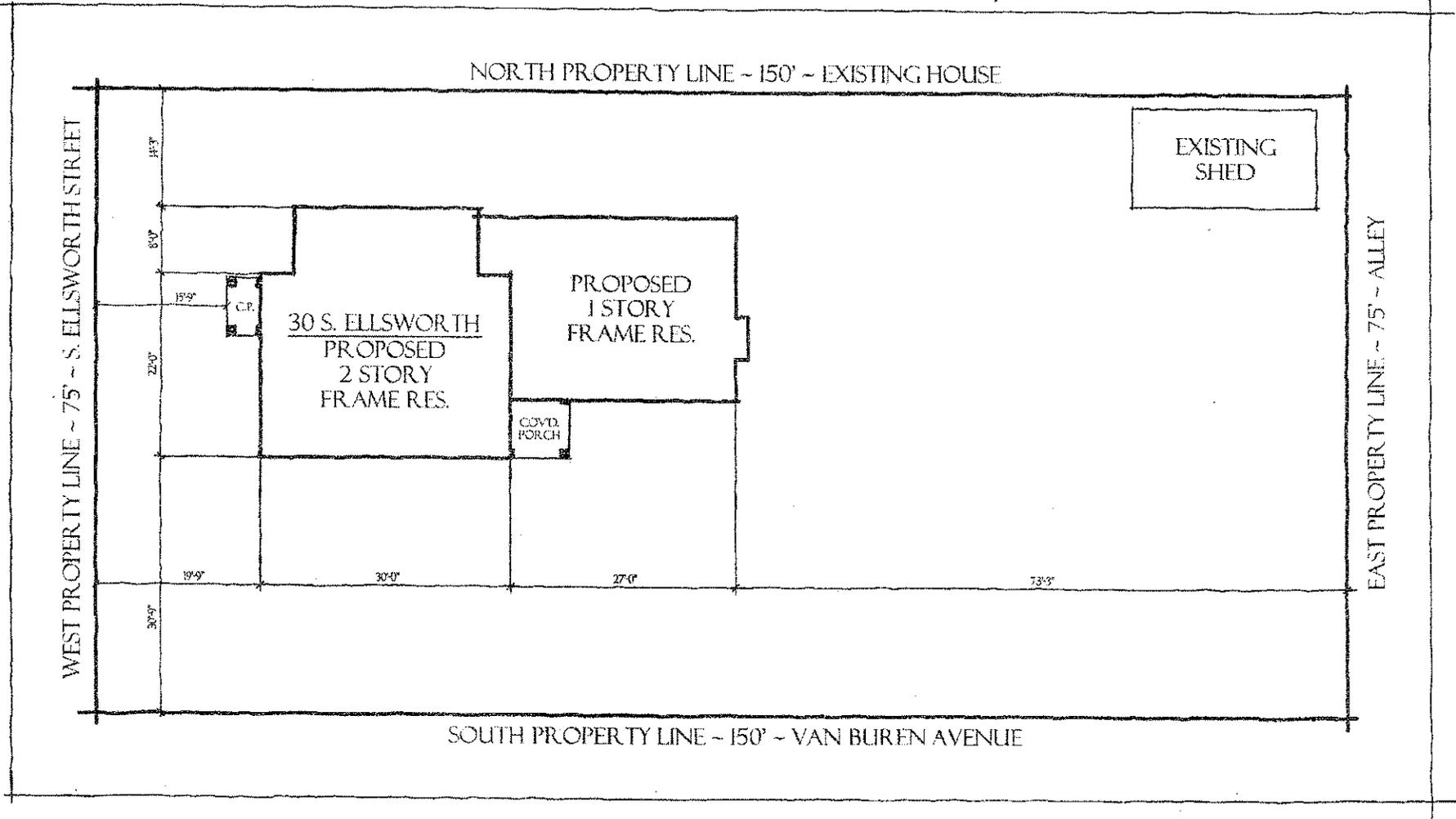
Legal Description:

LOT 7 AND THE SOUTH HALF OF LOT 8 IN BLOCK 7 IN DELCAR SLEIGHTS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1814 AS DOCUMENT 5704, IN DUPAGE COUNTY, ILLINOIS.

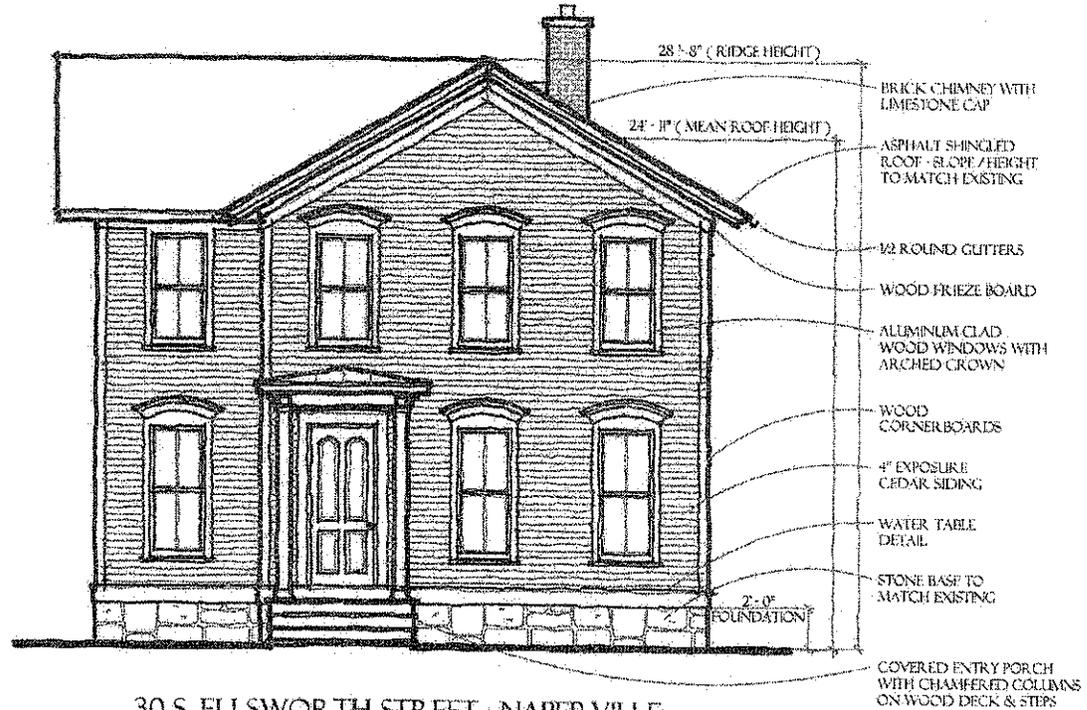
# 30 S. ELLSWORTH - DEMO PLAN



30 S. ELLSWORTH - PROPOSED SETBACK



# 30 S. ELLSWORTH ELEVATIONS



30 S. ELLSWORTH STREET - NAPERVILLE

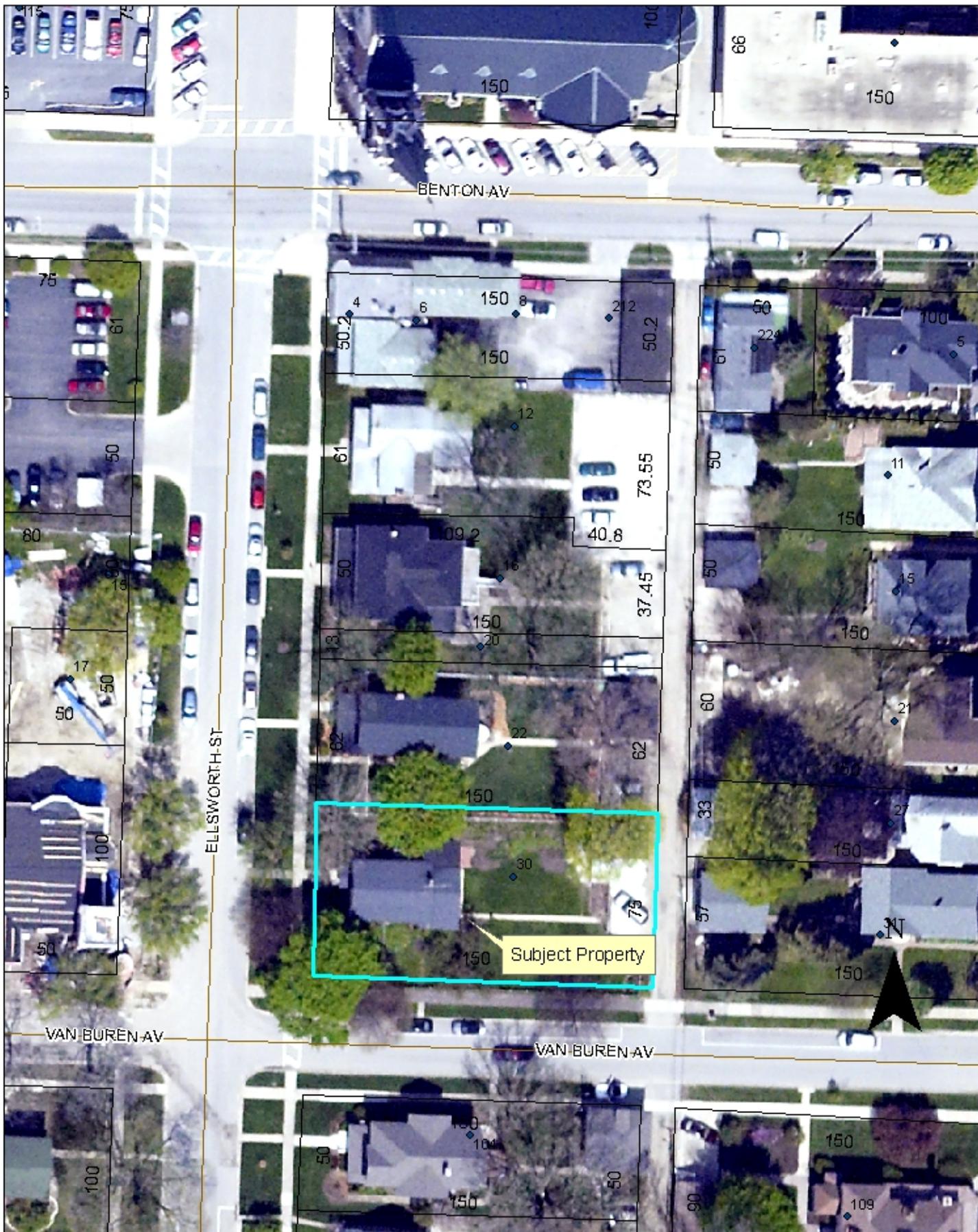
ELLSWORTH ELEVATION

THOMAS J RYAN JR - ARCHITECT



30 S. ELLSWORTH STREET - NAPERVILLE  
VAN BUREN ELEVATION  
THOMAS J RYAN JR. - ARCHITECT

# 30 S. Ellsworth - Aerial Photo of the Block





# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**PZC CASE:** 12-1-023 **AGENDA DATE:** 5/2/2012  
**SUBJECT:** First Community Bank of Joliet  
 Petitioner: First Community Bank of Joliet, 2801 Black Road, Joliet, IL 60435

**LOCATION:** 24 W. Gartner Road

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**

The petitioner requests approval of the following variances in order to add a drive-through facility for the building located at 24 W. Gartner Road:

1. A variance from Sections 6-2-14 (Major Arterial Setback Requirements) and 6-9-2:4.6 (Off-Street Parking Facilities) to allow the proposed drive-through facility to encroach 20' into the 20' major arterial setback along Washington Street.
2. A variance from Section 6-9-2:4.3.1 (Off-Street Parking Facilities) and Section 6-9-6:2.3 (Supplemental Standards for Drive-through Stacking Lanes: Standards) to allow the drive-through facility to encroach into the 30' required front yard setback along Washington Street (across street from R1A district).
3. A deviation to allow the drive-through facility to encroach into the 35' platted building setback line in accordance with provisions of Section 7-1-13 (platted setbacks and building lines).
4. A variance from Section 6-9-6:2.1 (Supplemental Standards for Drive-Through Stacking Lanes: Standards) is required to allow the proposed drive-through facility to locate 24' from a residential area (i.e. the apartment buildings to the east of the site), which is less than the required 40' minimum distance.
5. A variance from Section 6-9-6:2.2 (Supplemental Standards for Drive-through Stacking Lanes: Standards) to reduce the width of the bypass lane from 10' to 9.9'.
6. A variance from Section 6-9-6:2.3 (Supplemental Standards for Drive-through Stacking Lanes: Standards) to reduce the width of the single stacking lane from 12' to 9.9'.
7. A variance from Section 5-10-3:5.2.1 (Perimeter Parking Lot Landscaping: Area) to reduce the required landscaping setback from 5' to 0' along the north lot line (Washington Street).

**PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:**

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

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

First Community Bank of Joliet – PZC 12-1-023

May 2, 2012

Page 2 of 4

Conduct the public hearing.

**PREPARED BY:** Ying Liu, AICP, Planning Services Team

**EXISTING ZONING, LAND USE, AND LOCATION:**

The subject property consists of approximately 10 acres and is located at the southwest corner of Washington Street and Gartner Road. The property is zoned B2 (Community Shopping Center District) and is improved with four multitenant buildings in the Naperville Plaza shopping center. The owner of the property is Naperville Plaza Venture, LLC, 2275 Half Day Road, Bannockburn, IL 60015.

The petitioner, First Community Bank of Joliet, intends to occupy a tenant space (Suite 104) in the building at the northeast corner of the shopping center. The subject building has a common street address of 24 W. Gartner Road and includes approximately 8,200 square feet of gross floor area. Suite 104 consists of approximately half of the building's gross floor area (4,100 square feet). The petitioner proposes to renovate the exterior façade of the building and convert Suite 104 into a bank facility. In addition, the petitioner proposes to construct a drive-through facility on the east and north sides of the building to include one drive-through lane and one bypass lane. The petitioner indicated that a drive-through facility previously existed at the same location to serve a previous bank tenant in the building; however, the drive-through facility was later removed after the bank vacated the space.

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

The East Sector Update to the Comprehensive Master Plan identifies the future use of the property as "Commercial". The proposed bank on the subject property is consistent with the recommendation of the Comprehensive Master Plan.

**PLANNING SERVICES TEAM REVIEW:**

*Setback Variances*

The subject property is subject to multiple setback requirements along Washington Street, including:

- A 20' major arterial setback from Washington Street,
- A 30' front yard zoning setback from Washington Street<sup>1</sup>,
- A 35' platted building setback line along Washington Street, and
- A 5' landscape setback along Washington Street (discussed further under "Landscape Variance").

The petitioner requests to deviate from the above setback requirements in order to allow the proposed drive-through facility to be located adjacent to Washington Street. At its nearest point, the drive-through will be located 0' from the Washington Street property line. This setback varies along the property line up to 42' at its greatest point. The area of the drive-through directly adjacent to the public sidewalk is approximately 30' in length and will be separated from

---

<sup>1</sup> Even though properties in the B2 district are typically subject to no setback requirements, the 30' front yard zoning setback applies due to the location of the subject property across Washington Street from properties zoned R1A (Low Density Single-family Residence District).

*First Community Bank of Joliet – PZC 12-1-023*

*May 2, 2012*

*Page 3 of 4*

the sidewalk by a 2'-5' retaining wall and a 3' steel fence (Bollard & Chain Guard Rail style) on top of the wall. These separation measures would prevent vehicles from encroaching into the right-of-way and provide protection for pedestrians on the sidewalk.

The petitioner has indicated that the drive-through is crucial to the viability of the proposed bank at that location. Staff agrees with the setback of the proposed drive-through facility as it is compatible with the existing development pattern of the adjacent uses along Washington Street. As aforementioned, a drive-through facility previously existed at the same location. In addition, the parking facilities to the immediate north and south of the subject building all encroach into the required setbacks (0'-6' from the sidewalk). The City has no future plan to widen Washington Street in front of the subject property.

#### *Landscape Variance*

A variance is requested to allow the drive-through facility to encroach into the required 5' landscape area along Washington Street. While the width of the landscape area is reduced, sufficient landscaping materials are provided in the area to meet the code requirements for site perimeter landscaping and parking lot perimeter landscaping. Other than the variance, the proposed landscape plan fully complies with the requirements of Section 5-10-3 (Landscaping and Screening) of the Municipal Code.

#### *Drive-through Standard Variances*

Section 6-9-6 of the Municipal Code provides supplemental standards for drive-through facilities including:

- A 40' minimum separation from any residential area,
- A 12' minimum width for the stacking lane if it is a single-lane facility, and
- A 10' minimum width for the bypass lane.

The proposed drive-through facility would be located 24' from an apartment community to the east, less than the required 40'. The portion of the drive-through close to the apartments is already paved and currently serves as a parking and service area for the building. Staff finds that converting the area to a drive-through facility would have a limited impact on the adjacent property as the character of the area would stay consistent. In addition, the drive-up window and the ATM machine will be located along Washington Street at least 80' away from the adjacent residential property, thereby further reducing the impacts of the facility on the surrounding neighborhoods.

In addition, the limited buildable area on the site prevents the petitioner from meeting the requirements for stacking lane and bypass lane widths. Instead, a 10' lane is being provided, with a small section of the lane reduced to 9.9'. Staff has no concern with the reduced lane widths and finds that they can still function effectively and safely.

#### *Building Elevations*

In addition to the site changes, the petitioner also proposes to renovate the building façade including adding a drive-up window and an ATM machine on the Washington Street (north) elevation, adding porticos above the two entrances and the drive-through window, adding a brick

*First Community Bank of Joliet – PZC 12-1-023*

*May 2, 2012*

*Page 4 of 4*

trash enclosure on the east elevation, and a new asphalt shingle roof. Staff supports the elevation changes and finds that they are consistent with the Building Design Guidelines.

*Conclusion:*

The petitioner provided responses to the standards for granting the above noted requests in the attached development petition. Staff concurs with the petitioner's findings.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. First Community Bank of Joliet – Application – PZC 12-1-023
2. First Community Bank of Joliet – Development Petition – PZC 12-1-023
3. First Community Bank of Joliet – Legal Description – PZC 12-1-023
4. First Community Bank of Joliet – Site Plan – PZC 12-1-023
5. First Community Bank of Joliet – Landscape Plan – PZC 12-1-023
6. First Community Bank of Joliet – Building Elevations - PZC 12-1-023
7. First Community Bank of Joliet – Trash Enclosure Elevations - PZC 12-1-023

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

**DEVELOPMENT NAME:** First Community Bank of Joliet

Date of Submission: February 22, 2012

**I. APPLICANT/PETITIONER:**

Name: First Community Bank of Joliet

Address: 2801 Black Road, Joliet, Illinois 60435

Telephone Number: 630-357-3810

Contact Person: J. Patrick Benton

Relationship of Applicant to Subject Property: Lessee

**II. OWNER OF THE PROPERTY:**

Name: Naperville Plaza Venture, LLC

Address: 2275 Half Day Road, Bannockburn, Illinois 60015

**III. ACTION REQUESTED:**

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

**IV. APPLICANT'S/PETITIONER'S STAFF:**

Attorney: Dommermuth, Brestal, Cobine & West, Ltd. Telephone Number: 630/355-5800  
 Address: 123 Water Street

Naperville, Illinois 60540

Fax Number: 630/355-5976

E-Mail: kcw@dbcw.com

Engineer: Ruettiger, Tonelli & Associates, Inc. Telephone Number: 815-744-6600

Address: 2174 Oneida Street

Joliet, Illinois 60435

Fax Number: 815-744-0101

E-Mail: jzediker@ruettigertonelli.com

Architect: VRA Architects Telephone Number: 847/993-0200

Address: 1018 Busse Highway

Park Ridge, Illinois 60068

Fax Number: 847/993-0201

E-Mail: brianreno@vraarchtects.com

**V. PROJECT DATA:**

1. Location: southwest corner of Washington Street and Gartner Road
2. County: DuPage  X  Will
3. General Description of the Site: Improved with four commercial buildings and a parking lot
4. Existing Zoning on the Site: B2 (Community Shopping Center District)
5. Acreage of Site: ten acres (approximate)
6. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North	OCI	City of Naperville	Bank/Office/Gas Station	Commercial Office/Research & Development
South	R3	City of Naperville	Multi-Family Residential	High Density Residential
East	R1A	City of Naperville	Single-Family Residential	Low Density Residential
West	R1A	City of Naperville	Single-Family Residential/Church	Low Density Residential/Church



5. Development Densities:

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

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

6. Community Facilities within the Development:

School Site: Not Applicable

Open Space: Not Applicable

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

Total: None

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: Community Shopping Center

8. Description of Stormwater Management Facilities: Storm Sewers
9. Deviations from the Zoning Regulations: See Exhibit A
10. Deviations from the Subdivision Regulations: None
11. Deviations from the Landscaping Regulations: See Exhibit A

**VII. SCHOOL AND PARK DONATION REQUIREMENTS:**

1. Required School Donation: Not Applicable

Land:

Cash:

How Satisfied:

2. Required Park Donation: Not Applicable

Land:

Cash:

How Satisfied:

**EXHIBIT A**

**FIRST COMMUNITY BANK  
REQUIRED VARIANCES**

Washington Street Setback

Section 6-2-14/Section 6-9-2:4.6 to reduce the driveway setback from 20' to 0'

Section 6-9-2:4.3.1 to allow parking facilities in the setback

Rear Yard Setback

Section 6-9-2: 4.3.2 to reduce the driveway setback from 5' to 0'

Section 6-9-6: 2.1.1 to reduce the drive-through facility setback from 40' to 24'

Drive-Through Facility Design Standards

Section 6-9-6: 2.2 to reduce the width of the by-pass lane from 10' to 9' 9"

Section 6-9-6:2.3.5 to reduce the width of the stacking lane from 12' to 9' 9"

Section 6-9-6:2.3.6 to allow the stacking lane in the required front yard setback

Landscape Requirements

Section 5-10-3:4.1 to reduce the number of shade trees

Section 5-10-3:4.3 to eliminate the continuous landscape buffer along the east property line

Section 6-9-6: 2.1.1 to eliminate landscaping of the setback

KCW/2/9/12

First Community Bank

STATE OF ILLINOIS     )  
   )  
 COUNTIES OF DUPAGE    )  
   )  
   )  
   )  
 CITY OF NAPERVILLE    )

**PETITION TO GRANT VARIANCES**

The undersigned Petitioner, First Community Bank of Joliet, respectfully petitions the City of Naperville to grant those zoning variances and landscape variances pursuant to Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code and Section 5-10-7 of the Landscaping, Screening and Tree Preservation Regulations of the Naperville Municipal Code, as set forth in **Exhibit A**, said exhibit being attached hereto and made a part hereof, for the Subject Property as hereinafter defined.

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

1. That the Petitioner, First Community Bank of Joliet, 2801 Black Road, Joliet, Illinois, 60435, is the Lessee of Suite 104 in Naperville Plaza, a commercial shopping center. Said Suite 104 is hereinafter referred to as "FCB Unit". Naperville Plaza is legally described in **Exhibit B**, said exhibit being attached hereto and made a part hereof and hereinafter referred to as the "Subject Property".

2. That Naperville Plaza Venture, LLC, 2275 Half Day Road, Bannockburn, Illinois, 60015 is the legal title holder of the Subject Property.

3. That the Subject Property is within the corporate limits of the City of Naperville, DuPage and Will Counties, Illinois.

4. That the Subject Property consists of approximately ten acres and is located at the southwest corner of Washington Street and Gartner Road and is in the County of DuPage,

Illinois.

5. That the Subject Property is zoned B2 (Community Shopping Center District).
6. That the Subject Property is presently improved with four commercial buildings and a parking lot.
7. That the existing land uses surrounding the Subject Property are as follows:
  - North: bank/office/gas station
  - East: single-family residential
  - South: multi-family residential/single-family residential
  - West: single-family residential/church.
8. That the Petitioner requests that the City grant those zoning variances and landscape variances as set forth in **Exhibit A** for the FCB Unit pursuant to Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code and Section 5-10-7 of the Landscaping, Screening and Tree Preservation Regulations of the Naperville Municipal Code.
9. That the requested zoning variances and landscape variances would allow the Petitioner to remodel the FCB Unit into a bank facility and to reconstruct the drive-up window on the east facade of the FCB Unit. In fact, said zoning variances and landscape variances would allow the Petitioner to utilize the FCB Unit to an extent which would be compatible with surrounding uses and which would expand its use to the highest and best use of the real estate for the benefit of both the Petitioner and the community.
10. That the basis of Petitioner's request is as follows:

The Petitioner is proposing to remodel a tenant space in Naperville Plaza for a bank facility. Naperville Plaza is located at the southwest corner of Washington Street and Gartner Road. This shopping center is zoned B2 (Community Shopping Center

District) and consists of four buildings on approximately ten acres. This shopping center provides a variety of commercial uses including Casey's Foods, Oswald's Pharmacy, Trader Joe's, Colonial Café, and Walker's Restaurant. Naperville Plaza consists of approximately 115,000 square feet of commercial space.

The Petitioner would occupy the east tenant space of the building located in the southeast corner of the shopping center. This space consists of approximately 4,100 square feet. The proposed project would include the remodeling of the tenant space into a bank facility and the reconstruction of a drive-up window on the east facade of the building.

The building was originally constructed for Washington Bank & Trust Company. The bank occupied the entire building. There was a drive-up window on the east facade of the building. After Washington Bank constructed a new building and relocated across Washington Street, this building was converted into two retail spaces and the drive aisle was planted with grass, but the curb for the drive aisle remains.

In order to reconstruct the drive-up window, certain zoning variances, i.e., design standards for drive-through lanes, major arterial setback, and a rear yard setbacks, are required.

11. That the requested zoning variances are appropriate under Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code based on the following factors:

- a. *The variance is in harmony with the general purpose and intent of the Zoning Regulations.*

The purpose and intent of the setback requirements is to insure adequate separation between uses and roadways and the design standards for drive-through lanes is to insure adequate circulation. The existing building and rear parking area presently encroach into the required Washington Street and rear yard setbacks. The rear parking area is being converted into the drive-through

lane/bypass lane which will accommodate the required stacking area. Due to the orientation of Washington Street vis-à-vis the building, only a portion of the drive-through lane/bypass lane encroaches into the Washington Street setback. The drive-through/by-pass lane is designed so as to minimize the amount of the encroachment. Based on the existing conditions and the extent of the requested encroachment, the requested variances are in harmony with the general purpose and intent of the Zoning Regulations.

- b. *Strict enforcement of the Zoning Regulations 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.*

In order to provide complete banking services, a bank must have a drive-through facility. Because of the existing conditions of the building, rear parking area and Washington Street, the proposed drive-through lane/bypass lane cannot be accommodated except by encroaching into the required Washington Street and rear yard setbacks. The design standards for the drive-through/by-pass lanes are not met so as to minimize the amount of the encroachment. The above-noted conditions are special and unusual which result in practical difficulties and impose exceptional hardships on this Subject Property.

- c. *The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Regulations.*

This building was originally constructed for a bank with a drive-through lane on the east facade. In the current market, a bank needs a drive-through facility. If the variances are not granted, the economic viability of the bank may be jeopardized.

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

This established neighborhood contains a variety of land uses--single-family residential, multi-family residential, commercial, church and offices. These uses have co-existed for over fifty years. The only new improvement is the reconstruction of the drive-through facility on the east facade of the building. Because the proposed drive-through facility is located on the Washington Street frontage and no other improvements are being proposed, the variances necessary to allow the addition of the drive-through facility will not alter the essential character of the neighborhood nor be a detriment to adjacent properties.

12. That the requested landscape variances are appropriate under Section 5-10-7 of the Landscaping, Screening and Tree Preservation Regulations of the Naperville Municipal Code

based on the following factors:

- a. *Strict enforcement of the Landscaping, Screening and Tree Preservation Regulations would result in practical difficulties or impose exceptional hardships.*

Naperville Plaza is an existing shopping center. The existing improvements do not allow for this property to comply with all of the landscaping requirements.

- b. *The principal reason for the variance is other than an increased income or revenue from the property.*

The Petitioner is requesting these landscape variances because it is not feasible to install the plantings due to the existing conditions of the Subject Property.

- c. *The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.*

Since Naperville Plaza is an older shopping center, it does not meet the requirements of the Landscaping, Screening and Tree Preservation Regulations. However, the Petitioner will be installing landscaping where feasible, thereby improving the existing condition.

WHEREFORE, the Petitioner respectfully requests:

1. That the zoning variances and landscape variances set forth in **Exhibit A**, be granted for the Subject Property pursuant to Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code and Section 5-10-7 of the Landscaping, Screening and Tree Preservation Regulations of the Naperville Municipal Code.
2. That such other action be taken as is appropriate in the premises.

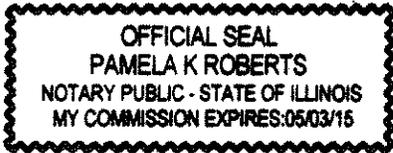
RESPECTFULLY SUBMITTED this 22<sup>nd</sup> day of February, 2012.

FIRST COMMUNITY BANK OF JOLIET

By: Kathleen C. West  
Dommermuth, Brestal, Cobine & West, Ltd.  
Its Attorneys

Subscribed and sworn to before me this  
22<sup>nd</sup> day of February, 2012.

[Signature]  
Notary Public



**EXHIBIT A**

**FIRST COMMUNITY BANK  
REQUIRED VARIANCES**

Washington Street Setback

Section 6-2-14/Section 6-9-2:4.6 to reduce the driveway setback from 20' to 0'

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Section 5-10-3:4.3 to eliminate the continuous landscape buffer along the east property line

Section 6-9-6: 2.1.1 to eliminate landscaping of the setback

**EXHIBIT B**

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 1 (EXCEPT THAT PART FALLING IN CATALPA-GARTNER RESUBDIVISION RECORDED AS DOCUMENT R89-31992) AND (EXCEPT THAT PART FALLING IN NAPERVILLE PLAZA SUBDIVISION RECORDED AS DOCUMENT R75-45865 IN BLOCK 1 IN MOSER HIGHLANDS UNIT NO. 12 A SUBDIVISION OF PART OF SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1960 AS DOCUMENT 980172, IN DUPAGE COUNTY, ILLINOIS

**PARCEL 2:**

LOT 1 (EXCEPT THAT PART FALLING IN CATALPA-GARTNER RESUBDIVISION RECORDED AS DOCUMENT R89-31992) IN NAPERVILLE PLAZA SUBDIVISION OF PART OF LOT 1 IN BLOCK 1 IN MOSER HIGHLANDS UNIT NO. 12 A SUBDIVISION OF PART OF SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID NAPERVILLE PLAZA SUBDIVISION RECORDED AUGUST 29, 1975 AS DOCUMENT R75-45865, IN DUPAGE COUNTY, ILLINOIS

**PARCEL 3:**

LOT 1 IN CATALPA-GARTNER RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN NAPERVILLE PLAZA SUBDIVISION AND PART OF LOT 1 IN BLOCK 1 IN MOSER HIGHLANDS UNIT NO. 12, BEING SUBDIVISIONS OF PARTS OF SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CATALPA-GARTNER RESUBDIVISION RECORDED MARCH 23, 1989 AS DOCUMENT R89-031992, IN DUPAGE COUNTY, ILLINOIS

**LEGAL DESCRIPTION**

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180 N. Wacker Drive  
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Chicago, IL 60606  
T 312.634.2100  
F 312.634.2101  
hitchcockdesigngroup.com

# First Community Bank

24 West Gartner Road  
Naperville, Illinois

First Community Bank - Naperville  
2728 West 75th Street  
Naperville, IL 60564

## Revised Per City Comments

March 27, 2012

Naperville Project Number 12-1-23

### Project Team

*Landscape Architect*  
**Hitchcock Design Group**  
221 West Jefferson Avenue  
Naperville, Illinois 60540  
T 630.961.1727  
F 630.961.8925

*Civil Engineer*  
**Ruetiger Tonelli & Associates**  
2903 S Washington St, Suite 170  
Naperville, IL 60565  
T 630.420.7740

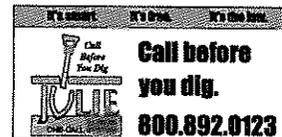
*Architect*  
**VRA Architects**  
1016 Busse Hwy  
Park Ridge, IL 60068  
T 847.993.0200

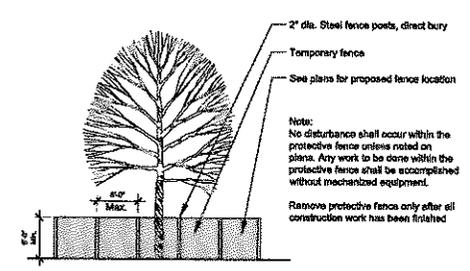
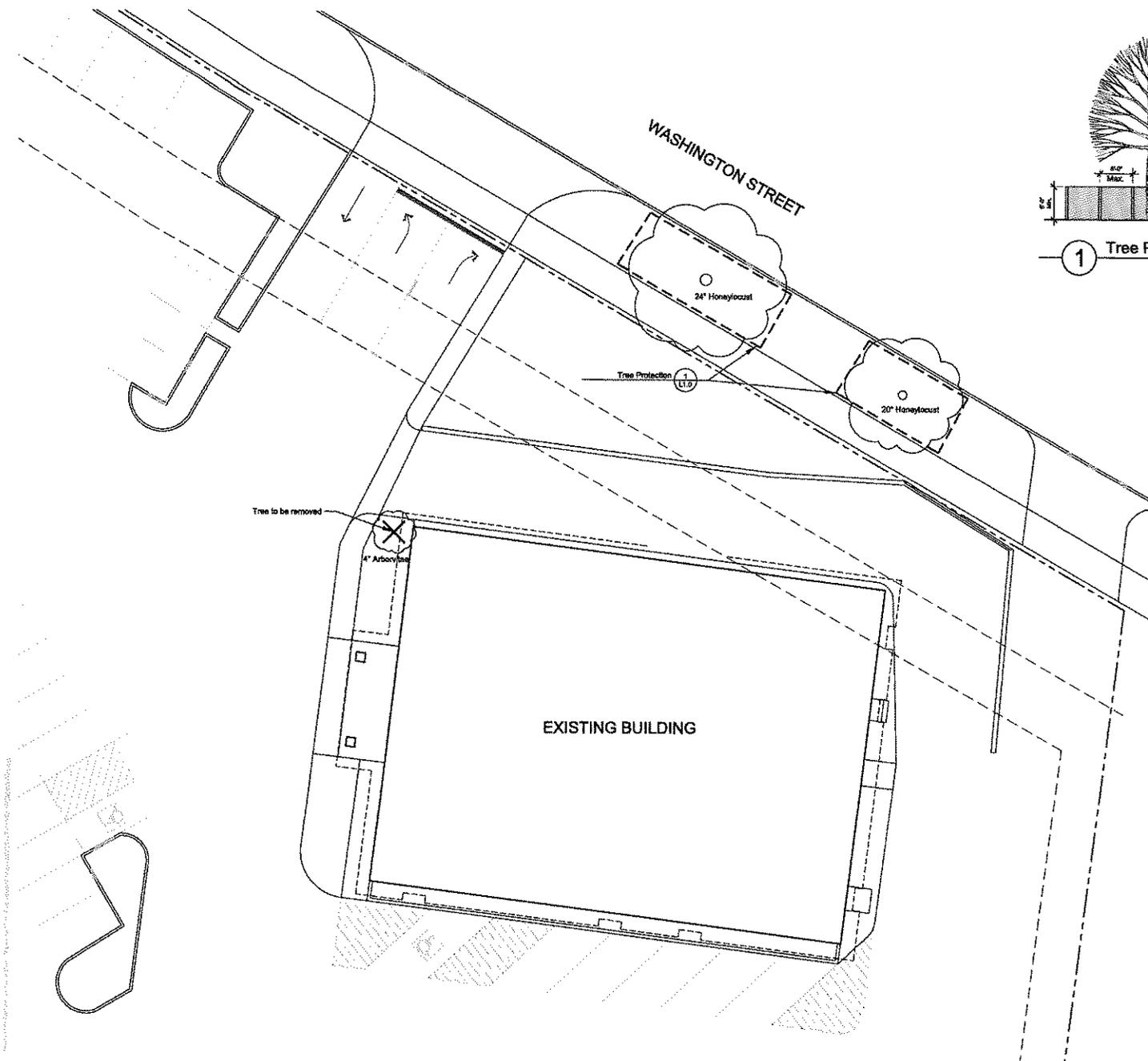
### General Notes

1. Basemap information obtained from plans prepared by Ruetiger Tonelli & Associates received March 26, 2012.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.

### Sheet Index

L1,0	Tree Removals and Preservation Plan
L2,0	Planting Plan





**1 Tree Protection** d-tree protection-rocks  
NTS

- TREE PROTECTION AND REMOVALS NOTES**
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Stake and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
  - Plans indicate general location and limits of removal. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restriction not indicated in contract documents as drawn and specified. Refer to plans for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
  - Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
  - Remove and dispose of soil where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
  - Where turf or plantings are proposed to existing paved areas, remove all base material.
  - Contractor to protect all existing utilities and all other areas not designated for removal. Contractor is responsible for notifying/repairing any existing utility or other site features damaged during construction to the original condition at no cost to the Owner.
  - Contractor responsible for maintaining existing utility services (electric, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
  - Contractor shall coordinate all work so public sidewalk remains open throughout construction.
  - Refer to civil and electrical plans for additional utility adjustments and removals.

**HITCHCOCK DESIGN GROUP**  
INCORPORATED

221 W. Jefferson Avenue  
Naperville, IL 60540  
T 630.961.1757  
F 630.961.9925  
hitchcockdesigngroup.com

PREPARED FOR  
**First Community Bank - Naperville**  
2728 West 75th Street  
Naperville, IL 60564

**PROJECT**  
**First Community Bank**  
24 West Gartner Road  
Naperville, Illinois

**CONSULTANTS**  
Architect  
VSA Architects  
1018 Briarwood Way  
Park Ridge, IL 60069  
T 847.993.0200  
Civil Engineer  
Ruediger Tonelli & Associates  
2803 S Washington St, Suite 170  
Naperville, IL 60565  
T 630.420.1740

NAPERVILLE PROJECT NUMBER  
12-1-33  
PROJECT NUMBER  
01-0090-001-01-05

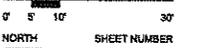
ISSUED  
February 13, 2012  
REVISIONS

No	Date	Issue
	2012.03.27	Per City Comments

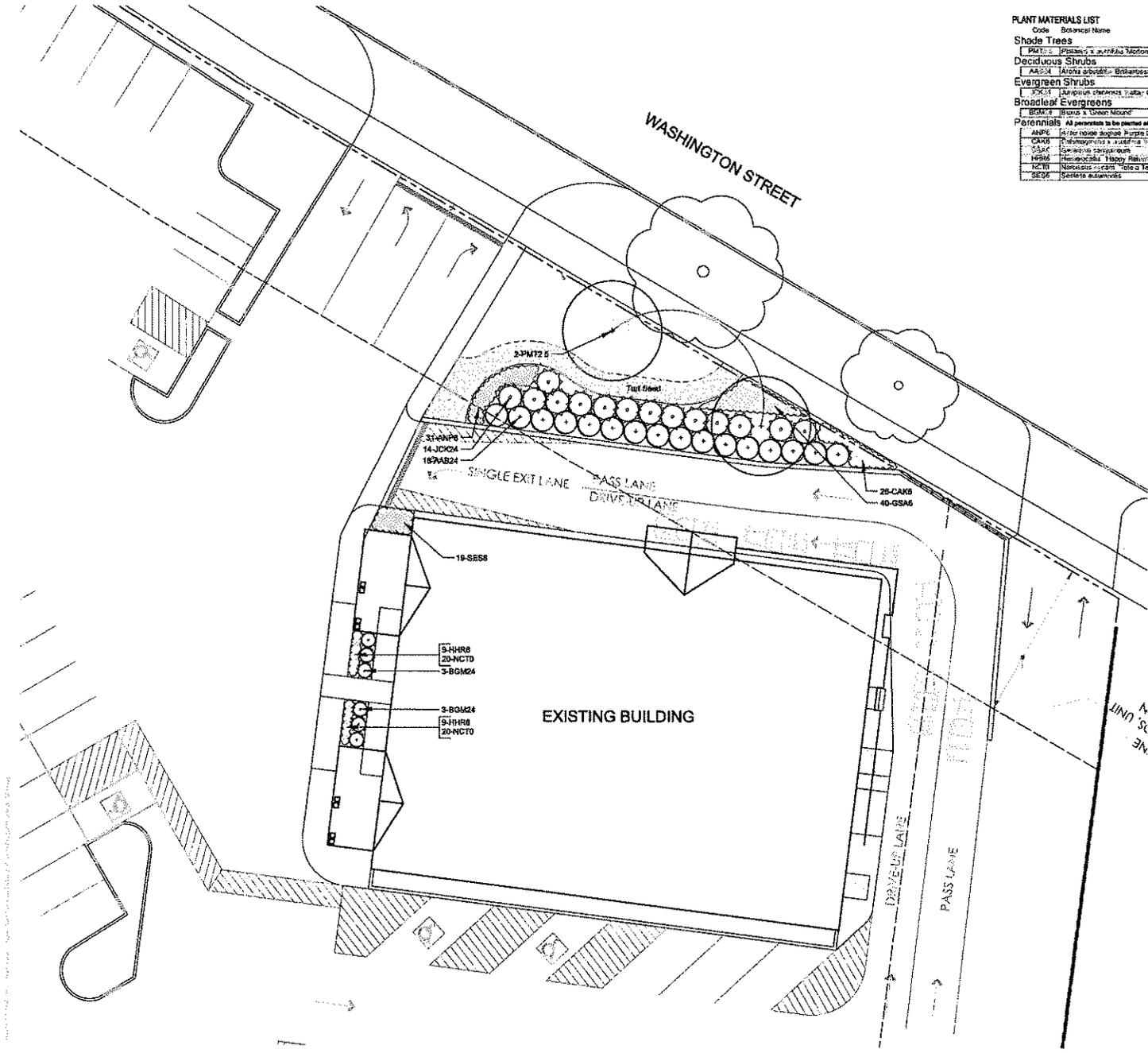
CHECKED BY: RGH  
DRAWN BY: TRR

**SHEET TITLE**  
**Tree Removals and Preservation Plan**

SCALE IN FEET  
1" = 10'



NORTH  
SHEET NUMBER  
**L1.0**



**PLANT MATERIALS LIST**

Code	Botanical Name	Common Name	Size	Qty
<b>Shade Trees</b>				
PM12	Platanus x acerifolia Morton Cacia	Exclamation London Plane Tree	2 1/2" E	2
<b>Deciduous Shrubs</b>				
AK01	Liriodendron tulipifera	Bulfinch Tree Toadshrub	24" HT	10
<b>Evergreen Shrubs</b>				
SK14	Larix laricina (duRoi) Koch	Kalm's Norway Spruce	24" HT	10
<b>Broadleaf Evergreens</b>				
BGM2	Buxus x Green Mound	Green Mound Boxwood	24" HT	6
<b>Perennials</b> All perennials to be planted at 18" O.C.				
ASPG	Asperula cynosuroides Purple Queen	Single Downy Yellow Asperula	1 GAL	20
CARG	Coreopsis grandiflora Half Fortune	Half Fortune Coreopsis	1 GAL	20
CSAP	Coreopsis heterophylla	Beach Coreopsis	1 GAL	40
HR01	Hieracium thysanotum	Many Ribwort's Cuckoo	1 GAL	10
LC10	Liatris scariosa 'Lola's Lace'	Lola's Lace Liatris	1 GAL	40
SE56	Senecio autumnalis	Autumn Moor Senecio	1 GAL	10

- PLANTING NOTES**
1. Seed list 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. Remove all existing grass from area to be mulched and provide a typical 4" bench edge.
  4. Seedlines are to be spaced out to a minimum depth of 3 inches unless otherwise shown on the plans. Control seedline are to be eroded and not sprayed.
  5. Do not locate plants within 10' of utility structures, or within 5' horizontality of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
  6. 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.

**HITCHCOCK DESIGN GROUP**  
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 Naperville, IL 60540  
 T 630.961.1787  
 F 630.961.9625  
 hitchcockdesigngroup.com

PREPARED FOR  
**First Community Bank - Naperville**  
 2728 West 79th Street  
 Naperville, IL 60564

PROJECT  
**First Community Bank**  
 24 West Gartner Road  
 Naperville, Illinois

CONSULTANTS  
 Architect  
 VRA Architects  
 1018 Buena Hwy  
 Park Ridge, IL 60068  
 T 847.993.0200  
 Civil Engineer  
 Ruelitger Tonelli & Associates  
 2803 S. Westington St, Suite 170  
 Naperville, IL 60565  
 T 630.420.7740

NAPERVILLE PROJECT NUMBER  
 12-1-23  
 PROJECT NUMBER  
 01-0996-001-01-06

ISSUED  
 February 13, 2012  
 REVISIONS

No	Date	Issue	Per City Comments
	2012.03.27		

CHECKED BY  
 RGH  
 DRAWN BY  
 TRR

SHEET TITLE  
**Planting Plan**

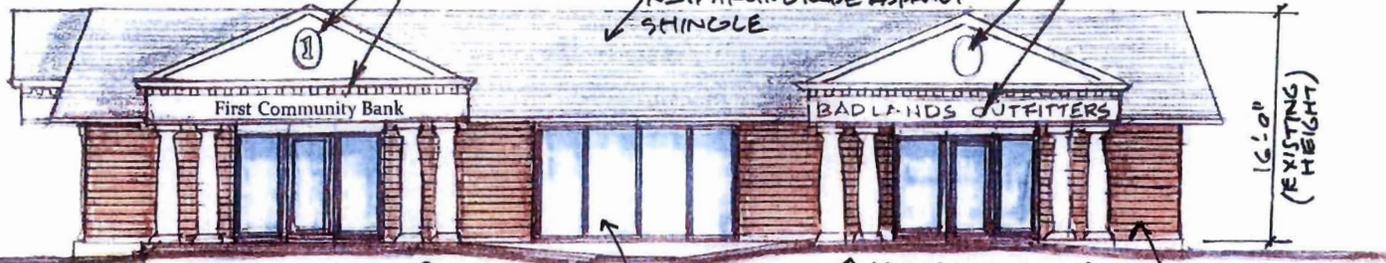
SCALE IN FEET  
 1" = 10'  
 0' 5' 10'  
 NORTH  
 SHEET NUMBER  
**L2.0**  
 ©2011 Hitchcock Design Group

78 L.F. FRONTAGE, 117 L.F. TOTAL  
TOTAL SIGN AREA PERMITTED 58.5 S.F. / PER TENANT

6 S.F. LOGO SIGN  
33 S.F. (1.5' X 22')

6 S.F. LOGO  
33 S.F. (1.5' X 22')

NEW ARCH. GRADE ASPHALT  
SHINGLE



WEST ELEVATION  
1/8" = 1'-0"

NEW PORTICO WITH HARDBOARD FASCIA/SIDING & FREE STANDING FRP COLUMNS

NEW INSULATED GLASS STORE FRONT TYPICAL

NEW PORTICO WITH HARDBOARD FASCIA/SIDING & FREE STANDING FRP COLUMNS

EXISTING MASONRY

105 L.F. FRONTAGE  
157 S.F. SIGN PERMITTED TOTAL  
120 S.F. SIGN PROPOSED (3' X 40')



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

NEW STEEL Bollard & chain GAUDD RAIL

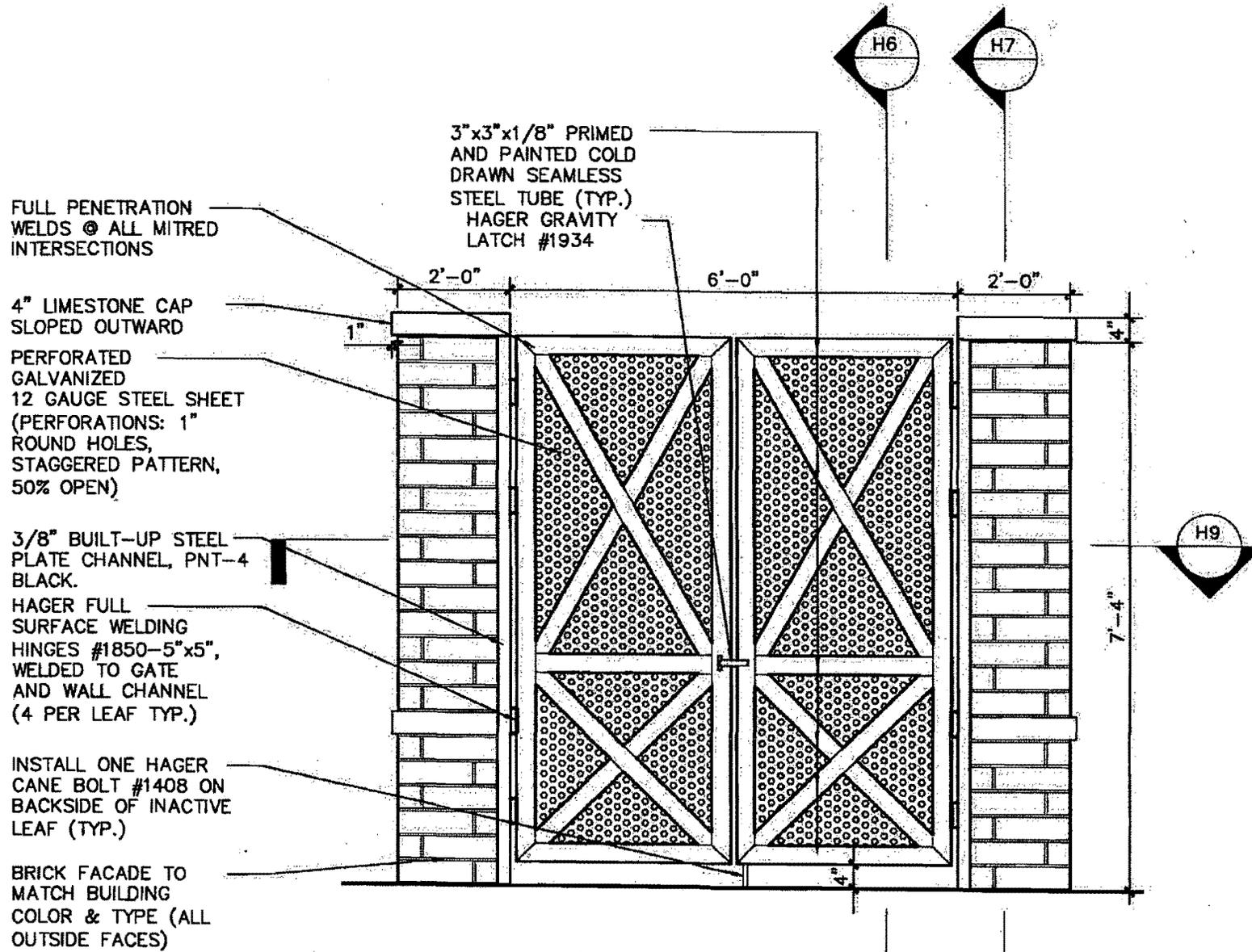
NEW D-UP WINDOW  
NEW PORTICO WITH FRP PILASTERS & HARDBOARD FASCIA & SIDING

NEW ATM

EXISTING MASONRY

PROPOSED FIRST COMMUNITY BANK  
OF NAPERVILLE

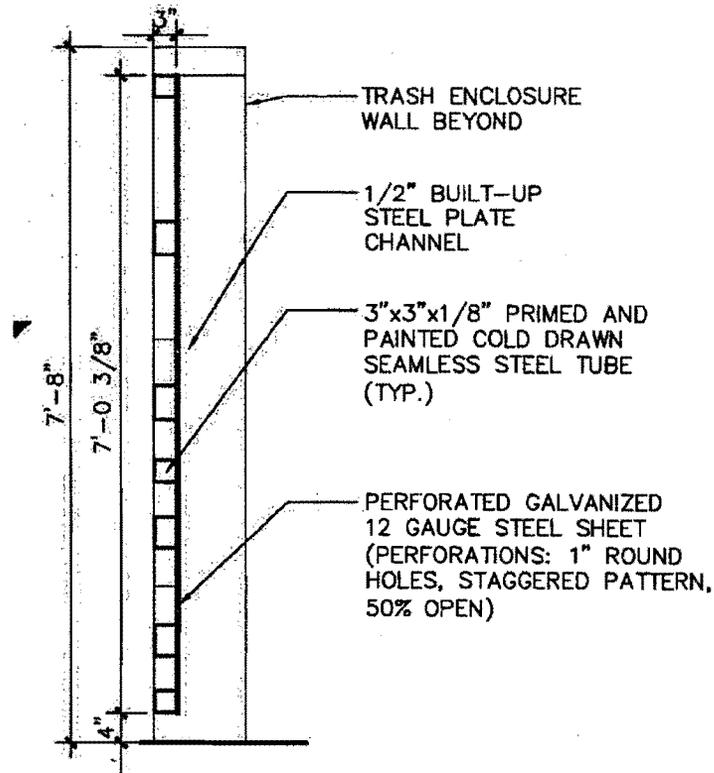
VRA ARCHITECTS  
SCALE 1/8" = 1'-0" 3/27/2012



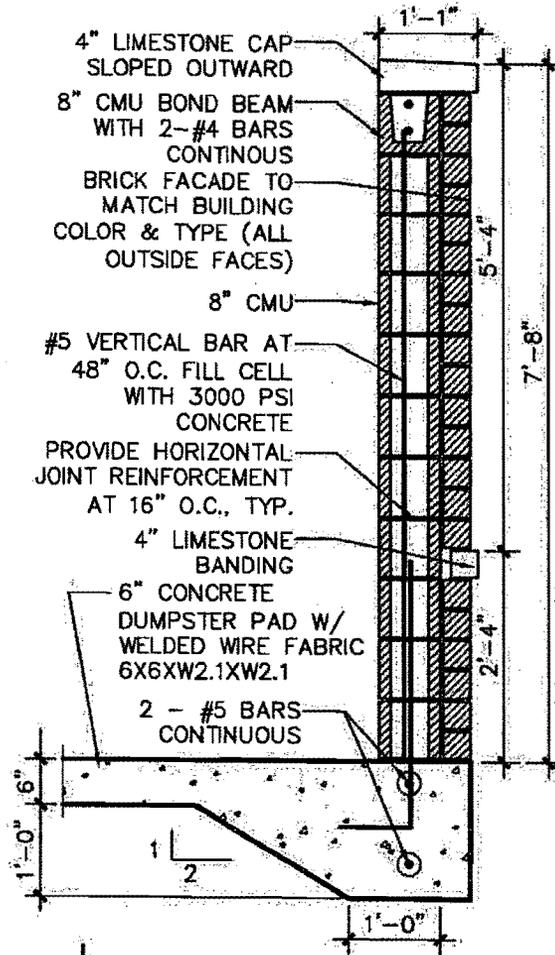
H1 ELEVATION - TRASH ENCLOSURE GATES

SCALE: 1/2" = 1'-0"

FIRST COMMUNITY BANK NAPERVILLE VRA ARCHITECTS 3/27/2012



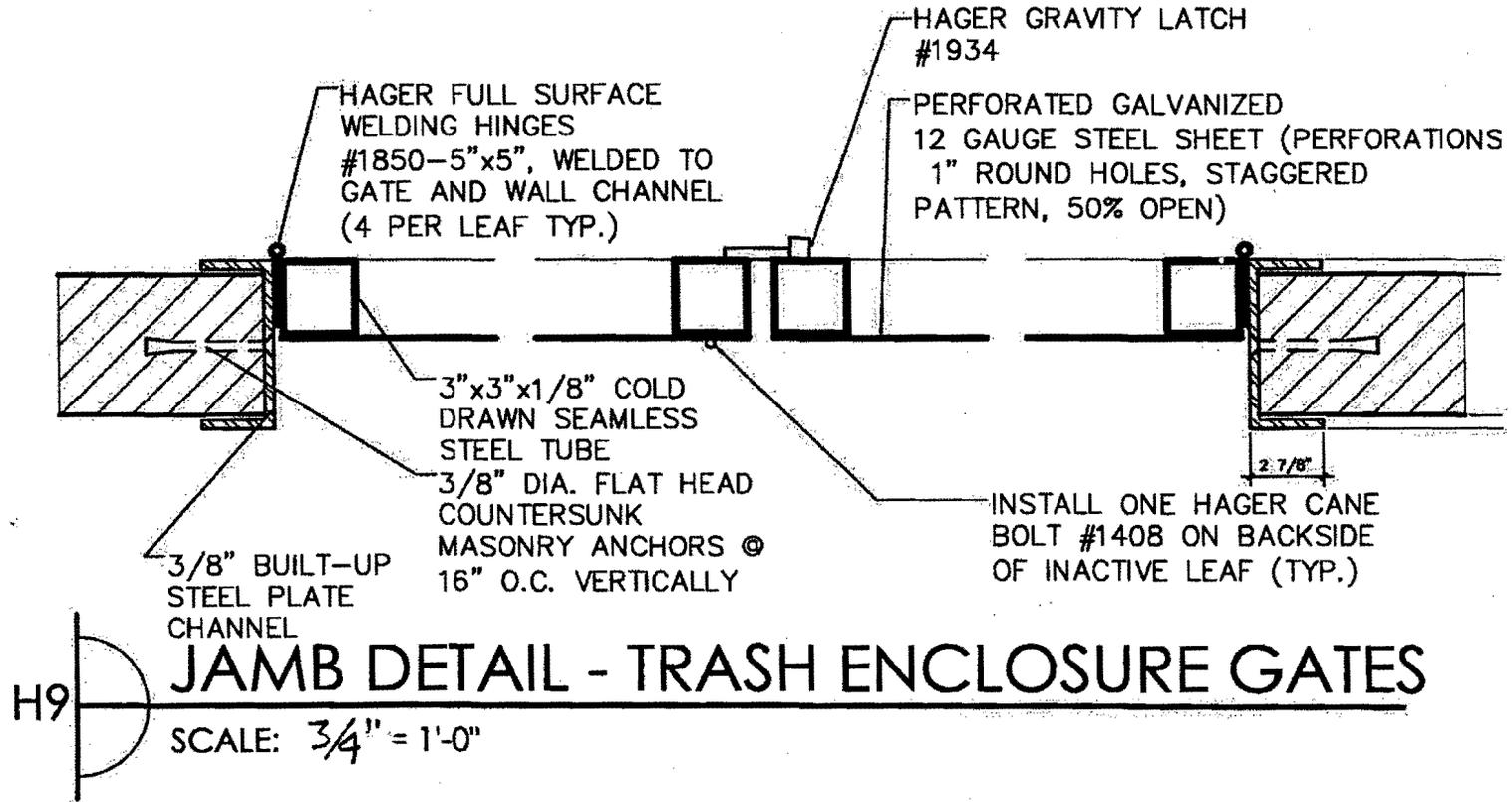
H5 **DETAIL**  
SCALE: 1/2" = 1'-0"



H7 **SECTION**  
SCALE: 1/2" = 1'-0"

**TRASH ENCLOSURE DETAILS**

FIRST COMMUNITY BANK NAPERVILLE VRA ARCHITECTS 3/27/2012



TRASH ENCLOSURE DETAILS

FIRST COMMUNITY BANK NAPERVILLE

VRA ARCHITECTS

3/27/2012