



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
06/06/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the May 16, 2012 Planning & Zoning Commission meeting.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PZC Case # 12-1-069 Rose Hill Farm Townhomes
Petitioner: Harmonic Designs, Inc. on behalf of Rose Hill Farm Townhome Association
Location: Northwest corner of Plainfield/Naperville Road and Saratoga Road

Request: Conduct the public hearing for a sign variance for Rose Hill Farm Townhomes.

Official Notice: Published in the Naperville Sun on May 20, 2012

2. PZC Case # 12-1-038 McDonald's on 75th Street
Petitioner: McDonald's USA, LLC, One McDonald's Plaza, Oak Brook, IL 60523
Location: 892 W. 75th Street

Request: Conduct the public hearing for a variance to reduce the number of required off-street parking spaces from 91 to 67 spaces for an existing McDonald's restaurant located at 892 W. 75th Street.

Official Notice: Published in the Naperville Sun on Sunday, May 20, 2012.

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3. PZC Case # 12-1-056 340 Shuman Boulevard
Petitioner: Paul Wasicki, 331 Eisenhower Lane South, Lombard, IL
Location: 340 Shuman Boulevard

Request: Conduct the public hearing for a parking variance for 340 Shuman Boulevard.

Official Notice: Official notice was published in the Naperville Sun on May 13, 2012.

4. PZC Case # 12-1-068 2275 W. Diehl Road (Handi-foil)
Petitioner: Handi South LLC, 135 East Hintz Road, Wheeling, IL 60090
Location: 2275 W. Diehl Road

Request: Conduct the public hearing for a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 454 to 330 spaces for the manufacturing/warehousing facility located at 2275 W. Diehl Road.

Official Notice: Published in the Naperville Sun on Sunday, May 20, 2012.

5. PZC Case # 12-1-050 Health Care Center at Monarch Landing
Petitioner: Naperville Senior Care, LLC, 2255 Monarch Drive, Naperville, IL 60563
Location: Northeast corner of Route 59 and Ferry Road with a common street address of 2255 Monarch Drive

Request: Conduct the public hearing for a preliminary plat of subdivision, a conditional use for a nursing home in OCI (Office, Commercial and Institutional District), a major change to the Monarch Landing Planned Unit Development (PUD), and a preliminary PUD plat for Lot 1B in order to develop an assistant living and nursing facility on Lot 1B of Monarch Landing.

Official Notice: Published in the Naperville Sun on May 20, 2012.

6. PZC Case # 12-1-054 Pure Land Center
Petitioner: Pure Land Center, 2753-2755 W. Maple Avenue, Lisle, IL 60532
Location: 1120 E. Ogden Avenue

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Request: Conduct the public hearing for a conditional use request for a cultural institution in B3 (General Commercial District) for the property located at 1120 E. Ogden Avenue.

Official Notice: Published in the Naperville Sun on Sunday, May 20, 2012.

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

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



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF MAY 16, 2012**

Call to Order

7:00 p.m.

A. Roll Call

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

B. Minutes Approve the minutes of May 2, 2012.

Motion by: Williams Approved
Second by: Meyer (7 to 0)

C. Old Business

C1. PZC Case #12-1-016 The petitioner requests approval of the following for Lots 14 and 15 in Naperville Crossings:
The Oaks

1. A preliminary plat of subdivision to consolidate Lots 14 and 15 into one lot.
2. A rezoning from B2 (Community Shopping Center District) to R3 (Medium Density Multi-family District).
3. A major change to the Naperville Crossings Planned Unit Development and approval of a preliminary PUD plat to allow for the development of 298 multi-family dwelling units.
4. A deviation from Section 6-9-5:1 (Schedule of Off-Street Loading Requirement) to waive the off-street loading requirements.

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

Vince Rosanova, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner, Lennar Multi-family Investors.

- Naperville Crossings was originally planned as a mixed-use development that has not been completed.
- The target market for the proposed development is young professionals and empty-nesters.
- The products are upscale apartments offering rents ranging from \$1,250 - \$2,000 per month.
- The apartment market of the area is underserved with only two apartment communities located south of 75th Street.
- 43% of the subject property is reserved for open space.

- The petitioner has made changes to the plans and eliminated previous requests for parking variance and height conditional use.
- Existing senior housing developments in the City are not fully occupied.
- Adjacent business owners support the proposed project.
- School buses will pick up students at the entrance of the development. The proposed streets will also provide sufficient turning radius to allow school buses to turn around if needed.
- The student generation estimated based on the City's formula is less than what the Southwest Community Area Scorecard anticipated.
- Lighting will be internal to the parking areas and will be shielded to direct lights downward. No lighting will be proposed along the west and north property lines.

Terry Smith, BSB Design, spoke on behalf of the petitioner:

- Provided an overview of the site layout, design and amenities.
- All vehicle circulations are internal to the site and would have minimal impacts on the adjacent residences.
- There is a substantial distance (about 300') between the proposed development and the closest single-family homes.
- Pedestrian connections are being provided throughout the site and to the adjacent developments. The existing path to the Heatherstone development will be maintained.

Joe Safin, BSB Design, Inc. spoke on behalf of the petitioner:

- Provided an overview of the architecture of the proposed buildings.
- The project utilizes quality materials and design.
- Architectural treatments are provided to add interests and reduce the massing of the buildings.
- The three variations of the building design are unified through the use of similar materials and design.

Geoff Roehll, Hitchcock Design Group, spoke on behalf of the petitioner:

- Provided an overview of the landscape improvements proposed for the development.
- Enhanced landscaping is being provided to the areas adjacent the White Eagle Club along the north and west property lines.
- The developer will remove the vacated gravel drive along the north lot line and provide landscaping in the area. The petitioner agrees to maintain the area which is owned by the White Eagle Club.
- There would be no lighting proposed for the pedestrian ways.

Planning and Zoning Commission inquired about

- Zoning of adjacent townhome community.
- The distance between the development and the adjacent townhomes. The petitioner indicated it is about 60'.
- The petitioner's plan for the existing path to the Heatherstone

development.

- Whether maintenance of the gravel drive are formalized. The petitioner noted that the maintenance of the gravel drive has not been formalized, but the White Eagle Club has agreed to what the petitioner proposes.
- Whether the detention basin would be dry or wet.
- Whether there is any lighting for the pathways.
- Whether the development can accommodate turning movements of school buses.
- The student generation from the development as compared to the Southwest Community Area Scorecard.
- The bedroom mix of the proposed development.
- The proposed density as compared to the previously planned senior community. Rosanova indicated that the density of the proposed development is comparable to what was proposed for the senior community.
- Traffic generation of the development compared to the previous planned senior community.
- Whether the club house would be leased to other parties. The petitioner indicated no.
- The lighting design of the site.

Public Testimony:

Meg Phillips, a resident in the White Eagle Subdivision, spoke in opposition:

- What is the definition for “Class A Apartments”? Joe Safin, BSB Design, responded that the proposed development is considered Class A based on the amenities, design, and quality materials provided for the development.
- What determines that the community is upscale?
- What materials are used for the interior of the units?
- Whether the developer has funding to construct this project. Todd Farrell, Lennar Multifamily Investors, LLC. confirmed that the company has funding for this development.
- Senior housing is still needed in the City. Is concerned for seniors with limited resources.
- Whether the apartment units would be affordable.
- What types of security would be provided for the apartments. Rosa Rosanova indicated that the security of the area will be improved when the vacant site is developed. Lennar will provide on-site maintenance staff to monitor the property. Lennar will also offer reduced rate for law enforcement officers who in turn would patrol the property during the night.

Craig Smith, a resident in the White Eagle Subdivision, spoke in opposition:

- There wasn't sufficient notification for this development.
- The population density of the development would be greater than the

previously planned age-restricted community.

- Development is good for the surrounding businesses.
- What is the trip generation rate of the development? The petitioner indicated that on average the trip generation from apartments range from 1.25-1.8 trips per unit.
- How often the trash compactor will be emptied. The petitioner responded that it will be twice a week.
- How odor of the trash compactor will be controlled.
- Whether a traffic signal is warranted at Leverenz and Route 59. Staff responded that the traffic study determines that there won't be enough traffic volume to warrant a signal at the location.
- Whether the development would cause traffic congestion. Staff indicated that the traffic study determines that the existing roadway system would be sufficient to handle the traffic generated.
- Is concerned with the influx of students to the School District.
- The estimated occupancy rate for the development. The petitioner responded that the occupancy rate for the development is estimated to be 94%.
- The proposed development would draw buyers away from White Eagle Club.
- Believes the estimates for student generation and traffic are low.

Kevin Reed, Manager of the Biaggi's restaurant, spoke in support:

- There has been very little growth in the Naperville Crossings development. The proposed development would bring positive growth to the area.
- The current vacant site is a safety concern.

Ted Brockman, Owner of Massage Envy, spoke in support:

- Many storefronts in the Naperville Crossings development are still vacant.
- The development would fulfill the needs for rental properties and promote growth in the area.
- Traffic is not a concern. The apartment peak hour in the morning doesn't coincide with the business and in the afternoon, there are multiple ways to access the businesses.
- The current proposal is more appropriate compared to the previous senior development.

Audrey Clair, a resident in Naperville, spoke in opposition:

- Requests that a more in-depth look at the proposal to be done.
- What is the maximum density allowed in R3.
- Suggests that the developer work with Pace to provide a bus stop for the development.
- Whether the development would adhere to the Scorecard.
- Whether the developer is interested in Section 8 housing. The petitioner

indicated no.

- The reasons why the developer removed the 4 story buildings.
- Requests that the developer remove the 3-bedroom apartments from the development.

Nikolas Zanalagos, a resident in the White Eagle Subdivision, spoke in opposition:

- Is concerned about the quality of the project and that it would not stand the test of time.
- Apartments create security and safety concerns and bring criminal activities and drugs.
- Is concerned that the residents in the apartments would be able to see his backyard.
- Is concerned that the development will devalue his property.
- He was not notified of the development proposal.

Phil Asuna, a resident in the White Eagle Subdivision, spoke in opposition:

- Is concerned about the impact of the development on adjacent home value.
- What is the closest distance between the development and the White Eagle homes?
- What would be the anticipated median income for the renters? The petitioner indicated that a pre-qualification of the renters is that their income shall be at least three times of the rent.

Adam Ferrel, ECF Properties, spoke representing Prudential:

- The existing vacancy of the development is a direct result of the rest of the development being incomplete.

Petitioner responded to testimony:

- Outlined the outreach efforts that the petitioner made to the surrounding property owners.
- A fence exists between this development and White Eagle. In addition, landscaping will be provided to create additional buffer between White Eagle and the businesses and Route 59.

Planning and Zoning Commission inquired about

- Noted that Naperville has a crime-free multi-housing program.
- Whether there is a fence between the development and White Eagle.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – The project adds variety to the housing stock and would help the surrounding business owners.
- Frost – The project is well-designed and fits the surrounding area. While

Frost is sensitive to the concerns voiced, he feels that the fence and the landscaping would provide a buffer.

- Bruno – Agrees with the reduced height and density. Believes that apartments are needed in the community and a significant number of jobs will be created by this development. Is concerned with traffic generation. But all things considered, will support the project.
- Gustin – Initially not in favor of the project. But likes the changes that have been made. Hopes in the future that more outreach efforts can be done. Concerned with the circulation of school buses.
- Messer – In support of it. Concurs with the reduced height and density. Is slightly disappointed with the loss of senior housing. Hope that the petitioner considers the Pace stop suggestion.
- Meyer – Likes the changes that have been made. Is concerned with whether school buses can go in the development and believes the development will generate more students than what is estimated. Will support the development.
- Williams – Will support the project. Commends the petitioner and audience for the level of cooperation exhibited. Agrees with the reduced density and height. Believes the testimony of the petitioner that the project would stand the test of time.

Planning and Zoning Commission moved to recommend approval of the following for Lots 14 and 15 in Naperville Crossings:

1. A preliminary plat of subdivision to consolidate Lots 14 and 15 into one lot.
2. A rezoning from B2 (Community Shopping Center District) to R3 (Medium Density Multi-family District).
3. A major change to the Naperville Crossings Planned Unit Development and approval of a preliminary PUD plat to allow for the development of 298 multi-family dwelling units.
4. A deviation from Section 6-9-5:1 (Schedule of Off-Street Loading Requirement) to waive the off-street loading requirements.

Motion by: Meyer
Seconded by: Messer

Approved
(7 to 0)

D. Public Hearings

**D1. PZC Case #12-1-037
Nascar Car Wash**

The petitioner requests approval of a conditional use for an automobile service station and car wash in the B2 (Community Shopping Center District), a major change to the Cantore Place Planned Unit Development (PUD), and Final PUD Plat in order to develop a car wash and lube facility, known as Nascar Carwash, on Lot 5 in Cantore Place.

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

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

- The drying machine would be inside of the car wash bay.
- As the car wash bay is located on the west side of the building, noise generation should not have an impact on the adjacent residences to the east.
- The door of the car wash bay would be closed and only open to allow cars to exit.

Planning and Zoning Commission inquired about:

- The responses from the adjacent existing businesses regarding the proposed business. Steve Timmer, representing the petitioner, responded that all business owners responded positively to the proposed car wash. The only negative comment was from a neo-surgeon, who is concerned about the increased traffic.
- Noise control measures for the vacuum system. Timmer responded that the site will use a central vacuum system which is very quiet.
- Whether the business was licensed by Nascar. Timmer responded that the owner has a contract with Nascar to use the brand.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – Believes this is a good development and a good location for the use.
- Messer – The underlying zoning permits the use.
- Meyer – Likes the site plan and is in favor of the case.
- Williams – The plan is well done.

Planning and Zoning Commission moved to recommend approval of a conditional use for an automobile service station and car wash in the B2 (Community Shopping Center District), a major change to the Cantore Place Planned Unit Development (PUD), and Final PUD Plat in order to develop a car wash and lube facility, known as Nascar Carwash, on Lot 5 in Cantore Place.

Motion by: Meyer
Seconded by: Williams

Approved
(7 to 0)

**D1. PZC Case #12-1-057
NW Water Tower**

The petitioner requests rezoning to I (Industrial) upon annexation; a preliminary/final plat of subdivision; a conditional use for a Public Assembly Use in accordance with the provisions of Section 6-2-29 of the Municipal Code; a variance to Section 6-8C-7 (Yard Requirements) to reduce the required setback along Diehl Road; and a variance to Section 6-8C-5 (Area Requirements) to

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reduce the minimum area in the I district to allow for the annexation of an existing water tower located at 2820 W. Diehl Road into the City of Naperville's corporate limits.

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

Planning and Zoning Commission inquired about

- The accuracy of the address of the subject property.
- The location of the site being adjacent to the train track.
- Whether the Planning and Zoning Commission would consider the annexation? Laff responded that the commission would consider the rezoning, conditional use and all associated variance. The City Council will consider the annexation.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – In favor of the petition.

Planning and Zoning Commission moved to recommend approval of rezoning to I (Industrial) upon annexation; a preliminary/final plat of subdivision; a conditional use for a Public Assembly Use in accordance with the provisions of Section 6-2-29 of the Municipal Code; a variance to Section 6-8C-7 (Yard Requirements) to reduce the required setback along Diehl Road; and a variance to Section 6-8C-5 (Area Requirements) to reduce the minimum area in the I district to allow for the annexation of an existing water tower located at 2820 W. Diehl Road into the City of Naperville's corporate limits.

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

9:50 p.m.



Naperville

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 12-1-069 **AGENDA DATE:** 6/6/2012

SUBJECT: Rose Hill Farm Townhomes
Petitioner: Harmonic Designs, Inc. on behalf of Rose Hill Farm
Townhome Association

LOCATION: Northwest corner of Plainfield/Naperville Road and Saratoga Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner proposes to install a 24-square-foot, 52-inch-tall residential development identification sign at the entrance to Rose Hill Farm Townhomes located at Plainfield/Naperville Road & Saratoga Road. In order to install the sign, the petitioner is requesting a variance from Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to increase the height of the sign from 42 inches to 52 inches.

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

EXISTING ZONING, LAND USE, AND LOCATION:

Rose Hill Farm Townhomes is zoned R1A PUD (Low Density Single-Family PUD District) and is approximately 11.94 acres that includes 125 single-family townhomes. The surrounding properties to the north and west are single family residential developments, the properties to the south are zoned for business use and the property to the east is utilized by the City of Naperville's Public Works and Public Utilities departments.

REQUEST:

The petitioner, Harmonica Designs, Inc., proposes to install a 24-square-foot (SF), 52-inch-tall residential development identification (subdivision) sign at the entrance to the subdivision located at the northwest corner of Plainfield/Naperville Road and Saratoga Road. In order to

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install the sign, the petitioner is requesting a variance from Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to increase the height of the sign from 42 inches to 52 inches.

CONTROLLING AGREEMENTS AND ORDINANCES:

None

STAFF REVIEW:

Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) limits the height of a subdivision sign to 42 inches when measured from grade to the top of the sign area.

Harmonic Designs, Inc. proposes to install a 24-square-foot (SF), 52-inch-tall subdivision sign at the northwest corner of Plainfield/Naperville Road and Saratoga Road, which is the entrance to Rose Hill Farm Townhomes. The new sign will be installed on private property replacing the existing sign which is currently installed in the right-of-way. The existing sign is approximately 24 SF and 86-inches tall and installed in the right of way.

Staff believes that the request for the proposed sign is reasonable for the following reasons:

- It is shorter than the current sign
- It brings the identification sign out of the right-of-way
- It will not interfere with pedestrian or vehicular traffic
- It is needed in order to properly identify the entrance to the subdivision

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 will not be detrimental to the public welfare or alter the essential character of the neighborhood, particularly since it will be located further in from the street than the current sign which has been installed without any issue. In addition, staff appreciates that the sign will now be located out of the right-of-way and shorter than the existing sign which is an overall improvement to the design.

Staff has reviewed the requested street graphics variance and finds that the petitioner does meet the standards for granting a variance to the Street Graphics Control Ordinance. As a result, staff recommends approval of a variance from Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to install a 24-square-foot, 52-inch-tall residential development identification sign at the northwest corner of Plainfield/Naperville Road and Saratoga Road.

ACTION REQUESTED:

Conduct the public hearing.

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ATTACHMENTS:

1. Rose Hill Farm Townhomes – Petitioner’s Application – PZC 12-1-069
2. Rose Hill Farm Townhomes – Legal Description – PZC 12-1-069
3. Rose Hill Farm Townhomes – Current and Proposed Site Plan – PZC 12-1-069
4. Rose Hill Farm Townhomes – Sign Rendering – PZC 12-1-069
5. Rose Hill Farm Townhomes – Final Plat of PUD Unit 1 – PZC 12-1-069
6. Rose Hill Farm Townhomes –Existing and Proposed Photos – PZC 12-1-069

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 3864 Relstar Ct. - common property of townhomes

PARCEL IDENTIFICATION NUMBER (PIN) 01-11-429-133

APPLICANT'S NAME: Harmonic Design, Inc.

APPLICANT'S ADDRESS: 520 Twin Rail Drive

CITY: Minooka STATE: IL ZIP CODE: 60447

DAYTIME PHONE: 815-467-6633

E-MAIL ADDRESS: tim@harmonic-d.com

OWNER OF PROPERTY: Rose Hill Farm Townhome Association

OWNER'S ADDRESS: 3864 Relstar Ct. - common property of townhomes

CITY: Naperville STATE: IL ZIP CODE: 60563

OWNER'S DAYTIME PHONE: 630-803-9572

ZONING OF PROPERTY: R1 APUD

AREA OF PROPERTY (Acres or sq ft): 11.94 acres / 520,119.6 sq. ft.

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

Subdivision entrance sign

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

Section 5-4-8:3.3
Height of a residential development
identification sign.

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

Tom Harmon 4-10-12
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 10th day of April, 2012

Theresa L Turney
(Notary Public and Seal)



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: Harmonic Design, Inc.
Address: 520 Twin Rail Drive
Minooka, IL 60447

2. Nature of Benefit sought: sign 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: 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. Tim Harmon - 520 Twin Rail Drive - Minooka, IL 60447
- b. 10090
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Tim Harmon - owner - Harmonic Design, Inc.
520 Twin Rail Drive, Minooka, IL 60447

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

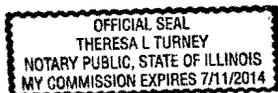
VERIFICATION

I, Tim Harmon, 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: Tim Harmon

Subscribed and sworn to before me this 10th day of April, 2012

Theresa A Turney
Notary Public





Legal Description:

Lots 263 and 264 in Rosehill Farm Unit 3, a subdivision of part of the southeast quarter of Section 11, Township 37 North, Range 9 East of the third principal meridian, according to the plat thereof recorded September 16, 1993, as document number 93-80701, in Will County, Illinois.

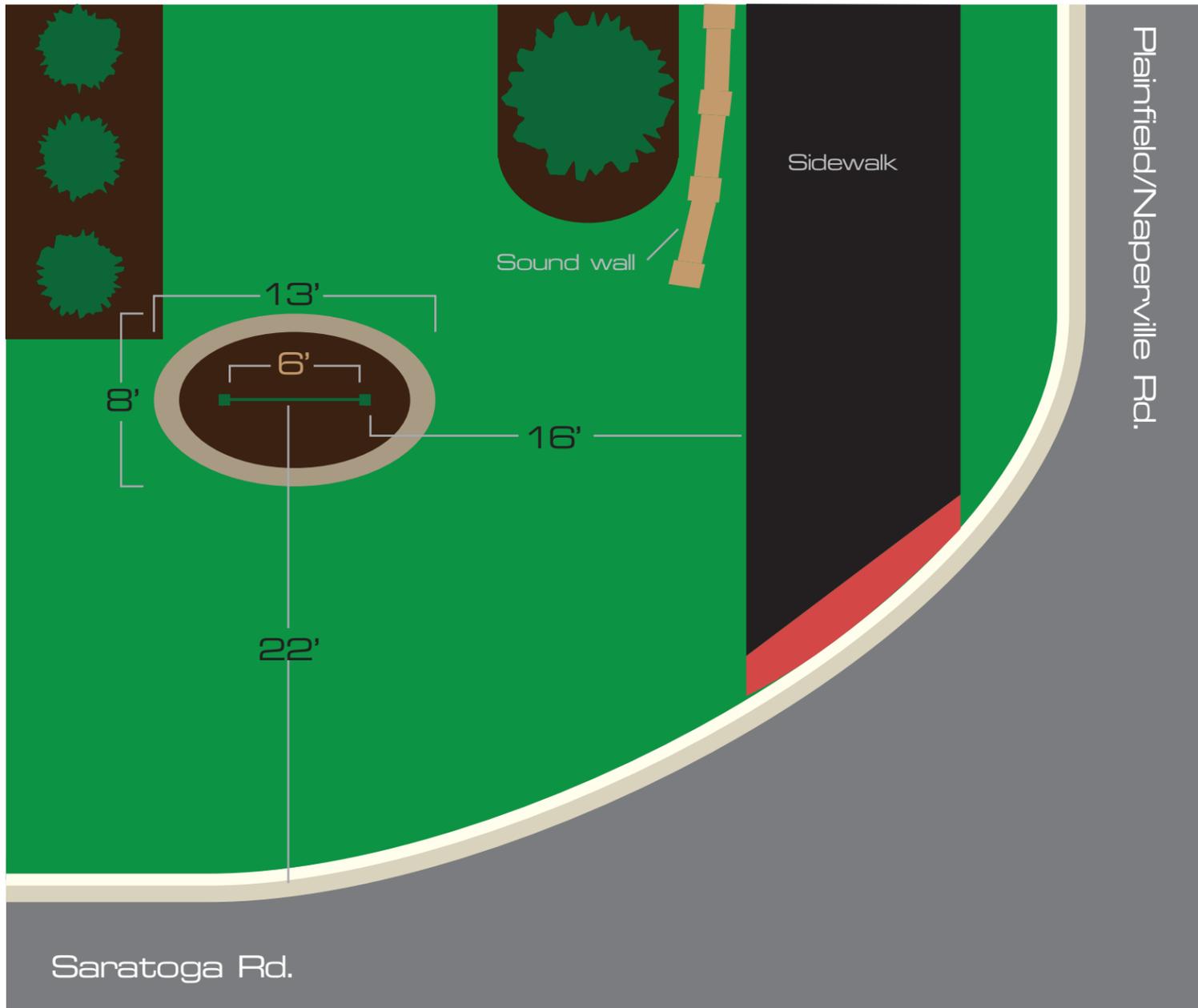
Street Address:

3864 Relstar Court (common property of Rosehill Townhomes)

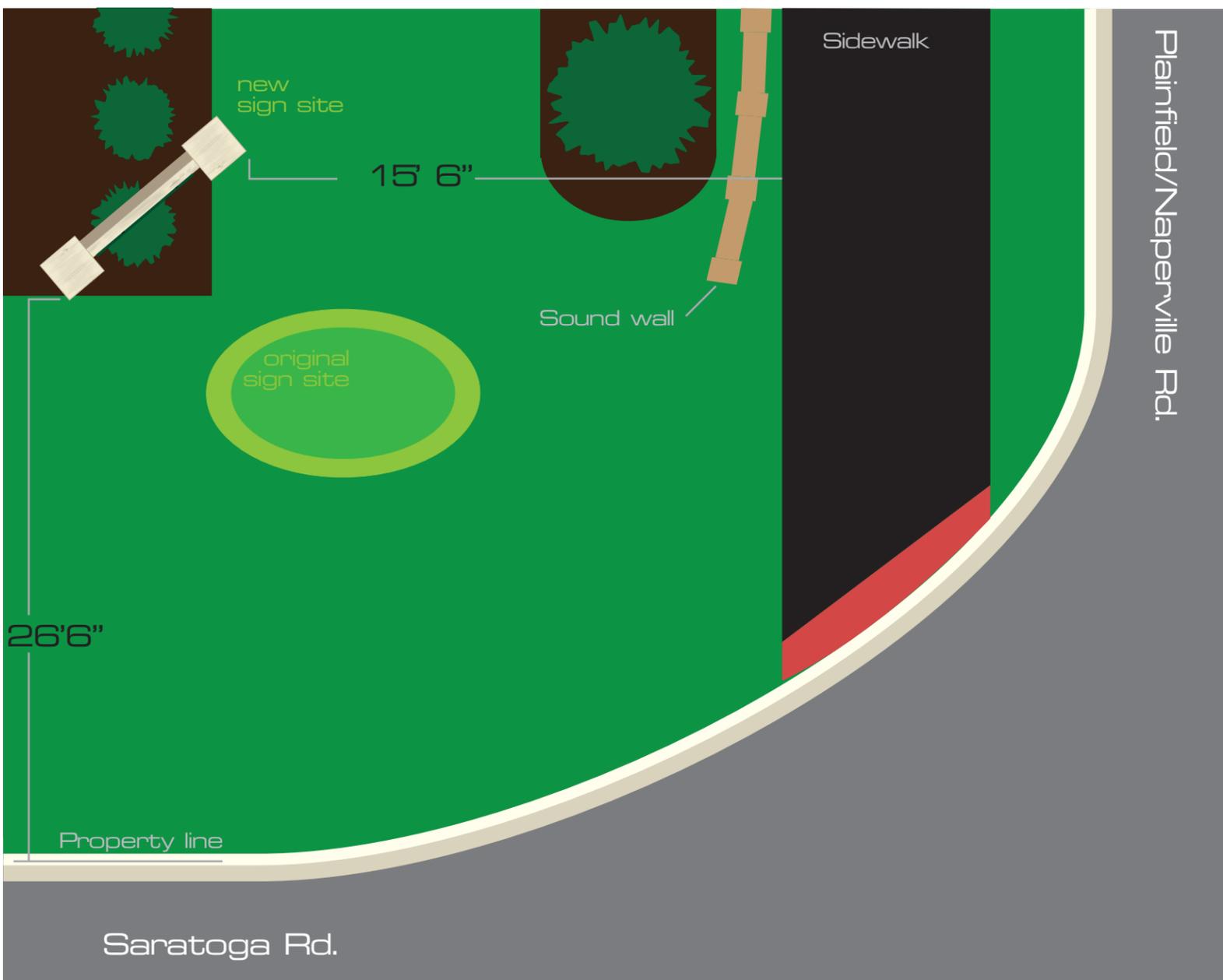
PIN #:

01-11-429-133

Current Sign Site



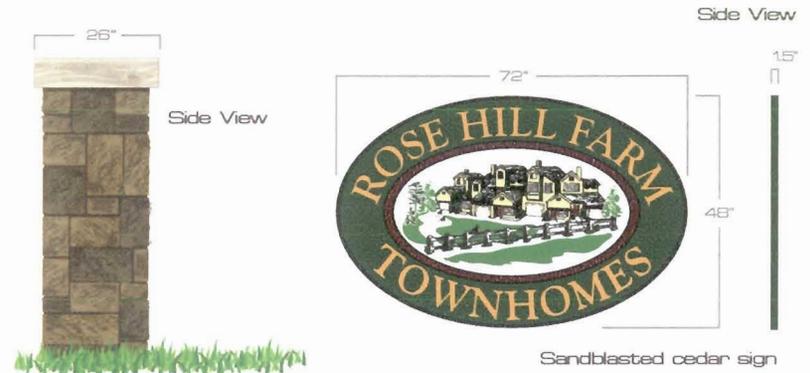
Proposed Sign Site



- The proposed site for this sign is replacing the existing sign but with a rotated angle to improve the visibility of the sign. The new sound wall obstructs the view of the one side of current sign.

- The new sign will be moved back from the current location to stay within code.

Rose Hill Farm Townhomes



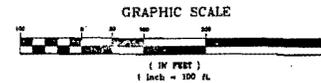
Sign Description

- Faux stone panel exterior with a wood interior structure
- Column caps are rough sawn cedar
- Center top arch is rough sawn cedar
- Steel straps are bolted to the cedar arch and sign

3/8" scale

ROSEHILL FARM TOWNHOMES UNIT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE,
MILL COUNTY, ILLINOIS.



SCALE: 1" = 100'

PROPERTY DESCRIPTION

UNIT 1

LOTS 263 AND 264 IN ROSEHILL FARM UNIT 3, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1993, AS DOCUMENT NUMBER 93-80701, IN MILL COUNTY, ILLINOIS.

NOTES

1) 30' BUILDING SETBACK LINES PREVIOUSLY ESTABLISHED ALONG SARATOGA ROAD PER DOCUMENT R92-49863 ARE HEREBY ASSOCIATED. A 15' BUILDING SETBACK LINE IS HEREBY ESTABLISHED ALONG SARATOGA ROAD.

"A"

ROSEHILL FARM UNIT 2 WAS RECORDED AS DOCUMENT R92-49863, MILL COUNTY, ILLINOIS.

"B"

ROSEHILL FARM UNIT 3 WAS RECORDED AS DOCUMENT R93-80701, MILL COUNTY, ILLINOIS.

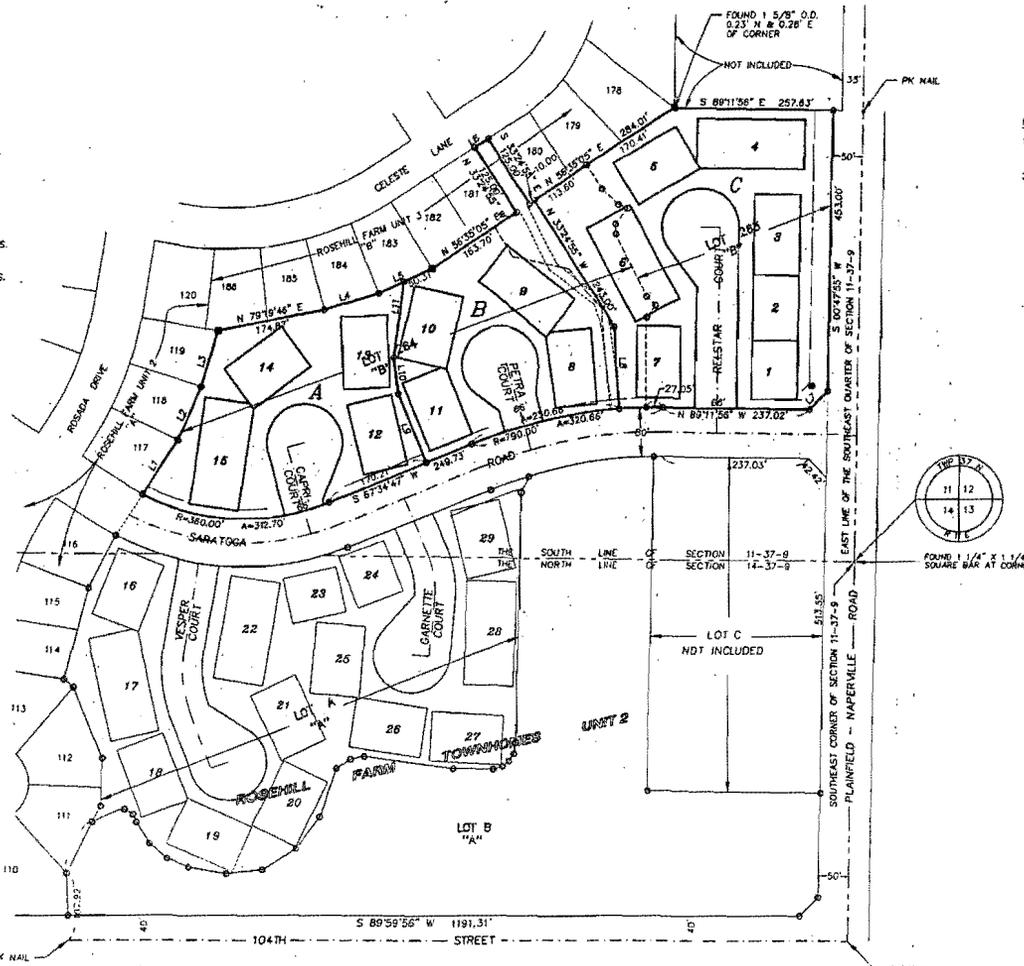
NOTE:

LOTS 1-15 AND LOTS A, B, & C WILL COMPRISE ROSEHILL FARM TOWNHOMES UNIT 1.

THIS PLAT IS NOT FOR THE PURPOSE OF SUB-DIVIDING LOTS; THEREFORE IT IS NOT A SUB-DIVISION PLAT.

LOTS A, B, AND C TO BE GRANTED AS "BLANKET" PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT.

LOT	ACRES
LOT 1	0.16
LOT 2	0.18
LOT 3	0.22
LOT 4	0.32
LOT 5	0.21
LOT 6	0.31
LOT 7	0.20
LOT 8	0.21
LOT 9	0.25
LOT 10	0.22
LOT 11	0.20
LOT 12	0.19
LOT 13	0.20
LOT 14	0.32
LOT 15	0.21



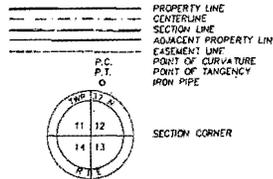
NOTE:

- SEE SHEETS 2 AND 3 FOR DETAIL OF EASEMENTS AND BUILDING LINES WITHIN LOTS A THROUGH C (INCLUSIVE)
- THE "BASIS OF BEARINGS" SHOWN IS THE E OF 104TH STREET, HAVING AN ASSUMED BEARING OF S 89°59'56" W.

1027 RMI STUELL 06/20/94
 4311 County Recorder 15:28:46
 REC Fee 56.00
 R 94064821 Page 1 of 4

LINE	DIRECTION	DISTANCE
L1	N 122°46' E	103.97'
L2	N 24°08'20" E	94.00'
L3	N 16°24'33" E	93.85'
L4	E 72°44'53" E	93.03'
L5	N 64°21'53" E	95.31'
L6	N 56°46'00" E	76.00'
L7	S 45°48'00" W	42.41'
L8	N 03°52'42" W	130.51'
L9	N 29°28'31" W	120.00'
L10	N 07°03'31" E	36.56'
L11	S 07°21'56" W	124.20'

LINE LEGEND



THIS IS SUBMITTED TO THE COUNTY FOR THE PURPOSES OF RECORDING BY:
OF NAPERVILLE
 (PRINT NAME)
BOX 3020
 (ADDRESS)
VILLE IL 60566
 (CITY) (STATE) (ZIP CODE)

Owner
 DEVELOPER:
 POPP ENTERPRISES, INC.
 1135 MITCHELL ROAD
 AURORA, ILLINOIS 60505
 (708) 896-3823

SURVEYOR:
 COMPASS, LTD.
 1000 SHORE ROAD SUITE E
 NAPERVILLE, ILLINOIS 60563
 (708) 961-8880

PLANNER:
 JEN LAND DESIGN, INC.
 5507 CUMBERLAND SUITE 406
 CHICAGO, ILLINOIS 60636
 (312) 763-3320

CIVIL ENGINEER:
 SDC CONSULTANTS
 1520 KENSINGTON ROAD
 OAK BROOK, ILLINOIS 60521
 (708) 571-0353

RETURN TO:
 NAPERVILLE CITY CLERK
 P.O. BOX 3020
 400 S. EAGLE ST.
 NAPERVILLE, IL 60566-7020

FINAL PLAT OF SUBDIVISION
 ROSEHILL FARM
 TOWNHOMES UNIT 1

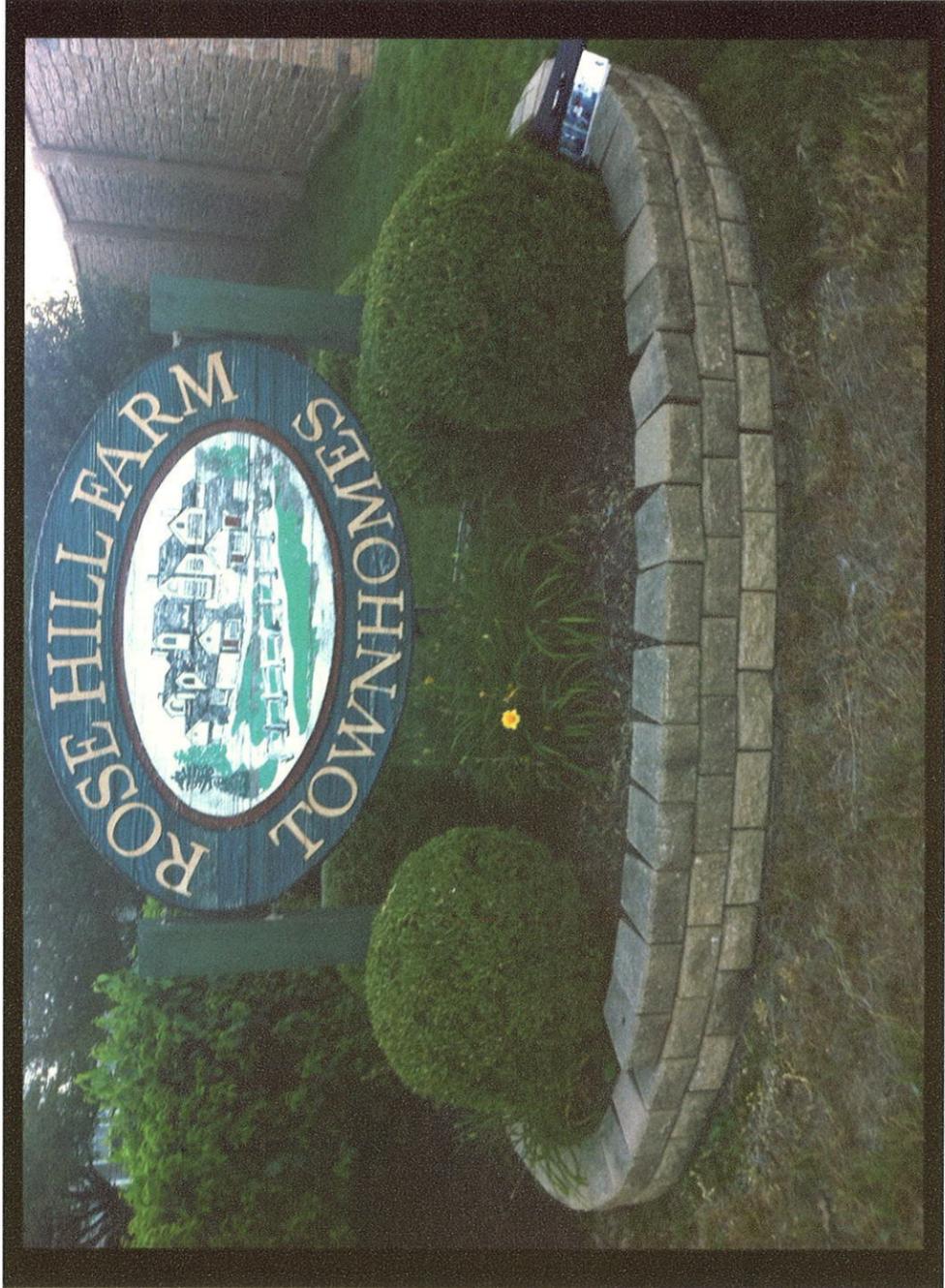
Prepared By: **COMPASS** Mapping and Surveying, Inc. 1000 Shore Road, Naperville, IL 60566
 Date of Origin: 1-25-94
 Scale: 1" = 100'
 Planning and Zoning Commission - 6/6/2



Proposed Sign



Current Sign



- Photographs of existing sign/conditions





Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-038 **AGENDA DATE:** 6/6/2012
SUBJECT: McDonald's on 75th Street
 Petitioner: McDonald's USA, LLC, One MdDonald's Plaza, Oak Brook, IL 60523

LOCATION: 892 W. 75th Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 91 to 67 spaces for an existing McDonald's restaurant located at 892 W. 75th Street.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 1.5 acres and is located at 892 W. 75th Street. The property is zoned B3 (General Commercial District) and is presently improved with a 5,370 square-foot McDonald's restaurant and 83 parking spaces. Based on the parking requirement for fast-food restaurants (i.e. a minimum of 17 spaces per 1,000 square feet of gross floor area), the existing 5,370 square foot building would require a parking supply of 91 spaces. Ordinance 96-204 granted a zoning variance to reduce the number of required off-street parking spaces from 91 to 83 spaces, as currently exist on the site.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE¹:

¹ The official plans of the City of Naperville are available online at www.naperville.il.us/compplans.aspx.

McDonald's on 75th Street – PCZ 12-1-038

June 6, 2012

Page 2 of 2

The 1998 East Sector Update to the Comprehensive Master Plan identifies the future use of the property as “Commercial”. The proposed restaurant use for the property is consistent with the recommendation of the Comprehensive Master Plan.

PLANNING SERVICES TEAM REVIEW:

The petitioner intends to remodel the existing building and modify the parking lot to add a side-by-side drive-through facility for the McDonald's restaurant on the subject property. The resulting site configuration would represent a reduction in parking supply from the existing 83 spaces to 67.

Parking Variance

The petitioner is requesting a variance to allow provision of 67 parking spaces for the existing McDonald's restaurant on the subject property. To support the variance request, the petitioner submitted empirical parking data from the subject property and three other comparable McDonald's restaurants in the area including (Attachment 4). All four restaurants surveyed never needed more than 50 parking spaces even during peak hours. The highest parking demand occurred at the subject property, when 50 parking spaces were occupied on a weekday at 11:30 a.m. and 1:00 p.m.

Staff concurs with the finding of the parking study that the proposed 67 parking spaces would adequately accommodate the busiest customer and employee parking demands from the existing restaurant at 892 W. 75th Street. The petitioner has provided responses to the standards for granting a zoning variance (included in Attachment 1 - Development Petition). Staff concurs with the petitioner's findings.

Landscaping and Building Elevations

The existing restaurant is constructed of an E.I.F.S façade with a brick knee wall. The petitioner proposes to remodel the building to include a thin-brick veneer façade with stone accents. Horizontal and vertical articulations are provided for the building through the use of material and color separations, raised towers, metal banding, canopies and trellises. Staff finds the proposed building elevations are consistent with the Building Design Guidelines. In addition, staff finds that the proposed landscape improvements fully comply with the requirements of Section 5-10-3 (Landscaping and Screening) of the Municipal Code.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. McDonald's on 75th Street – Development Petition – PZC 12-1-038
2. McDonald's on 75th Street – Legal Description – PZC 12-1-038
3. McDonald's on 75th Street – Parking Study – PZC 12-1-038
4. McDonald's on 75th Street – Site Plan – PZC 12-1-038
5. McDonald's on 75th Street – Landscape Plan – PZC 12-1-038
6. McDonald's on 75th Street – Building Elevations – PZC 12-1-038

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

Development Name: McDonald's
Development Address: 892 W. 75th Street
PIN Number(s): 07-25-301-001
Date of Submission:

I. APPLICANT:

Name: McDonald's USA, LLC
Address: One McDonald's Plaza
Oak Brook, IL 60523
Phone: (630) 836-9090
Primary Contact: Henry S. Stillwell III, Attorney
Phone: (630) 510-4909
Fax: (630) 668-7350
Email: hstillwell@rathjewoodward.com

II. OWNER OF THE PROPERTY:

Name: McDonald's Corporation
Address: One McDonald's Plaza, Oak Brook, IL 60523
Phone:

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Henry S. Stillwell III/Rathje & Woodward, LLC
Phone: (630) 510-4909
Email: hstillwell@rathjewoodward.com
Fax: (630) 668-7350
Address: 300 E. Roosevelt Road, Suite 300, Wheaton, IL 60187

Engineer: URS Corporation, Ron Henry
Phone: (248) 204-5400

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA:

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

McDonald's with drive-thru. See existing conditions.

- 2. Existing Utility Services (water, sewer, electricity): Naperville water, sewer and electric is at site
- 3. Existing zoning on the site: B-3
- 4. Existing Land Use: McDonald's Restaurant
- 5. Acreage & Square Footage of the site:
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

Ordinance 90-86 Approving Landscape and Site Plan; Ordinance 96-204 Granting a Variance to Reduce Parking from 94 to 83 Stalls

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office

Industrial - Other: _____

- 2. Proposed Zoning: Same

Description of Proposal: (including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see **Page 2, Section IV** for Exhibit information) - attach additional pages if necessary):

Applicant proposes to remodel the existing McDonald's restaurant with drive-thru service facilities, including two side-by-side drive-thru order lanes. The proposed hours of operation include 24 hour per day, seven days per week drive-thru service and inside dining hours. A total of 67 parking spaces will be provided on-site, which include 3 handicapped spaces. The menu, service and operational standards for the proposed restaurant will be consistent with other newer McDonald's restaurants, including those located at 75th Street and Naper Boulevard. In support of Applicant's request for relief identified in this Petition, Applicant has attached hereto as Exhibit A its response to standards pertaining to the requested variance to reduce the parking spaces from 83, as permitted under Ordinance No. 96-204 to 67.

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

The proposed principal building is a single story, brick clad structure incorporating stone accents in the arcades and tower. The height of the building to the top of the parapet wall is approximately 20 feet 3 inches. The height to the top of any branding elements is approximately 21 feet 9 inches. The building contains approximately 5,370 square feet of gross floor area. The accessory trash/recycle corral will be constructed with materials and colors compatible with the restaurant.

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

- (i) Reduction in parking from 83 stalls to 67 stalls

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

N/A

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

N/A

7. General Land Use Data:

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

*Please explain:

8. Development Densities: N/A

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

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

Gross Density = number of units divided by gross acres

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

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

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

1. Required School Donation of N/A acres will be met by a _____.

2. Required Park Donation of N/A acres will be met by a _____.

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include: N/A

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

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

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

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

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

*Please explain:

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

Respectfully submitted,

McDonald's USA, LLC, an Illinois limited liability company

By: Kathleen M. Kuta
Its: Senior Counsel

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

The foregoing petition was acknowledged before me by Kathleen M. Kuta on the 9th day of March 2012 A.D.



By: Teresa Cook
Name: Teresa Cook

Notary Public

LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

EXHIBIT "A"

**RESPONSE TO STANDARDS FOR GRANTING A
ZONING VARIANCE SECTION 6-3-5:2**

Re: McDonald's Restaurant
892 W. 75th Street, Naperville, Illinois

Parking Variance

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

RESPONSE: The requested variation to reduce required on-site parking to a total of 67 spaces is consistent with the intent and purpose of the underlying zoning district, generally, and the intent to this title. Sixty-seven onsite parking spaces is consistent with the number of parking spaces commonly provided by Applicant for the size of restaurant proposed. This is confirmed as part of the parking study prepared by Gewalt Hamilton and submitted as part of this Application. The high percentage of total sales generated through the use of the drive-thru system (generally 70 to 80 percent) impacts the parking demand for the subject use. The proposed number of parking spaces will be sufficient for on-site activities and not negatively impact the area.

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.

RESPONSE: As noted above, the Applicant's use does not generate the need for 83 spaces. Additionally, with such a high percentage of sales devoted to carry-out Applicant needs to maximize the efficiency of its drive-thru operation which is not possible if 83 spaces were required.

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

RESPONSE: As explained above, this site cannot be redeveloped to provide McDonald's new prototype drive-thru system if 83 parking spaces are required. This new drive-thru system is necessary to handle the high percentage of total sales generated through the use of the drive-thru system.

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

RESPONSE: As stated in response to Standard #1 above, the proposed parking at this site is sufficient to handle McDonald's needs for a restaurant of this size. Consequently, this reduction in required parking will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent property.

Address: 892 W. 75th Street, Naperville, IL 60565

PIN: 07-25-311-005

Legal Description:

LOT 6 IN BRIGHTON RIDGE COMMONS RESUBDIVISION, BEING PART OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUN 19, 1995 AS DOCUMENT R95-74506 IN DUPAGE COUNTY, ILLINOIS.

850 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031

TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

Parking Study Project Brief

To: **Elizabeth Stack**
McDonald's USA, LLC

From: Bill Grieve *BG*

Date: March 6, 2012

Subject: ***Proposed McDonald's Remodel***
892 West 75th Street - Naperville, Illinois

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has conducted a parking study for the above captioned project. As proposed, McDonald's would remodel their existing restaurant at 892 West 75th Street at Millbrook Drive in Naperville, Illinois to include a double drive-thru. Per the site plan prepared by URS Corporation dated February 13, 2012, the restaurant currently has 83 parking spaces on its site, which would be reduced to 67 spaces to accommodate construction of the double drive-thru.

The City of Naperville wants to better understand the parking characteristics of McDonald's restaurants with and without a PlayPlace. In addition, remodeling to include a double drive-thru almost always results in a smaller parking supply on-site. To this end, GHA conducted weekday and Saturday parking surveys in February 2012 from 7 AM to 2 PM at four comparable McDonald's, including parking demand and vehicle length of stay.

The restaurants studied are located at...

McDonald's #1 - 892 West 75th Street in Naperville is the subject of this study.

- PlayPlace = Yes
- Drive-thru = Single

McDonald's #2 - 1520 Naper Boulevard in Naperville, is an outlot in the Tower Crossing shopping center.

- PlayPlace = No
- Drive-thru = Single

McDonald's #3 - 225 Ogden Avenue in Downers Grove, is in a similar commercial area as 892 West 75th Street.

- PlayPlace = Yes
- Drive-thru = Single

McDonald's #4 - 3 S 010 Rte. 53 in Glen Ellyn, is an outlot of the shopping center at Butterfield Road (Rte. 56)

- PlayPlace = No
- Drive-thru = Double

McDonald's – 892 West 75th Street
Naperville, Illinois

This study complements our previous parking surveys and analyses. That summary memorandum, dated September 11, 2011 for the recently proposed McDonald's on Washington Street at Hillside Road in Naperville, is attached for reference.

The following exhibits are provided for the 892 West 75th Street McDonald's...

Exhibit

1. Site Location Aerial
2. Photo Inventory
3. Existing Site Plan
4. Proposed Site Plan
5. Parking Demand Summary for all four McDonald's surveyed
6. Parking Turnover Summary

Similar exhibits are provided for the other three McDonald's in the Appendices. Briefly highlighting the results of the parking surveys at the McDonald's located at 892 West 75th Street in Naperville...

- ✓ The highest parking demand of 50 spaces occurred on the weekday at 11:30 AM and 1:00 PM.
- ✓ The highest Saturday demand of 42 spaces occurred at 11:45 AM.
- ✓ The PlayPlace led to longer stays, especially on the weekday, than the other McDonald's surveyed.

* * * * *

Conclusion. Based on the results of the extensive GHA data collection efforts, we believe that the proposed 67 parking spaces at the McDonald's located at 892 West 75th Street in Naperville should readily accommodate their busiest customer and employee parking demands.

This Parking Study Project Brief prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com



TECHNICAL ADDENDUM

SITE LOCATION AERIALS





Aerial photograph of 75th Street and Millbrook Drive McDonald's.



Looking southeast towards McDonald's Drive-thru.



Looking southwest from northeast corner of McDonald's property.



Looking southeast from northwest corner of McDonald's property.



Looking northwest from southeast corner of the property.



Looking west at drive thru aisle from eastern property line.



Looking west from southeast corner of the McDonald's property.



Looking northwest from southeast corner of the property.



Looking northwest from drive off of Maplefield Road.



Looking north along Millbrook Dr from western property line.



Looking northeast from southwest corner of the property.



Looking northeast toward drive-thru aisle.



REV	DATE	DESCRIPTION
01	08-13-12	ISSUE FOR PERMITTING
02	08-13-12	ISSUE FOR PERMITTING
03	08-13-12	ISSUE FOR PERMITTING
04	08-13-12	ISSUE FOR PERMITTING
05	08-13-12	ISSUE FOR PERMITTING
06	08-13-12	ISSUE FOR PERMITTING
07	08-13-12	ISSUE FOR PERMITTING
08	08-13-12	ISSUE FOR PERMITTING
09	08-13-12	ISSUE FOR PERMITTING
10	08-13-12	ISSUE FOR PERMITTING
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15	08-13-12	ISSUE FOR PERMITTING
16	08-13-12	ISSUE FOR PERMITTING
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31	08-13-12	ISSUE FOR PERMITTING
32	08-13-12	ISSUE FOR PERMITTING
33	08-13-12	ISSUE FOR PERMITTING
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36	08-13-12	ISSUE FOR PERMITTING
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42	08-13-12	ISSUE FOR PERMITTING
43	08-13-12	ISSUE FOR PERMITTING
44	08-13-12	ISSUE FOR PERMITTING
45	08-13-12	ISSUE FOR PERMITTING
46	08-13-12	ISSUE FOR PERMITTING
47	08-13-12	ISSUE FOR PERMITTING
48	08-13-12	ISSUE FOR PERMITTING
49	08-13-12	ISSUE FOR PERMITTING
50	08-13-12	ISSUE FOR PERMITTING

URS
 27777 Franklin Blvd, Suite 2000
 Englewood, CO 80155
 Phone: 303.750.0000
 Fax: 303.750.0000
 www.urscorp.com

McDonald's USA, LLC
 10000 E. Harvard Ave., Suite 100
 Denver, CO 80231
 Phone: 303.750.0000
 Fax: 303.750.0000
 www.mcdonalds.com

W. McDonald's USA, LLC
 10000 E. Harvard Ave., Suite 100
 Denver, CO 80231
 Phone: 303.750.0000
 Fax: 303.750.0000
 www.mcdonalds.com

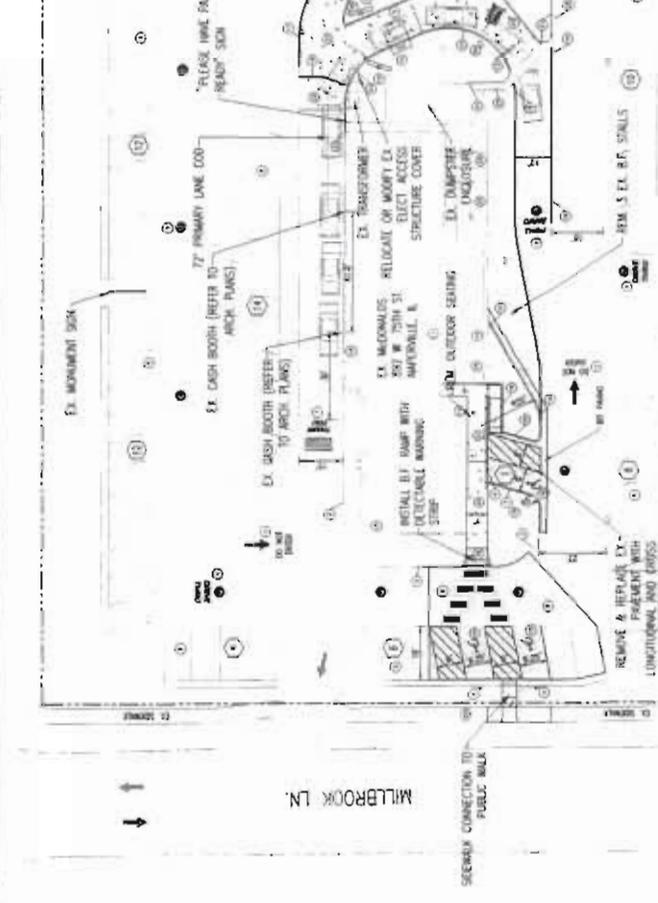
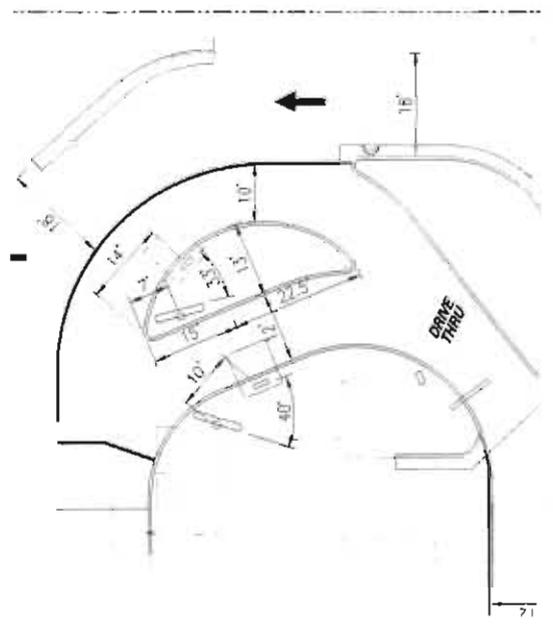
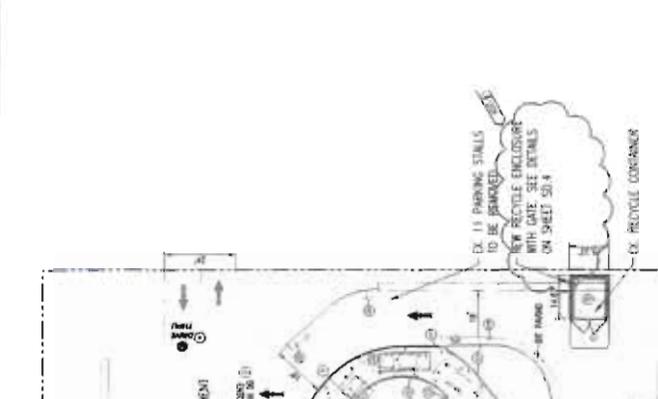
SCHEDULE

SEE SHEET 01 FOR SCHEDULES AND USE OF PLAN

1. CURB AND SIDEWALK
2. DRIVEWAY
3. DRIVEWAY
4. DRIVEWAY
5. DRIVEWAY
6. DRIVEWAY
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STEERING DATA

EX. 100. PARKING STALLS	100
EX. 101. ACCESSIBLE PARKING STALLS	4
EX. 102. PARKING STALLS	100
EX. 103. PARKING STALLS	100
EX. 104. PARKING STALLS	100
EX. 105. PARKING STALLS	100
EX. 106. PARKING STALLS	100
EX. 107. PARKING STALLS	100
EX. 108. PARKING STALLS	100
EX. 109. PARKING STALLS	100
EX. 110. PARKING STALLS	100
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EX. 113. PARKING STALLS	100
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EX. 116. PARKING STALLS	100
EX. 117. PARKING STALLS	100
EX. 118. PARKING STALLS	100
EX. 119. PARKING STALLS	100
EX. 120. PARKING STALLS	100
EX. 121. PARKING STALLS	100
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EX. 135. PARKING STALLS	100
EX. 136. PARKING STALLS	100
EX. 137. PARKING STALLS	100
EX. 138. PARKING STALLS	100
EX. 139. PARKING STALLS	100
EX. 140. PARKING STALLS	100



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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50. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

McDonald's USA, LLC
 10000 E. Harvard Ave., Suite 100
 Denver, CO 80231
 Phone: 303.750.0000
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Enlarged Drive Thru Plan
 CITY SCALE 1" = 8"
 1" = 8"

Exhibit 5 - McDonald's Parking Summary

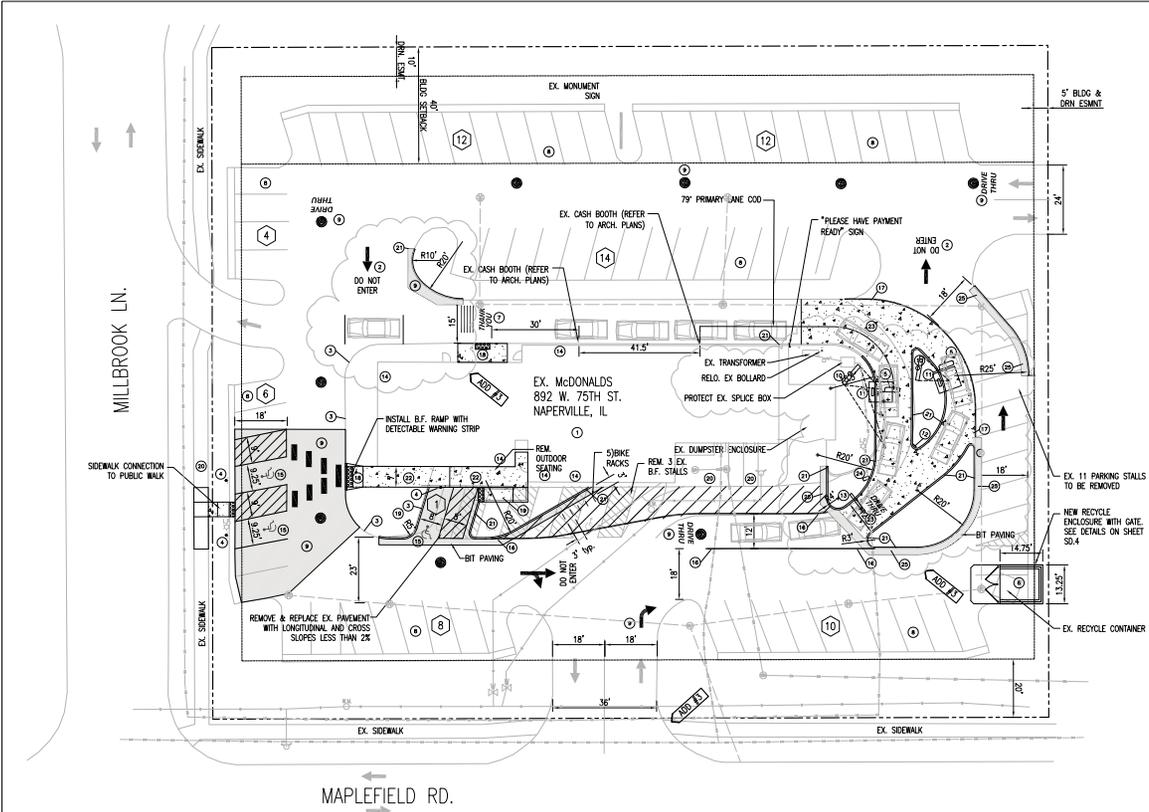
		Parked Cars - Weekday (Observed Febraury,2012)				Parked Cars - Weekend (Observed Febraury,2012)			
		McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4	McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4
Address		892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL	892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL
Store Features		Single Drive Thru Adding Duel Drive-thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace	Single Drive Thru Adding Duel Drive-Thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-Thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace
Time	7:00 AM	12	16	11	12	4	11	5	6
	7:15 AM	12	17	10	11	6	12	5	10
	7:30 AM	14	15	12	10	8	13	12	9
	7:45 AM	16	17	8	10	8	9	12	12
	8:00 AM	22	11	10	14	10	10	19	13
	8:15 AM	22	21	14	5	5	13	19	17
	8:30 AM	19	24	25	8	12	10	28	6
	8:45 AM	20	17	25	7	11	15	29	11
	9:00 AM	29	19	26	7	28	10	27	6
	9:15 AM	26	15	28	7	27	14	26	8
	9:30 AM	28	20	27	9	25	12	24	10
	9:45 AM	24	22	20	7	22	23	23	10
	10:00 AM	28	27	20	9	22	25	28	10
	10:15 AM	23	23	15	10	36	24	24	9
	10:30 AM	23	20	8	10	31	22	21	10
	10:45 AM	35	16	8	14	35	13	18	10
	11:00 AM	28	10	15	13	29	17	15	9
	11:15 AM	48	11	19	12	34	16	16	10
	11:30 AM	50	17	18	13	34	15	21	10
	11:45 AM	46	19	27	13	42	12	16	11
12:00 PM	39	20	32	12	41	15	21	16	
12:15 PM	38	25	28	14	37	11	17	16	
12:30 PM	39	30	29	10	39	19	29	16	
12:45 PM	48	37	21	17	34	15	30	20	
1:00 PM	50	33	26	12	28	15	27	17	
1:15 PM	35	24	23	10	26	13	23	13	
1:30 PM	33	18	17	20	18	13	25	16	
1:45 PM	25	14	13	17	20	7	16	15	
Total Parking Spaces		83 Spaces	59 Spaces	50 Spaces	57 Spaces	83 Spaces	59 Spaces	50 Spaces	57 Spaces

**Exhibit 6 - Parking Turnover
Naperville, IL
872 W 75th Street**

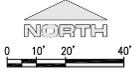
Single Drive Thru
Adding Dual Drive Thru
5,370 SF

114 Seats
83 Parking Spaces
Playplace

Weekday			Weekend		
Morning Rush Hour (7:00 AM-9:00 AM)			Morning Rush Hour (7:00 AM-9:00 AM)		
Length of Stay	Vehicle Count	Percentage	Length of Stay	Vehicle Count	Percentage
≤ 15 Minute parking	15	38%	≤ 15 Minute parking	49	72%
15-30 Minute Parking	4	10%	15-30 Minute Parking	15	22%
30-45 Minute Parking	4	10%	30-45 Minute Parking	3	4%
45-60 Minute Parking	5	13%	45-60 Minute Parking	1	1%
> 60 Minute + Parking	11	28%	> 60 Minute + Parking	0	0%
Total =		100%	Total =		100%
Lunch Rush Hour (11:00 AM-1:00 PM)			Lunch Rush Hour (11AM-1PM)		
Length of Stay	Vehicle Count	Percentage	Length of Stay	Vehicle Count	Percentage
≤ 15 Minute parking	32	29%	≤ 15 Minute parking	64	47%
15-30 Minute Parking	32	29%	15-30 Minute Parking	32	23%
30-45 Minute Parking	18	16%	30-45 Minute Parking	14	10%
45-60 Minute Parking	7	6%	45-60 Minute Parking	11	8%
> 60 Minute + Parking	23	21%	> 60 Minute + Parking	16	12%
Total =		100%	Total =		100%



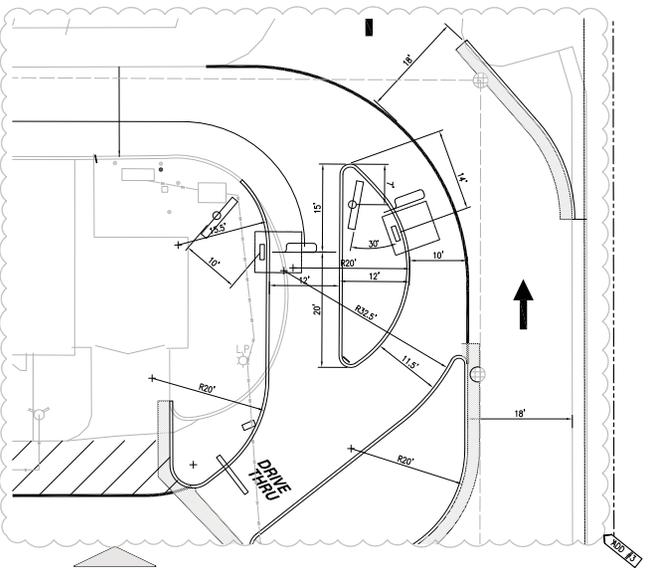
1 SITE PLAN
C1.1 SCALE: 1" = 20'



- GENERAL NOTES**
- DIMENSIONS AND RADII SHOWN ARE TO FLOWLINE UNLESS OTHERWISE STATED.
 - ALL CURBS ARE 6" AND SHALL BE POURED MONOLITHICALLY WITH CONCRETE PAVEMENT.
 - VERIFY IN FIELD ALL LOCATIONS AND DIMENSIONS AND RESOLVE ANY DISCREPANCIES WITH MCDONALD'S PROJECT MANAGER PRIOR TO COMMENCING WORK.
 - COORDINATE ALL DRIVE-THRU STRIPING AND MARKINGS WITH THE MCDONALD'S PROJECT MANAGER.
 - CONCRETE SHALL BE 6" MIN. THICKNESS AND 4000 PSI STRENGTH AT 28 DAYS. PROVIDE #4 REINFORCEMENT AT 12" O.C. AND SAWCUT JOINTS IN CONCRETE PAVEMENT IN ACCORDANCE WITH ACI STANDARDS.
 - COORDINATE GROUND COVER OF NEW ISLANDS WITH MCDONALD'S PROJECT MANAGER.
 - ALL SITE WORK INCLUDING BUT NOT LIMITED TO ASPHALT OVERLAY, SUBGRADE PREPARATION AND CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH MCDONALD'S CONSTRUCTION SPECIFICATIONS.
 - MAINTAIN EXISTING DRAINAGE PATTERNS WITH NEW CONSTRUCTION.

- LEGEND**
- NOT ALL SYMBOLS APPEAR ON SHEET
- EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING CURB AND GUTTER TO BE REMOVED
 - NEW CURB AND GUTTER. SEE SCHEDULE NOTE 3.
 -
 - PROPOSED CONCRETE
 - EXISTING CONCRETE
 - EXISTING PROPERTY LINE (APPROX.-NOT SURVEYED)
 - EXISTING SANITARY SEWER
 - EXISTING STRIPING TO BE REMOVED
 - EXISTING BOLLARD
 - EXISTING SANITARY SEWER MANHOLE
 - NEW SIGN

2 SITE PLAN
C1.1 SCALE: 1" = 10'



ENLARGED DRIVE THRU PLAN

SITE/PARKING DATA

- EX. STD. PARKING STALLS = 79
- EX. VAN ACCESSIBLE BARRIER FREE PARKING STALLS = 4
- TOTAL EX. PARKING STALLS = 83
- PROP. STD. PARKING STALLS = 64
- PROP. VAN ACCESSIBLE BARRIER FREE PARKING STALLS = 3
- TOTAL PROP. PARKING STALLS = 67

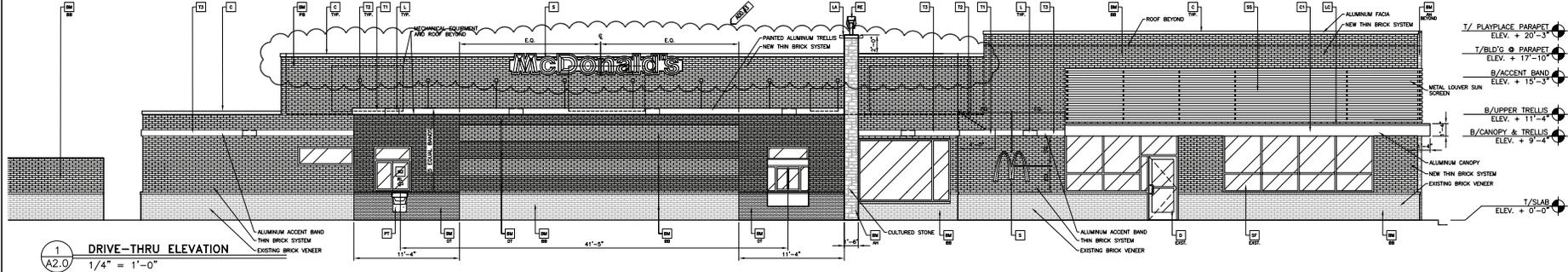
BUILDING DATA

- EXISTING SEATS = 118
- PROPOSED SEATS = 116
- BLDG. PARAPET HEIGHT = 20'-3"
- TOP OF BRANDING ELEMENTS = 2'-9"
- DEPTH OF PARAPET = 2'-6" - 12'
- BLDG. SQUARE FEET = 5,370

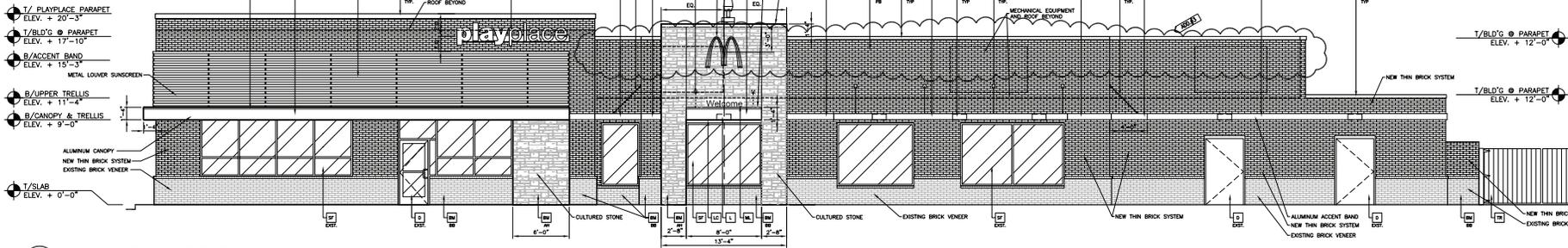
SCHEDULE

- NOTE: NOT ALL SCHEDULES ARE USED ON PLAN
- EXISTING MCDONALD'S BUILDING.
 - PAINTED "DO NOT ENTER" MARKINGS.
 - EX. 6" VERTICAL CURB.
 - VAN ACCESSIBLE PARKING SIGN.
 - NEW LOOP DETECTORS IN NEW CONCRETE PAVING.
 - NEW MASONRY DUMPSTER ENCLOSURE & CONCRETE PAD. REMOVE EXISTING BITUMINOUS PAVING AND CONCRETE CURB/BAND FOR CONSTRUCTION OF ENCLOSURE.
 - PAINTED "THANK YOU" MARKING.
 - SEAL COAT EX. PARKING LOT. RESTRIPE PARKING SPACES AS SHOWN ON SITE PLAN. USE WHITE PAINT.
 - PAINTED "DRIVE THRU" MARKINGS.
 - 2 - NEW MENU BOARDS.
 - COO - 2 NEW COO.
 - "ANY LANE, ANY TIME" SIGN.
 - NEW "GATEWAY" SIGN.
 - EXTERIOR BUILDING MODIFICATIONS. REFER TO ARCHITECTURAL PLANS.
 - PAINTED HANDICAP SYMBOL.
 - 6" WIDE YELLOW STRIPE.
 - 6" WIDE PAINTED YELLOW STRIPE. THIS STRIPING ALSO REPRESENTS THE LIMIT OF THE NEW CONCRETE DRIVE THRU PAVING.
 - BARRIER FREE SIDEWALK RAMP WITH DETECTABLE WARNING INDICATORS.
 - BARRIER FREE ACCESSIBLE ROUTE. CONCRETE RAMP/TURNED DOWN SIDEWALK WITH HAND RAILS.
 - EX. CONCRETE PAVEMENT.
 - 6" VERTICAL CURB REINFORCED W/ FIBER-MESH.
 - TURNED DOWN SIDEWALK.
 - CONCRETE PAVEMENT (DRIVE-THRU).
 - PRE-SELL BOARD.
 - REMOVE 2" WIDE BITUMINOUS PAVEMENT AND REPLACE FOR CONCRETE INSTALLATION.

PROJECT NO.	11070906
SHEET NO.	C1.1
TITLE	MAJOR REMODEL PROJECT - PARAPET
DATE ISSUED	01-24-12
DATE REVISION	01-24-12
DATE APPROVED	01-24-12
DATE SUBMITTED	01-24-12
DATE PREPARED	01-24-12
DATE CHECKED	01-24-12
DATE DESIGNED	01-24-12
DATE DRAWN	01-24-12
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DATE APPROVED	01-24-12
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DATE DESIGNED	01-24-12
DATE DRAWN	01-24-12
DATE IN CHARGE	01-24-12
DATE REVIEWED	01-24-12
DATE APPROVED	01-24-12
DATE SUBMITTED	01-24-



1 DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- (BM) BUILDING MATERIAL
- BB COLOR:
 - AA = ARCADES AND HEARTH
 - BB = BASE BUILDING
 - DT = DRIVE THRU BANDING
 - PB = PARAPET BAND
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY TIE-BACK
- ME METAL CORNING - COLOR TO MATCH SURROUNDING MATERIAL
- CO NEW COMPOSITE DECKING PRIVACY SCREEN PAINTED TO MATCH BUILDING
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- GR GUARDRAIL (EXISTING)
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL
- ML METAL LETTERING - BY OTHERS
- PS PIPE SOLLARD - PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RE ROOF CAP ELEMENT BY OTHERS
- RL ROOF LADDER - PAINT TO MATCH SURROUNDING MATERIAL
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
- SF STOREFRONT AND GLAZING (EXISTING - U.N.O.)
 - C1 = FRAME AND GLASS TO BE RESIZED PER NEW OPENING
- SS METAL LOUVER SUNSCREEN
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA
- TR TRASH ENCLOSURE - PAINT TO MATCH BASE BUILDING
- UT UTILITY SERVICE (EXISTING) - PAINT TO MATCH SURROUNDING MATERIAL FINISH
- WJ DRIVE-THRU WINDOW BY READY ACCESS, CONFORM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)
- XX SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

NOTE: CONTRACTOR SHALL OBTAIN FINAL OWNER/OPERATOR APPROVED COLOR SCHEME FROM McDONALD'S ACM COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, L.L.C.)

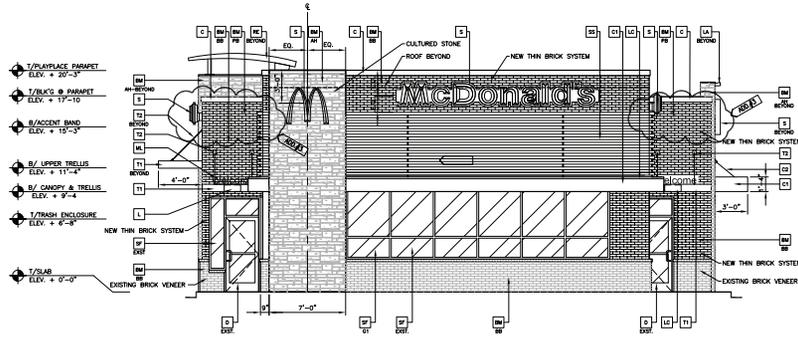
PROJECT SITE	ARCADES & HEARTH	CULTURED STONE - NORTHWEST PF-8019
COLOR SCHEME	BASE BUILDING	EARTHLY RUSSET # 2173-10
	DRIVE THRU BANDING	ARLES BRICK #A175-10
	PARAPET BAND	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED)

PREPARED BY: Architecture #265
 Engineering #213
URS Corporation
 27777 Franklin Road, Suite 2000
 Houston, TX 77055
 PHONE: 281-416-1000
 FAX: 281-416-1001
 WWW: www.urscorp.com

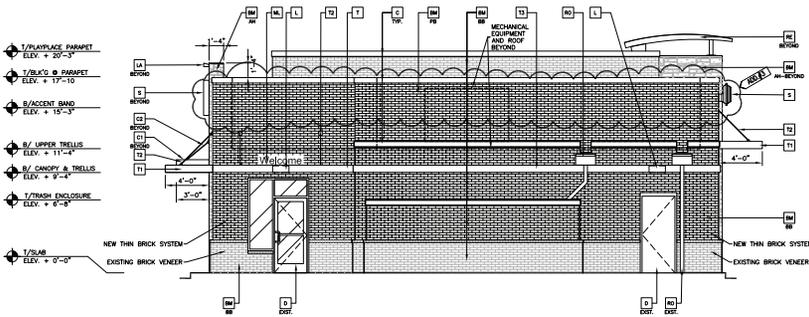
PROJECT TITLE: MAJOR REMODEL PROJECT
 PHASE: VERSION - PARAPET
 SHEET NO: A2.0
 ELEVATIONS

DATE ISSUED: JAN 2010
 DATE REVISION: COIN
 DATE REVISION: COIN
 DATE REVISION: COIN
 DATE REVISION: COIN

SHEET NO: A2.0
 DATE: 01-24-12
 REVISION: 01-24-12
 DESCRIPTION: BRICK AND CONSTRUCTION



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



2 REAR ELEVATION
1/4" = 1'-0"

- KEY NOTES:**
- BM BUILDING MATERIAL
 - CL COLOR:
 - AH = ARCADES AND HEARTH
 - BB = BASE BUILDING
 - DT = DRIVE THRU BANDING
 - FB = PARAPET BAND
 - C1 ALUMINUM CANOPY (COLOR: YELLOW)
 - C2 ALUMINUM CANOPY TIE-BACK
 - C3 METAL COPING -
 - C4 COLOR TO MATCH SURROUNDING MATERIAL
 - C5 NEW COMPOSITE DECORING PRIVACY SCREEN
 - C6 PAINTED TO MATCH BUILDING
 - C7 CONTROL JOINT
 - D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
 - GR GUARDRAIL (EXISTING)
 - L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
 - LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
 - LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL
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 - RL ROOF LADDER - PAINT TO MATCH SURROUNDING MATERIAL
 - RO ROOF DRAIN OVERFLOW PIPE
 - RU PAINT TO MATCH SURROUNDING MATERIAL
 - S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
 - SF STOREFRONT AND GLAZING (EXISTING - U.N.O.)
 - XX - NEW OPENING
 - SS METAL LOUVER SUNSCREEN
 - T1 ALUMINUM TRELLIS
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 - TR TRASH ENCLOSURE - PAINT TO MATCH BASE BUILDING
 - UT UTILITY SERVICE (EXISTING) - PAINT TO MATCH SURROUNDING MATERIAL FINISH
 - W2 DRIVE-THRU WINDOW BY READY ACCESS, CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER. OPTIONS INCLUDE: TRANSOM (SHOWN)
- SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

NOTE: CONTRACTOR SHALL OBTAIN FINAL OWNER/OPERATOR APPROVED COLOR SCHEME FROM MCDONALD'S ACM COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

PROJECT SITE COLOR SCHEME	ARCADES & HEARTH	CULTURED STONE - NORTHWEST PF-8019
	BASE BUILDING	EARTHLY RUSSET # 2173-10
	DRIVE THRU BANDING	AZTEC BRICK #2175-10
	PARAPET BAND	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED)

TITLE: MAJOR REMODEL PROJECT - PARAPET
PLAYPLACE VERSION - PARAPET
SHEET NO. A2.1
ELEVATIONS

REV	DATE	DESCRIPTION
10	10-24-12	REVISION AND CONSTRUCTION
9	10-13-12	REVISION
8	10-13-12	REVISION
7	10-13-12	REVISION
6	10-13-12	REVISION
5	10-13-12	REVISION
4	10-13-12	REVISION
3	10-13-12	REVISION
2	10-13-12	REVISION
1	10-13-12	REVISION

PREPARED BY: Architecture #265
Engineering #1213
URS
McDonald's USA, LLC
7777 Franklin Road, Suite 2000
Houston, TX 77055
These drawings and specifications are the confidential and proprietary information of URS and McDonald's USA, LLC. The content documents were prepared for the use of the project and are not to be used for any other project without the written permission of URS and McDonald's USA, LLC. If you are not an authorized recipient of this information, you should not disseminate, distribute or copy this information. If you have received this information by mistake, please notify URS immediately by telephone at (713) 866-8800 or by e-mail at URS@URS.com.

DATE: 10-24-12



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 12-1-056 **AGENDA DATE:** 6/6/2012
SUBJECT: 340 Shuman – Variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) for 340 Shuman Drive.
Petitioner: Paul Wasicki, 331 Eisenhower Lane South, Lombard, IL

LOCATION: 340 Shuman

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the number of parking spaces required for a manufacturing/laboratory facility to be located at 340 Shuman Drive.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Allison Laff, AICP, Planning Team Operations Manager

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property includes 6.85 acres located at 340 Shuman Boulevard (southeast corner of Shuman Boulevard and Mill Street). The subject property is currently zoned ORI (Office, Research, and Industrial) and is improved with an 84,000 square foot building. The building was previously occupied by a printing company, but is currently vacant. The petitioner proposes to occupy the building with a manufacturing/laboratory use (Orochem).

PLANNING SERVICES TEAM REVIEW:

Per Section 6-9-3 (Schedule of Off-Street Parking Requirements), manufacturing uses are required to provide 2.5 parking spaces per 1,000 square feet of gross floor area. Based on the size of the building, the petitioner is required to provide 210 parking spaces on-site; the existing site is improved with only 74 parking spaces today.

Based on the petitioner’s projected 50 employees and limited customers which are anticipated to visit the site (approximately 1 per week), staff finds that the existing 74 spaces can adequately accommodate their proposed use. If the variance is approved, staff will include a condition in the ordinance which requires that the petitioner either construct additional parking or find additional parking off-site in the event that the existing on-site parking spaces cannot accommodate their needs.

ATTACHMENTS:

1. 340 Shuman – Variance Application – PZC 12-1-056
2. 340 Shuman – Location Map – PZC 12-1-056
3. 340 Shuman – Existing Site Plan – PZC 12-1-056



**CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP**

ZONING VARIANCE APPLICATION

August, 2011

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 340 Shuman Blvd

PARCEL IDENTIFICATION NUMBER (PIN) 07-01-411-002

APPLICANT'S NAME: Paul Wasicki

APPLICANT'S ADDRESS: 331 Eisenhower Lane South

CITY: Lombard STATE: IL ZIP CODE: 60148

DAYTIME PHONE: 630-916-0225

E-MAIL ADDRESS: paul@orochem.com

OWNER OF PROPERTY: Anil Oroskar

OWNER'S ADDRESS: 104 Livery Circle

CITY: Oak Brook STATE: IL ZIP CODE: 60523

OWNER'S DAYTIME PHONE: 630-916-0225

ZONING OF PROPERTY: O/R/1

AREA OF PROPERTY (Acres or sq ft): 6.85 Acres

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

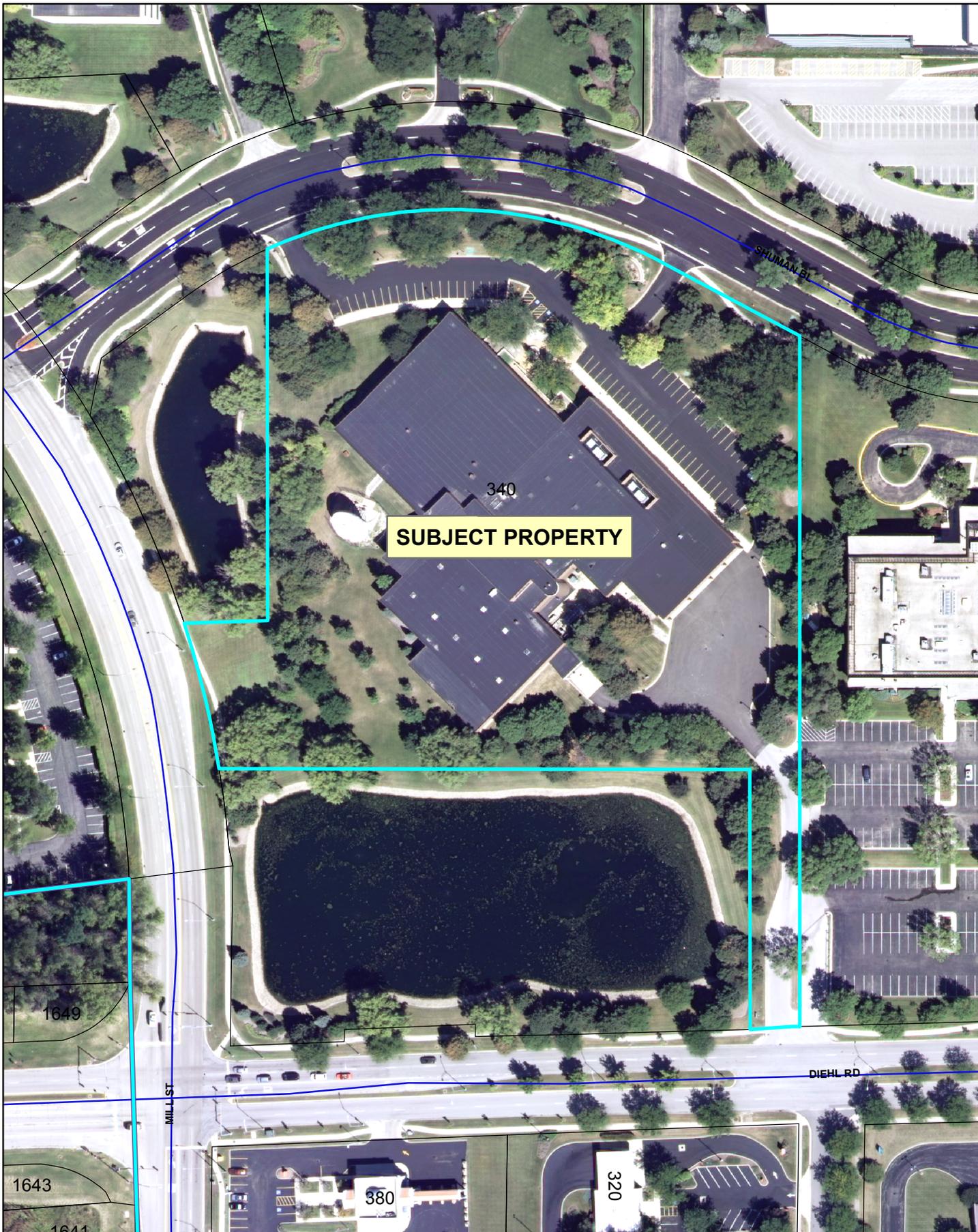
No improvement necessary, only a variance/exception to Section 6-9 of the Municipal Code is needed.

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

- See attached -

Legal Description.txt

LOT 5 IN NAPERVILLE OFFICE PARK ASSESSMENT PLAT NO. ONE OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9 AND SECTION 6, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1986 AS DOCUMENT R78-42970, IN DU PAGE COUNTY, ILLINOIS.



340 Shuman - PZC 12-1-056



A DIVISION OF
PLCS Corporation
 LICENSE NO. 96-005322
 PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 485-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

LOT 5 IN NAPERVILLE OFFICE PARK ASSESSMENT PLAT NO. ONE OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9 AND SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1996 AS DOCUMENT #78-42970, IN DU PAGE COUNTY, ILLINOIS.
 PROPERTY AREA= 299,372 SQ.FT. OR 6.87 ACRES MORE OR LESS

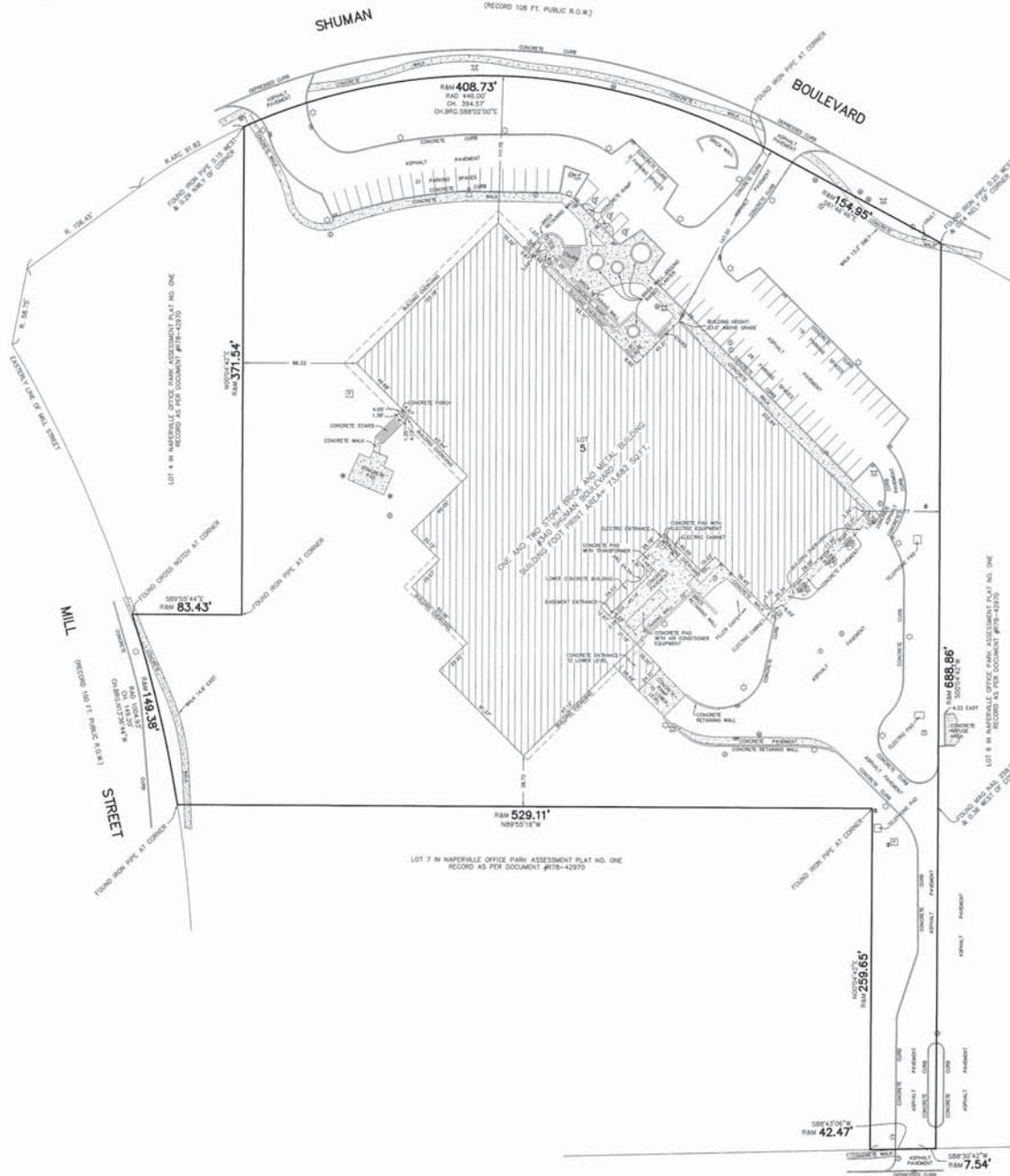
Legend:

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Electric Pod
- Electric Meter
- Electric Light Pole
- Electric Ground Light
- Gas Meter
- Sign Post
- Bumper Post
- Auto Sprinkler
- Flag Pole



VICINITY MAP
 NOT TO SCALE

GRAPHIC SCALE



SURVEY NOTES:

This survey was prepared without the benefit of, and is subject to, all restrictions and matters appearing of record as might be disclosed by a current title commitment.
 Surveyor's license expires November 30, 2012.
 AS TO ALTA TABLE A ITEM 16 WE FIND NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 AS TO ALTA TABLE A ITEM 18 WE FIND NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP DU PAGE COUNTY, ILLINOIS, MAP NO. 1704C-D700N, EFFECTIVE DATE DECEMBER 16, 2004.
 Note R & M denote Right and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
 For easements, building lines and zoning restrictions not shown on survey plat refer to your abstract, deed.

DIEHL (RECORDED 100 FT. PUBLIC R.O.W.) ROAD

ORDERED BY: DOW JONES & NEWS CORPORATION COMPANY	DRAWN BY: [Signature]
CORRECTOR: 241 SHUMAN BOULEVARD NAPERVILLE, ILLINOIS	DATE: APRIL 16, 2012
GREINLEY & BIEDERMANN P.L.C. CONSULTING	SHEET: 1 OF 1
4505 North Elston Avenue, Chicago, IL 60630	SCALE: 1"=40'
TELEPHONE: (773) 485-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	PROJECT: 2012-16294-001

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(b)(2), 8, 9, 11(a), 14, 16, 18 and 21 of Table A thereof.
 The field work was completed on April 10, 2012.
 Date of Plat: April 16, 2012

[Signature]
 Professional Illinois Land Surveyor No. 2882





Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-068 **AGENDA DATE:** 6/6/2012
SUBJECT: 2275 W. Diehl Road (Handi-foil)
 Petitioner: Handi South LLC, 135 East Hintz Road, Wheeling, IL 60090

LOCATION: 2275 W. Diehl Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 454 to 330 spaces for the manufacturing/warehousing facility located at 2275 W. Diehl Road.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, comprised of 22.76 acres, is located at 2275 W. Diehl Road. The property is zoned I (Industrial District) and is presently improved with an industrial building and accessory parking and loading facilities including 330 parking spaces and 40 loading docks.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE¹:

The East Sector Update to the Comprehensive Master Plan identifies the future use of the property as “Business Park”.

PLANNING SERVICES TEAM REVIEW:

The petitioner, Handi South LLC, intends to renovate the existing 399,537 square foot industrial building at 2275 W. Diehl Road for light manufacturing, packaging, warehousing and distribution of Handi-foil products (aluminum foil food containers). All intended uses are permitted by right in the I district. Of the 399,537 square feet, 36,610 square feet will be used

¹ The official plans of the City of Naperville are available online at www.naperville.il.us/compplans.aspx.

2275 W. Diehl Road (Handi-foil) – PZC 12-1-068

June 6, 2012

Page 2 of 2

for the production lines and the remaining 362,927 square feet will be used for warehousing, distribution and other similar uses. Based on an application of the required parking ratios (1 space per 1,000 sq.ft. for warehouses and 2.5 spaces per 1,000 sq.ft. for general manufacturing), the proposed facility would require a total of 454 parking spaces, while the existing parking lot provides 330 spaces.

In order to allow the existing parking lot to satisfy the parking requirements for the facility, the petitioner requests a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 454 to 330 spaces. No expansion of the existing building or modification to the parking lot is proposed.

To support the variance request, the petitioner provided a parking analysis (Attachment 1) which indicated that the facility will have three employee shifts with the largest shift having up to 280 employees while the other two shifts each will include approximately 50 employees. In addition, in an email dated February 13, 2012 (Attachment 2), the petitioner indicated that besides employees, other visits to the sites are rare and all truck traffic will be accommodated in the existing 40 loading docks. The parking analysis concluded that the existing parking supply of 330 spaces would be sufficient to serve the proposed facility. Staff concurs with the findings of the parking analysis. In order to account for future changes to the site, staff recommends the following condition of approval for the parking variance:

In the event that the facility's parking demands cannot be accommodated within the existing parking areas on the subject property, the owner and developer shall take measures (e.g. carpool, shift adjustments, construction of new parking spaces, etc.) to meet the parking demands of the facility and avoid any overflow parking on Diehl Road.

The petitioner provided responses to the standards for a zoning variance (Attachment 1). Staff concurs with the petitioner's findings.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. 2275 W. Diehl Road (Handi-foil) – Development Petition – PZC 12-1-068
2. 2275 W. Diehl Road (Handi-foil) – Email from the Petitioner – PZC 12-1-068
3. 2275 W. Diehl Road (Handi-foil) – Legal Description – PZC 12-1-068
4. 2275 W. Diehl Road (Handi-foil) – Location Map – PZC 12-01-068

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 2275 Diehl Road, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (PIN) 0704303004

APPLICANT'S NAME: Handi South LLC

APPLICANT'S ADDRESS: 135 East Hintz Road

CITY: Wheeling STATE: IL ZIP CODE: 60090

APPLICANT'S DAYTIME PHONE: (847) 353-1250

E-MAIL ADDRESS: pperkins@handi-foil.com

2275 Diehl Road, Inc., c/o David B. Allswang, Esq., Holland & Knight, LLP
OWNER OF PROPERTY:

OWNER'S ADDRESS: 131 S. Dearborn Street, 30th Floor

CITY: Chicago STATE: IL ZIP CODE: 60603

OWNER'S DAYTIME PHONE: (312) 578-6666

ZONING OF PROPERTY: Industrial District

AREA OF PROPERTY (Acres or sq ft): 22.76 acres (991,511 sq. ft.)

List Improvements on property (buildings, fences, pools, decks, etc.)
Please see attached Exhibit 1

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

Please see attached Exhibit 2

EXHIBIT A

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

[Signature] 5/10/12
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 10 day of MAY, 2012
[Signature]
(Notary Public and Seal)

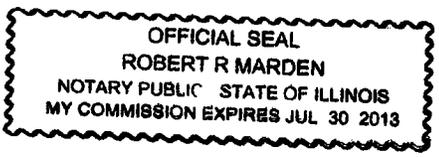


EXHIBIT A

HANDI SOUTH, LLC
APPLICATION FOR A ZONING VARIANCE

EXHIBIT 1

List of Improvements on Property

The property generally consists of a 399,537 square foot industrial building (the "Building") on the central portion of the property, with 330 parking spaces, including 8 handicap accessible parking spaces, around the perimeter of the Building with landscape islands throughout. There are 40 loading docks connected to the Building; 20 docks along the western perimeter of the Building, and another 20 docks located along the eastern perimeter of the Building. Additional improvements are shown on the attached survey.

**HANDI SOUTH, LLC
APPLICATION FOR A ZONING VARIANCE**

EXHIBIT 2

Detailed Description of Variance

Overview of Variance Request:

Applicant is the contract purchaser of the property located at 2275 Diehl Road and intends to retrofit the interior of the existing facility in order to conduct light manufacturing, packaging, warehousing and distribution related operations. The property consists of 22.76 acres (991,511 square feet) which includes a 399,537 square foot building, 330 parking spaces, including 8 accessible parking spaces, and 40 loading docks, as well as other improvements (the "Property").

To permit its operations on the Property, a parking variance is necessary to:

- (1) Reduce the number of required parking spaces in order to allow the existing 330 parking spaces, including 8 handicap accessible spaces, to satisfy the parking requirements of the Naperville Municipal Code (the "Code"). Note that under the existing Agreement described below, the City previously granted the original owner and developer of the Property the authority to construct parking in two phases and to land-bank approximately 64 spaces, subject to certain restrictions as discussed below; and
- (2) To remove the restriction contained in Section S8.1 of the "Statement of Intent and Agreement for Diehl Road - 41 Acre Site", by and between the City of Naperville, and Anonymous Diehl, LLC, dated May 2, 2000, and recorded as document number R2001-026349 (the "Agreement"), which allows approximately 64 parking spaces to be land-banked, but also restricts occupancy of the building to 336,000 square feet of space unless a variance is granted, or until the remainder of parking spaces required under the Code are constructed.

Set forth below is an overview of the Applicant, as well as the Applicant's current and intended operations. For the reasons set forth below, as well as the reasons set forth in the attached "Written Findings in Support of Variance Request," a parking variance should be granted by the City of Naperville, and the restriction contained in the Agreement should be removed or waived.

The Applicant:

Applicant, Handi South LLC, is the contract purchaser of the Property and an affiliate of Handi-foil Corp. ("Handi-foil"), the premiere leader in the production and sale of aluminum foil food containers sold to grocery stores, mass-merchants, warehouse clubs, and dollar stores. Handi-foil products are "eco-friendly" and cater to the consumer's desire for goods that are convenient and innovative, value-oriented, and green. For example, all Handi-foil Eco-Foil® aluminum foil baking pans are produced using 100% recycled aluminum. While aluminum foil is one of the most recyclable materials in the world, Eco-Foil® products are the only aluminum foil baking pans made from 100% recycled aluminum. From its state of the art, food-grade

manufacturing facilities, Handi-foil produces well over 50 different baking pans for the Handi-foil line. The company is dedicated to protecting the environment by operating energy efficient manufacturing facilities, recycling, and promoting sustainability and a green life-style through its Eco-foil.com website.

Handi-foil is the market share leader in aluminum foil bakeware products, and continues to bring new innovative products to the market place each year. With nearly 70% market share in the United States and continued growth internationally, Handi-foil is proud to be the number one brand of American-made aluminum foil bakeware. Its commitment as an American-made manufacture of consumer products is proudly displayed on its product packaging, sales brochures, and websites. Handi-foil's operating facilities continue to receive the highest marks in the industry during annual audits; consistently achieving a Superior rating each year from the American Institute of Baking (the "AIB"). In addition to this recognition from the AIB, many of its customers continue to recognize it with Vendor-of-the-Year awards. These recognitions stem from Handi-foil's commitment to superior service and to the continual development of innovative and superior quality products. Many of these awards are proudly displayed on its website and in its offices.

Expansion Project Overview:

Need for Additional Space and Overview of Existing Facility Operations:

Established in the early 1980's as a privately-held organization, the company has experienced significant growth through mass acceptance of its innovative products in the marketplace. This growth continues to accelerate rapidly and has driven the need to expand its operations. Handi-foil anticipates that its revenues will double in the next 5 years. In anticipation of that growth and to accommodate current operations, it has contracted to purchase the Property to support all of its current and anticipated needs.

The company currently operates nearly 600,000 square feet of facilities in Wheeling, Illinois. The Wheeling facilities will continue to support the company's growing operations of its food service business including the manufacturing of aluminum foil pans and aluminum foil wraps used in the food service, bakery, and packer processor industries.

At its Wheeling facilities, there are approximately 750 employees that work during three shifts including 400 employees on the first shift, 200 employees on the second shift and 150 employees on the third shift. While these facilities contain approximately 600,000 square feet, there are approximately 451 parking spaces which have proven sufficient to satisfy all of the parking needs.

Overview of Proposed Operations – Naperville:

Similar to the Wheeling facilities, Handi-foil plans to commission the Naperville facility as primarily a light manufacturing, and packaging, warehouse and distribution facility for the production, and warehousing and distribution of food-grade aluminum foil baking pans, plastic lids for the pans, wire handles for the pans, and consumer-sized aluminum foil wraps. The

company anticipates that this facility will be staffed with approximately 250-300 people, including certain unionized workers and maintenance and professional staff, with room to grow the workforce as the business continues to grow. The company will operate on a "24/5" schedule, with the addition of weekend shifts as production volume dictates. The facility must meet food-grade standards and will be subject to annual AIB audits, along with regular audits by customers to ensure food-grade standards are maintained. The company's commitment to efficient operations will drive the planning of the space from the layout of the facility for the efficient flow of materials, to the use of energy efficient lighting and the pursuit of LEED certification.

No changes are planned to the existing property surrounding the building including the open spaces and the parking areas. However, the interior of the building will be retrofitted to allow for the proposed manufacturing, warehousing, shipping and limited support services. Handi-foil intends to deploy 8-10 aluminum foil pan presses in this facility, one retail aluminum foil wrap rolls machine, and 35-40 aluminum foil pan packaging lines. Handi-foil also intends to deploy approximately 4-5 plastic thermal forming presses and two wire-handled machines to support production of its aluminum products.

The outdoor areas will be used only for employee parking and for the routing of inbound and outbound freight. As such, there will be no visible signs of operations from the outside other than these activities. The company intends to maintain a very clean and well maintained landscape on the outside, as the facility will be utilized to showcase operations to customers and prospective customers. The company also proposes to place a high quality corporate logo facing the I-88 interstate to promote its new state-of-the-art facility in the prominent and prestigious location of Naperville, Illinois, with its unique access to multiple expressways and interstate commerce.

It is anticipated that, similar to the Wheeling facilities, the Naperville facility will have three employee shifts with the first shift being the largest shift and may include up to 280 employees, while the second and third shifts will be significantly smaller with approximately 50 employees for each shift. Based on its experience over the past 30 years with its Wheeling facilities and its existing work force, a sizeable portion of the employees will utilize ride sharing opportunities. The existing 330 parking spaces will be more than sufficient to accommodate all of the company's parking needs, as is further discussed below.

Parking Code Requirements and Use Percentages:

Section 6-9-3 of the Code provides the following parking ratios applicable to Applicant's intended uses:

- 2.5 parking spaces per 1,000 square feet of gross floor area for general manufacturing and industrial activities; and
- 1.0 parking spaces per 1,000 square feet of gross floor area for warehouse, storage and distribution facilities.

As stated above, Applicant intends to use the entire existing building for a mix of uses including light manufacturing, warehouse, distribution and attendant support services (lunch

room, employee locker room and customer showroom areas, among others). For parking calculation purposes, the percentage of each use is difficult to discern as many of the operations may be considered manufacturing uses or warehouse and distribution uses. However, of the 399,537 square feet under roof, 156,852 – 222,667 space will include floor area devoted to forklift charging, labeling, shipping and receiving, glue lines, pans and lids, stretch wrapper/display assembly, scrap, raw materials and overflow areas, while 36,610 square feet will be used for the production lines. The remaining approximately 140,260 – 206,075 square feet will be used for warehouse and distribution-related uses including square footage devoted to a lunch room, finished goods storage areas and other similar uses. The most favorable parking determination, with only the production lines being considered manufacturing uses for parking determination purposes, would require a minimum of 454 parking spaces, of which 330 exist.

Based on Applicant's experience at its existing 600,000 square foot Wheeling facilities, Applicant asserts that the existing 330 parking spaces, including the 8 accessible spaces, are more than sufficient to meet its intended operational needs.

Statement of Intent and Agreement for Diehl Road – Restriction

The Property is also subject to conditions contained in Section S8.1 of the Statement of Intent and Agreement for Diehl Road – 41 Acre Site”, by and between the City of Naperville, and Anonymous Diehl, LLC, dated May 2, 2000, and recorded as document number R2001-026349. Section S8.1 of the Agreement restricts the occupancy of the building to a maximum of 336,000 square feet of space unless a variance is granted, or until the remainder of parking spaces required under the Code are constructed. Applicant also seeks to have this restriction waived or removed.

Request:

For the reasons set forth above and in the attached “Written Findings in Support of Variance Request,” Applicant hereby respectfully requests that a variance from the parking regulations of the Code be granted allowing it to conduct its intended operations and uses without constructing new parking spaces in addition to the existing 330 parking spaces, including the 8 handicap accessible spaces, currently existing on the Property. Applicant further respectfully requests that the occupancy restriction contained in the Agreement be removed or waived by the City of Naperville.

HANDI SOUTH LLC
APPLICATION FOR A ZONING VARIANCE

LEGAL DESCRIPTION/ PIN

PIN # 0704303004

PARCEL 1: LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF DIEHL ROAD 41 ACRE SITE, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 2001, AS DOCUMENT R2001-26349, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE FINAL PLAT OF SUBDIVISION OF DIEHL ROAD 41 ACRE SITE RECORDED FEBRUARY 16, 2001 AS DOCUMENT R2001-026349 FOR VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE PORTIONS OF LOT 1 MARKED AND IDENTIFIED AS CROSS-ACCESS EASEMENT ON THE PLAT.

**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: HANDI SOUTH LLL
Address: 135 E. HINTZ ROAD
WHEELING, IL 60090

2. Nature of Benefit sought: REQUEST FOR PARKING 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: 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. NORTON SARNOFF - 135 E. HINTZ ROAD, WHEELING, IL 60090
- b. DAVID SARNOFF - 135 E. HINTZ ROAD, WHEELING, IL 60090
- c. BRAD SARNOFF - 135 E. HINTZ ROAD, WHEELING, IL 60090
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant: PETER PERKINS - CEO HANDI SOUTH LLL

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, Peter Perkins, 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: Peter Perkins

Subscribed and Sworn to before me this 10 day of MAY, 2012.

Robert R. Marden
Notary Public

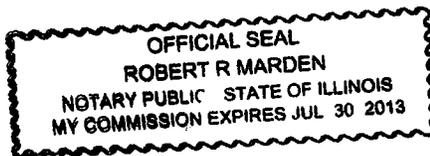


EXHIBIT B

WRITTEN FINDINGS IN SUPPORT OF VARIANCE REQUEST

The application for a variance to reduce the number of required parking spaces at 2275 Diehl Road, Naperville, Illinois, meets the standards set forth in Section 6-3-5 of the Naperville Municipal Code (the "Code"), and the application should be granted. The standards for a parking variance require that:

1. The variance is in harmony with the general purpose and intent of Title 6 of the Code (the "Naperville Zoning Regulations");
2. Strict enforcement of the Naperville 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;
3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Naperville Zoning Regulations; 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.

Our analysis of the Naperville standards as applied to the proposed parking variation for 2275 Diehl Road follows:

Harmony with General Purpose of Naperville Zoning Regulations

The granting of Applicant's variance request, including its request for a waiver of the applicable restrictions contained in the Agreement, would be fully consistent with the purpose and intent of the Naperville Zoning Regulations as discussed in Section 6-1-2 of the Code. Applicant intends to operate a clean, quiet, and environmentally-friendly operation in furtherance of the purpose and intent of the Naperville Zoning Regulations, as well as the health, safety, comfort, convenience, and general welfare of the people. For example, Applicant intends to maintain the current open spaces, preserve the landscaping and green spaces currently on the Property, and obtain LEED certification for the existing building on the Property. Furthermore, Applicant's intended operations and uses will not significantly increase congestion on public streets, cause overcrowding of land, nor facilitate the inappropriate development of land within Naperville.

In the absence of a parking variance and waiver of the restrictions contained in the Agreement, Applicant would be required to construct new parking spaces which would inadvertently lead to a reduction of green spaces and open spaces on the Property. The construction of new parking spaces would also add impervious surfaces which could contribute to storm run off and the "heat island" effect common in large parking areas. According to Applicant's planned operations, a maximum of 280 employees will be working during peak hours of operation, and as such, construction of additional parking spaces on the property will not serve to facilitate operations on the Property, nor would it be in harmony with the general purpose and intent of the Naperville Zoning Regulations.

Practical Difficulties and Exceptional Hardships

Applicant desires to reasonably use the Property for the purposes that it was intended and for uses that are permitted in the Industrial Zoning District including manufacturing, packaging, warehouse and distribution, and attendant support services. However, to do so under the current zoning regulations would require a significant addition of parking spaces and a waiver of provisions of the Agreement that restrict the occupancy of the building to a maximum of 336,000 square feet of space unless a variance is granted, or until the remainder of parking spaces required under the Code are constructed. Without a parking variance and a waiver or removal of this occupancy restriction, the strict enforcement of the zoning regulations would result in Applicant not purchasing the Property. Accordingly, the occupancy restriction and the parking requirements present practical difficulties or impose exceptional hardships to Applicant due to the special and unusual conditions which are not generally found on other properties in the same zoning district.

Moreover, the Property is wedged between the East-West Tollway (I-88) to the north, Diehl Road to the south and Fisher Drive to the east, and in order to supply additional parking, significant open space and green space would be lost and replaced with unnecessary and unused parking spaces, unlike the surrounding properties. Moreover, a significant portion of the open space is encumbered with easements and is also used for storm water purposes which may affect the ability to add the additional parking spaces that may be required by Code or the Agreement. Accordingly, strict enforcement of the zoning regulations and the restriction in the Agreement would result in practical difficulties and impose exceptional hardships due to the special and unusual conditions which are not generally applicable to other properties in the same zoning district.

Inability to Yield Reasonable Return

Applicant intends to use the Property upon taking possession. If the Property cannot be used in its current condition, Applicant will likely not purchase the Property which would result in the loss of jobs, tax revenues and other economic opportunities. Accordingly, in the absence of a variance, the Property would remain dormant and unoccupied, resulting in an inability to yield a reasonable return. As such, a variance should be granted so that the Property may yield a reasonable return soon after Applicant takes possession of the Property.

Moreover, the Property, as stated above, is subject to the restrictions imposed by the Agreement and without the requested parking variance or the construction of a significant number of additional parking spaces, only a portion of the building may be used and occupied, which would also impact the ability of the Property to yield a reasonable rate of return.

Maintenance of the Essential Character of the Neighborhood

Located in an Industrial District, Applicant's intended uses and operations on the Property would be of the same character as the uses and operations conducted on similar parcels in the district. Furthermore, the neighborhood in which the Property is located is characterized by large open spaces and green spaces providing a generally pleasing aesthetic that is consistent with the purpose and intent of the Naperville Zoning Regulations. In the absence of a parking

variance, Applicant would be forced to decrease open spaces and green spaces on the Property, which would serve to detract from the essential character of the surrounding neighborhood. In other words, the construction of unnecessary additional parking spaces pursuant to the parking requirements under the Code may negatively alter the essential character of the neighborhood. As such, granting Applicant's variance request would likely serve to maintain the essential character of the neighborhood in which the Property exists.

Conclusion

Because Applicant meets all of the required standards for the granting of a parking variance, the Planning and Zoning Commission should recommend, and the City Council should grant Applicant's parking variance request and allow the existing 330 parking spaces, including the 8 accessible parking spaces, to meet the minimum requirements of the regulations and further, the City of Naperville should remove or waive the occupancy restriction contained in the Agreement.

Liu, Ying

From: Carrel, Mitchell A.
Sent: Monday, February 13, 2012 4:31 PM
To: Liu, Ying; Helfert, Katie; Cooper, Joel T.
Subject: 2275 Diehl Rd, Parking Summary

Ying-

It was a pleasure talking with you on Friday regarding Handi South LLC's application for a zoning variance for parking.

Per your request, based on information provided by my client, below is a summary of the proposed parking operations for the property at 2275 Diehl Road, Naperville, Illinois.

Proposed Parking Summary for 2275 Diehl Rd:

- Employees: 280 employees on the first shift; 50 employees on the second shift; and 50 employees on the third shift.
- Customer visits: 1-2 tours/week, resulting in 1-2 cars for each tour.
- Suppliers: by appointment only (minimal visits).
- Additional management visits: 1 car, 1-2 times per week.
- Outside service personnel visits will also occur (vending machine; landscaping; servicing; etc), some of which will be accommodated in the loading areas.
- At its existing Wheeling facilities, numerous employees participate in ride sharing opportunities and it is anticipated that ride sharing will take place at the Naperville facility.
- Loading activities will be accommodated in the existing loading docks and not in the parking area. At its existing Wheeling facilities, there are fewer than 30 loading docks servicing the approximately 600,000 square feet of facility space, whereas in Naperville, there are 40 docks to service a significantly smaller facility at 400,000 square feet.

Please let me know if you have any questions.

Regards
Mitch

Mitchell A. Carrel
Freeborn & Peters LLP
311 S. Wacker Drive
Chicago, IL 60606
312.360.6542 (direct)
mcarrel@freebornpeters.com

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HANDI SOUTH LLC
APPLICATION FOR A ZONING VARIANCE

LEGAL DESCRIPTION/ PIN

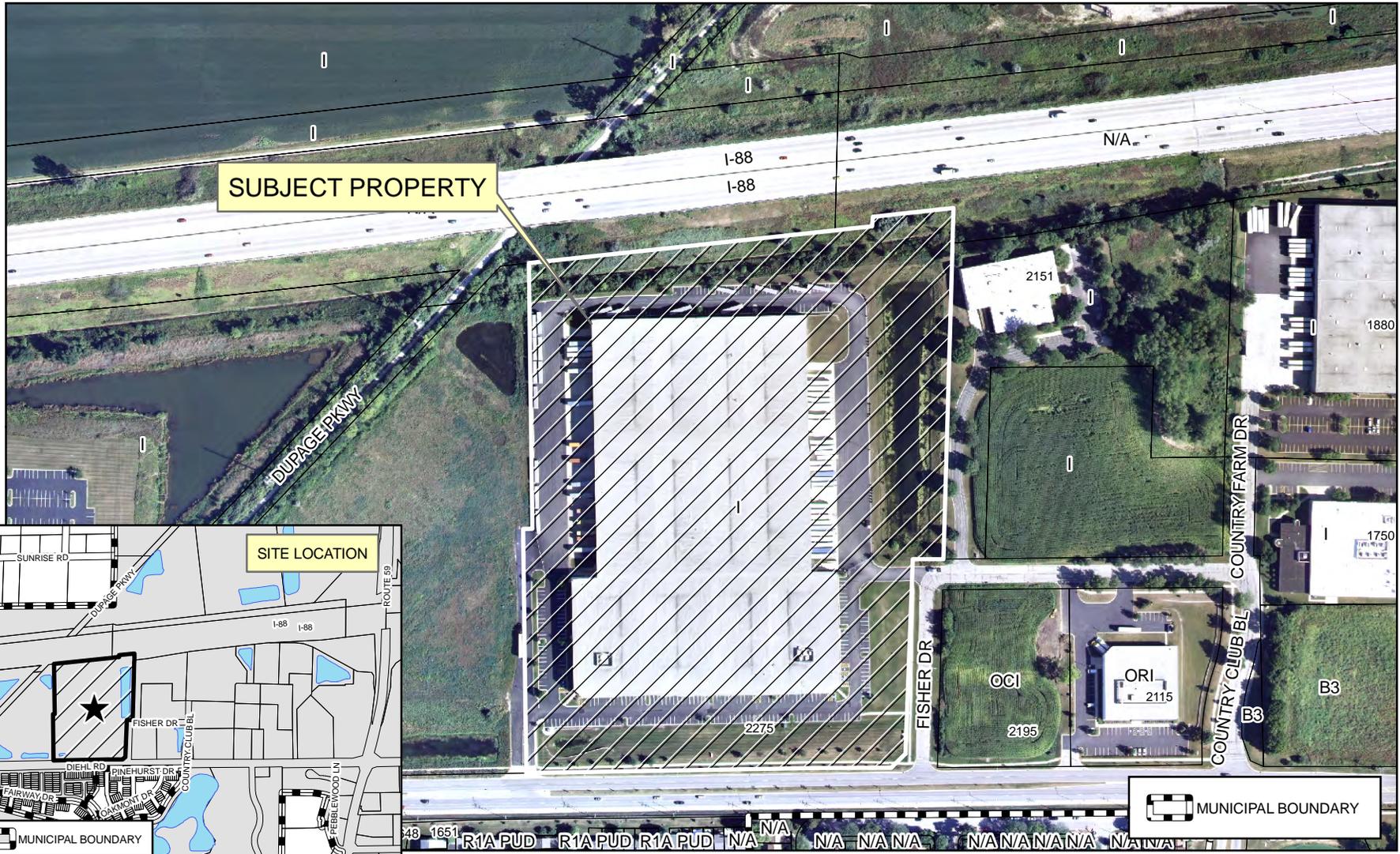
PIN # 0704303004

PARCEL 1: LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF DIEHL ROAD 41 ACRE SITE, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 2001, AS DOCUMENT R2001-26349, IN DUPAGE COUNTY, ILLINOIS.

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ADDRESS: 2275 DIEHL ROAD, NAPERVILLE, IL 60563

City of Naperville
 2275 W. DIEHL ROAD



Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6719
 www.naperville.il.us
 February 2012



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Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-050 **AGENDA DATE:** 6/6/2012
SUBJECT: Health Care Center at Monarch Landing
 Petitioner: Naperville Senior Care, LLC, 2255 Monarch Drive,
 Naperville, IL 60563

LOCATION: Northeast corner of Route 59 and Ferry Road with a common street address of 2255 Monarch Drive

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a preliminary plat of subdivision, a conditional use for a nursing home in OCI (Office, Commercial and Institutional District), a major change to the Monarch Landing Planned Unit Development (PUD), and a preliminary PUD plat for Lot 1B in order to develop an assisted living and nursing facility on Lot 1B of Monarch Landing.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, known as Lot 1 in Monarch Landing, consists of 75.7 acres and is located at the northeast corner of Route 59 and Ferry Road with a common street address of 2255 Monarch Drive. The property is zoned OCI (Office, Commercial and Institutional District) with a conditional use for the Monarch Landing Planned Unit Development (PUD) and was approved for a continuing care retirement community including both independent and assisted living units. To date, the Monarch Landing campus has been partially developed with 367 independent living units and a community building.

PLANNING SERVICES TEAM REVIEW:

The petitioner, Naperville Senior Care, LLC, proposes to develop an assisted living and nursing facility, known as Health Care Center, on the west end of the Monarch Landing campus along Route 59. The proposed facility would include 124 beds and 61 surface parking spaces and would be attached to an existing Monarch Landing residential building through a walkway.

Health Care Center at Monarch Landing (PZC 12-1-050)

June 6, 2012

Page 2 of 3

Preliminary Plat of Subdivision

The petitioner requests approval of a preliminary plat of subdivision in order to subdivide Lot 1 of Monarch Landing into two lots. Lot 1B would accommodate the proposed Health Care Center and Lot 1A would accommodate the remainder of Lot 1 including the existing residential and community buildings.

Conditional Use and Major Change to the PUD

A nursing home, known as Renaissance Gardens, was originally approved as part of the Monarch Landing development to include 160 beds on Ferry Road east of Monarch Drive. The petitioner proposes to relocate the nursing home to the newly created Lot 1B on Route 59 and reduce the number of beds from the 160 to 124 beds. The relocated facility, renamed as Health Care Center, would require a conditional use for a nursing home in the OCI district and a major change to the Monarch Landing PUD in order to establish revised development details for the facility on Lot 1B. The preliminary PUD plat fully complies with the City's zoning regulations. Staff finds that the proposed facility is essential to creating a continuing care retirement community as originally intended for the Monarch Landing PUD. The petitioner has provided responses to the criteria for a major change to the PUD (Attachment 7). Staff concurs with the petitioner's findings.

The petitioner plans to seek another major change to the Monarch Landing PUD to establish revised development details for Lot 1A through a separate process. Such future phase would provide information regarding the planned use for the vacated Renaissance Gardens site as well as the integration between of the Health Care Center and the remainder of the Monarch Landing campus.

Building Elevations

The proposed Health Care Center consists of two buildings connected through a common reception area and shared amenities. The north building (AL) is a single-story memory care and assisted-living facility that is residentially styled with a pitched roof and detailed articulations. The south building (SNF) is a three-story skilled nursing facility that exhibits an institutional building style with a flat roofline and simplified design. The central common area (TC, Town Center) is a one-story building that provides linkage between the north and south buildings through the use of material, color and massing variations that bring together the different scales and geometries of the buildings it connects.

The primary building materials for the Health Care Center include brick and fiber cement panels (i.e., a durable cement-based material). The aggregate percentage of face brick for all facades of the Health Care Center is 60.5%. Fiber cement panels of different sizes are used on the remainder of the facades to complement the different scales of the three building components.

The overall Health Care Center seeks to be compatible with the existing Monarch Landing residential buildings through the use of matching materials and colors, building modulations, projecting bays, and scale of fenestration. The south building (SNF) also provides a transition to the existing garage building that has a flat roofline. Staff finds that the proposed Health Care Center is consistent with the Building Design Guidelines.

Health Care Center at Monarch Landing (PZC 12-1-050)

June 6, 2012

Page 3 of 3

Landscaping

The preliminary landscape plan complements the existing Monarch Landing campus by providing similar landscaping improvements throughout Lot 1B. Staff finds that the landscape plan generally complies with the City's landscape ordinance. Staff will work with the petitioner to address a few minor revisions in order to achieve full technical compliance before proceeding to the City Council.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Health Care Center at Monarch Landing – Application – PZC 12-1-050
2. Health Care Center at Monarch Landing – Petition – PZC 12-1-050
3. Health Care Center at Monarch Landing – Legal Description – PZC 12-1-050
4. Health Care Center at Monarch Landing – Preliminary Subdivision Plat – PZC 12-1-050
5. Health Care Center at Monarch Landing – Preliminary PUD Plat – PZC 12-1-050
6. Health Care Center at Monarch Landing – Landscape Plan – PZC 12-1-050
7. Health Care Center at Monarch Landing – Building Elevations – PZC 12-1-050
8. Health Care Center at Monarch Landing – Approved Preliminary PUD Plat for Monarch Landing – PZC 12-1-050

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

Development Name (should be consistent with plat): Monarch Landing Health Care Center

Development Address: 2255 Monarch Drive, Naperville, Illinois 60563

P.I.N. Number(s): 04-34-306-024; 07-03-104-002; 07-03-104-003

Date of Submission: April 5, 2012

I. APPLICANT:

Naperville Senior Care, LLC
Name Corporation

2255 Monarch Drive
Street

Naperville Illinois 60563 (630) 355-4600
City State Zip Code Telephone Number

Rosanova & Whitaker, Ltd. (Russell Whitaker), Attorney (630) 355-4600
Primary Contact Person Relationship to Applicant Telephone Number

(630) 352-3610 russ@rw-attorneys.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

Naperville Senior Care, LLC
Name

2255 Monarch Drive, Naperville, Illinois 60563
Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Rosanova & Whitaker, Ltd. Telephone Number: (630) 355-4600

Email Address: russ@rw-attorneys.com Fax Number: (630) 352-3610

Address: 23 W. Jefferson Ave., Suite 200, Naperville, Illinois 60540

Engineer: Kimley-Horn and Associates (Andy Heinen) Telephone Number: (630)487-5553

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

- | | | | |
|---------------|----------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| <u> X </u> | Annexation (See Section V below) (Amendment to Existing Annexation Agreement) | <u> </u> | Subdivision Waiver / Deviation to Platted Setback Line |
| <u> </u> | Rezoning from <u> </u> to <u> </u> | <u> </u> | Zoning Variance |
| <u> X </u> | Preliminary PUD Plat | <u> </u> | Final PUD Plat |
| <u> X </u> | Major change to a Planned Unit Development | <u> </u> | Minor Change to a Planned Unit Development |
| <u> X </u> | Preliminary Plat of Subdivision | <u> X </u> | PUD Deviation (Zoning or Subdivision) |
| <u> X </u> | Conditional Use | <u> </u> | Final Plat of Subdivision |
| <u> </u> | Minor Change to a Conditional Use | <u> </u> | Major Change to a Conditional Use |
| <u> </u> | Site Plan Review | <u> </u> | Landscape Variance |
| <u> </u> | Sign Variance | <u> </u> | Plat of Easement / Vacation / Dedication (circle all that apply) |
| <u> </u> | Temporary Use | | |

V. ANNEXATION

Is this development within the City limits?

- X Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, *requesting annexation*

Are there electors living on the property:

Yes No

If yes, did they sign the Petition for Annexation?

Yes No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, (i.e., buildings, parking, landscaping, etc.): The Property is improved with 367 residential units and recreational facilities associated with Phase I approvals for the Monarch Landing Continuing Care Retirement Community.
2. Existing Utility Services (water, sewer, electricity): Naperville water, sewer and electric.
3. Existing zoning on the Site: OCI-PUD
4. Existing Land Use: Residential
5. Acreage & Square Footage of the site: Approximately 80 acres (62 acres Naperville)
6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.): See attached Exhibit A

VII. PROPOSED DEVELOPMENT:

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

Residential Commercial Office
 Industrial Other: Institutional

2. Proposed Zoning: OCI-PUD (No change)

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information) – attach additional pages if necessary):

Applicant proposes the development of a health care center (skilled nursing/assisted living/memory care) to complement existing independent living units and fulfill the intent of original development approvals to create a continuing care retirement community. Applicant also seeks a 4-year extension of the Temporary Use for overflow parking as approved by Ord. 06-228

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

Applicant proposes two buildings. A single-story masonry building will house the assisted living and memory care components along with support services for the overall health care center. A three-story masonry building will house the skilled nursing component. The two buildings are connected and share a common reception area and support services. The buildings are integrated into the campus with a direct connection to an existing independent living building and parking structure.

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

Applicant seeks two deviations. First, Applicant seeks a deviation from the OCI yard requirements to permit direct pedestrian connection to existing buildings. Second, Applicant seeks a deviation to recognize an agreement with the Naperville Park District regarding impact fees.

5. Describe all requested waivers from the Subdivision Regulations: (i.e., R.O.W., widths, easements, etc.):

None.

6. Deviations from the Landscaping Regulations:

None.

7. General Land Use Data:

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

*Please explain:

Exclusive of Lot 1B: Footprint: 52,386 S.F. Total Building: 92,777 S.F. (124 Beds)

Parking: 61 Spaces (312 Required) Pervious (Landscaped Area): 56.8%

8. Development Densities: NOT APPLICABLE

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building Square Footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family						N/A			
Townhome						N/A			
Duplex						N/A			
Apartment						N/A			
Comrc.				N/A	N/A	N/A			
Office				N/A	N/A	N/A			
Industrial				N/A	N/A	N/A			

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

Gross Density = number of units divided by gross acres

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

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

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

1. Required School Donation of ---- acres will be met by a _____
Not applicable per annexation agreement.
2. Required Park Donation of _____ acres will be met by a deviation requested pursuant to terms of agreement with Park District.

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

See attached Exhibit B

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

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

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

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

	Private -- Homeowners Association (acres)*	Public -- To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*	None	None	42 Acres	42 Acres
a. Park Site			---	
b. Common Areas*				
c. Private Facility				
Sub-Total				
School Site			---	
Total			42 acres	42 Acres

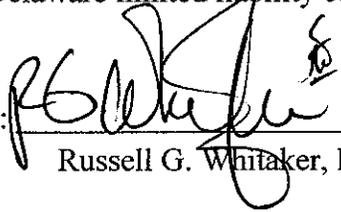
*Please Explain:

No substantive change to existing PUD approvals.

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

Respectfully Submitted,

NAPERVILLE SENIOR CARE, LLC,
a Delaware limited liability company

By: 

Russell G. Whitaker, III, its attorney

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

The foregoing Petition was acknowledged before me by RUSSELL G. WHITAKER, III, attorney for Applicant, NAPERVILLE SENIOR CARE, LLC, a Delaware limited liability company, on this 5th day of April, 2012.





Connie S. Kubajak, NOTARY PUBLIC

EXHIBIT A
CONTROLLING ORDINANCES AND AGREEMENTS

ORDINANCES

1. 81-139: Zoning is made ORI District and Owners shall comply with Annexation Agreement.
2. 96-188: Authorization for execution of the First Amendment to the Annexation Agreement.
3. 04-164: Authorization for execution of the Second Amendment to the Annexation Agreement.
4. 05-025: Revision of Second Amendment to the Annexation Agreement.
5. 05-040: Intergovernmental Agreement between Naperville and Warrenville regarding provision of city services to Monarch Landing.
6. 05-041: The property is rezoned to OCI District.
7. 05-042: Approval of conditional use for PUD to allow for a continuing-care retirement community; Deviations regarding parking, private streets, roadway geometry and lighting, school donation, a sidewalk on only one side of International Drive, a zero setback where a building crosses a municipal boundary, building height, lot area, and limited use of Lot 2; Approval of unit mix for park donation; Approval of Preliminary PUD and Preliminary Plat of Subdivision; Approval of Landscape Plans; Approval of Preliminary Building Elevations; and Granting of conditional use for PUD.
8. 05-053: Vacation of the Internationale Drive Right-of-Way and a portion of the Corporate Lane Right-of-Way; Approval of a Plat of Easement grant for the Monarch Landing property.
9. 05-056: Intergovernmental Agreement between Naperville and Warrenville regarding the Fire Protection District.
10. 05-058: Approval of Final Subdivision Plat for Monarch Landing; Transportation Impact Fees are assessed for the property and will be calculated and collected prior to issuance of an occupancy permit.
11. 05-059: Approval of Minor Change to the PUD – shift in residential buildings to east, addition of bridge connection between buildings, overland flow route for stormwater management; Approval of Final PUD of Monarch Landing – Phase 1; Owner’s Acknowledgement and Acceptance.
12. 05-106: Authorization for execution of Third Amendment to the Annexation Agreement.
13. 05-151: Approval of a minor change to building elevations to reduce roof slope on the residential buildings in Phase I Neighborhood 1 and future phases; Approval of building elevations; and Denial of request to reduce exterior face brick.

14. 06-010: Approval of modifications of Final Building Elevations from 05-059 and 05-042 re percentage face brick per façade to allow for bay windows on north and east elevations and elimination of the pedestrian bridge connecting Building 1.2 with Building 3.1 in Neighborhood 3.
15. 06-122: Approval of a minor change to the PUD Phase I Monarch Landing allowing modifications to the maintenance yard and building and Elevations and Site Plan approved.
16. 06-228: Approval of a temporary use for parking of up to 79 vehicles, granted for a period of 4 years; Any extension of the temporary use requires approval by the City Council.
17. 07-052: Replaces 05-42 with respect to Preliminary Plat for Phase II & III; Major change to the approved Preliminary PUD for Phases II & III to replace the separate elevated parking decks with underground parking below the residential buildings, and a modification in the exterior building materials (allows Hardiplank).
18. 08-180: Approves a major change to the Final PUD for Phases II and III to create a new phase for proposed extended care facility Renaissance Gardens; Approved Preliminary PUD; Approves Preliminary Landscape Plans; and Approves Elevations.

RESOLUTIONS

07-037: Acceptance of Hearing Officer's Report and Recommendation regarding request for a credit for private open space; Recommendation that City Council grant a credit of 5.58 acres and Petitioner should pay a cash donation to Park District of \$2,435,940.00.

EXHIBIT B
PRIVATE OPEN SPACE AND RECREATIONAL FACILITIES

Amenities:

Restaurant and Café Dining
Private Dining Room
Swimming Pool
Fitness Center
Locker Room Facilities
Onsite Commercial Bank with ATM
Medical Center – Dedicated Physician and Medical Staff
Computer Lab
Gardenscapes
Pet Park
Chef's Garden
Billiard and Game Room
Outdoor Walking Areas
Putting Green
Patio
Full Service Transportation
Interior Design Studio and Full Service Design Consultation Services
Woodshop
Treasure Chest Resale Shop
Internal Television Channel/Station – Channel 950
24/7 Security Provided by Certified EMT's
Gatehouse Entry Manned 24/7
Car Wash
Indoor Parking Garage
Worship Center
Library
Music Classroom
Creative Arts Studio
Easy Access to Prairie Path for Bike Club
Onsite Outpatient Rehab Therapy Area/Department
The Monarch Club – A Day Program for Individuals With Memory Impairment
Onsite Home Health Care – Private Duty and Medicare Certified

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

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION
FOR ENTITLEMENTS REGARDING MONARCH LANDING**

THE UNDERSIGNED Petitioner, Naperville Senior Care, LLC, a Delaware limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville for entitlements under the Naperville Municipal Code (the “Code”) for the property commonly known as Monarch Landing (the “Property”), which property is legally described on Exhibit A and is generally located at the northeast corner of Route 59 and Ferry Road in the Cities of Naperville and Warrenville, Illinois. The Petitioner seeks the following entitlements: 1) Amendment of the Annexation Agreement for the Property; 2) approval of a Major Change to the existing Planned Unit Development and Preliminary Planned Unit Development Plat with the specified deviations to facilitate the development of a health care center on the Property; 3) approval of a conditional use for a “convalescent and nursing home” for the Property; 4) re-subdivision of the Property to create an separate lot of record for the health care center; 5) a temporary use for a 79 space special event parking lot; and 6) such other relief as may be deemed necessary to facilitate the development of the Property according to the proposed planned unit development plat attached as Exhibit B, all pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Petitioner, Naperville Senior Care, LLC, 2255 Monarch Drive, Naperville, Illinois 60563, is the owner of the Property.

2. The Property consists of approximately 80 acres. Approximately 62 acres of the Property are located in the City of Naperville with the remainder of the property being located in the City of Warrenville. All of the Property is located in DuPage County, Illinois.

3. The Property is governed by an annexation agreement approved pursuant to Ordinance 05-106 and titled Third Amendment to Annexation Agreement, recorded in the office of the Recorder of DuPage County as document number R2005-205044 (the “Annexation Agreement”).

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

- a. North: R1A/O-1 (Warrenville) – Residential & Vacant
- b. East: ORI (Naperville) – Industrial
- c. South: OCI (Naperville) – Commercial
- d. West: B-4/R-2 (Warrenville) – Commercial/Residential

5. The Property was previously rezoned from ORI (Office Research and Light Industrial) district to the OCI (Office Commercial and Institutional) district pursuant to Ordinance No. 05-41.

6. The Property is entitled pursuant to the terms of a preliminary planned unit development first approved by the City of Naperville in 2005 pursuant to Ordinances 05-025 (Annexation Agreement) and 05-042 (Conditional Use for a Planned Unit Development and Preliminary Planned Unit Development), as subsequently amended from time-to-time (“Preliminary PUD”).

7. The Preliminary PUD approved a continuing care retirement community (“CCRC”) with 1,650 total independent living units, extensive open space, recreational amenities and a 160 bed extended care facility.

8. The Property is improved pursuant to the Final Planned Unit Development Plat of Monarch Landing, Phase 1, approved pursuant to Ordinances 05-059 and 06-010. Phase 1 improvements generally include 367 independent living units, 52,000 square feet of community buildings, recreational amenities, extensive open space improvements and approximately 943 parking spaces.

9. The Petitioner seeks an amendment to the Annexation Agreement to allow the major change to the Preliminary PUD proposed herein, and as depicted on Exhibit B. The Annexation Agreement attaches approved planned unit development plans thereto and any modification of those plans dictates an amendment to the Annexation Agreement. Additional detail regarding the proposed major change is outlined below.

10. The Petitioner seeks an amendment to the Annexation Agreement to modify the Park Donation set forth in the Annexation Agreement in accord with a separate agreement with the Naperville Park District, a copy of which is attached as Exhibit C.

11. The Petitioner seeks an amendment to the Annexation Agreement to modify the transportation impact fee payments set forth in the Annexation Agreement. The proposed amendment would eliminate the transportation impact fee payments in accord with existing City ordinance.

12. The Petitioner seeks a major change to the Preliminary PUD, specifically including Ord. 08-180, which approved a major change for an extended care facility, to relocate, redesign and reduce the approved 160 bed extended care facility (aka the Renaissance Gardens).

13. The proposed major change to the Preliminary PUD meets the requirements for a major change under the Naperville Municipal Code, and is appropriate based upon the following factors:

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

The rezoning of the Property and approval of the Preliminary PUD were premised on the development of the Property as a continuing care retirement community. A continuing care retirement community (“CCRC”) is a unique model in which diverse care is provided in a single campus setting. This structure provides seniors and loved ones with security in knowing that a continuum of care, from independent and assisted living to memory care and skilled nursing, are provided in a single campus setting. This model provides many benefits to seniors and their family members. For example, by providing a continuum of care the CCRC model obviates the difficulties and stress of moving residents at an advanced age or condition. It also allows couples requiring different levels of care to remain in the same community with close and regular contact. Accordingly, the unique CCRC component of the proposed development was a primary driver in the City’s zoning entitlements.

Phase 1 of the Monarch Landing planned unit development included the development of independent living units and associated recreational amenities. Approximately 367 units were constructed in Phase 1 and approximately 500 residents now live in the existing Phase 1 improvements. Associated with these independent living units is over 52,000 square feet of community buildings, almost 45,000 square feet of sidewalk and many acres of outdoor recreational gardens and natural habitat. However, due to economic conditions, Phase 1 was never completed and construction of essential future phases associated with the creation of a CCRC never commenced.

The proposed major change relocates, redesigns and downsizes the extended care facility approved in the Preliminary PUD. The proposed Monarch Landing Healthcare Center (“Healthcare Center”) consists of two buildings connected through a common reception area and shared core facilities. The northernmost building is a single-story memory care and assisted-living facility. The southern building is a separate three-story skilled nursing facility. In total, the Healthcare Center includes 124 beds in approximately 93,000 square feet of proposed building. These phase 2 healthcare center improvements are essential to the function and overall concept-and-intent of the Property as a CCRC.

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

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

- (i) Ownership and Control: The Property is wholly owned by Petitioner and thereby meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed Healthcare Center complies with the area, lot width and height/bulk requirements of the OCI district. The Petitioner seeks a departure under the PUD regulations to reduce the yard requirements to permit a pedestrian connection between the existing improvements and the proposed Healthcare Center.

- (iii) Outdoor Common Area and Site Amenities Requirements: The Healthcare Center accommodates approximately 50% outdoor common area. This includes common courtyards areas centrally located within the respective skilled nursing facility and the assisted living/memory care facility. Moreover, the Healthcare Center is part of the larger Monarch Landing CCRC which included 42 acres of Code defined “open space.” The courtyard amenities and open space facilities of the larger campus combine to exceed the PUD requirements and more importantly, meet the unique needs of the campus residents.
- (iv) Park and School Sites: The school donation was addressed as part of the original comprehensive approvals for Monarch Landing. Petitioner seeks a deviation from park donation requirements as set forth in additional detail in paragraph 19.
- (v) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City’s requirements for landscaping and screening on the Subject Property.
- (vi) Lighting: The proposed development will comply with the City’s exterior lighting regulations.
- (vii) Pedestrian and Bicycle Circulation: The proposed Healthcare Center includes both internal and external pedestrian connections to interconnect campus improvements. No new bicycle connection or amenity is provided as part of the Healthcare Center plan.

- (viii) Public Improvements: Proposed public improvements conform to the regulations and design standards of Title 7 of the Code.
- (ix) Principle Structures: Monarch Landing was approved to permit the development of multiple campus structures on a single zoning lot. Here, Petitioner proposes to subdivide the property to create a separate zoning lot for the Healthcare Center to facilitate financing of the development.
- (x) Relationship to Adjoining Land: The proposed Health Care Center use is consistent with original preliminary planned unit development approvals for Monarch Landing. The original planned unit development approvals included a 160 bed, 135,000 square foot extended care center. The proposed Healthcare Center accommodates 124 beds in approximately 92,000 square feet. The proposed relocation of the Healthcare Center brings the facility in closer proximity to existing residential and community buildings and improves interconnectivity of the campus.

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

The proposed major change adequately addresses campus ingress/egress while preserving natural features of the Property. Monarch Landing was originally conceptualized as a gated community with a single point of access via Ferry Road. This restricted access facilitated campus security and adequately addressed campus needs due to the “closed” nature of the campus, wherein services were not provided to the broader community. However, under new ownership, the scale of the overall campus will be significantly reduced with corresponding reductions in independent living units and the anticipated number of campus residents. As a

result, the Petitioner proposes to down size the Healthcare Center from 160 to 124 beds. Along with this down-sizing, the Petitioner also proposes to open the Healthcare Center to the general public in addition to serving Monarch Landing residents. To facilitate these important changes the Petitioner proposes to relocate the Healthcare center from the originally approved location along Ferry Road to a more prominent location with Route 59 frontage. The proposed location does not negatively impact sensitive wetland areas located in the northernmost part of the campus. In fact, the approved preliminary planned unit development for Monarch Landing depicts a six-story independent living building in the proposed location of the Healthcare Center. The proposed relocation serves a multitude of purposes. First, the prominent location and Route 59 frontage appropriately addresses the public population that the Health Care Center will now serve. The proposed Route 59 access facilitates ingress/egress to the Healthcare Center while maintaining the feel of a gated community for the balance of the Campus. Most importantly, the relocation integrates the Healthcare Center into existing campus improvements and facilitates efficient campus operation by providing direct pedestrian access between the various components of the Campus.

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

Open space, outdoor common areas, and recreational facilities originally provided as part of the comprehensive Monarch Landing Campus improvements will not be negatively affected. The proposed Healthcare Center reduces the total footprint of the originally approved Renaissance Gardens. Moreover, the proposed location of the Healthcare Center was originally conceptualized for a multi-story residential building with a large parking structure. Accordingly, the overall plan for Monarch Landing appropriately addresses open space, outdoor common area and the recreational needs of Campus residents.

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

The Petitioner does not seek any modifications in design standards from the subdivision control regulations or waivers in bulk regulations from the zoning regulations.

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

The proposed major change is consistent with the intent of the approved preliminary planned unit development and is compatible with adjacent properties and nearby land uses. The proposed relocation of the Healthcare Center merely replaces a proposed residential building with the Healthcare Center. The original preliminary planned unit development approved a six-story residential building in this location. The proposed three-story Healthcare Center is compatible and in harmony with the existing development, while offering additional health care services to Naperville residents and surrounding communities.

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

The proposed major change is consistent with the existing planned unit development, the City's zoning map, prior approvals for the Property and thereby fulfills the planning policies of the City.

14. Under the City's zoning ordinance, the proposed Healthcare Center is classified as a "convalescent or nursing home." A "convalescent or nursing home" is permitted only as a conditional use in the City's OCI zoning district. Accordingly, Petitioner hereby seeks approval of a conditional use to permit development of a Healthcare Center in the City's OCI zoning district.

15. The Petitioner's proposal meets the standards for a conditional use as follows:

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

The proposed conditional use for a “convalescent and nursing home” is consistent with the general welfare as it is necessary to permit development of the Property according to the Preliminary PUD as a continuing care retirement community.

The Preliminary PUD approved conceptual plans for Monarch Landing in 2005. An essential element of the Preliminary PUD was a 160 bed or approximately 133,000 square foot “extended care facility” specifically called out in the plans. This “extended care facility” was essential to the overall concept of the Preliminary PUD as it facilitated the advanced health care services necessary to serve residents and create a “continuing care retirement community.” In 2008, the City approved a major change (Ord. No. 08-180) and Preliminary PUD for the extended care facility. However, existing entitlements omit consideration of a conditional use necessary to operate an “extended care facility” on the Property. Petitioner now seeks to confirm the conditional use to permit the services originally conceptualized for the “extended care facility at a superior location along Route 59 frontage.”

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

The conditional use will not be injurious to the use and enjoyment of property in the area nor will it impair property values. Monarch Landing was approved as a continuing care retirement community in 2005. The extended care component was affirmed via a major change approved in 2008. Accordingly, the use was already considered and approved as part of the Preliminary PUD. Moreover, other property in the immediate vicinity of the Property has

continued to develop with complimentary uses in the interim as Monarch Landing has been marketed as a continuing care retirement community.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

The conditional use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

Property to the north and east of Monarch Landing is all located in the City of Warrenville and zoned for residential and commercial use respectively. The residential property is significantly buffered by an extensive area of wetlands with natural landscape enhancements. Approximately 13 acres immediately north of Monarch Landing is currently under consideration by the City of Warrenville for redevelopment as a residential subdivision which from a land use perspective is an appropriate transition. Given the existing entitlements for Monarch Landing, the proposed development exemplifies the compatibility of the uses. The commercial property in the City of Warrenville is improved with a restaurant, small scale retail uses and a bank. The commercial property is separated by a divided highway within the one hundred foot Route 59 right-of-way. Accordingly, the proposed conditional use will not impede orderly development of the residential property or redevelopment of commercial property located in the City of Warrenville.

The property immediately south and east of Monarch Landing is located in the City of Naperville. The property to the east is part of the Prairie Point industrial development and is currently improved with a large footprint of an industrial building. The industrial building is appropriately separated from the residential and health care components of Monarch Landing. In addition, the property immediately adjacent to the industrial building is utilized as a maintenance

yard and surface parking lot. The property to the south of Monarch Landing was developed as City Gate Centre. The Petitioner proposes to relocate the Healthcare Center to the Route 59 frontage north of existing Monarch Landing improvements. The proposed location of the Health Carecenter will minimize any perceived impact on City Gate Centre.

16. The Petitioner seeks a deviation to reduce the OCI district yard requirements so as to permit the direct connection of the proposed Healthcare Center to the existing parking deck and independent living structures located immediately south and east of the proposed Health Care Center.

17. The proposed deviation meets the requirements for a deviation under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. The requested deviation will not undermine the intent and purpose of the underlying zoning district;*

The OCI district yard requirements are intended to create appropriate separation between adjacent properties. Here, the Petitioner proposes to subdivide the property to create a lot of record to facilitate the financing of the Healthcare Center. The proposed lots will be commonly owned and operated as integral components of the Monarch Landing campus. The need for separation between buildings/uses is obviated by the common ownership of the property and integrated operation of the Campus. Accordingly, the proposed deviation will not undermine the intent and purpose of the district yard requirements.

- a. The requested deviation will not be a detriment to the provision of municipal services and infrastructure; and*

The proposed deviation will not impact the provision of municipal services. The utility infrastructure required to serve both the Healthcare Center and the balance of the Monarch

campus is provided on-site and appropriate Village easements are provided for the installation, operation and maintenance of said infrastructure.

- b. will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The proposed deviation facilitates the direct connection of the Healthcare Center to the existing parking structure and adjacent residential building. This type of connection is consistent with existing improvements which include climate controlled pedestrian links between the various 700,000 square feet of buildings on the campus. This level of amenity and convenience reflects a superior level of design consistent with the Preliminary PUD approvals.

18. The Petitioner seeks a deviation to waive any park impact fees that may be due for the proposed Health Care Center.

19. The proposed deviation meets the requirements for a deviation under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. The requested deviation will not undermine the intent and purpose of the underlying zoning district;*

The subdivision ordinance requires payment of a park district impact fee to “serve the immediate and future needs of the residents of the development...” In April of 2005, a park district impact fee of \$1,964,107.92 was paid to the City of Naperville. In October of 2010, the Naperville Park District (the “District”) and Erickson Retirement Communities, LLC (“Erickson”) entered into a Settlement Agreement, a copy of which is attached hereto as Exhibit C, accepting the April 2005 payment as full satisfaction of the required park impact fee under the Preliminary PUD. In accord with this Settlement Agreement, the Petitioner hereby seeks a deviation to eliminate any park impact fee that may otherwise be due under the City’s

subdivision ordinance. The deviation will not undermine the spirit and intent of the City's Subdivision Ordinance as it is consistent with the terms of the Settlement Agreement which provides adequate funding for the immediate and future needs of the residents of Monarch Landing.

- c. The requested deviation will not be a detriment to the provision of municipal services and infrastructure; and*

The proposed deviation will not impact the provision of municipal or District services. In accord with the Settlement Agreement, a park impact fee of \$1,964,107.92 was paid to the District. The District has adjudged this fee to adequately provide services to the residents of Monarch Landing.

- d. will contribute to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefits.*

The proposed deviation is consistent with the high level of resident amenity provided at Monarch Landing and the negotiated terms of development with the District.

20. The Petitioner seeks a temporary use pursuant to Section 6-2-11 of the Naperville Municipal Code to permit the continued use and operation of a temporary parking lot for special events.

21. The temporary use would permit the continued use of the 79 space lot depicted on Exhibit B and located immediately east of the main campus entrance, which lot was originally approved as a temporary use pursuant to Ord. No. 06-228.

22. Petitioner hereby requests that the temporary use be permitted for a period of four years.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) grant an Annexation Agreement

Amendment for the Property; 2) grant a Major Change to the existing Planned Unit Development and Preliminary Planned Unit Development Plat with the specified deviations to facilitate the development of a health care center on the Property; 3) grant a conditional use for a “convalescent and nursing home” for the Property; 4) grant a re-subdivision of the Property to create an separate lot of record for the health care center; and 5) grant such other relief as may be deemed necessary to facilitate the development of the Property according to the proposed planned unit development plat submitted herewith.

RESPECTFULLY SUBMITTED this 5th day of April, 2012.

PETITIONER:

NAPERVILLE SENIOR CARE, LLC,
a Delaware limited liability company

By: 
Rošanova & Whitaker, Ltd.
Attorneys for Petitioner

State of Illinois)
) ss.
County of DuPage)

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

Given under my hand and official seal this 5th day of April, 2012.

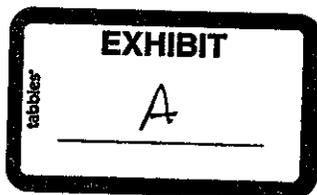


Connie S. Kubajak

Notary Public

LEGAL DESCRIPTION FOR MONARCH LANDING:

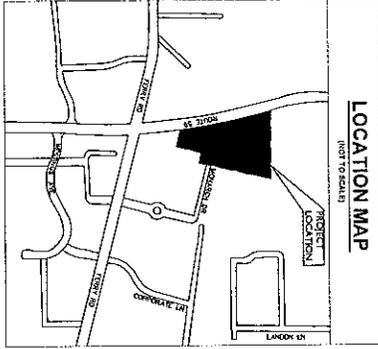
LOT 1 IN MONARCH LANDING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2005 AS DOCUMENT NUMBER R2005-102300, IN DUPAGE COUNTY, ILLINOIS.



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING HEALTH CENTER

LOCATION MAP

(NOT TO SCALE)



EASEMENT NOTES

1. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
2. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
3. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
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5. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
6. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
7. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
8. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
9. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
10. EASEMENT CONVEYANCE IS SHOWN ON THE PLAN AND SHALL BE AS SHOWN.

Monarch Landing Composite Site & Data Chart

Lot #	Area (SF)	Area (AC)	Use
LOT 1A	3,017,238	69.286	AC
LOT 2	95,020	2.181	AC
LOT 1B	280,879	6.448	AC
CORPORATE LN, 85,702		1.987	AC
TOTAL	3,473,839	79.883	AC

LEGAL DESCRIPTION

LOT 1A, UNDIVIDED PARTS, TRACT 1, SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEER COUNTY, MISSOURI, BEING 3,017,238 SQUARE FEET, MORE OR LESS, ACCORDING TO THE CITY OF MONARCH PLAT NO. 17, 2008, AS SHOWN ON SAID PLAT, BEING 3,017,238 SQUARE FEET, MORE OR LESS, ACCORDING TO SAID PLAT.

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
2. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
3. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
4. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
5. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
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7. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
8. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
9. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.
10. ALL DIMENSIONS ARE SHOWN ON THE PLAN AND SHALL BE AS SHOWN.

COVER SHEET

THIS IS SHEET 3 OF THE PLAT FOR THE MONARCH HEALTH CENTER AND SUBDIVISION.

TAX PARCEL NUMBERS (PIN)

- 04-34-309-014
- 04-34-309-015
- 04-34-309-016
- 07-03-024-001
- 07-03-024-002
- 07-03-024-003
- 07-03-024-004
- 07-03-024-005

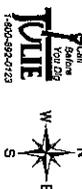
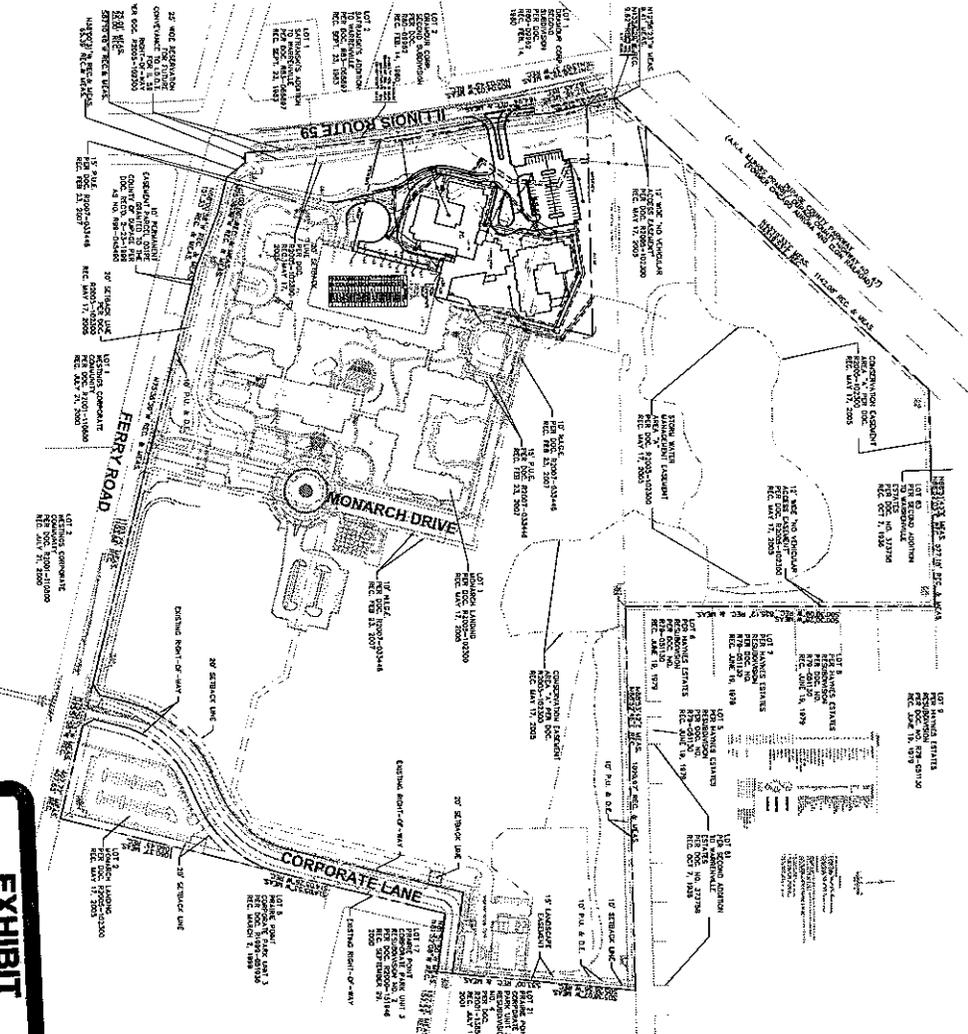


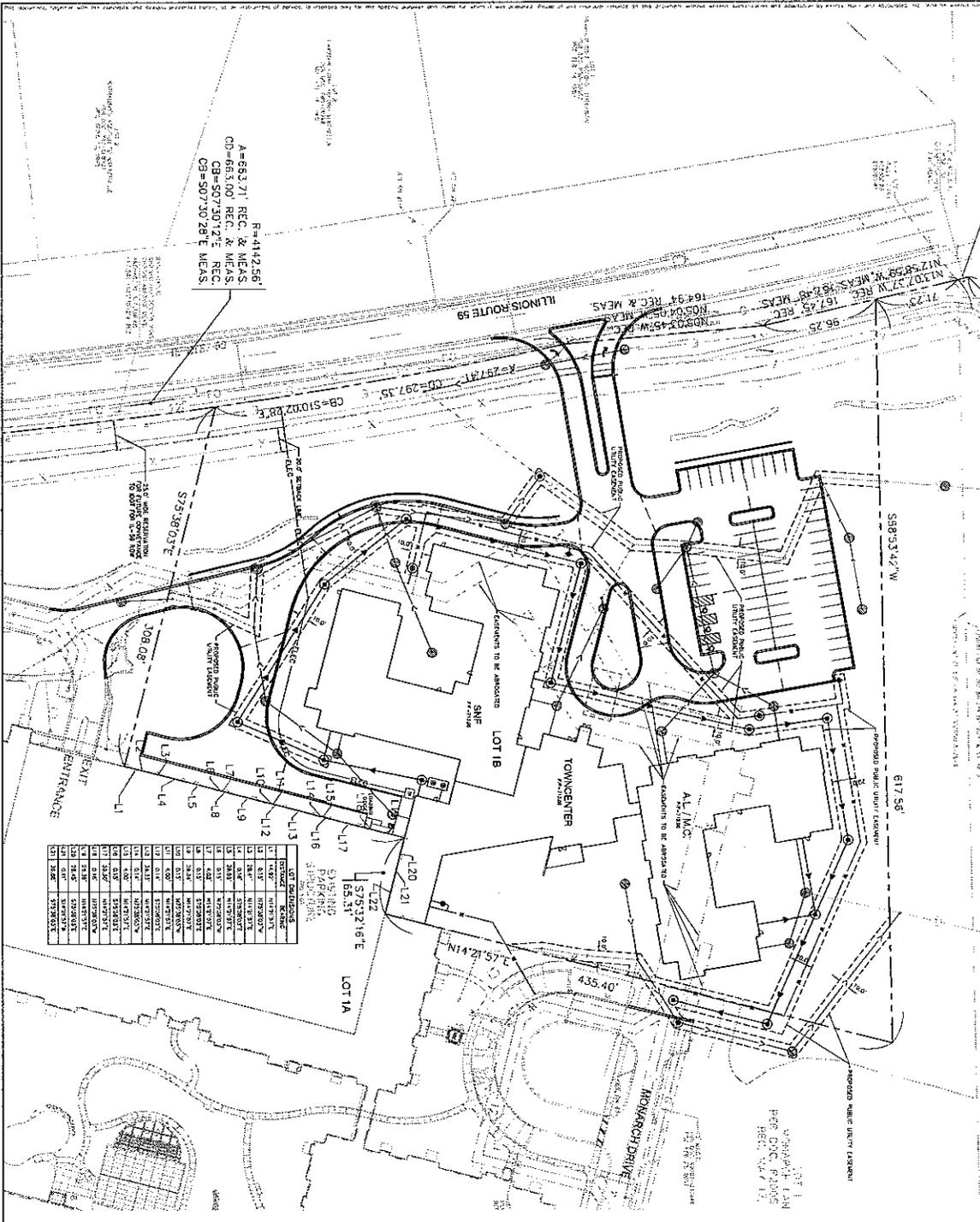
EXHIBIT
B

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

MONARCH LANDING, MAPERVILLE/WARRENVILLE, IL

Kimley-Horn and Associates, Inc.
 © 2011 KIMLEY-HORN AND ASSOCIATES, INC.
 205 WEST WACKERS DRIVE, SUITE 2120, CHICAGO, IL 60606
 PHONE: 312-726-1440, FAX: 312-726-1443
 WWW.KIMLEY-HORN.COM

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING HEALTH CENTER



R=4142.56
A=663.71 REC. & MEAS.
CD=663.00 REC. & MEAS.
CB=507.30124'E REC.
CS=507.30281'E MEAS.

LOT	AREA (SQ. FT.)	BEARING	DISTANCE
1	108.08		
2	108.08		
3	108.08		
4	108.08		
5	108.08		
6	108.08		
7	108.08		
8	108.08		
9	108.08		
10	108.08		
11	108.08		
12	108.08		
13	108.08		
14	108.08		
15	108.08		
16	108.08		
17	108.08		
18	108.08		
19	108.08		
20	108.08		
21	108.08		
22	108.08		
23	108.08		
24	108.08		
25	108.08		
26	108.08		
27	108.08		
28	108.08		
29	108.08		
30	108.08		
31	108.08		

PROPOSED UTILITY LEGEND

PROPOSED WATER MAIN
PROPOSED SEWER MAIN
PROPOSED GAS MAIN
PROPOSED RAINFALL MAIN
PROPOSED STORM/SEWER DRAINAGE
PROPOSED WATER VALVE
PROPOSED SEWER VALVE
PROPOSED GAS VALVE
PROPOSED RAINFALL VALVE
PROPOSED MANHOLE
PROPOSED SAND/SILT TRAP
PROPOSED SAND/SILT TRAP PER 500' RUN

EXISTING UTILITY LEGEND

EXISTING WATER MAIN
EXISTING SEWER MAIN
EXISTING GAS MAIN
EXISTING RAINFALL MAIN
EXISTING STORM/SEWER DRAINAGE
EXISTING WATER VALVE
EXISTING SEWER VALVE
EXISTING GAS VALVE
EXISTING RAINFALL VALVE
EXISTING MANHOLE
EXISTING SAND/SILT TRAP
EXISTING SAND/SILT TRAP PER 500' RUN

Scale and Orientation

Scale: 1" = 40'
North Arrow pointing up

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

KHA PROJECT #168132000
DATE: 04/02/12
DESIGNED BY: NJC
DRAWN BY: NJC

Kimley-Horn and Associates, Inc.
40201 KIMLEY-HORN AND ASSOCIATES, INC.
208 WEST WACKER DRIVE, SUITE 2125, CHICAGO, IL 60606
PHONE: 312-726-4545 FAX: 312-726-3449
WWW.KHALEY-HORN.COM

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING HEALTH CENTER

TAX PARCEL NUMBERS (PIN)

- 04-34-305-014
- 04-34-305-020
- 04-34-305-021
- 04-34-305-022
- 07-03-10-001
- 07-03-10-002
- 07-03-10-012

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DEKALB) SS
 CITY OF MONARCH)
 I, THE CITY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON THIS DAY OF APRIL, A.D. 2012, AT THE HOUR OF 11:00 A.M., AND WAS RECORDED IN BOOK _____ OF PLATS _____ ON PAGE _____.

BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DEKALB) SS
 CITY OF MONARCH)
 I, THE CITY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON THIS DAY OF APRIL, A.D. 2012, AT THE HOUR OF 11:00 A.M., AND WAS RECORDED IN BOOK _____ OF PLATS _____ ON PAGE _____.

BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE

NAPERVILLE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DEKALB) SS
 I, THE CHAIRMAN, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON THIS DAY OF APRIL, A.D. 2012, AT THE HOUR OF 11:00 A.M., AND WAS RECORDED IN BOOK _____ OF PLATS _____ ON PAGE _____.

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

STATEMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DEKALB) SS
 I, THE DIRECTOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON THIS DAY OF APRIL, A.D. 2012, AT THE HOUR OF 11:00 A.M., AND WAS RECORDED IN BOOK _____ OF PLATS _____ ON PAGE _____.

BY: _____ ATTEST: _____
 DIRECTOR

NOTARY PUBLIC CERTIFICATE

GRANT UNDER MY HAND AND NOTARIAL SEAL
 THIS DATE DAY OF MONTH, YEAR, A.D. 2012
 NOTARY PUBLIC SIGNATURE
 PRINT NAME
 MY COMMISSION EXPIRES ON MONTH DATE YEAR, A.D. 2012



STATE OF ILLINOIS)
 COUNTY OF DEKALB) SS
 I, THE DIRECTOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON THIS DAY OF APRIL, A.D. 2012, AT THE HOUR OF 11:00 A.M., AND WAS RECORDED IN BOOK _____ OF PLATS _____ ON PAGE _____.

BY: _____ ATTEST: _____
 DIRECTOR

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

MONARCH LANDING, NAPERVILLE/WARRENVILLE, IL

PROJECT NUMBER	04/02/12
DATE	04/02/12
DESIGNED BY	N/A
CHECKED BY	N/A
DRAWN BY	N/A
DATE	04/02/12

Kimley-Horn and Associates, Inc.
 200 WEST MADISON DRIVE, SUITE 2125, CHICAGO, IL 60606
 PHONE: 312-726-9600 FAX: 312-726-9601
 WWW.KIMLEY-HORN.COM

*Prepared by and return to
Derke J. Price
Ancel Glink
1111 E. Warrenville Road
Naperville, IL 60563*

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT, entered into this 3rd day of October, 2010, between NAPERVILLE CAMPUS, LLC AND ERICKSON RETIREMENT COMMUNITIES, LLC (hereafter collectively referred to as "Campus") and THE NAPERVILLE PARK DISTRICT, an Illinois municipal corporation, ("Park District") set forth as follows:

WHEREAS, Campus is the Owner and Developer of an age restricted continuing care retirement community approved as a PUD by the City of Naperville by Ordinance No. 05-042 (the "Campus PUD"); and

WHEREAS, the Campus PUD provided for 1,476 independent living units; and

WHEREAS, the Park District and Campus have stipulated to a population generation figure of 1.26 people per dwelling unit; and

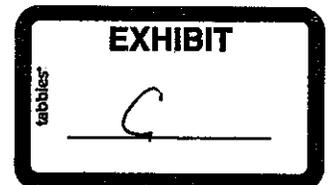
WHEREAS, on April 11, 2005, Campus paid to City of Naperville the sum of \$1,964,107.92 as its donation and said amount was paid over to the Park District by the City of Naperville on June 16, 2005; and

WHEREAS, following a hearing before the City of Naperville, the City of Naperville, in Ordinance No. 07-037, determined the amount of credit Campus was to receive for open space provided for in the Campus PUD; and

WHEREAS, as a result of the stipulation and the ruling by the City of Naperville, the amount of the land/cash donation due to the Park District was \$2,435,940.00; and

WHEREAS, Campus has constructed Neighborhood #1 as identified on the Campus PUD, which represents approximately 35% of the independent living units, resulting in a donation amount due for Neighborhood #1 of approximately \$853,000.00; and

WHEREAS, the parties desire to resolve the present over-donation from Campus by agreeing that the Park District shall keep the full original payment in exchange for a full release of Campus from any further donation requirements (absent a change to the



PUD permitting an increase in the number of independent living units, in which case the parties agree to apply the formulas set forth in the stipulation and the City's ruling on the open space issue to calculate the amount due for those additional units only).

NOW THEREFORE, IN CONSIDERATION OF THE VARIOUS UNDERTAKINGS OF THE PARTIES, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **RECITALS.** The foregoing recitals shall be considered a part of this Settlement Agreement, and this Settlement Agreement shall be construed to effect the intent of the parties as set forth in the Recitals.

2. **DONATION SETTLEMENT.** Campus agrees to release, and the Park District agrees to accept, \$1,964,107.92 as the full donation due to the Naperville Park District for all development set forth in the Campus PUD. In the sole event that Campus successfully amends the Campus PUD to add independent living units to a total greater than 1,476, then Campus shall have an additional obligation to the Park District for the number of units added in excess of 1,476. The additional obligation shall be calculated using the 1.26 population generation factor and the decision of the City of Naperville concerning open space credits.

3. **COSTS.** Each party shall pay its own costs, including attorney's fees.

4. **ENFORCEMENT.** The parties agree that this Agreement concerns a unique subject matter, and therefore may enforce this Agreement in the event of a breach by filing an action for specific performance. Either party may also exercise any other rights it may have at law or in equity. The successful party in any action or suit to enforce this Agreement shall be entitled to recover its costs, including reasonable attorneys' fees incurred in such action or suit.

5. **ENTIRE AGREEMENT.** This Agreement represents the entire Agreement of the parties to resolve the matters set forth in the recitals, and no oral statement or prior negotiations shall modify the terms of this Agreement. This Agreement shall be construed under the laws of the State of Illinois.

6. **AUTHORITY.** Campus represents that the undersigned on its behalf has the authority to enter into this Agreement. The Park District represents that it has authorized and directed the undersigned to sign this Agreement on its behalf.

WHEREFORE, the parties hereto have hereunto set their hands and seals on the below-indicated dates.

NAPERVILLE CAMPUS, LLC
By: Erickson Retirement Communities,
LLC, Its Member

By: *Paul Smith*
Date: 10/31/10

NAPERVILLE PARK DISTRICT

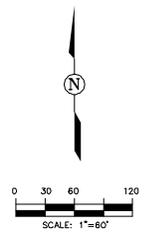
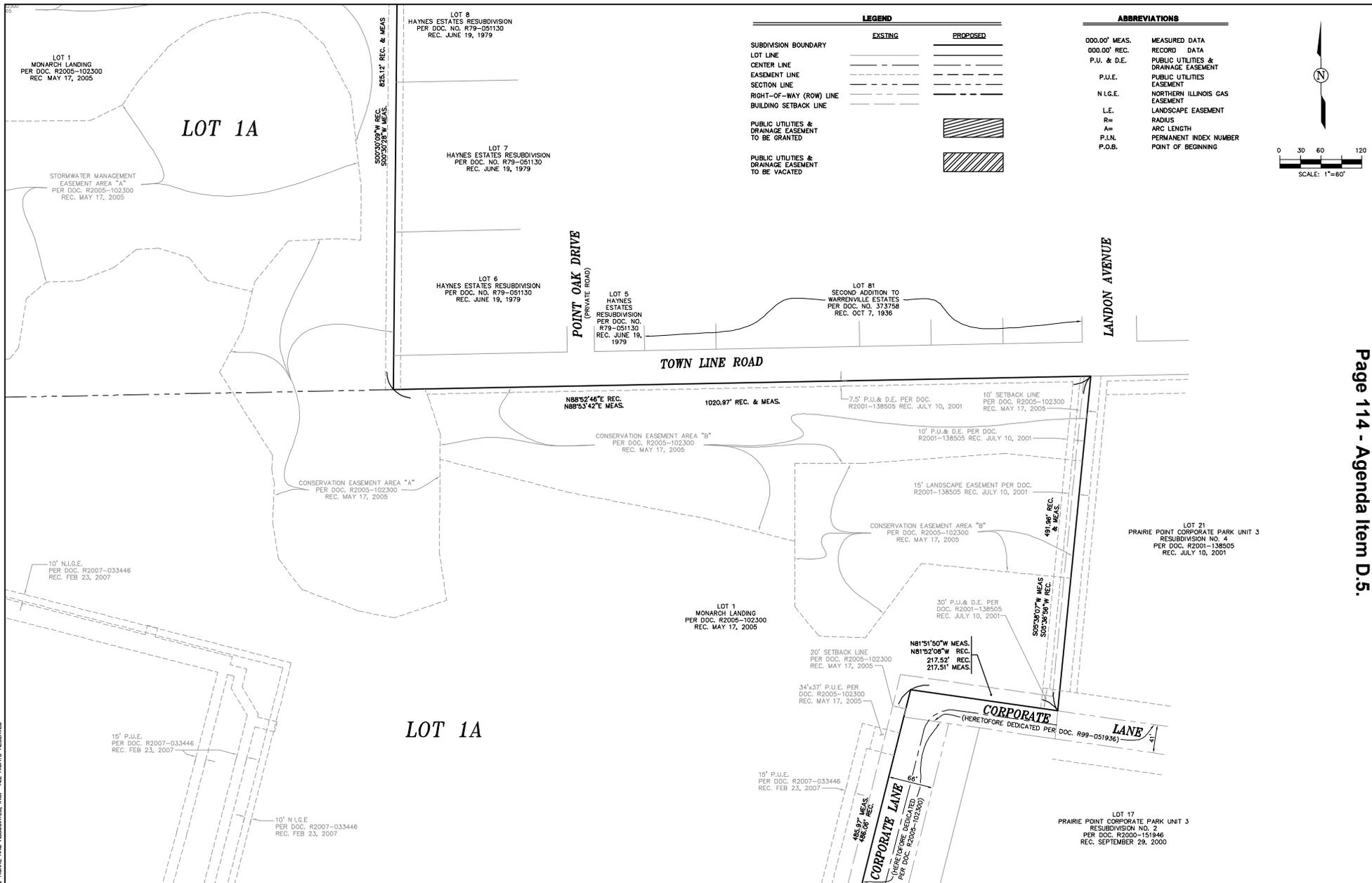
By: _____
Date: _____

ERICKSON RETIREMENT
COMMUNITIES, LLC

By: *Paul Smith*
Date: 12/3/10

LEGAL DESCRIPTION FOR MONARCH LANDING:

LOT 1 IN MONARCH LANDING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2005 AS DOCUMENT NUMBER R2005-102300, IN DUPAGE COUNTY, ILLINOIS.



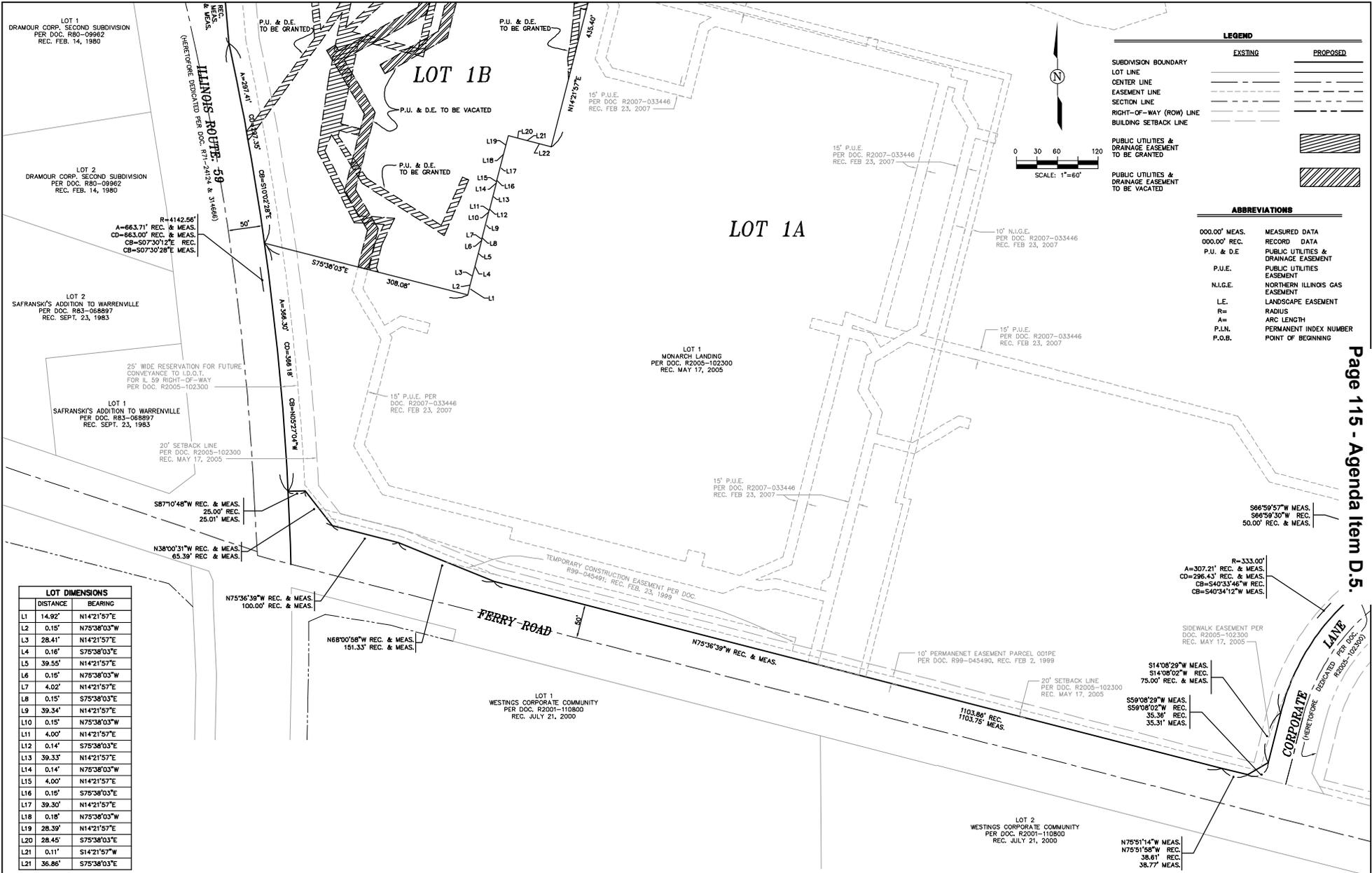
ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL. (630) 366-3282 • FAX (630) 366-3287

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
 2800 HITCHCOCK AVENUE
 DOWNERS GROVE, ILLINOIS 60515
 PH. (630) 487-5550

REVISIONS		
NO.	DATE	DESCRIPTION
1	05-09-11	PER CITY REVIEW (TR. MAY 2, 2012)
2	05-10-11	REV. PER NEW ESMT ALIGNMENT

MONARCH LANDING LOT 1 RESUBDIVISION			
PRELIMINARY PLAT OF SUBDIVISION			
DRAWN/CHK. BY: SRH/CAH	FILE: 7388PRELIM-PS	FLD. BK./PG: 239/37	SHEET NO. 3 OF 6
SCALE: 1"=60'	DATE: 04/02/12	JOB NO.: 738.005	

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LEGEND

	EXISTING	PROPOSED
SUBDIVISION BOUNDARY	---	---
LOT LINE	---	---
EASEMENT LINE	---	---
SECTION LINE	---	---
RIGHT-OF-WAY (ROW) LINE	---	---
BUILDING SETBACK LINE	---	---
PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED	▨	▨
PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE VACATED	▨	▨

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
N.I.G.E.	NORTHERN ILLINOIS GAS EASEMENT
L.E.	LANDSCAPE EASEMENT
R=	RADIUS
A=	ARC LENGTH
P.I.N.	PERMANENT INDEX NUMBER
P.O.B.	POINT OF BEGINNING

LOT DIMENSIONS

	DISTANCE	BEARING
L1	14.82'	N14°21'57"E
L2	0.15'	N75°38'03"W
L3	28.41'	N14°21'57"E
L4	0.16'	S75°38'03"E
L5	39.55'	N14°21'57"E
L6	0.15'	N75°38'03"W
L7	4.02'	N14°21'57"E
L8	0.15'	S75°38'03"E
L9	39.34'	N14°21'57"E
L10	0.15'	N75°38'03"W
L11	4.00'	N14°21'57"E
L12	0.14'	S75°38'03"E
L13	39.33'	N14°21'57"E
L14	0.14'	N75°38'03"W
L15	4.00'	N14°21'57"E
L16	0.15'	S75°38'03"E
L17	39.30'	N14°21'57"E
L18	0.18'	N75°38'03"W
L19	28.39'	N14°21'57"E
L20	28.45'	S75°38'03"E
L21	0.11'	S14°21'57"W
L21	36.86'	S75°38'03"E

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINCY AVENUE, SUITE 100A - NAPERVILLE, ILLINOIS 60540
 TEL. (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
 2800 HITCHCOCK AVENUE
 DOWNERS GROVE, ILLINOIS 60515
 PH. (630) 487-5550

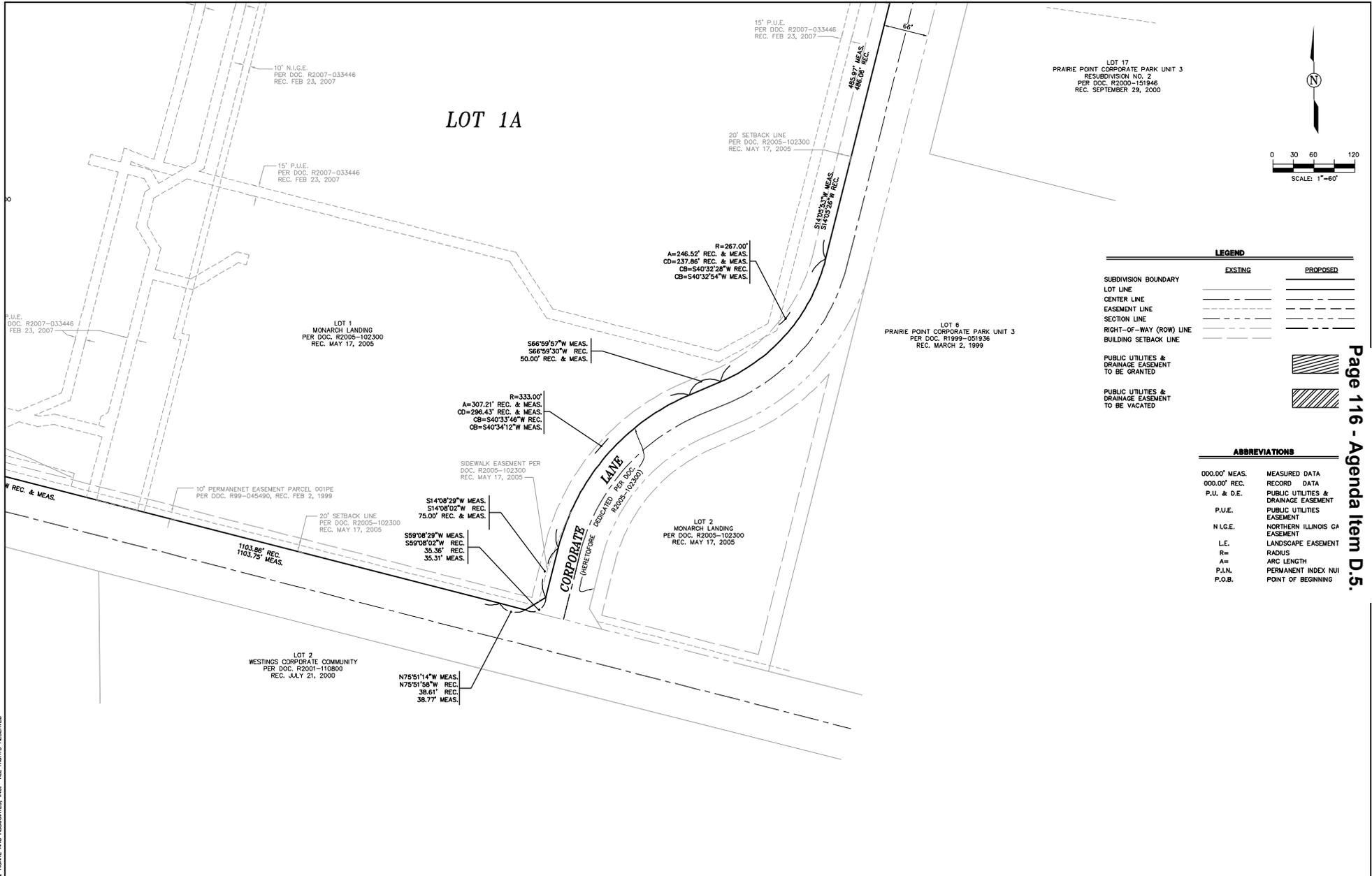
REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-09-11	PER CITY REVIEW (TR. MAY 2, 2012)			
2	05-10-11	REV. PER NEW ESMT ALIGNMENT			

MONARCH LANDING LOT 1 RESUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION

DRAWN/CHKD. BY: SRH/CAH	FILE: 738BPREM-PS	PLD. BK./P.C.: 239/37	SHEET NO. 4
SCALE: 1"=60'	DATE: 04/02/12	JOB NO.: 738.005	OF 6



LEGEND

	EXISTING	PROPOSED
SUBDIVISION BOUNDARY	---	---
LOT LINE	---	---
CENTER LINE	---	---
EASEMENT LINE	---	---
SECTION LINE	---	---
RIGHT-OF-WAY (ROW) LINE	---	---
BUILDING SETBACK LINE	---	---
PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED	▨	▨
PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE VACATED	▨	▨

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
N.I.G.E.	NORTHERN ILLINOIS GA EASEMENT
L.E.	LANDSCAPE EASEMENT
R=	RADIUS
A=	ARC LENGTH
P.I.N.	PERMANENT INDEX NUI
P.O.B.	POINT OF BEGINNING

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL (630) 366-3282 • FAX (630) 366-3287

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
 2800 HITCHCOCK AVENUE
 DOWNERS GROVE, ILLINOIS 60515
 PH. (630) 487-5550

NO.		DATE		DESCRIPTION	
1	05-09-11	PER CITY REVIEW (LTR. MAY 2, 2012)			
2	05-10-11	NO REV. THIS SHEET			

MONARCH LANDING LOT 1 RESUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION

DIR./CHK. BY: SRH/CAH	FILE: 7386PRELIM-PS	FLD. BK./PC: 239/37	SHEET NO. 5
SCALE: 1"=60'	DATE: 04/02/12	JOB NO.: 738.005	OF 6

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NAPERVILLE CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
 NAPERVILLE, ILLINOIS, AT A MEETING HELD THE _____ DAY OF
 _____ 20____

BY: _____ ATTEST: _____
 MAYOR CITY CLERK

NAPERVILLE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

APPROVED BY THE NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING
 HELD THE _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

WARRENVILLE CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
 WARRENVILLE, ILLINOIS, AT A MEETING HELD THE _____ DAY OF
 _____ 20____

BY: _____ ATTEST: _____
 MAYOR CITY CLERK

WARRENVILLE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY
 OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

THE _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

WARRENVILLE CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

I, _____ CITY CLERK OF THE CITY OF
 WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO
 AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT
 ITS MEETING HELD ON _____, 20____ AND THAT REQUIRED
 BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE
 IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY
 OF WARRENVILLE, ILLINOIS, THIS _____ DAY OF
 _____ 20____

 CITY CLERK

WARRENVILLE CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

I, _____ CITY ENGINEER OF THE CITY OF
 WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS
 DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE,
 MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED
 BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS _____
 DAY OF _____ A.D. 20____

 CITY ENGINEER

REGISTRATION NUMBER _____

WARRENVILLE CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

I, _____ COLLECTOR FOR THE VILLAGE OF
 WARRENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO
 DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
 OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN
 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT

DATED THIS _____ DAY OF _____ 20____

 CITY COLLECTOR

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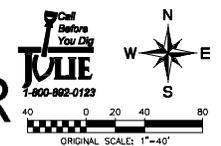
ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL. (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
 2800 HITCHCOCK AVENUE
 DOWNERS GROVE, ILLINOIS 60515
 PH. (630) 487-5550

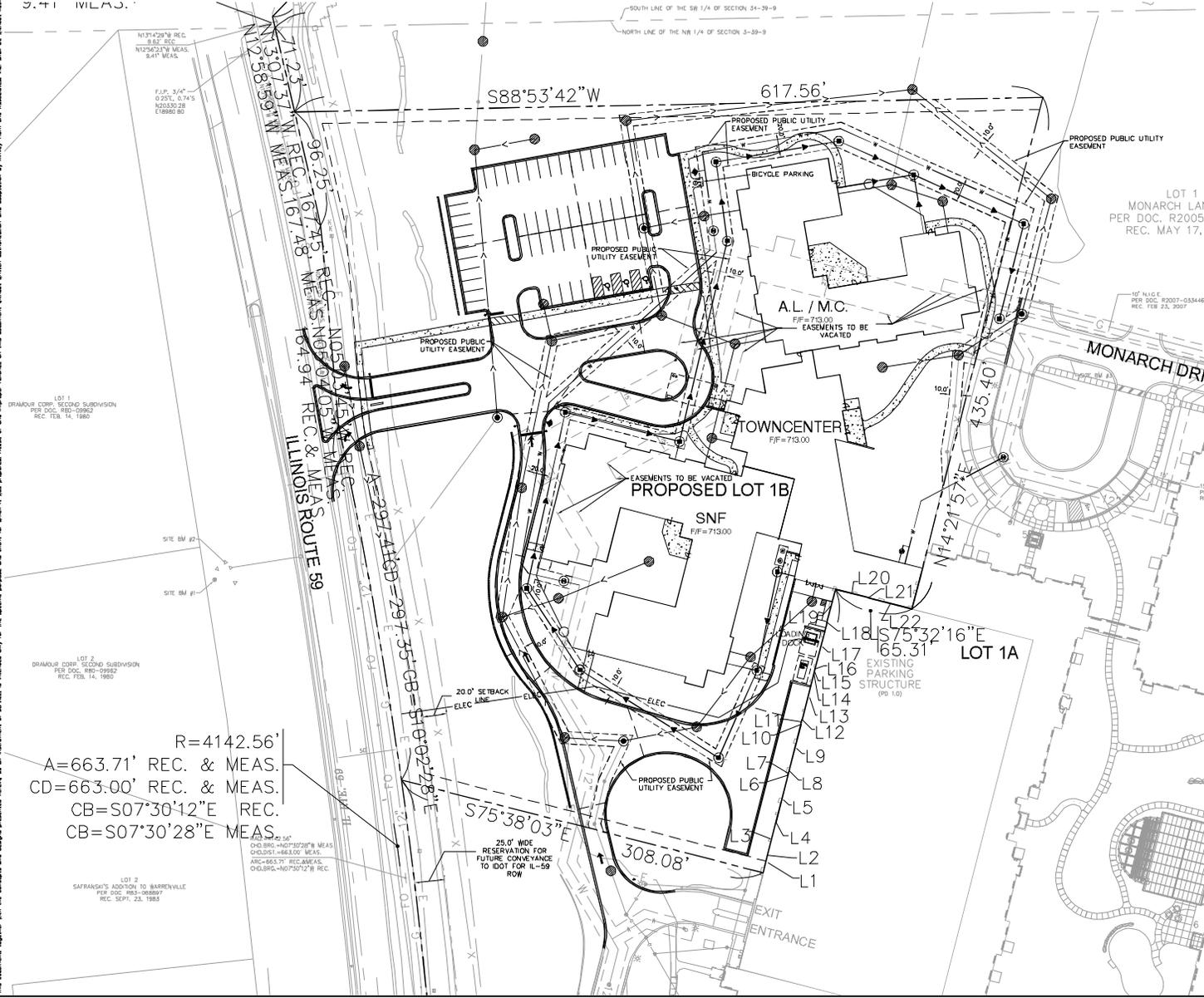
REVISIONS			
NO.	DATE	DESCRIPTION	
1	05-09-11	PER CITY REVIEW (LTR. MAY 2, 2012)	
2	05-10-11	REV. PER NEW ESMT ALIGNMENT	

MONARCH LANDING LOT 1 RESUBDIVISION			
PRELIMINARY PLAT OF SUBDIVISION			
DRAWN/CHKD. BY: SRH/CMH	FILE: 738BPPELLUM-PS	PLD. BK./PG.: 239/37	SHEET NO. 6
SCALE: NONE	DATE: 04/02/12	JOB NO.: 738.005	OF 6

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING LOT 1B - HEALTH CENTER



Planning and Zoning Commission - 6/6/2012 - 119



PROPOSED UTILITY LEGEND

	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAYMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAYMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (EG. 12" C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING UTILITY LEGEND

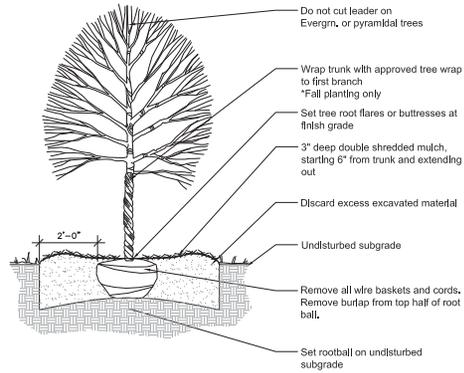
EXISTING	DESCRIPTION	ABBREVIATIONS
	MANHOLE	REC. MEAS. RECORD DATA MEASURED DATA
	CATCH BASIN	DEED DATA DEED DATA
	INLET	R. RADIUS
	VALVE & VAULT	A. ARC DATA
	VALVE & BOX	R.O.W. RIGHT OF WAY
	FIRE HYDRANT	P.L. PROPERTY LINE
	CLEANOUT	C.L. CENTERLINE
	BUFFALO BOX	P.U. & DE. PUBLIC UTILITY & DRAINAGE EASEMENT
	STREET LIGHT	T.C. TOP OF CURB
	LIGHT STANDARD	F.L. FLOORING
	POWER POLE	E.P. EDGE OF PAVEMENT
	GAS VALVE	P. PAVEMENT
	TELEPHONE MANHOLE	E.C. EDGE OF CONCRETE
	TELEPHONE PEDESTAL	S.W. SIDEWALK
	ELECTRIC MANHOLE	B.W. BACK OF WALK
	ELECTRIC PEDESTAL	G. GROUND
	AIR CONDITIONER	T. TELEPHONE
	ELECTRIC HAND HOLE	E. ELECTRIC
	CABLE TELEVISION PEDESTAL	CATV. CABLE TELEVISION
	ROADWAY/HANDICAP SIGN	INVERT INVERT
	STORM SEWER	T.W. TOP OF WALL
	SANITARY SEWER	B.W. BOTTOM OF WALL
	WATERMAIN	F. TOP OF FOUNDATION
	FORECMAN	W.O. WALK OUT
	HEADWALL	G.F. GARAGE FLOOR
	END SECTION	N.W. HIGH WATER LEVEL
	CORRUGATED METAL PIPE	N.N. NORMAL WATER LEVEL
	ELECTRIC LINE	L.N.A. LIMITS OF NATURAL AREA
	GAS LINE	
	TELEPHONE LINE	
	FIBER OPTIC CABLE	
	OVERHEAD POWER LINES	
	CABLE TELEVISION	
	CONTOURS	
	FENCE LINE	
	GUARDRAIL	
	ELEVATIONS	
	SIDEWALK	
	CURB	

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200 WEST WABLER DRIVE, SUITE 200, CHICAGO, IL 60606
PHONE: 773-399-7400 WWW.KHAFI.COM

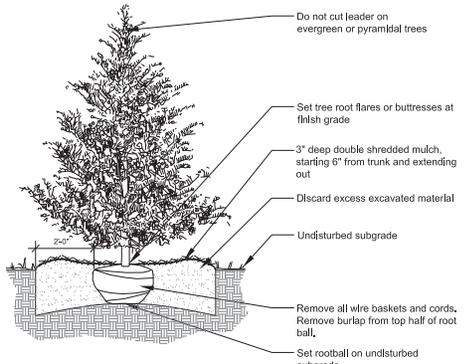
Page 119 - Agenda Item D.5.

PRELIMINARY PLANNED UNIT PLAT
MONARCH LANDING HEALTH CENTER
LOT 1B ON MONARCH LANDING/WARRENVILLE, IL

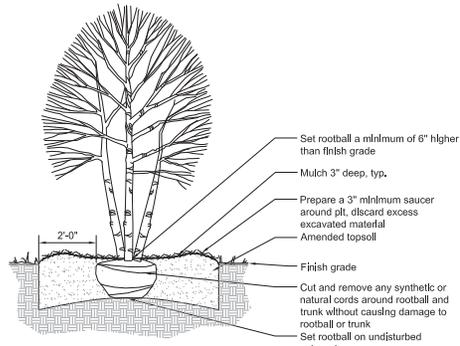
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2 OF 2



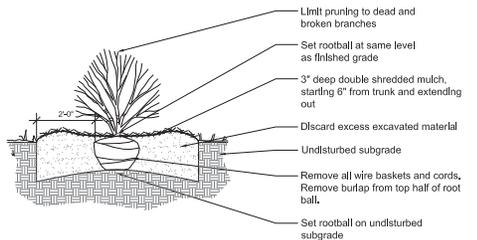
1 Shade Tree Planting d-plant-tree-shade
1/2" = 1'-0"



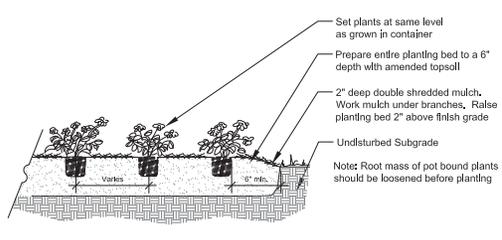
2 Evergreen Tree Planting d-plant-tree-ever
1/2" = 1'-0"



4 Ornamental Tree Planting d-plant-tree-ornamental
1/2" = 1'-0"



3 Shrub Planting d-plant-shrub
1/2" = 1'-0"



5 Annual and Perennial Planting d-plant-perenn
1/2" = 1'-0"

Plant Requirement Table

Required		Provided	
Perimeter Tree Planting			
North Boundary	5	Shade Trees	6
East Boundary	6	Shade Trees	2
South Boundary	5	Shade Trees	4
West Boundary	5	Shade Trees	10
		Evergreen Trees	to remain
		UMF	34

Plant Selection List

SHADE TREES, 2 1/2" Caliper @ Installation

BOTANICAL NAME	COMMON NAME	FORM
Acer rubrum	Red Maple	Rounded
Acer rubrum 'Franksred' (own root)	Red Sunset Red Maple	
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	
Acer saccharum	Sugar Maple	Rounded
Aspicula octandra	Yellow Buckeye	Broad
Celtis occidentalis	Hackberry	Rounded
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Rounded
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	Rounded
Gymnocladus dioica	Kentucky Coffee Tree	Broad
Gleditsia trifacanthos 'Inermis'	Thornless Honeylocust	Broad
Liriodendron tulipifera	Tulip Tree	Upright
Ostrya virginiana	American Hophornbeam	
Quercus alba	White Oak	Broad
Quercus bicolor	Swamp White Oak	Oval
Quercus muehlenbergii	Chinkapin Oak	Irregular
Quercus macrocarpa	Bur Oak	
Quercus rubra	Red Oak	Broad
Quercus x schuettii	Swamp Bur Oak	
Tilia americana 'Redmond'	Redmond American Linden	Pyramidal
Ulmus Morton Glossy	Triumph Elm	

INTERMEDIATE TREES, 6' Height @ Installation

BOTANICAL NAME	COMMON NAME	FORM
Acer campestre	Hedge Maple	
Alnus glutinosa	Black Alder	Pyramidal
Amelanchier x grandiflora	Apple Serviceberry	Upright
Betula nigra	River Birch	Pyramidal
Carpinus caroliniana	American Hornbeam	
Cercis canadensis	Eastern Redbud	Rounded
Cornus mas	Cornellancherry Dogwood	Spreading
Crataegus cugallii var. Inermis	Thornless Cockspur Hawthorn	Rounded
Crataegus phaenopynum	Washington Hawthorn	Oval
Hamamelis vernalis	Vernal Witchhazel	Upright
Hamamelis virginiana	Common Witchhazel	
Malus varieties	Flowering Crabapple	Varies

EVERGREEN TREES, 6' Height @ Installation

BOTANICAL NAME	COMMON NAME	FORM
Abies concolor	White Fir	Pyramidal
Picea abies	Norway Spruce	Pyramidal
Picea glauca 'densata'	Black Hills White Spruce	Pyramidal
Picea pungens	Colorado Spruce	Pyramidal
Picea omorika	Serbian Spruce	Pyramidal
Pinus nigra	Austrlian Pine	Pyramidal
Pinus strobus	Eastern White Pine	Pyramidal
Pseudotsuga menziesii	Douglas Fir	Pyramidal
Tsuga canadensis	Canadian Hemlock	Pyramidal

DECIDUOUS SHRUBS, 24" min. Height @ Installation

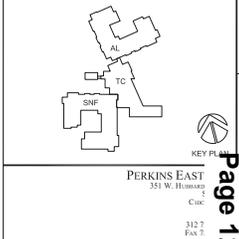
BOTANICAL NAME	COMMON NAME	FORM
Aronia arbutifolia	Red Chokeberry	Upright
Celastrus alatifolia	Summersweet Celastrus	
Cornus sericea	Redosier Dogwood	Oval
Coloneaster horizontalis	Rockspray Cotoneaster	Spreading
Euonymus alatus 'Compactus'	Dwarf Burning Bush	Rounded
Forsythia x intermedia	Border Forsythia	Rounded
Fothergilla gardenii	Dwarf Fothergilla	
Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweet Spire	
Ilex verticillata	Common Winterberry	
Myrica pennsylvanica	Bayberry	
Potentilla fruticosa	Bush Cinquefoil	Rounded
Ribes alpinum	Alpine Currant	Mounded
Rhus aromatica 'Gro-Low'	Gro-Low Sumac	Spreading
Rhus copallina var. latifolia	Morton Prairite Flame Shinning Sumac	
Spiraea varietales	Spiraea	Mounded
Syringa vulgaris	Lilac	Upright
Viburnum varietales	Viburnum	varies

EVERGREEN SHRUBS, 24" min. @ Installation

BOTANICAL NAME	COMMON NAME	FORM
Juniperus varietales	Juniper	Spreading
Microbiota decussata	Siberian Carpet Cypress	Spreading
Pinus Mugo	Mugo Pine	Mounding
Taxus varietales	Yew	Upright
Thuja varietales	Arborvitae	Upright

Final construction drawings and specifications will be prepared in general conformance with this plan using plant material selected from the plant selection list. Portions of the design may change based on final architectural and engineering plans, and due to plant material availability.

NO.	DATE	REVISION
1	04.02.12	ISSUED FOR PRELIMINARY PUD
2	05.11.12	ISSUED FOR PRELIMINARY PUD



SENIOR CARE DEVELOPMENT, LLC
500 MANARONCK AVE., STE 408
HARRISON, NY 10526

Owner's Representative:
ARCH CONSULTANTS, LTD.
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069

Architect:
KIMBLE-HORN & ASSOCIATES
2905 HITCHCOCK AVE.
DOWNERS GROVE, IL 60515

Structural:
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CHICAGO, IL 60604

MEP/FP:
WMA CONSULTING ENGINEERS LTD.
815 S. WABASH AVE.
CHICAGO, IL 60605

Landscape:
HITCHCOCK DESIGN GROUP
221 W. JEFFERSON AVE.
NAPERVILLE, IL 60540

Interior:
ARTHUR SHUSTER INC.
2611 HANLINE AVE. N., STE 150
ROSEVILLE, MN 55113

MONARCH LANDING HEALTH CENTER

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

PROJECT NO: 44851.00

LANDSCAPE DETAILS

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

L1.1

ISSUED FOR PRELIMINARY PUD

05.11.2012



1 WEST ELEVATION - TC

SCALE -



1 WEST ELEVATION - AL

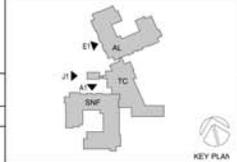
SCALE -



A1 NORTH ELEVATION - SNF

SCALE -

NO.	DATE	REVISION
1	06.02.12	ISSUED FOR PRELIMINARY PUD
2	05.11.12	ISSUED FOR PRELIMINARY PUD



PERKINS EASTMAN
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KIMLEY-HORN & ASSOCIATES
2800 HITCHCOCK AVE.
DOWNERS GROVE, IL 60515

Structural:
GRAEF - USA INC.
332 S. MICHIGAN AVE., STE 1400
CHICAGO, IL 60604

MEFP:
WMA CONSULTING ENGINEERS LTD.
815 S. WABASH AVE
CHICAGO, IL 60605

Landscape:
HITCHCOCK DESIGN GROUP
221 W. JEFFERSON AVE.
NAPERVILLE, IL 60563

Interior:
ARTHUR SHUSTER INC.
2811 HAMLINE AVE. N., STE 150
ROSEVILLE, MN 55113

PROJECT TITLE:
MONARCH LANDING
HEALTH CENTER

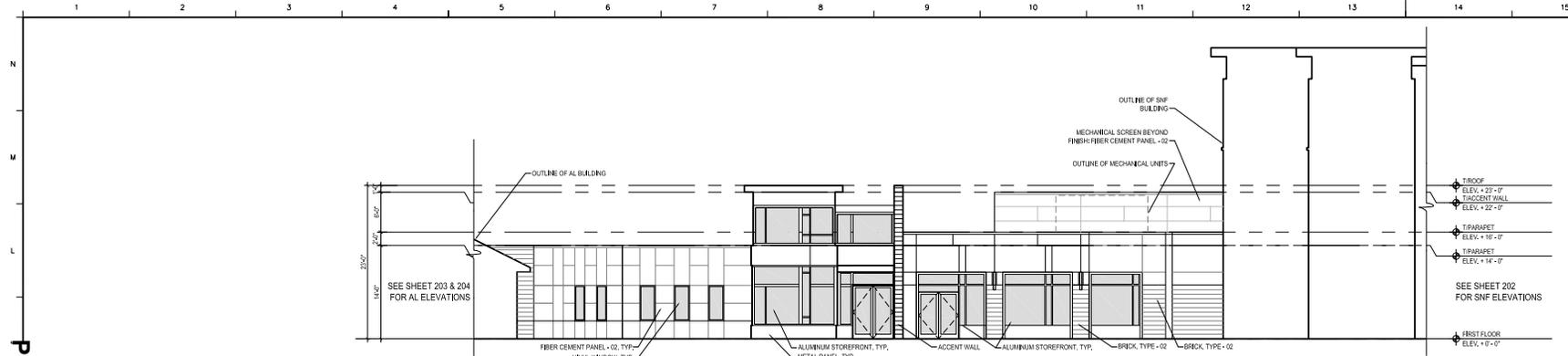
2255 MONARCH DRIVE
NAPERVILLE, IL 60563
PROJECT No: 44851.00

DRAWING TITLE:
EXTERIOR ELEVATIONS

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

A-200

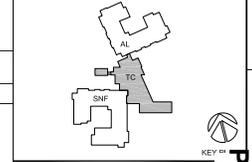
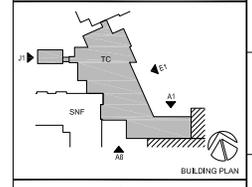
ISSUED FOR PRELIMINARY PUD
05.11.2012



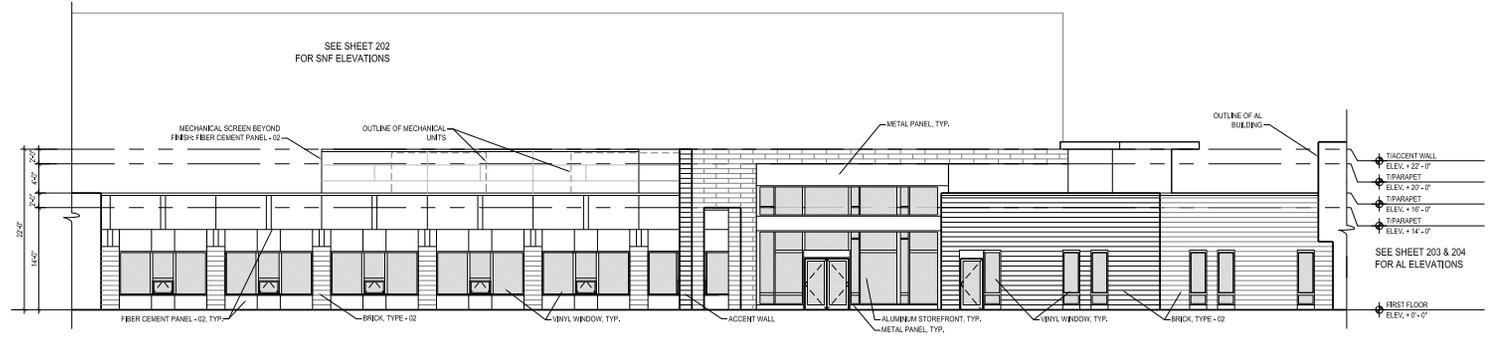
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1/8" = 1'-0" -

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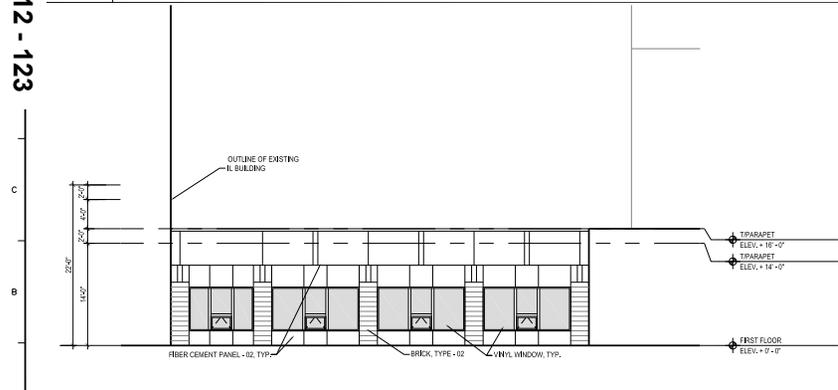


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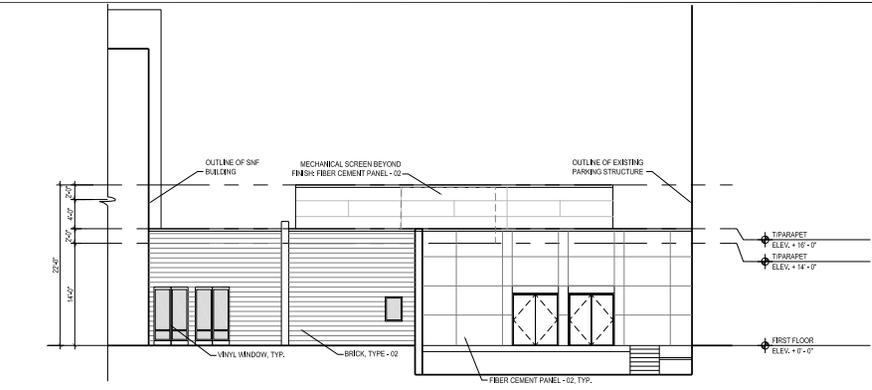
E1 EAST ELEVATION - TC

1/8" = 1'-0" -



A1 NORTH ELEVATION - TC

1/8" = 1'-0" -



A8 SOUTH ELEVATION - TC

1/8" = 1'-0" -

PERKINS EAST
331 W. Hennepin
Chicago
312 7 834 7

Owner: **SENIOR CARE DEVELOPMENT, LLC**
500 MANARONCK AVE., STE 408
HARRISON, NY 10528

Owner's Representative: **ARCH CONSULTANTS, LTD.**
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069

Arch/Site: **KIMBLE-HORN & ASSOCIATES**
2805 HITCHCOCK AVE.
DOWNERS GROVE, IL 60515

Structural: **GRAEF + USA INC.**
332 S. MICHIGAN AVE., STE 1400
CHICAGO, IL 60604

MEP/FP: **WMA CONSULTING ENGINEERS LTD.**
815 S. WABASH AVE.
CHICAGO, IL 60605

Landscape: **HITCHCOCK DESIGN GROUP**
221 W. JEFFERSON AVE.
NAPERVILLE, IL 60540

Interior: **ARTHUR SHUSTER INC.**
2811 HIGHLAND AVE., STE 150
ROSELLE, MN 55113

PROJECT TITLE:
MONARCH LANDING HEALTH CENTER

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

PROJECT NO: 44851.00

DRAWING TITLE:
EXTERIOR ELEVATIONS TOWN CENTER

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

A-201

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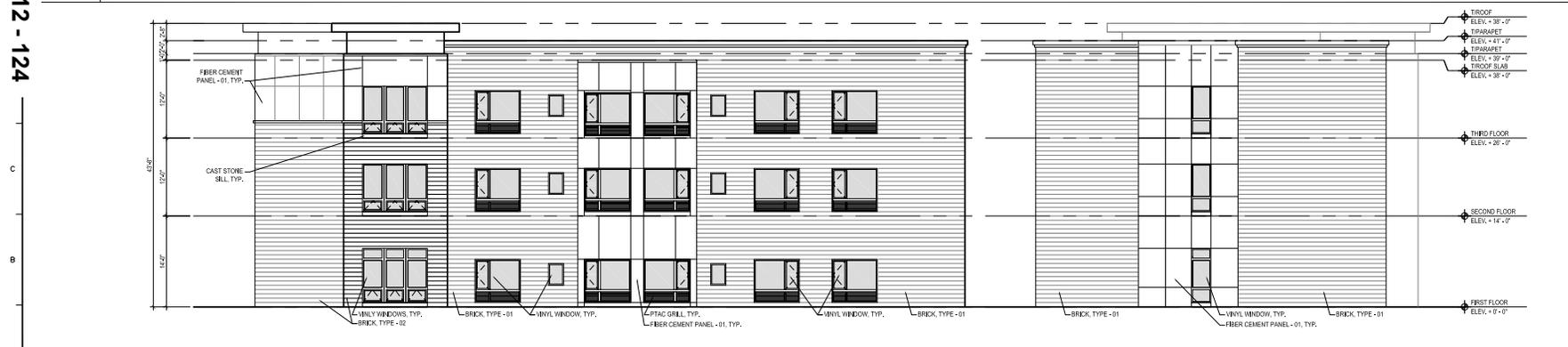
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1/8" = 1'-0"



E1 EAST ELEVATION - SNF

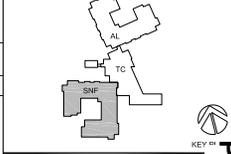
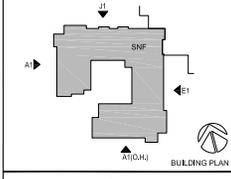
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A1 WEST & SOUTH (O.H.) ELEVATION - SNF

1/8" = 1'-0"

NO.	DATE	REVISION
1	04.02.12	ISSUED FOR PRELIMINARY PUD
2	05.11.12	ISSUED FOR PRELIMINARY PUD



PERKINS EAST
331 W. Hennepin
Chicago, IL 60605
312.7.804.7

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500 MANAROCK AVENUE, STE 408
HARRISON, NY 10528

Owner's Representative: **ARCH CONSULTANTS, LTD.**
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069

Civil / Site: **KIMBLE-HORN & ASSOCIATES**
2805 HITCHCOCK AVENUE,
DOWNERS GROVE, IL 60515

Structural: **GRAEF + USA INC.**
332 S. MICHIGAN AVENUE, STE 1400
CHICAGO, IL 60604

MEP/FP: **WMA CONSULTING ENGINEERS LTD.**
815 S. WABASH AVE,
CHICAGO, IL 60605

Landscape: **HITCHCOCK DESIGN GROUP**
221 W. JEFFERSON AVE,
NAPERVILLE, IL 60540

Interior: **ARTHUR SHUSTER INC.**
2811 HIGHLAND AVE., STE 150
ROSELVILLE, MN 55113

PROJECT TITLE:
**MONARCH LANDING
HEALTH CENTER**

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

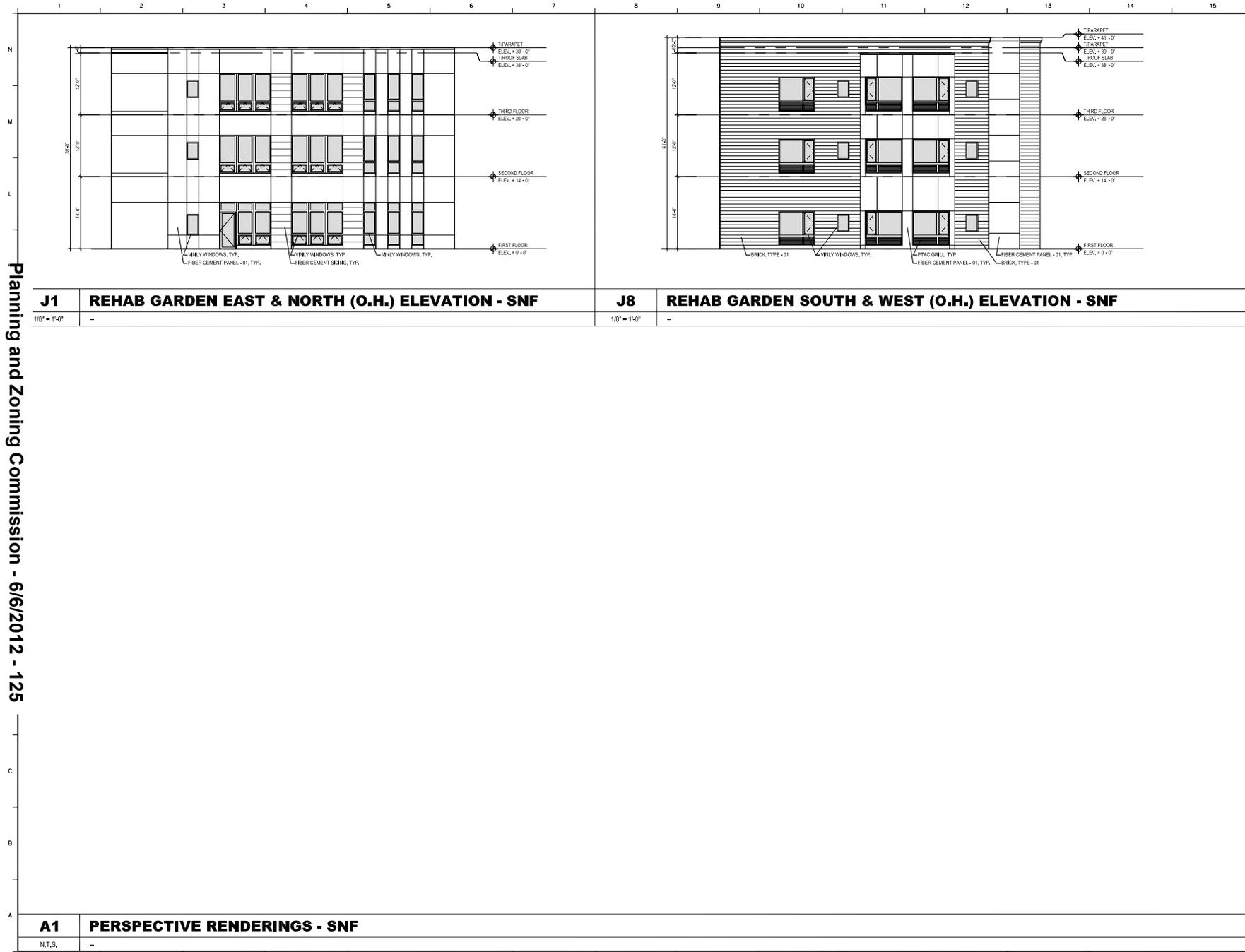
PROJECT No: 44851.00

DRAWING TITLE:
**EXTERIOR ELEVATIONS
SKILLED NURSING FACILITY**

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

A-202

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05.11.2012



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1	04.02.12	ISSUED FOR PRELIMINARY PUD
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BUILDING PLAN

KEY PLAN

PERKINS EAST
331 W. Hennepin
Chicago
312 7
EPA 7

Owner: **SENIOR CARE DEVELOPMENT, LLC**
500 MANARONCK AVE., STE 408
HARRISON, NY 10526

Owner's Representative: **ARCH CONSULTANTS, LTD.**
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069

Civil / Site: **KIMLEY-HORN & ASSOCIATES**
2850 HITCHCOCK AVE.
DOWNERS GROVE, IL 60515

Structural: **GRAEF - USA INC.**
332 S. MICHIGAN AVE., STE 1400
CHICAGO, IL 60604

MEP/FP: **WMA CONSULTING ENGINEERS LTD.**
815 S. WABASH AVE.
CHICAGO, IL 60605

Landscape: **HITCHCOCK DESIGN GROUP**
221 W. JEFFERSON AVE.
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Interior: **ARTHUR SHUSTER INC.**
2811 HIGHLAND AVE. N., STE 150
ROSEVILLE, MN 55113

PROJECT TITLE:
MONARCH LANDING HEALTH CENTER

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

PROJECT No: 44851.00

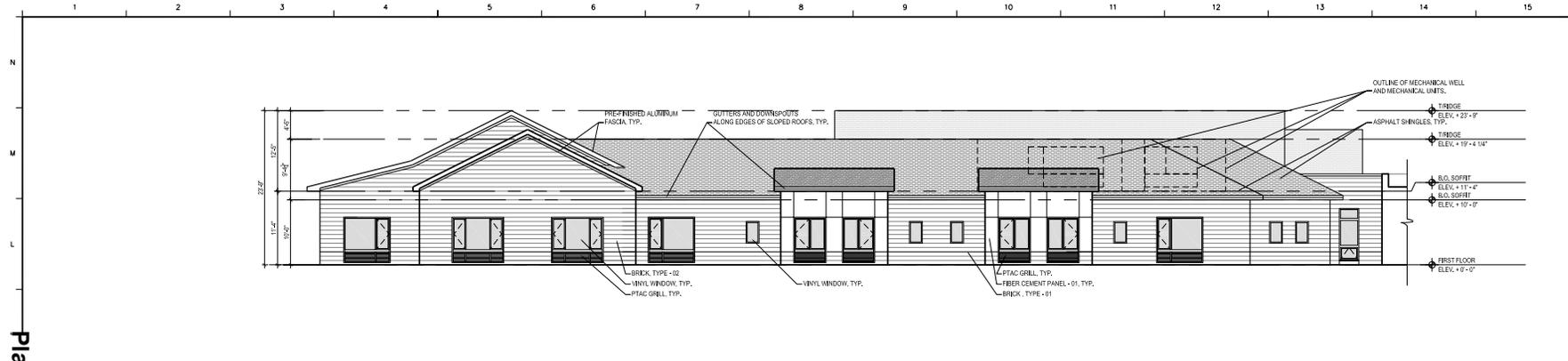
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EXTERIOR ELEVATIONS SKILLED NURSING FACILITY

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

A-203

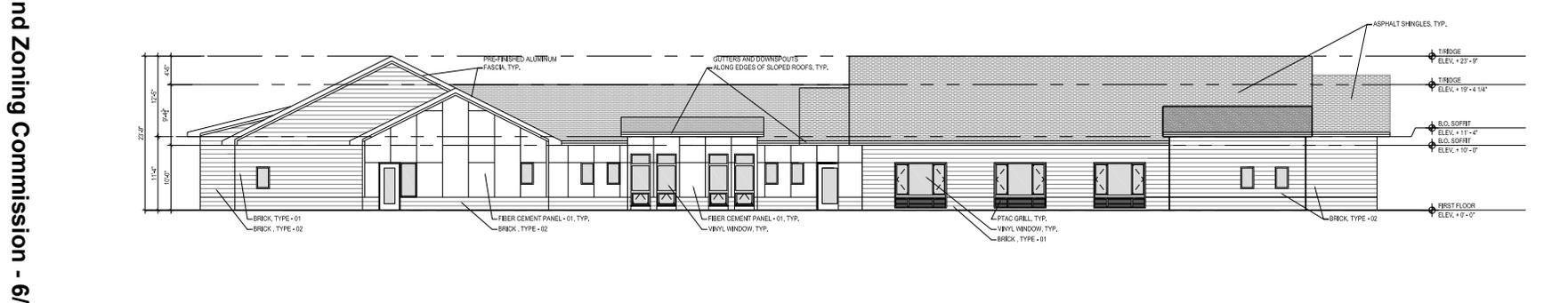
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05.11.2012

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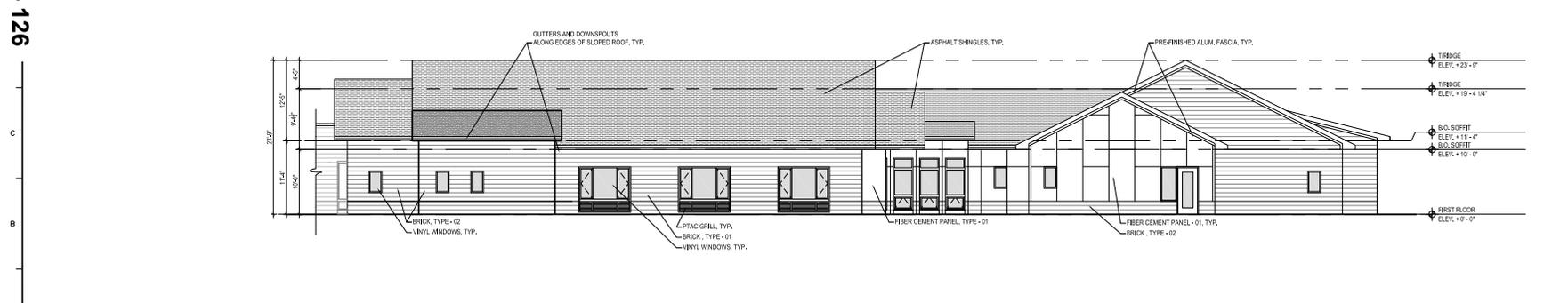
J1 WEST ELEVATION - AL

1/8" = 1'-0"



E1 NORTH ELEVATION - AL

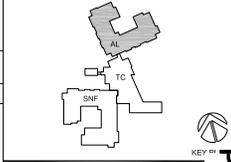
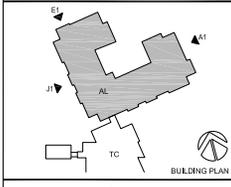
1/8" = 1'-0"



A1 EAST ELEVATION - AL

1/8" = 1'-0"

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PERKINS EAST
331 W. Belmont
Chicago, IL 60604

Owner: **SENIOR CARE DEVELOPMENT, LLC**
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HARRISON, NY 10528

Owner's Representative: **ARCH CONSULTANTS, LTD.**
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Civil / Site: **KIMLEHORN & ASSOCIATES**
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Structural: **GRAEF + USA INC.**
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CHICAGO, IL 60604

MEP/FP: **WMA CONSULTING ENGINEERS LTD.**
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CHICAGO, IL 60605

Landscape: **HITCHCOCK DESIGN GROUP**
221 W. JEFFERSON AVE.
NAPERVILLE, IL 60540

Interior: **ARTHUR SHUSTER INC.**
2811 HIGHLAND AVE. N., STE 150
ROSEVILLE, MN 55113

PROJECT TITLE:
MONARCH LANDING HEALTH CENTER

2255 MONARCH DRIVE
NAPERVILLE, IL 60563

PROJECT NO: 44851.00

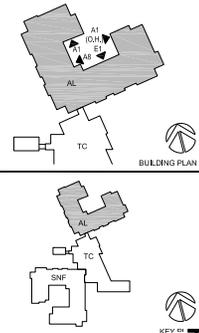
DRAWING TITLE:
EXTERIOR ELEVATIONS ASSISTED LIVING

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

A-204

ISSUED FOR PRELIMINARY PUD
05.11.2012

NO.	DATE	REVISION
1	04.02.12	ISSUED FOR PRELIMINARY PUD
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PERKINS EAST
332 S. MICHIGAN
CHICAGO, IL 60604

Owner:
SENIOR CARE DEVELOPMENT, LLC
500 MANARONCK AVE., STE 408
HARRISON, NY 10528

Owner's Representative:
ARCH CONSULTANTS, LTD.
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069

Arch/ Site:
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2805 HITCHCOCK AVE.
DOWNERS GROVE, IL 60515

Structural:
ORAEF - USA INC.
332 S. MICHIGAN AVE., STE 1400
CHICAGO, IL 60604

MEP/FP:
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CHICAGO, IL 60605

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2811 HIGHLAND AVE. N., STE 150
ROSEVILLE, MN 55113

PROJECT TITLE:
MONARCH LANDING HEALTH CENTER

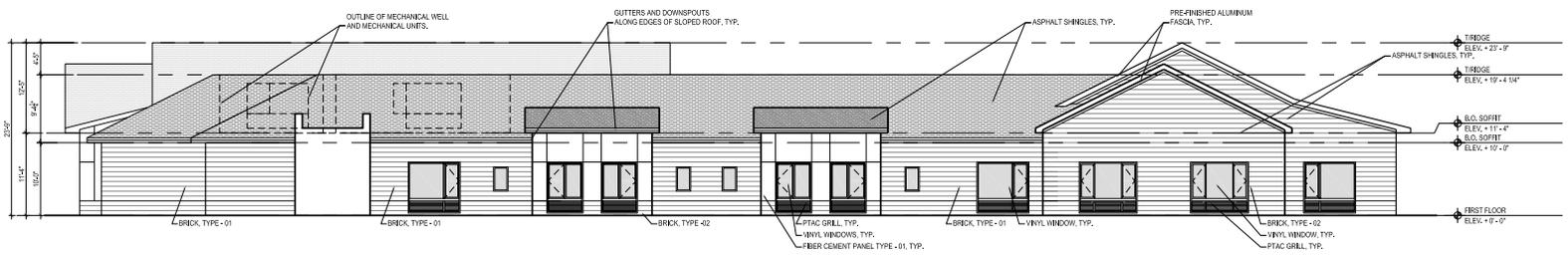
2255 MONARCH DRIVE
NAPERVILLE, IL 60563
PROJECT NO: 44851.00

DRAWING TITLE:
EXTERIOR ELEVATIONS ASSISTED LIVING

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

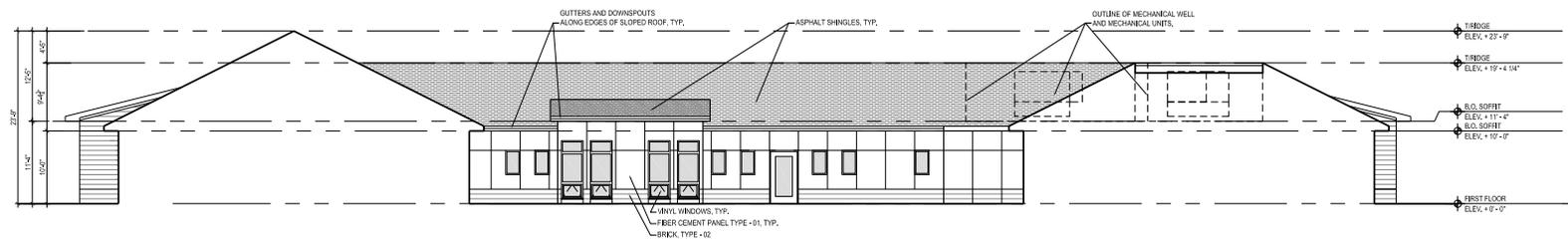
A-205

ISSUED FOR PRELIMINARY PUD
05.11.2012



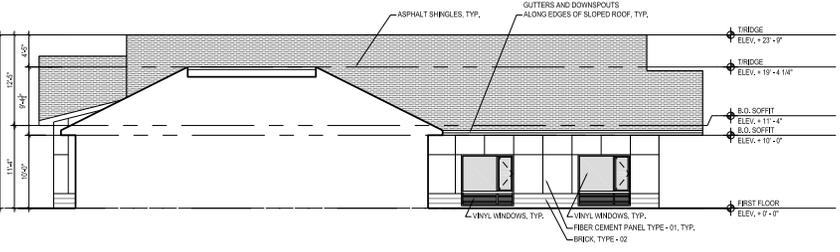
J1 SOUTH ELEVATION - AL

1/8" = 1'-0"



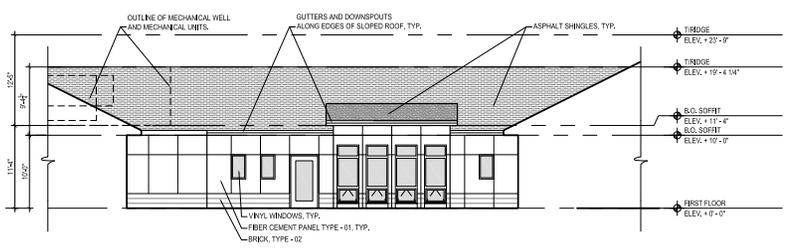
E1 DEMENTIA GARDEN ELEVATION NORTH - AL

1/8" = 1'-0"



A1 DEMENTIA GARDEN ELEVATION SOUTH & WEST (O.H.) - AL

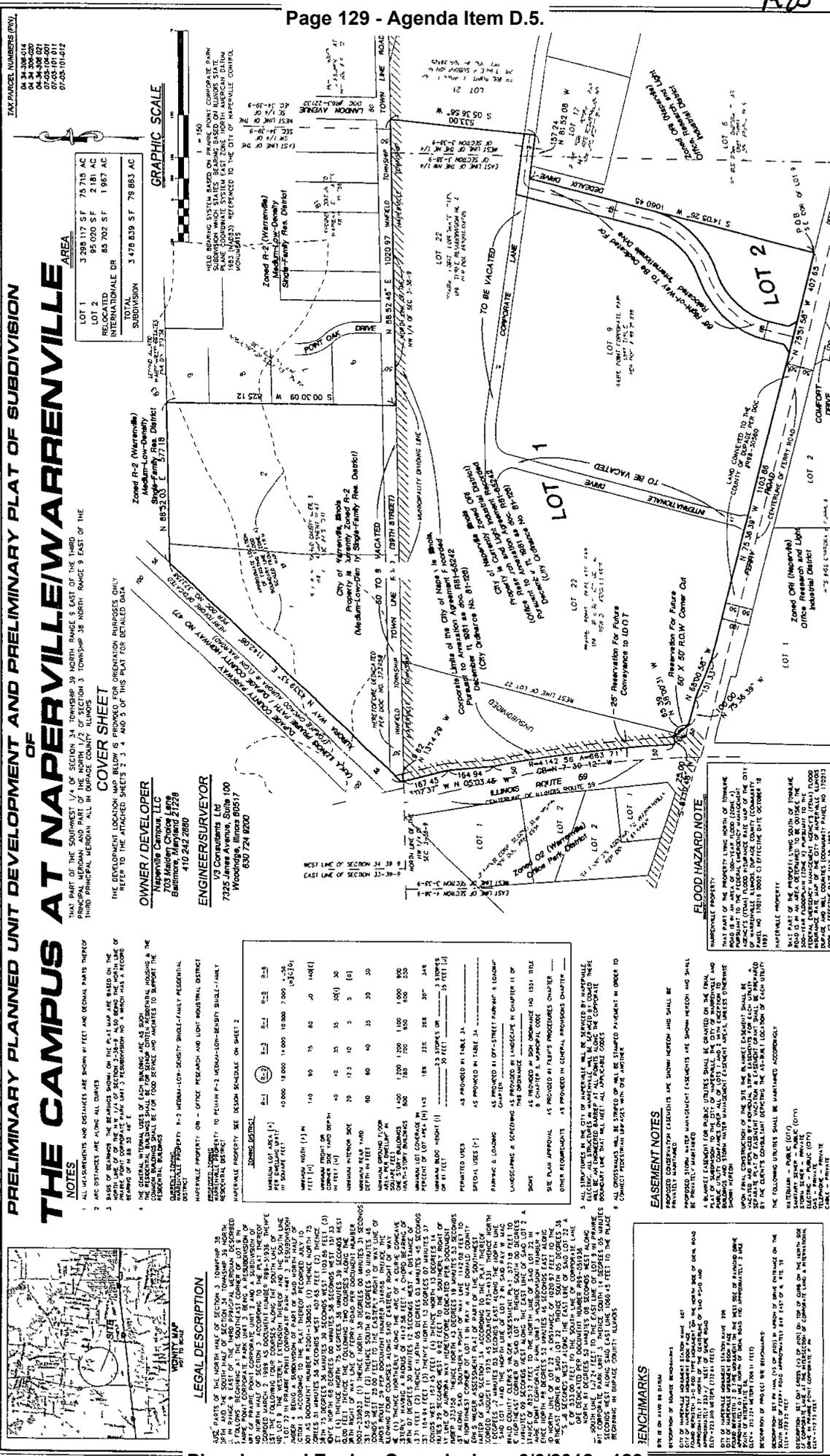
1/8" = 1'-0"



A8 DEMENTIA GARDEN ELEVATION EAST - AL

1/8" = 1'-0"

R05-06 7749

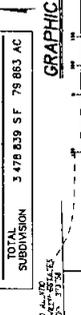


TAX PARCEL NUMBERS (REV. 04)

04-34-306-016
04-34-306-021
04-34-306-021
07-03-101-001
07-03-101-012

AREA

LOT 1	3 288.117 SF	75.715 AC
LOT 2	95 090 SF	2.181 AC
RELOCATED INTERNATIONAL DR	85 702 SF	1.957 AC
TOTAL SUBDIVISION	3 478.939 SF	79.863 AC



PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION OF THE CAMPUS AT NAPERVILLE/WARRENVILLE

THAT PART OF THE SOUTH-WEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN UNINCORPORATED WARRENVILLE, ILLINOIS, BEING MORE PARTICULARLY SHOWN ON THE ATTACHED SHEETS 2, 3, 4 AND 5 OF THIS PLAN FOR DETAILED DATA.

OWNER / DEVELOPER
 Naperville Campus LLC
 703 Madden Choice Lane
 Baltimore, Maryland 21228
 410 242 2880

ENGINEER/SURVEYOR
 V3 Consultants, LLC
 7325 Jenner Avenue, Suite 100
 Woodridge, Illinois 60517
 630 724 9200

NOTES

- ALL DIMENSIONS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL DISTANCES ARE ALONG ALL CURVES.
- BASE OF CURVES, THE BEARINGS SHOWN ON THE P-L-I MAP ARE BASED ON THE NATIONAL GRID SYSTEM (NAD 83). THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE BEARINGS OF THE 48 58 48° E.
- THE GENERAL UTILITIES OF LOT 22 ARE AS SHOWN ON THE ATTACHED SHEETS 2, 3, 4 AND 5 OF THIS PLAN FOR DETAILED DATA.
- COMMON BOUNDARIES SHALL BE FOR FOOD SERVICE AND UTILITIES TO SUPPORT THE RESTAURANT PROPERTY. P-3 MEDIUM-LOW-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

ZONING DISTRICTS

MINIMUM LOT AREA (1)	MINIMUM FRONT YARD SETBACK (2)	MINIMUM SIDE YARD SETBACK (3)	MINIMUM REAR YARD SETBACK (4)	MINIMUM FRONT SETBACK (5)	MINIMUM REAR SETBACK (6)	MINIMUM SIDE SETBACK (7)	MINIMUM FRONT SETBACK (8)	MINIMUM REAR SETBACK (9)	MINIMUM SIDE SETBACK (10)
10,000	10,000	14,000	10,000	10,000	7,000	4,500	10,000	14,000	10,000

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN UNINCORPORATED WARRENVILLE, ILLINOIS, BEING MORE PARTICULARLY SHOWN ON THE ATTACHED SHEETS 2, 3, 4 AND 5 OF THIS PLAN FOR DETAILED DATA.

EASEMENT NOTES

PROPOSED CONSERVATION EASEMENTS ARE SHOWN HEREON AND SHALL BE PRIVATELY MAINTAINED.

ALL UTILITIES IN THE CITY OF NAPERVILLE WILL BE SERVICED BY NAPERVILLE UTILITIES. ALL UTILITIES IN THE CITY OF WARRENVILLE WILL BE SERVICED BY WARRENVILLE UTILITIES. ALL UTILITIES IN THE CITY OF INTERNATIONAL DR WILL BE SERVICED BY INTERNATIONAL DR UTILITIES. ALL UTILITIES IN THE CITY OF WARRENVILLE WILL BE SERVICED BY WARRENVILLE UTILITIES.

BENCHMARKS

THE BENCHMARKS SHOWN ON THIS PLAN ARE BASED ON THE NATIONAL GRID SYSTEM (NAD 83). THE BENCHMARKS SHOWN ON THIS PLAN ARE BASED ON THE BEARINGS OF THE 48 58 48° E.

FLOOD HAZARD NOTE

THAT PART OF THE PROPERTY LING NORTH OF TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN UNINCORPORATED WARRENVILLE, ILLINOIS, BEING MORE PARTICULARLY SHOWN ON THE ATTACHED SHEETS 2, 3, 4 AND 5 OF THIS PLAN FOR DETAILED DATA.

PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION

THE CAMPUS AT NAPERVILLE/WARRENVILLE

ERICKSON RETIREMENT COMMUNITIES
 703 MADDEN CHOICE LANE
 BALTIMORE, MARYLAND 21228
 410 242 2880

Engineers
 Scientists
 Surveyors
 CONSULTANTS

Project No
 03069

Drawn By
 SPK

Project Number
 NMT

Scale
 1" = 150'

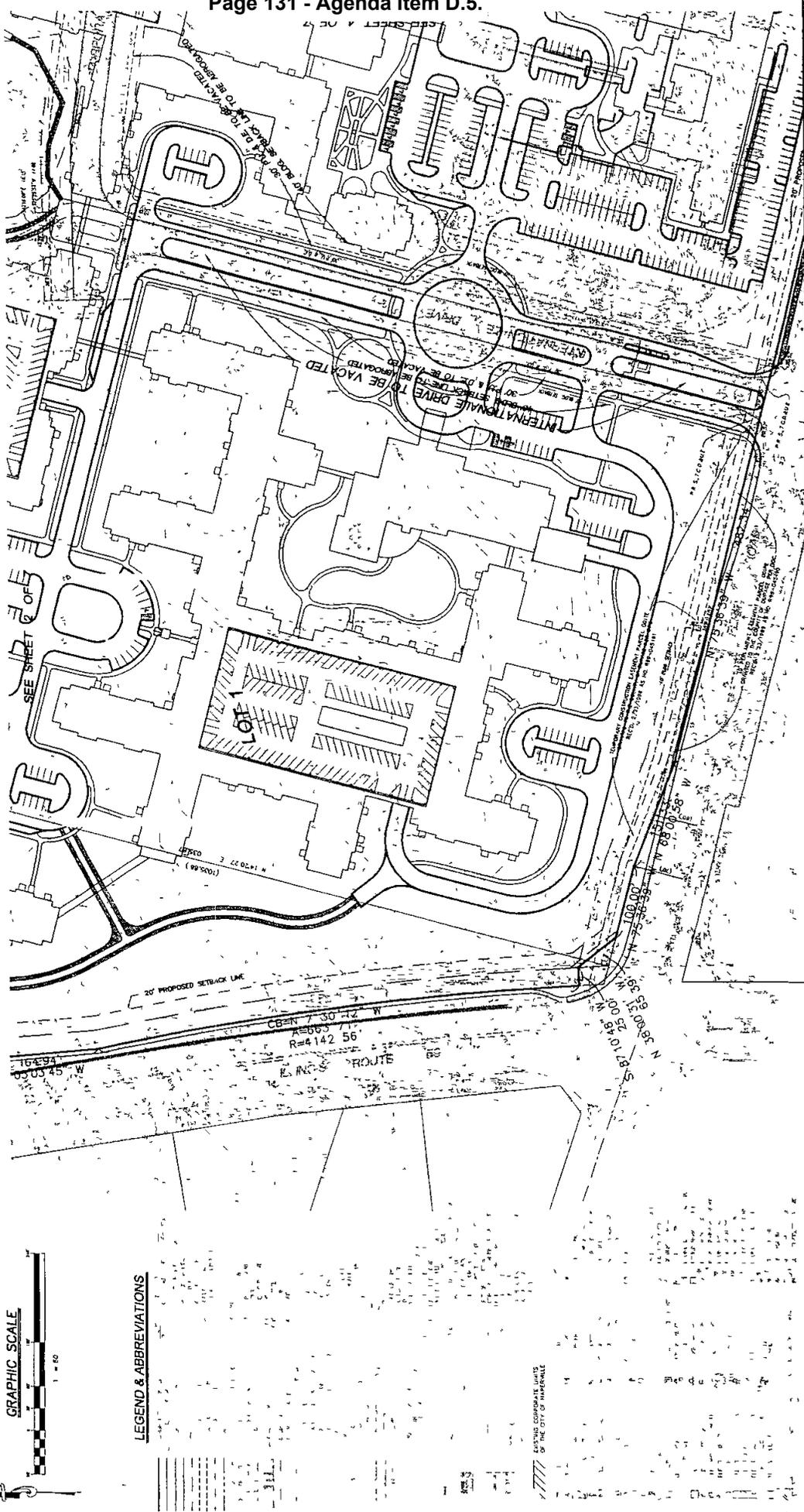
Sheet No
 1 of 7

REVISIONS

NO.	DATE	DESCRIPTION
1	07/25/12	PER CITY REVIEW REPORT DATED JULY 30, 2012
2	07/26/12	PER CITY REVIEW REPORT DATED JULY 19, 2012
3	08/20/12	PER CITY REVIEW REPORT DATED AUGUST 17, 2012

805-06-7749

**PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION
 OF
 THE CAMPUS AT NAPERVILLE/WARRENVILLE**



GRAPHIC SCALE
1" = 50'

LEGEND & ABBREVIATIONS

- EXISTING CORPORATE LIMITS BY THE CITY OF WASHINGTON
- 20' PROPOSED SETBACK LINE
- ROAD
- DRIVE
- PARKING LOT
- BUILDING FOOTPRINT
- UTILITY LINE
- EASEMENT
- FENCE
- TREE
- WATER FEATURE
- BOUNDARY
- SURVEY POINT
- MONUMENT
- SPOT ELEVATION
- CONTOUR LINE
- SPOT HEIGHT
- SPOT ELEVATION WITH NOTE
- SPOT HEIGHT WITH NOTE
- SPOT ELEVATION WITH NOTE AND ARROW
- SPOT HEIGHT WITH NOTE AND ARROW
- SPOT ELEVATION WITH NOTE AND ARROW AND TEXT
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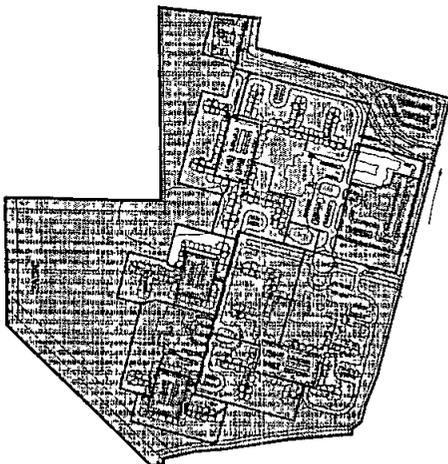
PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION THE CAMPUS AT NAPERVILLE/WARRENVILLE		Project No. 03098
DRAFTING COMPLETED 07/25/04 FIELD WORK COMPLETED 07/28/04		Group No. WSA
DRAWN BY PROJECT MANAGER JWH		SHEET NO. 3
SCALE 1" = 50'		SHEET NO. 3 OF 7

NO.	DATE	DESCRIPTION	REVISIONS	DATE
1	07/23/03	PREP CITY REVIEW REPORT DATED MARCH 30, 2004 (CITY PROJ. NO. 03-10000003)		
2	07/25/04	UPDATE PERMITS AND CITY REVIEW REPORT DATED AUGUST 17, 2004 (CITY PROJ. NO. 04-10000003)		
3	08/28/04	UPDATE PERMITS AND CITY REVIEW REPORT DATED AUGUST 17, 2004 (CITY PROJ. NO. 04-10000003)		

PREPARED FOR: ERICKSON RETIREMENT COMMUNITIES 703 MADEN CHOICE LANE BALTIMORE, MARYLAND 21228 410 242 2880	7325 Janes Avenue Suite 100 Woodridge, IL 60517 630 724 8200 voice 630 724 8200 fax jcs@csentia.com
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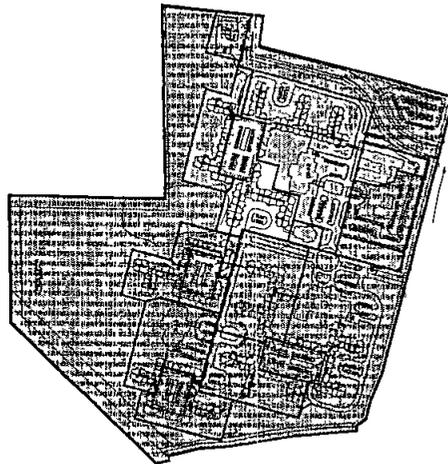
ROS-067749

**PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION
 OF
 THE CAMPUS AT NAPERVILLE/WARRENVILLE**



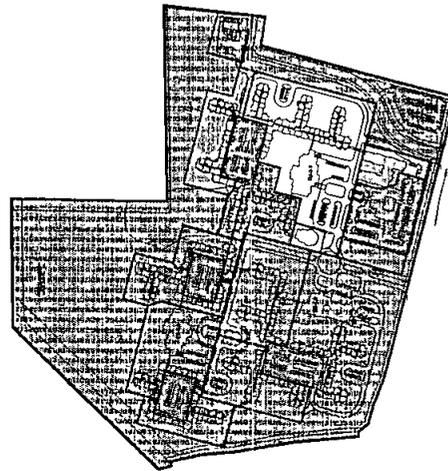
WORK IN PHASE 7
 OF 10 RELATED WITHIN/UNDERGROUND
 CHAPEL & RELATED WITHIN/UNDERGROUND

PHASE 7
 NO SCALE



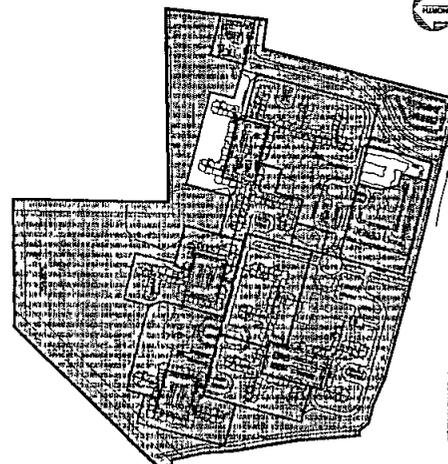
WORK IN PHASE 8
 OF 10 RELATED WITHIN/UNDERGROUND
 CHAPEL & RELATED WITHIN/UNDERGROUND

PHASE 8
 NO SCALE



WORK IN PHASE 9
 OF 10 RELATED WITHIN/UNDERGROUND
 CHAPEL & RELATED WITHIN/UNDERGROUND

PHASE 9
 NO SCALE



WORK IN PHASE 10
 OF 10 RELATED WITHIN/UNDERGROUND
 CHAPEL & RELATED WITHIN/UNDERGROUND

PHASE 10
 NO SCALE



**Engineers
 Scientists
 Surveyors**

7325 James Avenue, Suite 100
 Woodridge, IL 60517
 Phone: 815.724.8000
 Fax: 815.724.8002
 Website: www.vconsultants.com

PREPARED FOR:
ERICKSON RETIREMENT COMMUNITIES
 703 MAIDEN CHOICE LANE
 BALTIMORE, MARYLAND 21228
 410.242.2880

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1	06/27/04	PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION	1	06/27/04	PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION	
2	07/28/04	REVISED PER CITY REVIEW REPORT DATED JULY 28, 2004	2	07/28/04	REVISED PER CITY REVIEW REPORT DATED JULY 28, 2004	
3	08/23/04	REVISED PER CITY REVIEW REPORT DATED AUGUST 17, 2004	3	08/23/04	REVISED PER CITY REVIEW REPORT DATED AUGUST 17, 2004	

PRELIMINARY PLANNED UNIT DEVELOPMENT
 AND PRELIMINARY PLAT OF SUBDIVISION
THE CAMPUS AT NAPERVILLE/WARRENVILLE
 DRAWN BY: SPK PROJECT MANAGER: ANH
 FIELD WORK COMPLETED: 01/28/04 CHECK DATE: 01/28/04
 SCALE: 1" = 100'

Project No. 03089
 Group No. V04
 SHEET NO. 7 of 7

PRELIMINARY PHASING PLAN



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-054 **AGENDA DATE:** 6/6/2012
SUBJECT: Pure Land Center
 Petitioner: Pure Land Center, 2753-2755 W. Maple Avenue, Lisle, IL 60532

LOCATION: 1120 E. Ogden Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use for a cultural institution in B3 (General Commercial District) for the property located at 1120 E. Ogden Avenue.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 1.3 acres and is located at the southwest corner of Ogden Avenue and Burlington Avenue with a common street address of 1120 E. Ogden Avenue. The property is zoned B3 (General Commercial District) and is presently improved with a multi-tenant commercial building and its associated parking facilities.

PLANNING SERVICES TEAM REVIEW:

The building on the subject property consists of a total of three tenant spaces, with Suite 101 and 102 facing Ogden Avenue and Suite 103 in the rear of the building facing the rear parking lot. The petitioner, Pure Land Center, requests approval of a conditional use for a cultural institution in the B3 district in order to relocate their existing Lisle facility to Suite 103 of the subject property. The proposed facility would include a library specializing in Chinese classic and cultural literature and would host such activities as lectures, classes, performances, and cultural events on various topics including Chinese calligraphy, Chinese and East Asia music, Chinese tea ceremony, Chinese knots, floral arts, Chinese Yo-Yo, traditional children's play, etc. In addition, the petitioner intends to operate an accountant office in Suite 101 and lease Suite 102 to a restaurant user.

Pure Land Center – PZC 12-1-054

June 6, 2012

Page 2 of 3

Relationship to the Official Plan of the City Of Naperville¹:

The 2008 Ogden Avenue Corridor Enhancement Initiative identified the future land use for the subject property as “Corridor Commercial”. The subject property will be consistent with its future land use designation as the majority of the building will be used for commercial purposes. Due to its lack of frontage or visibility from Ogden Avenue, staff finds that the proposed cultural institution in Suite 103 is appropriate and will complement the commercial uses along Ogden Avenue by bringing visitors and customers to the area.

Parking

The table below demonstrates that based on the City’s parking requirements, a total of 55 parking spaces would be required for all perspective tenants on the site. A total of 61 parking spaces currently exist on the subject property. The petitioner proposes to re-stripe the rear parking lot per the plan included in Attachment 4, which would add six (6) parking spaces for a total of 67 spaces. Staff finds that the available parking supply on the site exceeds the City’s off-street parking requirements.

Suite	Tenant	Gross Floor Area	# of Required Parking Spaces	Pure Land Center Typical	Pure Land Center Special Event
101	Accountant Office	2,400 SF	8	8	0
102	Restaurant	3,674 SF	37	37	37
103	Pure Land Center	4,786 SF	10	15	25
Total		10,860 SF	55	60	62

In addition, the petitioner indicated that based on their experience with their existing Lisle facility, Pure Land Center typically requires up to 15 parking spaces during normal business hours which can be accommodated by the existing parking supply on site (See the “Pure Land Center Typical Parking” column in the table above).

It is anticipated that Pure Land Center would hold up to two weekend events a year to accommodate a maximum of 150 people on the site; however, the majority of the attendants will be from out of town and be bused from the hotel. During the weekend events, the accountant office will be closed and the petitioner estimated that up to 25 parking spaces would be required for those attendants who drive their own vehicles based on their experience with past events. As demonstrated in the “Pure Land Center Special Event” column in the table, a total of 62 parking spaces would be required for the special events which can be accommodated on the site based on the restriping plan.

Conditions of Approval

Staff recommends three conditions of approval for the proposed cultural institution at 1120 E. Ogden Avenue:

¹ The official plans of the City of Naperville are available online at www.naperville.il.us/complplans.aspx.

Pure Land Center – PZC 12-1-054

June 6, 2012

Page 3 of 3

- The proposed cultural institution shall be limited to Suite 103 which is located in the rear of the building and not visible from Ogden Avenue.
- The proposed cultural institution shall not exceed 5,000 square feet of gross floor area.
- The facility shall not generate any employee or customer parking on public streets.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Pure Land Center – Development Petition – PZC 12-1-054
2. Pure Land Center – Legal Description – PZC 12-1-054
3. Pure Land Center – Plat of Survey – PZC 12-1-054
4. Pure Land Center – Re-stripping Plan – PZC 12-1-054
5. Pure Land Center – Floor Plan – PZC 12-1-054

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

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

V. ANNEXATION

Is this development within the City limits?

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

VI. SITE DATA

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

UNCHANGED

2. Existing Utility Services (water, sewer, electricity): **UNCHANGED**

- 3. Existing zoning on the site: **B-3**
- 4. Existing Land Use: **Office and Restaurant**
- 5. Acreage & Square Footage of the site: **UNCHANGED**
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):
 UNCHANGED

VII. PROPOSED DEVELOPMENT:

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

- 2. Proposed Zoning: **UNCHANGED**

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see **Page 2, Section IV** for Exhibit information)– attach additional pages if necessary):

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

 UNCHANGED

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

NONE

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

NONE

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

NONE

7. General Land Use Data:

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

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family						NA			
Townhome						NA			
Duplex						NA			
Apartment						NA			

Comrc.			NA	NA	NA				
Office			NA	NA	NA				
Industrial			NA	NA	NA				

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

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

1. Required School Donation of _____ acres will be met by a _____

UNCHANGED

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

UNCHANGED

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

NONE

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

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

NONE

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

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

NOT APPLICABLE

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

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

*Please Explain:

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

Respectfully Submitted,
Li-Su L. Tan

By: _____
Li-Su L. Tan
Director, Owner

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

The foregoing petition was acknowledged before me by *Patricia Tan* on the ____ day of _____, 200__ A.D.

By: _____
Patricia Tan
Notary Public

LLC PETITIONERS

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

EFFECTIVE PERIOD OF APPLICATION

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

EXHIBIT 3

Pure Land Center Conditional Use Application

Preface

The information furnished in this Exhibit presents the evidence that the application for Conditional Use as a Cultural Institute meets the following criteria:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)

Applicant's Background

The Pure Land Center, formerly known as Amitabha Buddhist Library in Chicago, was established in early 2003, and was approved by IRS as a 501(c) exempt organization. The operation began in May 2003 at its current location, 2753-2755 W. Maple Avenue, Lisle, IL.

As its services and patrons grow, the organization needs a larger facility to continue and enhance its services.

Activities Hosted and In-progress

This organization, under its former name Amitabha Buddhist Library in Chicago, has hosted the following major activities to service the community since 2003:

- Acting on behalf of the Pure Land Learning College in Australia, donated more than one-hundred sets of the Great Buddhist Canon to well-known universities and national libraries worldwide, including (but not limited to) the Library of Congress; the University of Pennsylvania, University of Chicago; Harvard University; Oxford University, UK; University of Illinois, Champaign; Cambridge University, UK; National Library of China; Royal Library of Denmark; National Library of Czech Republic; National Library of Estonia; National Library of Israel; National Library of Australia, Canberra. This is an on-going effort and service. The most recent recipient is the University of Helsinki in Finland.
- Sponsored group visits and studies from all levels of schools, churches, and other cultural groups, including Meadow Glens Elementary School, Naperville Central High School, Naperville North High School, North Central College, churches in Wheaton and Downers Grove, and Vietnamese Spring Walk, etc.
- Provided the Art of Chinese Tea Ceremony and Chinese Calligraphy presentations to many organizations in the Greater Chicago Area, including Chicago Public libraries, Naperville Public libraries, Argonne National Laboratories, Wilmette Public Library, Acorn Public Library.
- Offer Introduction to Fundamentals of Chinese Classics classes to children multiple times.

Planned Use of Pure Land Center

The Pure Land Center which takes 4,786 sq. ft. of the rear portion of the building located at 1120 E. Odgen Avenue, Naperville, 60563. It will host two non-profit organizations (both were registered with Illinois Secretary of State before 2003):

1. Pure Land Center, formerly known as Amitabha Buddhist Library in Chicago;
2. Chinese American Culture Foundation.

The planned use of this center includes the following major functions:

1. A library open to the public free of charge

The Amitabha Buddhist Library in Chicago has been operating in Green Trails Shopping Center in Lisle, Illinois since May 2003.

The library hosts rich materials and collections in cultural and Chinese classic educational texts as well as Buddhist sutras, and has been recognized in Naperville and in Chicago area as an important reference data source for students at all levels.

2. A larger activity room for

- Meditation;
- Lectures and discussions;
- Children's classes on Chinese Classic literatures;
- Cultural events / classes / performances and short-term learning sessions on various cultural topics such as Chinese Calligraphy, Chinese and East Asia music, Chinese Tea Ceremony, Chinese Knots, Floral Arts, Chinese Yo Yo & traditional children's plays, etc.

Please note:

Currently, we are offering a children's class as our cultural service to the community which meets on every other Saturday at the Lisle facility.

Also, we have been invited again in 2012 by the City of Chicago to cooperate with the Chicago Public Library to present the Art of Chinese Tea Ceremony and Chinese Calligraphy on the opening day of the Asian American Heritage Month on May 5th, and a lecture and presentation at their Clearing Branch on May 19th.

Planned Occupancy and Estimated Parking Needs

The occupancy and parking needs vary in days of the week. The planned occupancy and estimated parking needs are reflected in the attachments.

Benefits of the Conditional Use as a Cultural Center

As described above, the Conditional Use of the rear part of the building as a Cultural Institute not only meets the above criteria, but introduces the following benefits to Naperville:

- Provides an additional cultural and activity center for the residents of Naperville in general and the residents of the nearby neighborhoods in particular.
- Brings more business opportunities to the nearby retail businesses because the center will bring visitors and guests.

Parking Space Calculation (Estimate)				
	Monday – Friday	Saturday	Sunday	Pure Land Center Special Event ^{Note 3}
Pure Land Center	6	6	15	25 ^{Note 3}
CPA Office ^{Note 1}	6	0 – 6	0	0
Restaurant ^{Note 2}	16	16	16	16
Total Needs	24 – 25	24 – 25	31	41
<p>Note 1:</p> <ul style="list-style-type: none"> • Staff number: 4 • Clients by appointment only • Closed on weekends except on Saturdays from Feb. 15 through Apr. 15 <p>Note 2:</p> <ul style="list-style-type: none"> • Currently, the dining area measures 1,602 sq. ft. <p>Note 3:</p> <ul style="list-style-type: none"> • At most twice a year • Always on weekends • Max seating 150; about 50% of the guests are bused 				

Legal Description

Parcel 1:

Lot 9 and Lot 15 (except the southeasterly 34.0 feet thereof, measured perpendicularly to the southeasterly and easterly lines to said lot) and Lot 16 (except the southeasterly 34.0 feet as measured perpendicularly to the southeasterly line of said lot) in Naper Terrace, being subdivision of Lot 1 in assessment plat of part of section 8, township 38 north, range 10 east of the third principal meridian, according to the plat of said Naper Terrace, recorded April 17, 1957 as document 839229, and certificate of correction filed June 11, 1957 as document 845450, in DuPage county, Illinois.

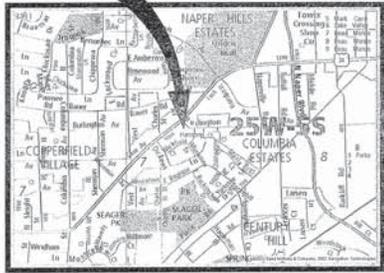
Parcel 2:

Easement appurtenant to and for the benefit of parcel 1 for ingress and egress over the west 30 feet of the southeasterly 34 feet as measured perpendicularly to the southeasterly line of Lot 15, aforesaid, as contained in documents recorded as numbers R77-17486 and R77-17488

Address: 1120 E Ogden Ave, Naperville, IL60563

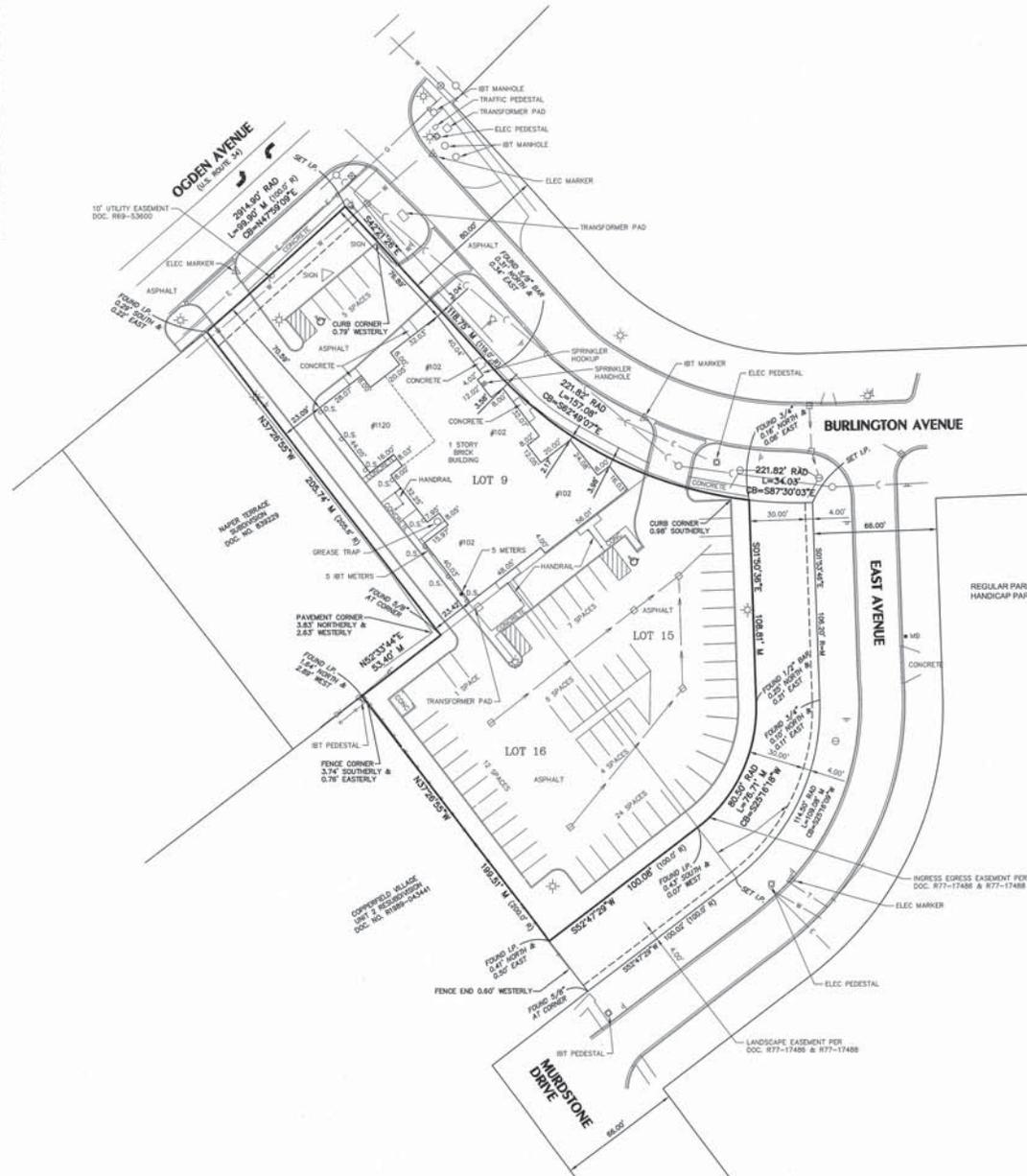
P.I.N. Numbers: 08-08-300-006, 08-08-300-018

SITE



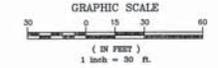
LOCATION MAP
NOT TO SCALE

ALTA/ACSM LAND TITLE SURVEY



SCALE: 1" = 30'

BEARINGS ARE ON ASSUMED DATUM



LEGAL DESCRIPTION

PARCEL 1:
LOT 9 AND LOT 15 (EXCEPT THE SOUTHEASTERLY 34.0 FEET THEREOF, MEASURED PERPENDICULARLY TO THE SOUTHEASTERLY AND EASTERLY LINES TO SAID LOT) AND LOT 16 (EXCEPT THE SOUTHEASTERLY 34.0 FEET AS MEASURED PERPENDICULARLY TO THE SOUTHEASTERLY LINE OF SAID LOT) IN NAPER TERRACE, BEING A SUBDIVISION OF LOT 1 IN AN ASSESSMENT PLAT OF PART OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID NAPER TERRACE, RECORDED APRIL 11, 1997 AS DOCUMENT #8226, AND CERTIFICATE OF CORRECTION FILED JUNE 11, 1997 AS DOCUMENT #8460, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE SOUTHEASTERLY 34 FEET AS MEASURED PERPENDICULARLY TO THE SOUTHEASTERLY LINE OF LOT 15, AFORESAID, AS CONTAINED IN DOCUMENTS RECORDED AS NUMBERS R77-17488 AND R77-17488.

LEGEND

EXISTING	
—	SANITARY SEWER
—	WATER MAIN
—	STORM SEWER
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WRES
—	GAS LINE
—	TELEPHONE LINE
—	FENCE
○	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
○	INLET
○	MAN-HOLE WITH CLOSED LID
○	MAN-HOLE WITH OPEN LID
○	LIGHT POLE
○	POWER POLE
○	GUY WIRE
○	PEDESTAL
○	SIGN
—	CURB & GUTTER

SITE AREA: 55,064 SQ.FT. = 1.2646 ACRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)

TO: AMFF PROPERTY CORPORATION, A CORPORATION OF MICHIGAN, FORMERLY KNOWN AS OLDE PROPERTY CORPORATION, A MICHIGAN CORPORATION CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2011.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2011

BY: *Mark S. Starnes*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
MY LICENSE EXPIRES/RENEWS 11-30-2012



INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D | ULSL, ILLINOIS
TEL: (630) 964-5656 FAX: (630) 964-5652
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ILLINOIS REGISTRATION No. 184-001040

PREPARED: 9-26-11

SHEET No. 1 of 1 JOB No.: 6517

UPON INVESTIGATION OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, CITY OF NAPERVILLE, ILLINOIS COMMUNITY - PANEL NUMBER 170213 0008 C, MAP REVISION MAY 18, 1992, THIS PROPERTY FALLS IN ZONE "X" (UNSHADED) BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN."

PROPERTY IS ZONED B3 GENERAL COMMERCIAL DISTRICT REFER TO THE CITY OF NAPERVILLE WEBSITE FOR ZONING ORDINANCE, YARD REQUIREMENTS AND HEIGHT LIMITATION / BULK REGULATIONS.

- NOTES**
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1401 80010683 01, EFFECTIVE DATE AUGUST 24, 2011. EASEMENTS AND ENCUMBRANCES ON THE PROPERTY ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
 - REFERENCE IS MADE TO TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT AND RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONJUNCTURE USE OF SAID EASEMENT.
 - REFERENCE IS MADE TO ADEQUATE FACILITIES FOR SEWAGE DISPOSAL AND WATER SUPPLY MUST BE ASSURED FOR EACH LOT. PLANS FOR THOSE FACILITIES MUST BE APPROVED BY THE DUPAGE COUNTY BUILDING DEPARTMENT BEFORE A BUILDING PERMIT WILL BE ISSUED.
 - REFERENCE IS MADE TO COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 39509 TO VIRGINIA HARRIS, DATED FEBRUARY 14, 1977 AND RECORDED AND RECORDED MARCH 14, 1977 AS DOCUMENT R77-17486 AND IN DEED FROM VIRGINIA HARRIS TO THE FIRST NATIONAL BANK OF LA GRANGE, TRUSTEE UNDER TRUST NO. 630 DATED FEBRUARY 14, 1977 AND RECORDED MARCH 14, 1977 AS DOCUMENT R77-17488 RELATING TO LANDSCAPING SCREEN ON PART OF LOTS 15 AND 16, AFORESAID, TO USE OF LAND AND THAT NO BUILDINGS OR STRUCTURES WILL BE CONSTRUCTED ON SAID LOTS 15 AND 16.
 - REFERENCE IS MADE TO AGREEMENTS DATED DECEMBER 7, 1977 AND RECORDED JANUARY 6, 1978 AS DOCUMENTS R78-01588 AND R78-01589 MADE BY AND BETWEEN THE FIRST NATIONAL BANK OF LA GRANGE AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1972 AND KNOWN AS TRUST NUMBER 630 AND THE CITY OF NAPERVILLE, RELATING TO THE BUILDING PERMIT AND CONSTRUCTION OF AN OFFICE BUILDING ON THE LAND, TOGETHER WITH FURTHER PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

