



**NAPERVILLE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
06/20/2012 - 7:00 p.m.**

**CALL TO ORDER:**

**A. ROLL CALL**

**B. APPROVE MINUTES**

1. Approve the minutes of the June 6, 2012 Planning and Zoning Commission meeting.

**C. OLD BUSINESS**

**D. PUBLIC HEARINGS**

1. PZC Case # 12-1-075 Reflection Drive Speedway  
Petitioner: Tony Jaynes on behalf of Speedway, LLC  
Location: 3004 Reflection Drive

Request: Conduct the public hearing to consider a sign variance to allow the property owner to replace the face panels of two existing nonconforming monument signs.

Official Notice: Published in Naperville Sun June 3, 2012

2. PZC Case # 12-1-022 FMC Dialysis Clinic  
Petitioner: Brushy Creek Dialysis, LLC., 10531 Timberwood CI, Suite D, Louisville, KY 40223  
Location: 2451 S. Washington Street

Request: Conduct the public hearing for revocation of the existing Planned Unit Development (PUD), rezoning from R1B (Medium Density Single-Family Residence District) to OCI (Office, Commercial, and Institutional District), and approval of a preliminary/final plat of subdivision in order to allow a medical clinic on the property located at 2451 S. Washington Street.

Official Notice: Official Notice was published in the Naperville Sun

**AGENDA**  
**NAPERVILLE PLANNING AND ZONING COMMISSION**  
**06/20/2012 - 7:00 p.m. - COUNCIL CHAMBERS**  
**Page 2**

on June 3, 2012.

3. PZC Cases #12-1-039 and #12-1-040 Water Street District - North Phase/South Phase  
Petitioner: MP Water Street District, LLC, 410 S. Main Street, Naperville, IL  
Location: Area located along the north and south sides of Water Street between Main Street and Webster Street.

Request: Conduct the public hearing to consider the approvals necessary for the Water Street District - North Phase/South Phase.

Official Notice: Official Notice was published in the Naperville Sun on June 3, 2012.

4. PZC Case # 12-1-070 1150 Muirhead Avenue (Meadow Glens Elementary School)  
Petitioner: Naperville Community Unit School District 203  
Location: 1150 Muirhead Avenue

Request: Conduct the public hearing for approval of a variance to allow construction of a bus drop-off facility in the required 30' front yard setback.

Official Notice: Notice publish in the Naperville Sun on June 3, 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](mailto:manningm@naperville.il.us). Every effort will be made to allow for meeting participation.**



**NAPERVILLE PLANNING AND ZONING COMMISSION  
DRAFT MINUTES OF JUNE 6, 2012**

**Call to Order**

**7:01 p.m.**

**A. Roll Call**

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

**B. Minutes**

Approve the minutes of the May 16, 2012 Planning & Zoning Commission meeting subject to the amendment that adding “between the petitioner, subdivisions and their residents” to the second sentence of the second paragraph on Page 6 of 8.

Motion by: Gustin  
Second by: Meyer

Approved  
(9 to 0)

**C. Old Business**

**D. Public Hearings**

**D1. PZC  
Case # 12-1-069  
Rose Hill Farm  
Townhomes**

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.

Timothy Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about

- Whether the new sign would be located within the subdivision common area.
- Who would maintain the sign. Staff indicated that the subdivision would maintain the sign.
- Whether any lighting would be provided for the sign. Staff responded there will be external lighting to illuminate the sign.
- Sign materials. Staff confirmed that it will be a mixed of materials to replace the old wood sign.

**Public Testimony:** None

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Gustin – Approves the new location (out of the parkway) and the material (which is not wood) for the sign.

Planning and Zoning Commission moved to recommend approval of PZC Case # 12-1-069 for 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.

Motion by: Meyer  
Seconded by: Messer

Approved  
(9 to 0)

**D2. PZC Case  
# 12-1-038  
McDonald's on 75th**

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.

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

Henry Stillwell, Attorney with Rathje & Woodward, LLC, spoke on behalf of the petitioner:

- The growth in drive-through usage prompted McDonald's to introduce the side-by-side drive-through.
- The side-by-side drive-through would dramatically improve the efficiency of the drive-through.
- The geometrics of the drive-through have been carefully designed to maximize the efficiency of the facility.
- If more stacking is necessary, McDonald's will use cones to direct traffic to circulate around the building before entering the drive-through lane.
- Parking is driven by the length of stay of customers.
- The petitioner found that a maximum of 50 parking spaces would typically be required for a McDonald's restaurant with a PlayPlace.

Planning and Zoning Commission inquired about:

- The difference between the subject property and the previous McDonald's proposals.
- Whether staff has any concern with the length of the stacking lane.
- The new design represents a reduction of handicap parking spaces. The petitioner indicated that with the reduction of the total number of parking spaces, the accessible spaces have been reduced but still meet code requirements.
- Noted that other adjacent businesses generate high parking demands.

**Public Testimony:**

Lisa Whipple, an adjacent Naperville resident, spoke:

- Concerned about the impacts of potential lighting changes on the site. The petitioner responded that the parking lot lighting would not be changed. Decorative wall sconces would be added to the building to provide soft downward lights to illuminate the building.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – The parking spaces being removed are rarely used. The side-by-side drive-through will improve stacking on the site.
- Coyne – Dual drive-through will help the efficiency of the parking lot. Will support it.
- Frost – Believes McDonald’s is different from a traditional restaurant. Has less concern with losing parking spaces. There had been stacking problems on the site, but believes the proposed improvement will not make the problem worse but only improve it.
- Gustin – Is not comfortable with the extent of the parking variance. Believes that the commercial complex is dense and lack of parking will not benefit the area as a whole. Will not support the variance.
- Trowbridge – Some parking spaces rarely got used on the subject property. Believes the project will be an improvement. Will support it.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-038 for 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.

Motion by: Trowbridge  
Seconded by: Bruno

Approved  
(8 to 1)

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

**D3. PZC Case  
# 12-1-056  
340 Shuman Blvd.**

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.

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

Paul Wasicki, Petitioner/Facility Supervisor, spoke on behalf of the petitioner:

- The company currently has 25 employees and is looking to expand to 50 employees at the proposed location.

- There are spaces on the site to build more parking, but prefers to keep the existing landscaped area intact.

Planning and Zoning Commission inquired about:

- Whether there is space on the site to build additional parking.
- If additional parking is needed, would the petitioner be able to encroach into the landscaping/detention areas. Staff responded that additional staff review and approval would be required to determine whether they can encroach into the landscaping and detention areas.
- Whether the City can require a fee from the petitioner if they are not in compliance with the condition of approval. Staff indicated that staff would work with the petitioner to solve any future parking problems, but if the problem persists, staff would fine the petitioner based on the existing code provisions.
- Whether the petitioner agrees to the condition of approval and understands the risk.
- The nature of the customer showroom area.

**Public Testimony:** None

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – Appreciates the new jobs and business growth that this petition would bring to the City.
- Gustin – Supports the petition, which would bring jobs to the City.
- Messer – Given the proposed use of the building and the fact that the prior tenant had not had any problem with parking, will support it.
- Herzog – Welcomes the petitioner to Naperville. Supports the variance.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-056 for 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.

Motion by: Gustin  
Seconded by: Messer

Approved  
(9 to 0)

**D4. PZC Case  
# 12-1-068  
Handi-Foil**

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.

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

Mitchell Carrel, Attorney with Freeborn & Peters LLP, spoke on behalf of the petitioner:

- No changes are proposed to the building or the parking lot.
- Based on 30 years of experience with the company, believes there will be a surplus of parking spaces available on the site.

Pete Perkins, Petitioner, spoke on behalf of the petitioner:

- Introduced the company and its products.
- Hopes to move half of the existing operations at the Wheeling facility to Naperville.
- Anticipates a total of 352 employees divided in three shifts (175, 115, 62) at the Naperville location during non-peak seasons. During the peak season, there will be a total of 380 employees in three shifts (190, 115, 75).
- The peak seasons of the facility starts in mid August and ends in mid November.
- A large majority of existing employees do ride-share.

Planning and Zoning Commission inquired about:

- Understands that Statement of Intent and Agreement for Diehl Road is not subject to the Planning and Zoning Commission's review, but wants to understand the impacts of this agreement on parking requirements for the site.
- Peak employee counts for the proposed facility.
- Peak season for the proposed facility.
- Whether the petitioner agrees to the condition of approval.
- Whether accessible parking spaces are being provided on the site.

**Public Testimony:** None

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – Appreciates the new jobs that will be brought to the City.
- Frost – There will be a surplus of parking which will allow future growth of the company. Will support the case.
- Messer – Is comfortable to support the case with staff's condition.
- Herzog – Concurs with other commissioners. Fully supports the case.

Planning and Zoning Commission moved to recommend approval of PZC 12-0-068 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.

Motion by: Gustin  
Seconded by: Meyer

Approved  
(9 to 0)

**D5. PZC Case  
# 12-1-050  
Health Care at  
Monarch Landing  
Lot 1B**

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.

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

Russell Whiteker, Attorney with Rosanova & Whitaker Ltd., spoke on behalf of the petitioner:

- Introduced the new owner of Monarch Landing, Naperville Senior Care, LLC.
- Provided an overview of the existing conditions, the planned uses and the status of the PUD.
- The proposed Health Care Center is downsized from what was approved in the Monarch Landing PUD and is intended to be open to the public.
- A deviation is being sought to reflect a settlement agreement regarding park donations between the petitioner and the Park District.
- Reviewed access and circulation of the site.
- Residents will have the ability to walk throughout the campus.
- The use would generate very low amount of traffic.
- There is a 9' berm along Route 59 to provide screening for the proposed facility.
- The restricted access on Route 59 and the restricted internal circulation were intentional in order to provide security for the existing Monarch Landing campus while allowing the Health Care Center to be open to the public.
- The subdivision is for financial purposes and there is no intention for a separate ownership for the proposed Lot 1B.

Planning and Zoning Commission inquired about

- Whether the development is within the city limits.
- The nature of the facility.
- The deviation regarding park donations is not subject to the Planning and Zoning Commission's review.
- Whether the security gate along Ferry would be eliminated. The petitioner indicated no.
- What measures that the petitioner takes to protect the safety of the residents.
- How the security of the existing campus would be maintained with the proposed entrance on Route 59 not gated. The petitioner indicated that the internal drive will be gated to allow only one way traffic going north.

- Concerned that the proposed right-in/right-out access on Route 59 doesn't provide sufficient access for the development since people leaving the site cannot make a left turn to go south on Route 59. Is concerned that emergency vehicles exiting the site cannot turn south to Edwards Hospital.
- Is concerned that the internal drive connecting the Health Care Center with the Ferry Road entrance only allows one-way traffic going north. People leaving the Health Care Center will not be able to utilize the Ferry Road entrance through the internal drive.
- Whether the west façade of the parking garage can be further improved.
- Whether the Certificate of Needs process would generate any changes to the plans. The petitioner responded that the Certificate of Needs process would usually follow the municipality entitlement process, as it is a stricter process.
- Is concerned that residents of the existing residential units east of the TC and AL buildings would be able to see the mechanical units on proposed one-story building. The petitioner indicated that the residential units are at a significant distance away from the proposed facility.
- What is the projected use for Lot 1A.
- Would the people from the existing campus be able to access the back door of the TC building? The petitioner indicated that residents in the existing campus would be able to access the proposed facility.

**Public Testimony:** None

Planning and Zoning Commission moved to continue PZC 12-1-050 to July 5, 2012 and requested the following from the Petitioner and staff:

- A copy of the traffic study.
- Requested the City Engineer's presence at the July 5, 2012 meeting to address traffic concerns.
- An overall site plan to include the new building and the rest of the PUD.
- The petitioner to investigate alternatives to improve internal circulation of the site to allow people (customers, staff, residents, and emergency vehicles) to utilize the Ferry Road entrance.
- Information about way finding signage on the site.

**D6. PZC Case  
# 12-1-054  
Pure Land Center**

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.

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

Bert Tan, Petitioner, spoke:

- The background and existing operations of Pure Land Center.
- The parking needs of the facility.
- Attendees of the special events would mostly be from out of town and would be bused from the hotel. The rest of the attendees would typically

carpool.

Planning and Zoning Commission inquired about

- The parking requirements for assembly uses. Staff responded that the proposed facility is classified as a cultural institution, not as a community center or a religious institution. The special events only occur up to two times a year.
- Whether the City can regulate the number of seats in the building.
- Whether the Children Center inside the facility would include a daycare component and how long are the children's classes.
- Whether there is any off-site shared parking location available to accommodate potential overflow parking from the site.
- The reasons for moving the facility from Lisle to Naperville. The petitioner indicated that they are looking for a bigger space.
- Whether the petitioner can place no-parking signs in the public right-of-way.
- Whether the attendees of the special events are typically families and therefore would carpool. The petitioner confirmed yes.
- Whether the petitioner intends to rent the activity room to other community groups. The petitioner responded that they do not intend to rent out the facility.
- Concerned about that parking is insufficient on the subject property for the special events.
- Whether Burlington Avenue and East Avenue are incorporated.

**Public Testimony:**

Steve Baumgartner, an adjacent Naperville resident, spoke:

- Ownership of the strip of land next to the parking lot
- Concerned that the row of bushes along the parking lot would be altered.
- Have not experienced spillover parking from the subject property.
- Does the petitioner have any plan to alter the building?
- Agrees with the condition for no parking on the street.
- What is the process to increase the occupancy of the building beyond 150 seats.

Petitioner responded to testimony

- Is not going to change the building elevations or alter the bushes at the edge of the parking lot.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – Don't see the need for the restrictions. The special events only occur twice a year and would be a minor intrusion to the neighborhood on an occasional basis.

Naperville Planning and Zoning Commission  
June 6, 2012  
Page 9 of 9

- Coyne – Agrees with Bruno. Not concerned with parking since the special events are only two times a year.
- Gustin – Suggests that the petitioner entertain a shared parking agreement with neighboring properties if parking becomes a problem.
- Williams – Agrees with Bruno and Coyne. The restrictions apply to all tenants in the building, not just to the petitioner.
- Herzog – Believes that the restrictions are reasonable.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-054 for a conditional use for a cultural institution in B3 (General Commercial District) for the property located at 1120 E. Ogden Avenue, subject to the conditions included in the staff report dated June 6, 2012 and with the addition of the following conditions:

1. The accountant office shall be closed during any of the special events.
2. The petitioner shall work with the city to come up with a plan to post no-parking signs in the adjacent public streets.

Motion by: Meyer  
Seconded by: Williams

Approved  
(9 to 0)

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

10:50 p.m.



# Naperville

## PLANNING & ZONING COMMISSION AGENDA ITEM

**CASE:** PZC 12-1-075                      **AGENDA DATE:** 6/20/2012

**SUBJECT:** Reflection Drive Speedway  
 Petitioner: Tony Jaynes on behalf of Speedway, LLC

---

**LOCATION:** 3004 Reflection Drive

---

Correspondence      New Business      Old Business      Public Hearing

---

**SYNOPSIS:**

The petitioner requests a variance to Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code to replace the face panels on two existing, nonconforming monument signs located at 3004 Reflection Drive without bringing the signs into compliance with the current monument-sign regulations.

**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:**

The subject property consists of a 1.5 acre lot and is located at 3004 Reflection Drive. The property is zoned B2 (Community Shopping District) and is improved with a gas station and parking lot. The properties to the east, south and west are zoned B2 (Community Shopping District) and are improved with a variety of commercial uses. The property to the north is zoned B2 PUD.

**REQUEST:**

The petitioner requests a variance to Section 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code to replace the face panels on two existing, nonconforming monument signs located at 3004 Reflection Drive without bringing the signs into compliance with the current monument-sign regulations.

Reflection Drive Speedway – Staff PZC Memo – PZC 12-1-075

June 20, 2012

Page 2 of 3

**CONTROLLING AGREEMENTS AND ORDINANCES:**

None

**STAFF REVIEW:**

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

The petitioner proposes to replace the face panels on the existing, nonconforming monument signs on the property so that the new face panels will reflect the new property owner (Speedway, LLC) that has recently purchased the property. The revision will not increase the size of the signs and the location of the signs will not change. The petitioner plans to remove the existing red architectural features on the top of the monument signs and install a simple flashing to improve the aesthetic appeal of the signs.

The existing signs that the petitioner is requesting to reface are nonconforming for the following reasons:

*Monument for carwash on Route 59*

- Height of sign (13' 2") exceeds what is allowed (10 feet)
- One of two monument signs on Route 59 (limited to one by Section 5-4-5:2.1)

*Monument for logo/prices on Route 59*

- Height of sign (11' 8") exceeds what is allowed (10 feet)
- One of two monument signs on Route 59 (limited to one by Section 5-4-5:2.1)

**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 signs are in harmony with the intent of the street graphics ordinance because of the grading challenges of the lot in question as well as the design and layout of the signs to be refaced.

While the two monument signs closest to the street are in excess of the 10' height restriction, the lot is graded to help storm water runoff from Route 59 which results in the location of the parking lot and gas canopy areas below the level of Route 59. Due to the unique grading of the lot along the Route 59 frontage, the two existing monument signs do not appear to be as tall or cause sign clutter along the roadway.

While there are three monument signs on the property (vs. two allowed per code – one per frontage), the location of the signs does not cause a sign clutter issue as the convenient store sign is more than 80' in from 95<sup>th</sup> Street and is placed adjacent to the building. Another monument sign (gas price sign) is positioned at the corner and could be interpreted to front either Route 59

*Reflection Drive Speedway – Staff PZC Memo – PZC 12-1-075*

*June 20, 2012*

*Page 3 of 3*

or 95<sup>th</sup> Street. The third sign (car wash sign) is located near the south property line along Route 59 more than 190' from the gas price sign. This gives the appearance at the street of one monument sign along Route 59 and one along 95<sup>th</sup> Street with a third sign, not immediately visible from the roadway next to the building more than 80' in from the street.

The current design of each monument sign is also in concert with the intent of the Street Graphics Ordinance each being constructed out of masonry material and consistent with the requirement that the monument base be at least 80% the width of the sign area. With the proposed removal of the red canopy architectural features installed on both the car wash and convenient store monuments, the signs will be even more aesthetically pleasing to the area.

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 5-4-13:1 (Nonconforming Signs; Revision of Signage) of the Naperville Municipal Code for the property located at 3004 Reflection Drive in order to replace the face panels on three existing non conforming monument signs.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. Reflection Drive Speedway – Petitioner's Application and Findings– PZC 12-1-075
2. Reflection Drive Speedway – Disclosure of Beneficiaries– PZC 12-1-075
3. Reflection Drive Speedway – Legal Description – PZC 12-1-075
4. Reflection Drive Speedway – Plat of Survey – PZC 12-1-075
5. Reflection Drive Speedway – Sign Elevations – PZC 12-1-075

# CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 3004 REFLECTION DR.  
 PARCEL IDENTIFICATION NUMBER (PIN) 07-01-09-203-035-0000  
 APPLICANT'S NAME: TONY JAYNES  
 APPLICANT'S ADDRESS: 8200 185<sup>TH</sup> ST. STE E  
 CITY: TALEYPARK STATE: IL. ZIP CODE: 60487  
 DAYTIME PHONE: (219) 789. 8628  
 E-MAIL ADDRESS: tdjaynes@speedway.com

OWNER OF PROPERTY: SPEEDWAY, LLC.  
 OWNER'S ADDRESS: 500 SPEEDWAY DR.  
 CITY: ENON STATE: OH. ZIP CODE: 45323  
 OWNER'S DAYTIME PHONE: 888. 297. 8112

ZONING OF PROPERTY: COMMERCIAL  
 AREA OF PROPERTY (Acres or sq ft): 274' x 235' ; 1.5 acres  
 List Improvements on property (buildings, fences, pools, decks, etc.):  
n/a

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

### EXHIBIT A

## **City of Naperville**

### **Sign Variance Application Supplemental**

Speedway is requesting to change-out existing reader board and price/ID sign faces at the ex-Gas City location. The existing signs contain non-applicable branding that needs to be removed/replaced so the customer is not confused. The following is the case for each of three signs:

#### **95<sup>th</sup>**

- Speed limit is 45 mph
- One monument sign permitted (we have one)

#### **Monument on 95<sup>th</sup> (nearest building):**

- Reader board face is 70 sq ft (7' x 10')
  - o Allowed 90 sq ft on 95<sup>th</sup> with 45 sq ft being changeable copy
- Overall height is 11'-9"
  - o Allowed OVH is 10' plus 2' of "architectural"

#### **Rt 59**

- Speed limit is 45 mph
- One monument sign permitted (we have two)

#### **Monument on Rt 59, south side of property (closest Reflection Dr):**

- Reader board face is 70 sq ft (7' x 10')
  - o Allowed 90 sq ft on Rt 59 with 45 sq ft being changeable copy
- Overall height is 13'-6"
  - o Allowed OVH is 10' plus 2' of "architectural"

#### **Logo/Price Sign on Rt 59 (angled at corner of Rt 59 and 95<sup>th</sup>):**

- Logo portion is 56 sq ft (7' x 8')
- Pricer portion is 28 sq ft (4' x 7')
  - o Total square footage is 84 sq ft
  - o Total changeable copy square footage is 28 sq ft
    - Allowed 90 sq ft on Rt 59 with 45 sq ft being changeable copy
- Overall height is 11'-6"
  - o Allowed OVH is 10' plus 2' of "architectural"
  - o Note grading difference; average OVH is 13' (12' closest 59 and 14' closest gasoline canopy)

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

Tony + [Signature]      5/15/12  
(signature of applicant)      (date)

SUBSCRIBED AND SWORN TO before me this 15<sup>th</sup> day of May, 2012

Nancy L. Cole  
(Notary Public and Seal)

**EXHIBIT A**

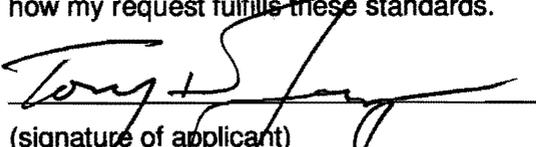
## FINDINGS OF FACT FOR SIGN VARIANCES

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

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

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

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


5/15/12  
 \_\_\_\_\_  
 (signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 15<sup>TH</sup> day of May, 2012

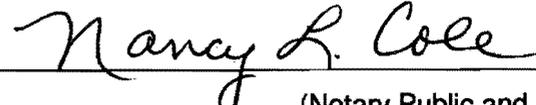
  
 \_\_\_\_\_  
 (Notary Public and Seal)

EXHIBIT A (continued)

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: SPEEDWAY, LLC.  
Address: 3004 REFLECTION DR.  
NAPERVILLE, IL. 60564

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:

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. [Signature]
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
Tony Jaynes, Construction Project Manager  
8200 185<sup>th</sup> St. STE E Tinley Park, IL. 60487

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

Signature: [Signature]

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2012

Nancy R. Cole  
Notary Public

EXHIBIT B

Exhibit "A" **PARCEL F**  
Site 95 "

PARCEL 1:

LOT 3 IN WHEATLAND CROSSING, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1998, AS DOCUMENT R98-77121, IN WILL COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE PLAT OF WHEATLAND CROSSING, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1998, AS DOCUMENT R98-134878 MADE BY LASALLE NATIONAL BANK, SUCCESSOR TO COLUMBIA NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 23, 1996 AND KNOWN AS TRUST NUMBER 01-5017, TO ST. PAUL TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 8, 1998 AND KNOWN AS TRUST NUMBER 74-2693, FOR INGRESS AND EGRESS OVER ALL OF LOT 8 IN WHEATLAND CROSSING, IN WILL COUNTY, ILLINOIS.

Commonly known as 3004 Reflection Drive, Naperville Illinois

Pin Numbers:  
07-01-09-203-035-0000

<b>CITY OF NAPERVILLE</b>		<b># 0000036317</b>	<b>REAL ESTATE TRANSFER TAX</b>
<b>CITY TAX</b>			<b>10374.00</b>
<b>MAY.26.11</b>			<b>FP 326659</b>
<b>NAPERVILLE, IL</b>			

8





DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Copyright and design contained herein are the property of Everbrite, Inc. All other trademarks, trade names, logos, and product names are the property of their respective owners.

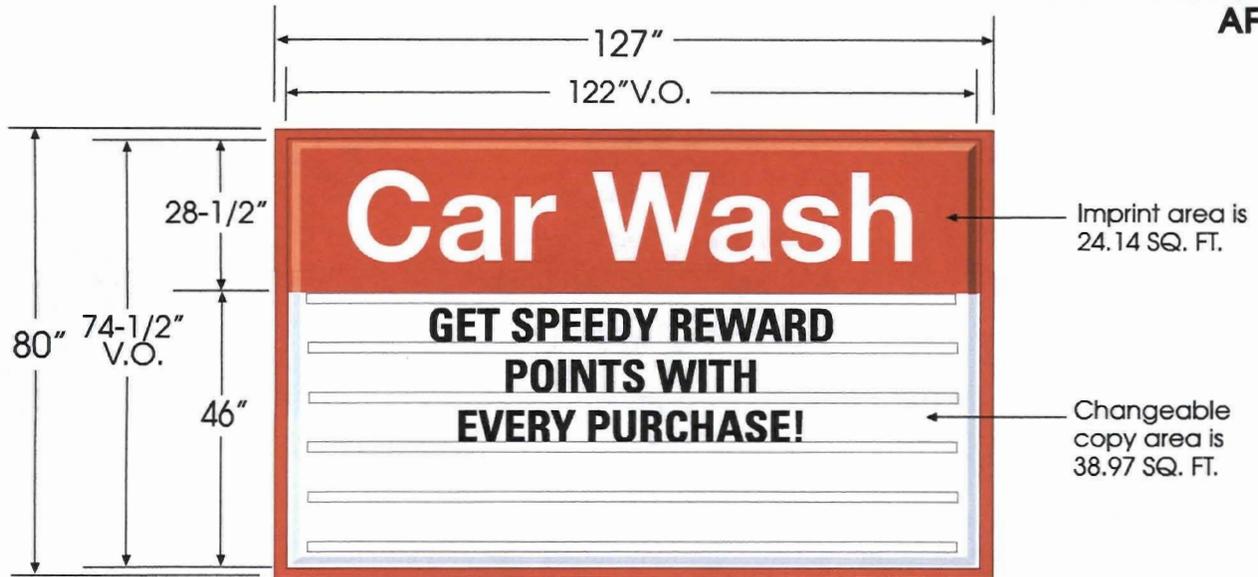
<b>CUSTOMER:</b> SPEEDWAY		<b>DESCRIPTION:</b>	<b>CUSTOMER APPROVAL:</b> NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
<b>PROJECT #:</b> 271224.fs			
<b>DATE:</b> 5/27/2011	<b>SCALE:</b>		
<b>DRAWN BY:</b> D. JACOBSON			
<b>LOCATION &amp; SITE NUMBER</b>		REVISD:	Please read carefully, check appropriate box and fax back to Everbrite: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
SPEEDWAY # 1428		REVISD:	
3004 REFLECTION DR		REVISD:	
		SIGNATURE _____	DATE _____



**BEFORE**



**AFTER**



PAN FORMED POLY FACE W/ 5 LINES FOR 6" CHANGEABLE COPY



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

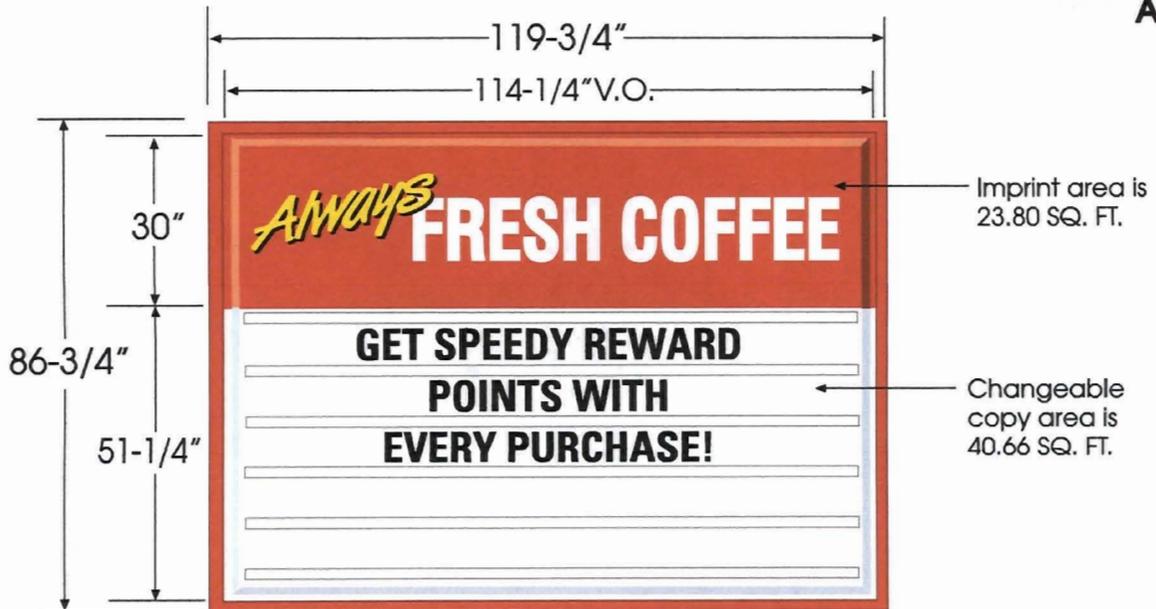
Customer: <b>SPEEDWAY</b>		Description: 80"x 127" reader board combo face replacement w/ Car Wash imprint on top portion of face	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Project No: 280025-1	Scale: 3/8"=1'-0"		
Date: 4/3/12	Drawn By: CH	Revised:	Please read carefully, check appropriate <input type="checkbox"/> Sketch OK as is box and fax back to Everbrite: <input type="checkbox"/> New sketch required
Location & Site No: <b>Naperville, IL #1428</b>		Revised:	
		Revised:	
		SIGNATURE _____	DATE _____



**BEFORE**



**AFTER**



PAN FORMED POLY FACE W/ 5 LINES FOR 6" CHANGEABLE COPY



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

Customer: **SPEEDWAY**

Project No: 279715-1

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

Date: 4/2/12

Drawn By: CH

Location & Site No: **Naperville, IL #1428**

Description: 7'x 10' reader board combo face replacement w/ AFC imprint on top portion of face

Revised:

Revised:

Revised:

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

Sketch OK as is

New sketch required

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



11'-9"

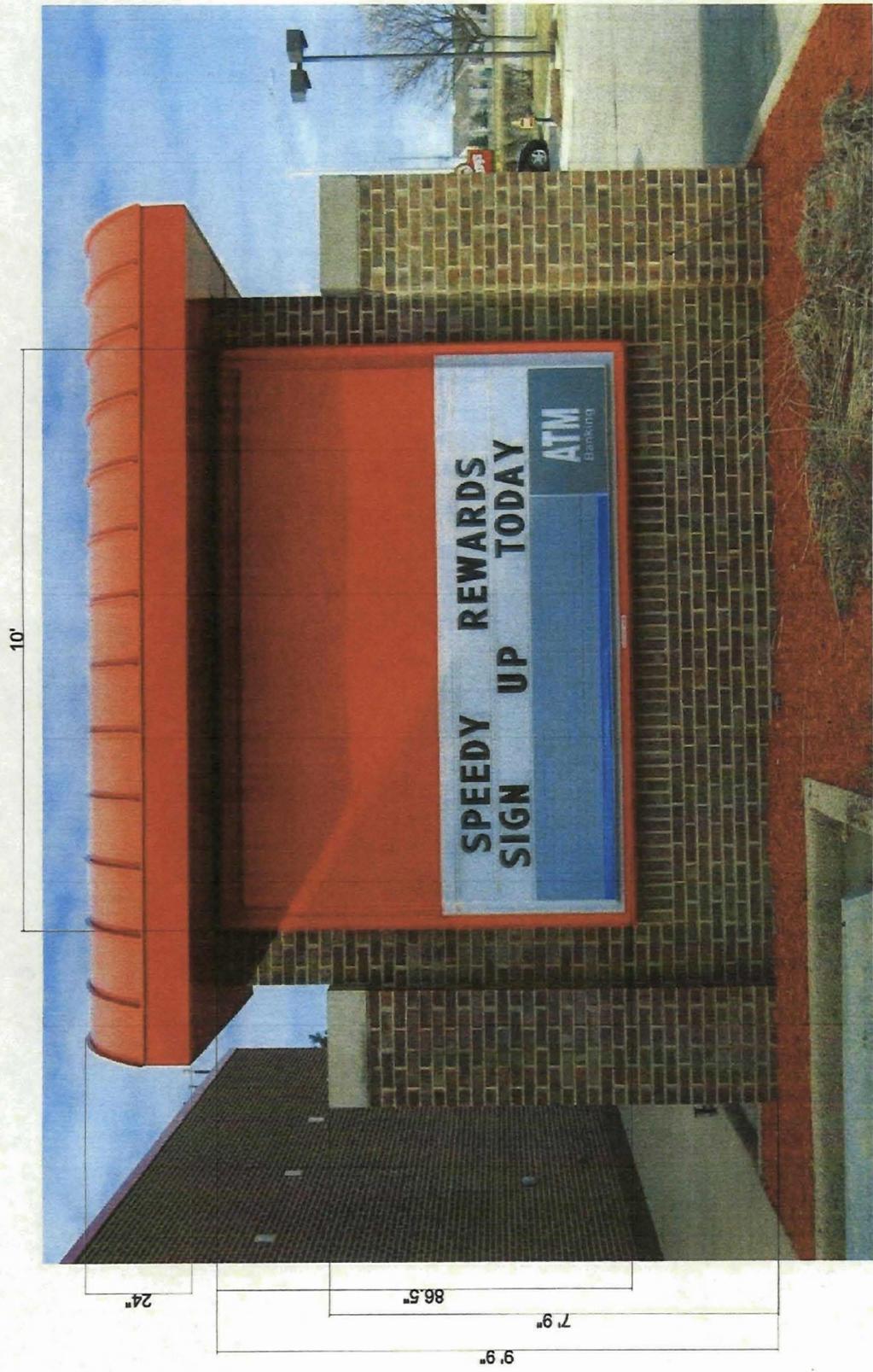
These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © INTEGRITY SIGN COMPANY 2008  
 The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Current Date: 5/1/2012  
 Drawn By: JS  
 Approved By: \_\_\_\_\_

File Name: carwash and monument sign survey/fs  
 Salesperson: \_\_\_\_\_

Date: \_\_\_\_\_

18621 S. 81st Ave.  
 Tinley Park, IL 60487  
 708-532-5038  
 708-532-6059



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © INTEGRITY SIGN COMPANY 2008  
 The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Current Date: 4/26/2012 File Name: carwash and monument sign survey.fs  
 Drawn By: JS Salesperson: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_



18621 S. 81st Ave.  
 Tinley Park, IL 60487  
 708-532-5038  
 708-532-5059



Gas Price Area: 29.54 Sq.Ft.

Logo Area: 57.33 Sq.Ft.



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.  
\*Drawings and designs portrayed on this template are exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc., is prohibited.

<b>CUSTOMER:</b> SPEEDWAY	<b>DESCRIPTION:</b>
<b>PROJECT #:</b> 282591.fs	<b>SCALE:</b>
<b>DATE:</b> 5/1/2012	<b>DRAWN BY:</b> J. BROWN
<b>LOCATION &amp; SITE NUMBER</b>	
# 1428	
NAPERVILLE, IL	
<b>REVISIONS:</b>	<b>CUSTOMER APPROVAL:</b> NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
REVISIONS:	Please read carefully, check appropriate box and fax back to Everbrite:
REVISIONS:	<input type="checkbox"/> Sketch OK as is
	<input type="checkbox"/> New sketch required
	SIGNATURE _____ DATE _____



1867

24"

9' 6"

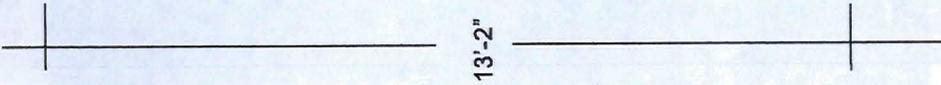
11' 2"

These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © INTEGRITY SIGN COMPANY 2008  
 The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project:  
 Address:  
 Current Date: 4/26/2012  
 Drawn By: JS  
 Approved By:  
 File Name: carwash and monument sign survey.is  
 Salesperson:  
 Date:



18621 S. 81st Ave.  
 Tinley Park, IL 60487  
 708-532-5038  
 708-532-5059



13'-2"

These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © INTEGRITY SIGN COMPANY 2008  
 The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Current Date: 5/1/2012 File Name: carwash and monument sign survey.fs  
 Drawn By: JS Salesperson: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

18621 S. 81st Ave.  
 Tinley Park, IL 60487  
 708-532-5038  
 708-532-5059



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © INTEGRITY SIGN COMPANY 2008  
 The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project:  
 Address:

Current Date: 2/15/2012

File Name:

Drawn By: JS

Salesperson:

Approved By:

Date:



18621 S. 81st Ave.  
 Tinley Park, IL 60487  
 708-532-5038  
 708-532-5059



# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**PZC CASE:** 12-1-022 **AGENDA DATE:** 6/20/2012  
**SUBJECT:** FMC Dialysis Clinic  
 Petitioner: Brushy Creek Dialysis, LLC., 10531 Timberwood CI, Suite D,  
 Louisville, KY 40223

**LOCATION:** 2451 S. Washington Street

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**

The petitioner requests to revoke the existing Planned Unit Development (PUD) for First United Bank (f.k.a. Pierson Funeral Home), rezone the property from R1B (Medium Density Single-Family Residence District) to OCI (Office, Commercial, and Institutional District), and obtain approval of a preliminary/final plat of subdivision in order to construct an addition and operate a medical clinic on the property located at 2451 S. Washington 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 3.2 acres and is located at southeast corner of Washington Street and Ring Road, with a common address of 2451 S. Washington Street. The property is zoned R1B (Medium Density Single-Family Residence District) with a conditional use for a Planned Unit Development (PUD) to allow for offices, banks, and financial institutions (even though these uses are not permitted in the R1B district). The property was previously occupied by the First United Bank but is presently vacant.

**RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE<sup>1</sup>:**

The 1998 East Sector Update to the Comprehensive Master Plan identifies the future use of the property as “Office, Research and Development”. The proposed medical office use for the property is consistent with the recommendation of the Comprehensive Master Plan.

<sup>1</sup> The official plans of the City of Naperville are available online at [www.naperville.il.us/compplans.aspx](http://www.naperville.il.us/compplans.aspx).

FMC Dialysis Clinic – PZC 12-1-022

June 20, 2012

Page 2 of 3

**PLANNING SERVICES TEAM REVIEW:**

The petitioner proposes to remove the existing drive-through facility, construct a 4,868 square foot addition to the existing 5,520 square foot building, and operate a medical clinic (FMC Dialysis Clinic) on the subject property. A total of 56 parking spaces would be available after the improvement to serve the facility, exceeding the City's parking requirement (52 spaces).

*Zoning*

The petitioner seeks to rezone the property from R1B to OCI in order to align the proposed use of the property with its zoning designation. All uses authorized through the PUD (banks, offices, and financial institutions) are permitted by right in the OCI district. The OCI district is intended to serve as a transitional zone between intensive business areas and residential neighborhoods, containing office, residential, institutional and support commercial facilities. Located on Washington Street, the subject property is surrounded by a storage facility to the north, Weigand Park to the east and single-family homes to the west and south. Staff finds the proposed zoning designation (OCI) for the subject property is appropriate as the property would serve as a transition between the adjacent residential area and commercial/transportation uses.

*Revocation of the PUD*

The petitioner requests to revoke the existing PUD designation for First United Bank (f.k.a. Pierson Funeral Home) for the subject property. Staff concurs with this request as the PUD was granted prior to the development of current standards that require a higher level of design, amenity and open space for PUD's that are not currently met on the property as improved. Removal of the PUD designation would allow a greater flexibility for future uses of the subject property since all uses permitted in the OCI district would be allowed. Design elements associated with any unforeseen future changes will be guided by existing landscaping standards and the Building Design Guidelines.

*Plat of Subdivision*

The petitioner requests approval of a preliminary/final plat of subdivision in order to establish the subject property as a legal lot of record in the City. No new lots would be created as a result of the subdivision.

*Building Elevations*

The proposed building addition will be constructed of a brick façade with a pitched roof. The addition will be consistent with the existing building with respect to design, material, color, and architectural details. Staff finds that the building elevations comply with the Building Design Guidelines.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. FMC Dialysis Clinic – Development Petition – PZC 12-1-022
2. FMC Dialysis Clinic – Legal Description – PZC 12-1-022
3. FMC Dialysis Clinic – Plat of Subdivision – PZC 12-1-022

*FMC Dialysis Clinic – PZC 12-1-022*

*June 20, 2012*

*Page 3 of 3*

4. FMC Dialysis Clinic – Site Plan – PZC 12-1-022
5. FMC Dialysis Clinic – Landscape Plan – PZC 12-1-022
6. FMC Dialysis Clinic – Building Elevations – PZC 12-1-022
7. FMC Dialysis Clinic – Color Rendering – PZC 12-1-022

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

Development Name (should be consistent with plat): Brushy Creek/FMC DIALYSIS  
Development Address: 2451 S. Washington St.  
P.I.N. Number (s): 02-06-200-022-0000  
Date of Submission: 2/17/2012

**I. APPLICANT:**

Brushy Creek Dialysis, LLC  
Name Corporation  
10531 Timberwood Ct, Suite D  
Street  
Louisville KY 40223 502-425-1524  
City State Zip Code Telephone Number  
Stephen E. Bourquein, Consultant 765-778-4540  
Primary Contact Person Relationship to Applicant Telephone Number  
765-778-3571 s.bourquein@landfocusconsulting.com  
Fax Number E-Mail Address

**II. OWNER OF THE PROPERTY:**

First United Bank  
Name  
700 Exchange St Crete, IL  
Address Telephone Number

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

Attorney: DNA Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer: AET, Inc. Telephone Number: 317-281-6854

**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<br>(Complete Exhibit 4) |
| <input checked="" type="checkbox"/> Rezoning from PUD To OGI<br>(Complete Exhibit 1)        | <input type="checkbox"/> Zoning Variance<br>(Complete Exhibit 5)  |
| <input type="checkbox"/> Preliminary PUD Plat<br>(Complete Exhibit 2)                       | <input type="checkbox"/> Final PUD Plat<br>(Complete Exhibit 2)   |
| <input type="checkbox"/> Major Change to a Planned Unit Development<br>(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development<br>(Complete Exhibit 2)             |
| <input checked="" type="checkbox"/> Preliminary Plat of Subdivision                         | <input type="checkbox"/> PUD Deviation (Zoning or Subdivision)  |
| <input type="checkbox"/> Conditional Use<br>(Complete Exhibit 3)                            | <input checked="" type="checkbox"/> Final Plat of Subdivision   |
| <input type="checkbox"/> Minor Change to a Conditional Use<br>(Complete Exhibit 3)          | <input type="checkbox"/> Major Change to a Conditional Use<br>(Complete Exhibit 3)                      |
| <input type="checkbox"/> Site Plan Review   | <input type="checkbox"/> Landscape Variance<br>(Complete Exhibit 6)                                     |
| <input type="checkbox"/> Sign Variance<br>(Complete Exhibit 5)                              | <input type="checkbox"/> Plat of Easement / Vacation / Dedication<br>(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.)

Existing bank branch site (formerly a funeral home)

- 2. Existing Utility Services (water, sewer, electricity): all on site serving existing.
- 3. Existing zoning on the site: R1B-PUD
- 4. Existing Land Use: vacated branch bank
- 5. Acreage & Square Footage of the site: 3.195 acres
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):  
03-114 (First United Bank) , 89-026 (Pierson Funeral Home) ,

**VII. PROPOSED DEVELOPMENT:**

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

2. Proposed Zoning: OZI

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):

Re-task existing 5,600 sf bldg, add 3,800 sf building addition for use as a medical clinic. Clinic is proposed is a dialysis clinic with 12 hours hours of operation, 9,400 sf of building requires 47 spaces, (+bicycle spaces:5), the existing parking in front of existing building will be reconfigured and a porte' cochere added for drop off. existing pavement area provides 78+ spaces.

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

Proposed addition is to mirror existing facade (brick & masonry veneer). Total building size to be 9,600 sf.

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 known

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 known

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

variance of the number replacement trees for trees to be cleared.

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres			3.195							3.195
% of Total			100							100

\*Please explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Development Densities:

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

Comrel.			NA	NA	NA				
Office	1	3.195	NA	NA	NA	9,600	3.195	3.195	3.195
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 \_\_\_\_\_  
DNA
2. Required Park Donation of \_\_\_\_\_ acres will be met by a \_\_\_\_\_  
DNA

**IX. PRIVATE FACILITIES**

1. Private open space and recreational facilities include:  
DNA  
 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 proposed  
 Which will be maintained by: \_\_\_\_\_ The City of Naperville  
 \_\_\_\_\_ Homeowners Association  
 \_\_\_\_\_ Other ( \_\_\_\_\_ )

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

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

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

\*Please Explain:

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

Respectfully Submitted,

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

By: \_\_\_\_\_  
 [Type in Name of Signatory]

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

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

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

By: \_\_\_\_\_  
 [Type in Name of Notary]  
 Notary Public

**LLC PETITIONERS**

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

**EFFECTIVE PERIOD OF APPLICATION**

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

Exhibit 6 Response.

Variance to the Landscape Standards.

The proposed development is on the site of a former bank branch building (now abandoned). The site is 3.195 acres in size. As shown on the survey, made a part of this petition, the site is heavily wooded on its southeasterly side. The balance of the site is covered by the existing building, the drive-thru canopy and appurtenant parking. It is proposed to retask the existing 5,600 sf building and add 3,800 sf for the use of a medical clinic. Additional parking area is not required to meet zoning / development requirements. However, a drive around the building is highly desired by the proposed tenant for emergency safety and service purposes.

We seek the variance for the following reasons:

As a part of the development several trees are proposed to be cleared for construction of the drive. As shown on the site plans, there is practically no place to plant the required equivalent number of trees that is not already heavily wooded, covered by the building and its parking or encumbered in easements (see the survey).

The site is not usable by the petitioner without the planned additions,

It is our opinion that the proposed change will NOT alter the character and NOT be a substantial detriment to adjacent property. In addition, the proposed variance will not increase traffic congestion or hazards, or otherwise impart the public health, safety comfort and general welfare,

Exhibit 1 Response.

Standards for Granting a Map Amendment

The amendment as proposed generally complies with the policies and official land use plan of the City of Naperville. The site was originally developed as a funeral home within county jurisdictions for planning. Over the years as the surrounding area was developed and formally annexed into the City of Naperville, this same building and site has been rezoned to a bank branch use using the PUD procedures and ordinances. The proposed use as a medical clinic fits with the general character of the immediate neighborhood.

The proposed use as a medical clinic is generally consistent with the trend of development of the area and the properties past use.

The proposed change to a general zoning classification (OCI) permits the ongoing use of the property in a manner consistent with the acceptable land uses in the past.

The single allowed use under the current PUD ordinance (bank branch) is not consistent with current market conditions. Rather than expanding their locations, banks are generally consolidating.

The property has not been used as a bank branch for several years.

As demonstrated by the exhibits for the proposed development, the proposed use of the site is generally the same as previous. Both previous uses, a funeral home and bank branch, as well as the proposed use are acceptable under the OCI classification. The proposed building will maintain the character of the existing building by matching the addition architecture.

**Legal Description**

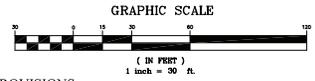
“THAT PART OF THE NORTH 1/2 OF SECTION 6, IN TOWNSHIP 37 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 88 DEGREES 01 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 3236.57 FEET; THENCE SOUTH 32 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 398.79 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 208.54 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 1171.53 FEET TO THE SOUTHWEST RIGHT - OF - WAY LINE OF WASHINGTON STREET (DOCUMENT NO. 573065); THENCE SOUTHERLY ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1181.28 FEET, CHORD SOUTH 11 DEGREES 18 MINUTES 41 SECONDS WEST, 226.70 FEET), A DISTANCE OF 227.05 FEET; THENCE NORTH 84 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 07 DEGREES 43 MINUTES 32 SECONDS EAST 560.31 FEET), A DISTANCE OF 565.56 FEET TO THE NORTH LINE OF PROPOSED RING ROAD (60.00 FEET WIDE), THENCE CONTINUING ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 22 DEGREES 39 MINUTES 37 SECONDS EAST, 60.01 FEET), A DISTANCE OF 60.01 FEET ALONG SAID RIGHT - OF - WAY LINE OF WASHINGTON STREET TO THE SOUTHERLY LINE OF PROPOSED RING ROAD AND A POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT - OF - WAY LINE OF WASHINGTON STREET, BEING THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 31 DEGREES 16 MINUTES 47 SECONDS EAST 298.08 FEET), A DISTANCE OF 298.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 280.48 FEET, THENCE SOUTH 50 DEGREES 42 MINUTES 48 SECONDS WEST, A DISTANCE OF 41.06 FEET TO THE CENTERLINE OF FORMER PUBLIC ROAD (LOCKPORT ROAD); THENCE NORTH 68 DEGREES 50 MINUTES 42 SECONDS WEST ALONG THE CENTERLINE OF SAID FORMER ROAD, A DISTANCE OF 618.58 FEET TO A POINT OF A CURVE, THENCE NORTHERLY ALONG THE ARC OF A CIRCLE (CONVEX EASTERLY, HAVING A RADIUS OF 266.00 FEET, CHORD NORTH 00 DEGREES 03 MINUTES 31 SECONDS WEST, 91.75 FEET), A DISTANCE OF 92.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 09 DEGREES 59 MINUTES 25 SECONDS WEST, A DISTANCE OF 76.95 FEET TO SAID SOUTHERLY LINE OF PROPOSED RING ROAD, THENCE NORTHERLY ALONG SAID SOUTHERLY LINE OF PROPOSED RING ROAD AND THE ARC OF A CIRCLE (CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET, CHORD NORTH 72 DEGREES 27 MINUTES 34 SECONDS EAST, 139.61 FEET), A DISTANCE OF 139.79 FEET TO A POINT OF TANGENCY, THENCE NORTH 67 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 173.38 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.”

PIN# 02-06-200-022

Address: 2451 S. Washington Street, Naperville, IL 60565

# PRELIMINARY/FINAL PLAT OF SUBDIVISION BRUSHY CREEK SUBDIVISION

PART OF THE NORTH HALF OF SECTION 6, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTOR'S PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

### WILL COUNTY TAX MAPING CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF WILL)

I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPING AND PLATING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED:

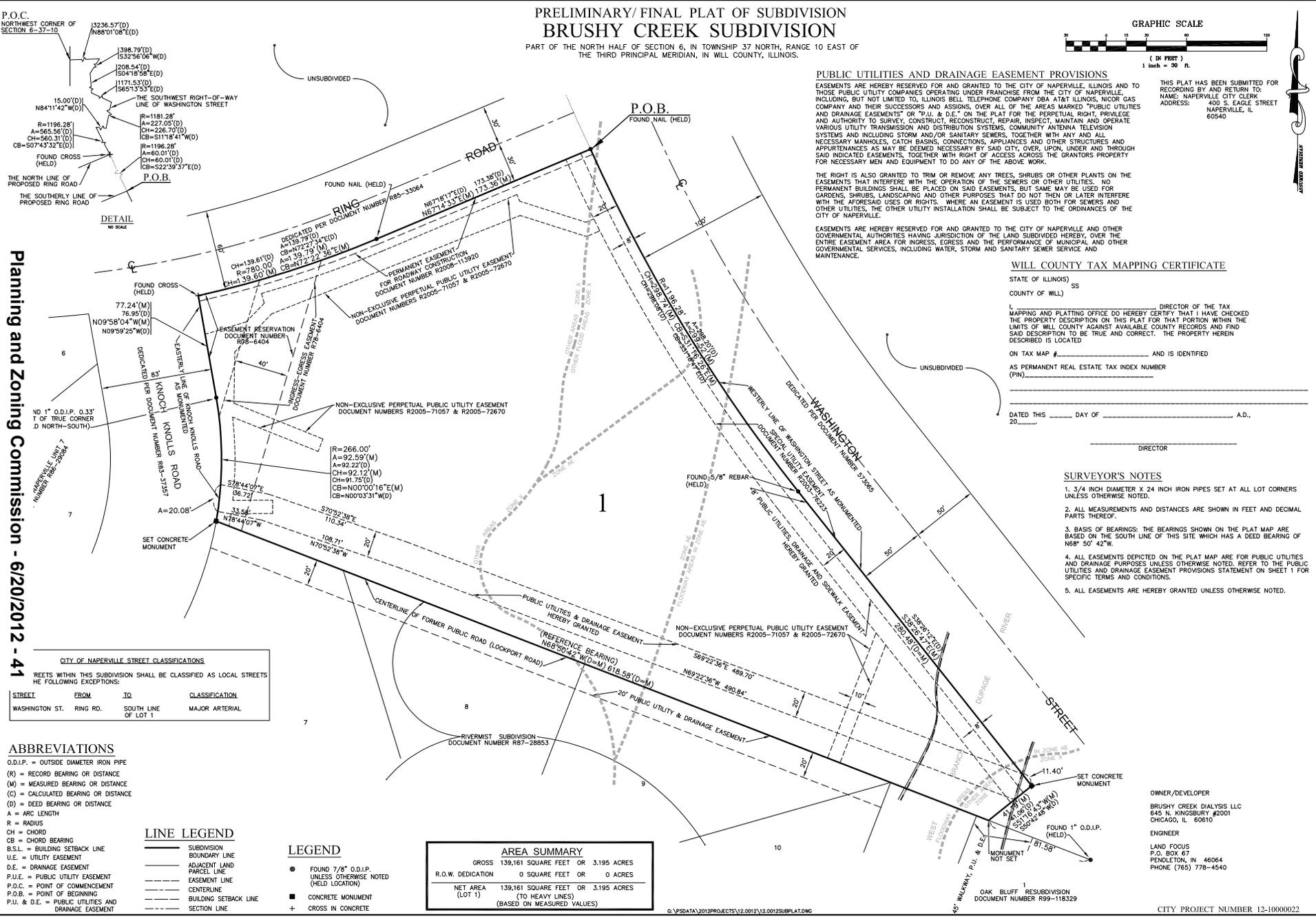
ON TAX MAP # \_\_\_\_\_ AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

DIRECTOR

### SURVEYOR'S NOTES

1. 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE SOUTH LINE OF THIS SITE WHICH HAS A DEED BEARING OF N88° 50' 42"W.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 1 FOR SPECIFIC TERMS AND CONDITIONS.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.



Planning and Zoning Commission - 6/20/2012 - 41

**CITY OF NAPERVILLE STREET CLASSIFICATIONS**

STREETS WITHIN THIS SUBDIVISION SHALL BE CLASSIFIED AS LOCAL STREETS EXCEPT AS FOLLOWS:

STREET	FROM	TO	CLASSIFICATION
WASHINGTON ST.	RING RD.	SOUTH LINE OF LOT 1	MAJOR ARTERIAL

**ABBREVIATIONS**

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
A = ARC LENGTH  
R = RADIUS  
CH = CHORD  
CB = CHORD BEARING  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

**LINE LEGEND**

--- SUBDIVISION BOUNDARY LINE  
--- ADJACENT LAND PARCEL LINE  
--- EASEMENT LINE  
--- CENTERLINE  
--- BUILDING SETBACK LINE  
--- SECTION LINE

**LEGEND**

● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)  
■ CONCRETE MONUMENT  
+ CROSS IN CONCRETE

**AREA SUMMARY**

GROSS	139,161 SQUARE FEET	OR	3.195 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA (LOT 1)	139,161 SQUARE FEET	OR	3.195 ACRES

(TO HEAVY LINES)  
(BASED ON MEASURED VALUES)

Page 41 - Agenda Item D.2.

PROJECT NO.	DATE	BY	BOOK	FO	FILE	DATE	FILE
BRUSHY CREEK SUBDIVISION	5-16-12	JFS					
PRELIMINARY FINAL PLAT OF SUBDIVISION BRUSHY CREEK SUBDIVISION 241 S. Washington Street							
MR. CHAD MUD 1101 S. Washington Street Naperville, IL 60563							
COMPASS SURVEYING LTD. 1000 N. WILSON ROAD, SUITE 100 CHICAGO, IL 60610 PHONE: (773) 539-8300 FAX: (773) 539-8306 WWW.COMPASSSURVEYING.COM							
SCALE: 1" = 30'							
1 OF 2							
CITY PROJECT NUMBER 12-10000022 BRUSHY CREEK SUBDIVISION PRELIMINARY/FINAL PLAT OF SUBDIVISION							

MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

AS MORTGAGEE, UNDER THE PRINT MORTGAGEE NAME \_\_\_\_\_

PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DATE \_\_\_\_\_, A.D., 20\_\_\_\_

DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, A.D., 20\_\_\_\_ YEAR \_\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

PRINT MORTGAGEE NAME : \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND \_\_\_\_\_

VOLUNTARY ACT OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH. \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT BRUSHY CREEK DIALYSIS, LLC IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

OWNER: BRUSHY CREEK DIALYSIS, LLC

SIGNATURE - OWNER'S REPRESENTATIVE

PRINT NAME

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME \_\_\_\_\_

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE AUTHORIZED Representative of SAID OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LLC AS OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY SIGNATURE

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF WILL )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

RECORDER OF DEEDS

PRELIMINARY/FINAL PLAT OF SUBDIVISION BRUSHY CREEK SUBDIVISION

PART OF THE NORTH HALF OF SECTION 6, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

SURFACE WATER STATEMENT

STATE OF ILLINOIS ) S.S. COUNTY OF \_\_\_\_\_ )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

SIGNATURE \_\_\_\_\_ ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER NAME: BRUSHY CREEK DIALYSIS, LLC

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF WILL )

I, \_\_\_\_\_ COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORGOTTEN TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOUET, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COUNTY CLERK

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT BRUSHY CREEK DIALYSIS, LLC IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPEVILLE COMMUNITY UNIT DISTRICT 203 203 W. HILLSIDE ROAD NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: BRUSHY CREEK DIALYSIS, LLC

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION

AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

THIS IS TO STATE THAT \_\_\_\_\_ PRINT NAME \_\_\_\_\_ AN

ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN

TITLED BRUSHY CREEK SUBDIVISION

DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE WILL COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

SIGNATURE \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

PUBLIC UTILITIES, DRAINAGE AND SIDEWALK EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITIES, DRAINAGE AND SIDEWALK EASEMENT" OR "P.U.D. & S.E." ON THE PLAT FOR THE PERPETUAL RIGHT PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS WITH A PUBLIC SIDEWALK AND/OR PEDESTRIAN FACILITIES ON A BRIDGE STRUCTURE AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO THEM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC SIDEWALKS, SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT OR ON THE ADJACENT PROPERTY. NO PERMANENT STRUCTURE MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND THE OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SHOWN HEREON, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICES AND MAINTENANCE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF KANE )

I, \_\_\_\_\_ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_ HAVE

SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY: THAT PART OF THE NORTH 1/2 OF SECTION 6, IN TOWNSHIP 37 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 88 DEGREES 01 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 328.97 FEET; THENCE SOUTH 32 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 388.79 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 208.54 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 1171.53 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF WASHINGTON STREET (DOCUMENT NO. 573085); THENCE SOUTHERLY ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1181.28 FEET, CHORD SOUTH 11 DEGREES 18 MINUTES 41 SECONDS WEST, 226.70 FEET), A DISTANCE OF 227.05 FEET; THENCE NORTH 84 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 07 DEGREES 43 MINUTES 32 SECONDS EAST 560.31 FEET), A DISTANCE OF 565.56 FEET TO THE NORTH LINE OF PROPOSED RING ROAD (60.00 FEET WIDE), THENCE CONTINUING ALONG THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 22 DEGREES 39 MINUTES 37 SECONDS EAST, 60.01 FEET), A DISTANCE OF 60.01 FEET ALONG SAID RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE SOUTHERLY LINE OF PROPOSED RING ROAD AND A POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF WASHINGTON STREET, BEING THE ARC OF A CIRCLE (CONVEX WESTERLY HAVING A RADIUS OF 1196.28 FEET, CHORD SOUTH 31 DEGREES 18 MINUTES 47 SECONDS EAST 298.08 FEET), A DISTANCE OF 298.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 280.48 FEET; THENCE SOUTH 50 DEGREES 42 MINUTES 48 SECONDS WEST, A DISTANCE OF 41.06 FEET TO THE CENTERLINE OF FORMER PUBLIC ROAD (LOOKPOINT ROAD); THENCE NORTH 68 DEGREES 50 MINUTES 42 SECONDS WEST ALONG THE CENTERLINE OF SAID FORMER ROAD, A DISTANCE OF 618.58 FEET TO A POINT OF A CURVE, THENCE NORTHERLY ALONG THE ARC OF A CIRCLE (CONVEX EASTERLY, HAVING A RADIUS OF 268.00 FEET, CHORD NORTH 00 DEGREES 03 MINUTES 31 SECONDS WEST, 917.6 FEET), A DISTANCE OF 922.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 09 DEGREES 59 MINUTES 25 SECONDS WEST, A DISTANCE OF 76.95 FEET TO SAID SOUTHERLY LINE OF PROPOSED RING ROAD; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE OF PROPOSED RING ROAD AND THE ARC OF A CIRCLE (CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET, CHORD NORTH 72 DEGREES 27 MINUTES 34 SECONDS EAST, 138.81 FEET), A DISTANCE OF 139.79 FEET TO A POINT OF TANGENCY, THENCE NORTH 67 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 173.38 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-5 AS HERETOFORE AND HEREAFTER AMENDED, THIS SITE FALLS WITHIN THE FOLLOWING FLOOD ZONES: "OTHER AREAS, ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), "OTHER FLOOD AREAS, ZONE X" (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD; "FLOODWAY AREAS INUNDATED BY 100-YEAR FLOOD, ZONE AE" (BASE FLOOD ELEVATIONS DETERMINED); "FLOODWAY AREAS IN ZONE AE" AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 172123 0017 C, HAVING A REVISED DATE OF MAY 18, 1992. GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COMPASS LAND SURVEYING LTD. PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 184-002778 LICENSE EXPIRES 4/30/2013

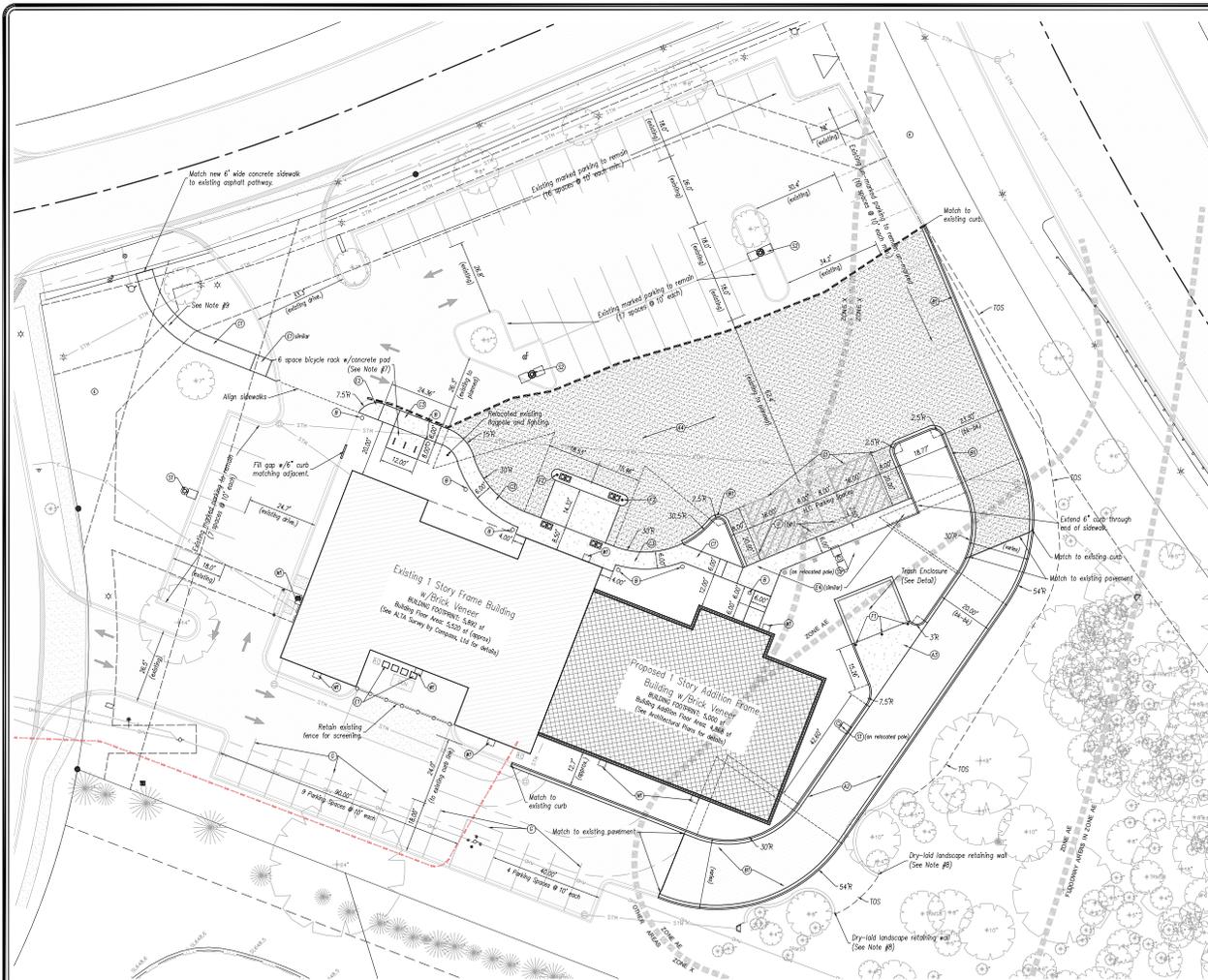
BY: \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_

EXPIRES \_\_\_\_\_

Table with columns: PROJECT, PRELIMINARY/FINAL PLAT OF SUBDIVISION, BRUSHY CREEK SUBDIVISION, COUNTY, CITY, DATE, TIME, DRAWN BY, CHECKED BY, DATE, TIME, FILE NO.

COMPASS SURVEYING LTD. logo and contact information: 1001 S. AURORA ROAD, SUITE 100, AURORA, ILLINOIS 60009, PHONE: (630) 690-0400, FAX: (630) 690-0401



Project Analysis		LR 508/2012
Land Area:	3.195 acres	
Building Area:	5,520 of existing 4,868 of addition 10,388 of total	
Parking		
Required Auto Spaces:	52 (5 spaces / 1,000 of Floor Area)	
Proposed Auto Spaces:	39 (to be retained)	
Existing Marked Spaces:	13 (new marked on existing pavement)	
Proposed MC Spaces:	4 (new construction)	
Total Parking Spaces:	56	
Bicycle Spaces Req'd:	2.6 (5% of required spaces)	
	2.8 (5% of proposed spaces)	
Bicycle Spaces Shown:	6 (10% of proposed parking)	

**LEGEND**

- (A) Asphalt Pavement (Heavy Duty):  
1" - 1 1/4" Surface CSE or  
2" - 1 1/4" River CSE or  
4" - 3/4" crushed aggregate subbase on compacted subgrade  
(All materials and methods per DOT Specifications)
- (A) Concrete Pavement (Apron and Approach Areas):  
8" - wares wire or fiber reinforced 4000 PSI PCC on  
6" - 3/4" crushed aggregate subbase  
compact subgrade  
(All materials and methods per DOT Specifications)
- (A) Asphalt Pavement (Wedge and Level):  
1" - 1/2" Surface CSE  
0.5" Base and other CSE courses on existing pavement to grade  
(All materials and methods per DOT Specifications)
- (B) Combination Curb and Gutter / Barrier Curb 6.12  
(See Detail on Sheet #602)
- (C) 6" wide concrete sidewalk  
(2" concrete on 4" C&G Sub-Base Granular Material)
- (C) 6" wide concrete curb & sidewalk  
(See Detail on Sheet #602)
- (D) Handicap Ramp Type 1  
(See Detail on Sheet #602)
- (E) Handicap Ramp Type 2  
(See Detail on Sheet #602)
- (E) Handicap Ramp Type 3  
(See Detail on Sheet #602)
- (E) Handicap Ramp Type 4  
(See Detail on Sheet #602)
- (F) Concrete Filled Steel Bolard  
(See Detail on Sheet #602)  
(See Sheet #602; Treat Enclosure Detail for locations)
- (F) Concrete Filled Steel Bolard  
(See Architectural Plan for locations)  
(See Detail on Sheet #602)
- (G) 4" water traffic paint (Eg)
- (G) Handicap Parking Delineation per Naperwe Standard 590.35
- (H) AC Condenser & Pad (By others). See MEP Plan for actual locations, size and number of pads.
- (J) 6" x 9" Concrete Parking Bumper
- (K) Parking Lot Area Light (Employee / Patient / Visitor Parking Lot)  
Lease: SLM-156-MV-DW-2M-XX / Single mount on existing pole.
- (L) Parking Lot Area Light (Employee / Patient / Visitor Parking Lot)  
Lease: SLM-156-MV-DW-2M-XX / Twin mount on existing pole.
- (M) Parking Lot Area Light (Employee / Patient / Visitor Parking Lot)  
Lease: SLM-156-MV-DW-2M-XX / Quad mount on existing pole.
- (N) Building Wall Sign  
Acquafix LWC-802-46-UN-F1 / WALL MOUNT WITH EM BATTERY / MOUNTED TO EXISTING J-BOX (WHERE NOTED) AND TO NEW J-BOX AT 10 FEET ABOVE GRADE.
- (O) Bolard Sidewalk Light  
Acquafix PL7-25L-41LK-UF-RF-5C-82-L2D Bolard 41" High

**NOTES:**

- Unless otherwise noted construction materials and procedures shall meet the standards, specifications and requirements of the City of Naperville (CO), and the utility loading jurisdiction.
- See concrete curb and walk to meet CO requirements and match to existing curb and walk of limits.
- All curve radii are measured to the back of curb or face of sidewalk.
- Existing utilities and improvements have been shown schematically for the contractor's convenience only. The information was taken from an ALTA survey prepared by others. All existing utilities and improvements may not be shown. It shall be the contractor's responsibility to verify the location(s) and elevation(s) of all utilities and improvements that may be affected prior to construction.
- Current floodplain maps indicate that a portion of the petitioned lands are within Zone AE. Based on current topography, the affected lands are above the Base Flood Elevation of 642.000, as noted on the maps. The developer has filed for an FEMA Letter of Map Amendment (LOMA), Case #12-05-0374, to remove the a portion of the floodplains from the affected properties up to the approximate floodway limits.
- No wetlands are known to be on the subject property.
- Bicycle racks to be 3-Vintage Racks by Highland Produce Group, The Breton model with in-ground mount. Racks to be installed per manufacturer's recommendations. Concrete thickness and materials of the pad to match concrete walk (C).
- Contractor to provide and construct a dry-laid landscape wall to protect noted trees. Contractor to provide cut-sheets showing proposed materials and installation methods for approval.
- Contractor may adjust location and geometry of 6" wide concrete sidewalk but must align with the walk of the building and connect to the existing asphalt pathway in a location approximate to that shown on the plan.

CONTACT JULIE AT 811 OR 800-892-0123  
With the following:  
City/Township: Naperville / Dupage Two  
Sec & 1/4 Sec No: Sec 6-37-10 / No. 1/2  
48 HOURS (2 working days) BEFORE YOU DIG

**BENCHMARKS:**  
REFERENCE BENCHMARKS:  
CITY OF NAPERVILLE SURVEY MONUMENTS (NA068)  
STATION NO. 233 ELEVATION = 646.77  
MONUMENT IS TOP SECURITY MONUMENT CONSISTING OF A 3/4" DIA. STAINLESS STEEL GALVAN POINT ON THREADED 3/8" X 4" LONG ROD INSTALLED 9" IN LENGTH WITH GREASED TOP SECURITY GLENE ENCLOSED IN SAND AND 4" PVC PIPE WITH BRAC 4 ALUMINUM ANCHOR COUPLER.  
STATION LOCATED 48.9' SOUTHWEST OF POWER POLE (PLASTIC TAG) SOUTH OF 8TH STREET AND WEST OF WASHINGTON STREET.  
STATION NO. 701 ELEVATION = 642.48  
MONUMENT IS TOP SECURITY MONUMENT CONSISTING OF A 3/4" DIA. STAINLESS STEEL GALVAN POINT ON THREADED 3/8" X 4" LONG ROD INSTALLED 9" IN LENGTH WITH GREASED TOP SECURITY GLENE ENCLOSED IN SAND AND 4" PVC PIPE WITH BRAC 4 ALUMINUM ANCHOR COUPLER.  
STATION LOCATED ON THE NORTHERLY SIDE OF KNOX ANGLE ROAD 610' NORTH OF A "T" CURVED ON THE TOP OF A PRE-CAST AND 60' WEST OF A "T" CURVED ON A LIGHT POLE BASE AND 184' NORTH OF THE NORTHERLY SIDE OF PARKING.  
NOTE: FOR NOTES DRAIN AND 2' TO ALL BENCHMARKS.

**SITE BENCHMARKS:**  
SITE BENCHMARK 1 ELEVATION = 654.27  
NORTHEAST CORNER MOST OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF KNOX ANGLE ROAD AND W. 8TH ST.  
SITE BENCHMARK 2 ELEVATION = 650.85  
SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED SOUTHWEST OF BUILDING.



Scale: 1" = 20'

**lanafocus**  
CONSULTING  
10881 Timbercrest Circle, Suite D  
Louisville, Kentucky 40223  
Tel. 502.425.1520

**Brushy Creek**  
**Dialysis, LLC**  
10881 Timbercrest Circle, Suite D  
Louisville, Kentucky 40223  
Tel. 502.425.1520

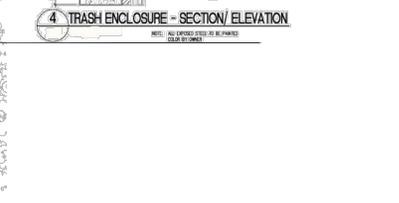
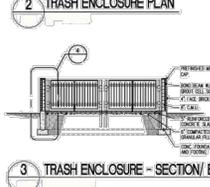
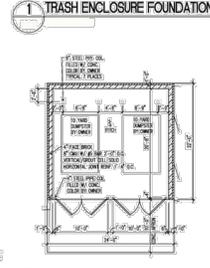
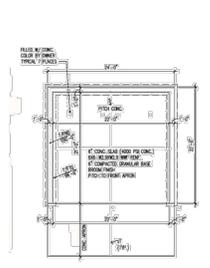
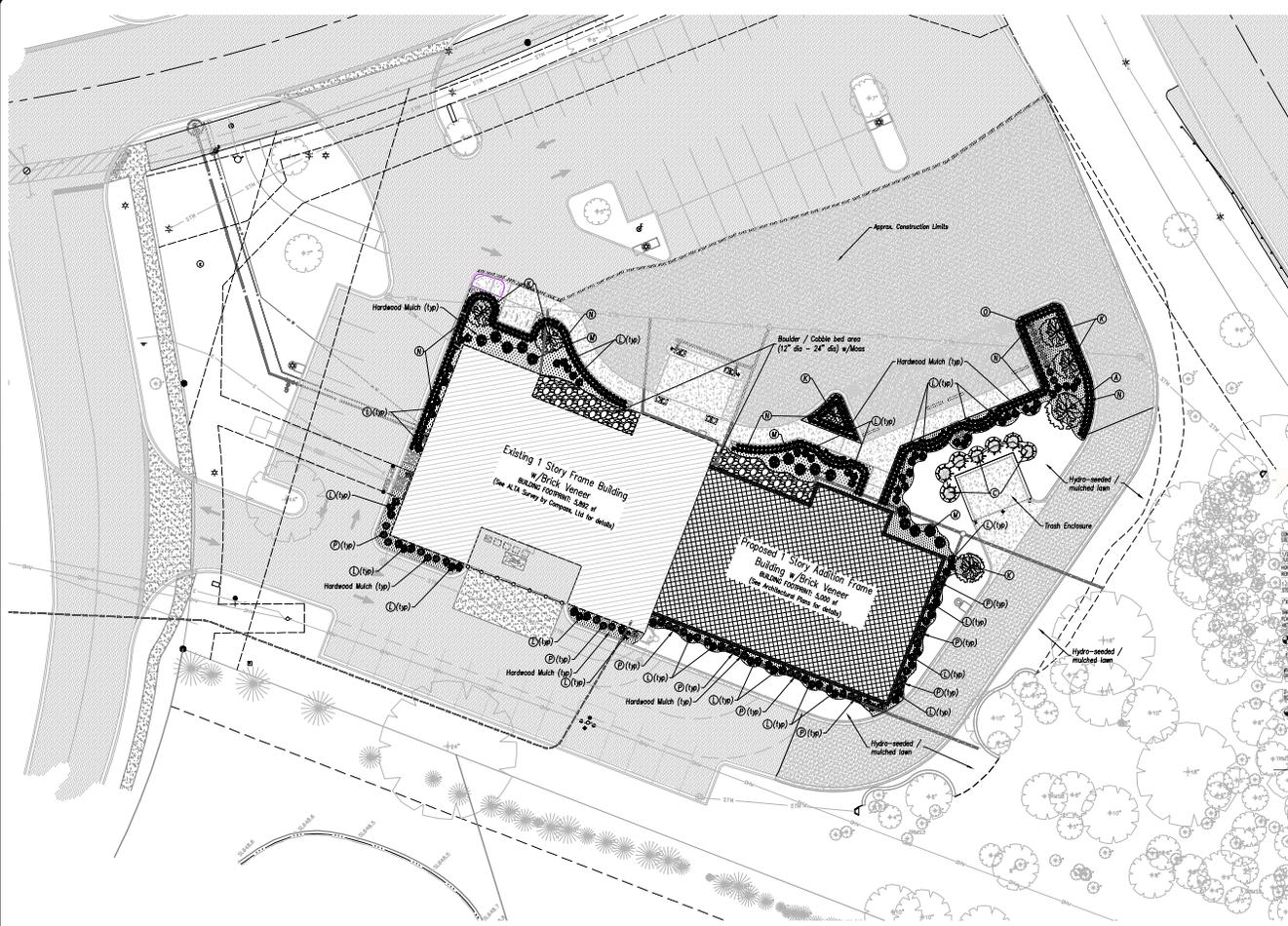
03.01.2012

**FMC Dialysis Clinic**  
2451 S. Washington Street  
Naperville, WI County, Illinois

**Site Location Plan**  
CON: Resolving S

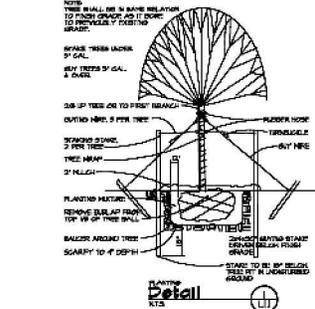
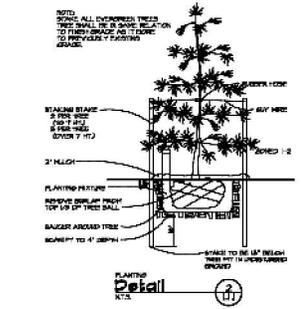
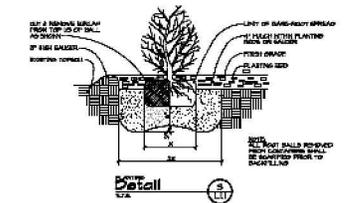
Sheet No. **C201**

of 12 Civil Sheets



Denote	Quantity	Botanical Plant Name	Common Name	Size	Note
<b>Plant List</b>					
<b>Interior Landscaping</b>					
Shade Trees					
A	1	Tilia cordata	Little Leaf Linden	2 1/2"	Note #2
Ornamental Trees					
K	4	Magnolia x soulangeana	Sauzeur Magnolia	5 gal	Note #2
Evergreen Trees					
C	7	Pinus strobus	White Pine	6'	
Shrub & Bush					
L	85	Berberis thunbergii	Crimson Pygmy Barberry	2 gal	
M	10	Buonymus l. "Emerald Gaiety"	Burning Bush-Gaiety	2 gal	
Perennials					
N	480	Dryas (Hemerocallis)	"Windy Stella"	bare root	
			"Paradise Blue"	bare root	
			"Stella de Oro"	bare root	
Ornamental Grasses					
O	8	Helictotrichon sempervirens "Sapphire"	Blue Owl Ornamental Grass	2 gal	
P	23	Calamagrostis canadensis	Diamond Grass	2 gal	

Notes:  
 1 Individually planted trees shall require a do not drop mulch ring 3-4" deep, from the base of the trunk to the drip line.  
 2 Plant in amended beds 15-18" high.  
 3 The boulders / cobbles in the bed under the 2 oases shall be embedded up to 33% of their diameter.  
 4 All landscape beds shall have steel landscape edging.



NOTES:  
 Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appliances, including, but not limited to, manholes, valve vaults, water bases and fire hydrants. No trees, shrubs or obstacles will be allowed 10' in front of, 5' on the sides, and 2' to the rear of the electrical transformer.  
 Under these plans the monument sign will be demolished but connecting electric will remain. Tenant is responsible for locating and permitting any new proposed sign.

CONTACT JULIE AT 811 OR 800-892-0123  
 With the following:  
 County: Will  
 City/Township: Naperville / Dupage Twp  
 Sec & 1/4 Sec No. Sec 6-37-10 / No. 1/2  
 48 HOURS (2 working days) BEFORE YOU DIG



landfocus CONSULTING  
 11051 Timberpark Circle, Suite D  
 Lombard, IL 60148  
 Tel: 630.424.1522  
 Fax: 630.424.1522

Brushy Creek  
 Dialysis, LLC  
 11051 Timberpark Circle, Suite D  
 Lombard, IL 60148  
 Tel: 630.424.1522

Date: 03.01.2012

Revised: 03.13.2012  
 Project: FMC Dialysis Clinic  
 Location: Naperville, Will County, Illinois  
 Letter: dated March 15, 2012

FMC Dialysis Clinic  
 2451 S. Washington Street  
 Naperville, Will County, Illinois  
 Site Landscape Plan  
 Civil Engineering Submittals  
 Cell Project #12-10001201

Sheet No.

C501







# Naperville

## NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

**CASE:** PZC 12-1-039 and **AGENDA DATE:** 6/20/2012  
**PZC 12-1-040**  
**SUBJECT:** Water Street District - North Phase/South Phase  
 Petitioner: MP Water Street District, LLC, 410 S. Main Street, Naperville, IL

**LOCATION:** The subject site is located in the Water Street District, which is bounded by Aurora Avenue on the south, DuPage River on the north, Main Street on the east, and Webster Street on the west.

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**  
 The petitioner is requesting approval of Final PUD Plats, Final Subdivision Plats, a conditional use for a hotel, a parking deviation, approval of a sign regulations package, and related deviations for the Water Street District - North Phase/South Phase.

**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
8/18/2010	D2	Plan Commission recommended approval of PZC 10-1-078, Water Street District – Condo Alternative (vote 5-2) and Water Street District – Hotel Alternative (vote 6-1).
10/19/2011	D3	Plan Commission recommended approval to rezone certain properties within the Water Street District from B5 (Secondary Commercial) to B4 (Downtown Core) – (vote 7-0).

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**  
 Conduct the public hearing to consider the approvals necessary for the Water Street District - North Phase/South Phase.

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

**EXISTING ZONING, LAND USE, AND LOCATION:**  
 The subject property, which is bounded by Aurora Avenue on the south, DuPage River on the north, Main Street on the east, and Webster Street on the west, consists of 2.3977 acres. The subject property is largely zoned B4 (Downtown Core District), with the exception of the

*Water Street District – North Phase/South Phase  
June 19, 2012  
Page 2 of 6*

property located at the northeast corner of Webster Street and Aurora Avenue, which is zoned TU (Transitional Use).

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

The proposal is consistent with the land use intent, design considerations, and procedures of the Water Street Vision Statement (Attachment 1), adopted by the City Council as an element of the Naperville Comprehensive Master Plan on November 6, 2006.

**PLANNING SERVICES TEAM REVIEW:**

***Development History***

- In November 2006, the City Council approved Ordinance 06-242 adopting the Water Street Vision Statement.
- In November 2007, the City Council approved Ordinance 07-241 approving a Preliminary PUD Plat and associated deviations for the Water Street Development.
- In 2008, the petitioner processed a request before the Plan Commission to add the property located at 117 Water Street into the Water Street District and seek approval of a Final PUD and associated deviations for the overall development. This case was withdrawn prior to City Council approval.
- In August 2010, the petitioner processed a request before the Plan Commission for Final PUD approvals for Water Street North, as well as approval of two options (hotel and residential) for Water Street South. The Plan Commission recommended approval of Water Street North (7-0); Water Street South – Condo Option (5-2), and Water Street South – Hotel Option (6-1). This case never proceeded to City Council for final approval.
- In December 2011, the City approved amended zoning regulations for the B4 and B5 districts and, with owner consent, rezoned those portions of the subject property fronting Water Street to B4 (Downtown Core District).

For PZC's reference, Attachment 2 provides a comparison of the approvals granted/sought through the Preliminary PUD Plat, 2010 Final PUD Plat, and the 2012 pending Final PUD Plat request.

***Current Request***

The Water Street District – North Phase/South Phase, as proposed, will include the following:

- 130 room hotel (Hotel building)
- 61 to 65 apartment units (Theatre & Loggia buildings)
- 39,056 square feet of retail/restaurant/office uses (Loggia, Theatre, and Hotel buildings)
- 22,121 square feet of office/medical office (Office Building on Webster Street)
- Approximately 550 space parking deck (south of Water Street)
- Riverwalk, streetscape, and plaza improvements.

The petitioner is seeking the following approvals for the Water Street District – North Phase/South Phase:

- Approval of Final PUD Plats which are not in substantial conformance with the approved Water Street Preliminary PUD Plat, as detailed on Attachment 2;

*Water Street District – North Phase/South Phase*

*June 19, 2012*

*Page 3 of 6*

- Approval of Final Subdivision Plats;
- Approval of a Conditional Use for a hotel in accordance with Section 6-7D-3 (B4: Conditional Uses) and 6-3-8 (Conditional Uses) of the Naperville Municipal Code;
- Approval of a parking deviation in accordance with Sections 6-7D-4 (B4 Required Conditions) and 6-9-3:8 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce the number of required parking spaces for the proposed hotel and residential units, as further detailed below; and
- Approval of a deviation to Section 5-4 (Street Graphics Control) to allow for the adoption of the Water Street District Sign Regulations.

### ***Proposed Uses***

The retail, office, restaurant, and residential uses proposed within the Water Street District – North Phase/South Phase are permitted by right within the B4 (Downtown Core) zoning district and are consistent with the Water Street Vision Statement. The proposed hotel does require approval of a conditional use in the B4 district per Section 6-7D-3 of the Municipal Code. Staff is supportive of the proposed hotel as it is consistent with the Water Street Vision Statement, which states that the development should include “uses that support visitor destinations, such as Naper Settlement, including restaurants with banquet facilities and small lodging facilities”. The proposed hotel would enhance downtown Naperville by serving visitors to the community and is compatible with other existing uses within the downtown. The petitioner’s responses to the standards for granting a conditional use are provided in Exhibit B.

### ***Height & Bulk***

While the B4 (Downtown Core) district, as amended in 2011, stipulates a maximum building height of 60’, *Naperville Downtown2030* notes that “the Water Street Vision Statement and subsequent PUD approvals shall continue to dictate allowable height within [the] study area”. Per the Water Street Vision Statement, consideration should be given for taller structures if minimal impact is imposed on the surrounding area.

The proposed Loggia and Theatre buildings (North Phase) range in height from 66’ to 68’11”, respectively, as measured to the top of the parapet. Staff finds that the proposed building heights are sensitive to the property's adjacency to the Riverwalk frontage and its visibility from the core of Downtown (which has a height limitation of 60’). The proposed Loggia and Theatre building heights are consistent with the heights included in the 2007 preliminary PUD approvals.

The proposed Hotel and Parking Structure (South Phase) range in height from 90’2” to 87’, respectively. To account for their increased height, design features have been incorporated into the proposed buildings, including stepped-back upper stories and the use of a variety of building materials/colors, in an effort to help to minimize the appearance of bulk and avoid overshadowing the Riverwalk. While the proposed hotel and parking structure heights represent an increase from the 2007 preliminary PUD approvals, the requested heights are consistent with the Water Street Final PUD reviewed and approved by the Planning and Zoning Commission in 2010. Staff supports the building heights proposed for all Water Street District buildings.

*Water Street District – North Phase/South Phase  
June 19, 2012  
Page 4 of 6*

The B4 (Downtown Core) district stipulates a 2.5 maximum FAR. The proposed development's overall FAR of 2.12 complies with this FAR limitation.

### ***Building Design***

The building design proposed within the Water Street District - North Phase/South Phase will complement the existing traditional architectural style found in downtown and will include a significant level of detail at the pedestrian level. The design scheme will include architectural elements, such as towers and archways, to unify the overall development. Staff finds that the proposed building design is consistent with the *Naperville Downtown2030* Building Design Guidelines, as well as the building design approved through the 2007 preliminary PUD and 2010 final PUD approvals. It is important to note that the pedestrian bridge previously requested in 2010 has been removed from the current design proposal.

With respect to materials, the proposed Loggia and Theatre buildings will be steel-frame construction with a field installed face brick and stone exterior - consistent with the building materials recommended through the *Naperville Downtown2030* Design Guidelines. In order to increase flexibility in building construction, the Hotel and Parking Garage buildings are proposed as pre-cast concrete structures which will be built simultaneously for efficient delivery. The petitioner is proposing to use a combination of materials along the elevations of these buildings, including a pre-cast embedded brick product (thin face brick), cast architectural stone details, and architectural cast stone panels on the upper floors. Given the desired means of construction, as well as the need to minimize bulk on the upper stories, staff is supportive of the use of the smooth stone products proposed on the upper floors of the hotel, as well the use of an individually-applied rusticated stone product as an accent/knee-wall on the ground floor. Staff is also supportive of the proposed pre-cast embedded brick product, provided that particular attention be paid to its application on the building's lower levels, so as to ensure that the product appropriately simulates field installed face brick.

The petitioner has most recently proposed the addition of simulated stone to the hotel towers (see Attachment 3); staff does not support this material use on the towers as it detracts from the desired traditional building design and instead makes the stone panel product the dominant material on the hotel elevation. Staff will continue to work with the petitioner to ensure that the proposed building materials are consistent with those intended for the downtown through *Naperville Downtown2030*.

### ***Signage***

The petitioner requests approval of a deviation from Section 5-4-4:1 (Street Graphics Control) to allow wall signs of a specified size to be placed along the Riverwalk and plaza frontages of the Loggia and Theatre buildings, as well as the east elevation of the Hotel building (signage to be mounted on elevator overrun). Signage in these locations is currently prohibited given the building's lack of frontage along a public roadway.

In conjunction with the requested deviation, the petitioner has additionally provided signage guidelines for the Water Street District - North Phase/South Phase. These guidelines provide signage allowances consistent with the downtown and the intent of the sign code, while also providing further restrictions on aesthetic considerations, such as type of signage, lettering,

*Water Street District – North Phase/South Phase  
June 19, 2012  
Page 5 of 6*

lighting, and awnings (see Attachment 4). With the exception of the hotel, which will have certain branding restrictions that may prompt additional signage flexibility, illuminated box signs will be prohibited within the Water Street District. Upon review of the signage proposal, staff is generally supportive of the sign guidelines, as well as the requested deviation regarding wall signage.

### ***Riverwalk Improvements***

The proposed Riverwalk improvements are consistent with the 2007 approved preliminary PUD for the Water Street District. With these improvements, the petitioner will extend the Riverwalk approximately 253 feet along the southern edge of the DuPage River at its current width and will include a connection into the proposed Water Street District plaza, steps, a fountain feature, and the provision of extensive landscaping throughout.

### ***Parking***

The proposed development includes the construction of an approximately 550 space parking deck. This parking deck will accommodate both parking demand from the proposed development and will provide for additional parking capacity to serve the overall downtown. Parking demand for commercial uses (retail, restaurant & office) is determined based upon the Continuous Improvement Model (CIM), which establishes a parking ratio reflective of the actual parking demand for downtown commercial uses and accounts for the shared parking that occurs within the area. The 2010 CIM model estimated that each 1,000 square feet of commercial space requires 2.01 parking spaces to satisfy the customer and employee parking demand. The parking requirements for both the residential units and hotel are calculated separately from the downtown parking ratio, and defers to the Municipal Code requirements of 2 parking spaces per residential unit and 1 parking space per hotel room, plus employee parking (for a total required parking of 262 parking spaces).

As part of the development application, the petitioner has requested a variance from the parking requirements related to the residential and hotel components of the development. In consideration of this request, the petitioner submitted a parking study with comparable data for both multi-family residential uses and hotels. A copy of the study is attached as Attachment 5. Upon review of the study, comparable data, and the unique nature of the proposed development, staff is supportive of a parking variance related to the residential and hotel components of the development, to be calculated as follows:

*Number of Hotel Rooms x 72% Average Occupancy Rate x 0.83 spaces/room  
1.5 parking spaces per residential unit*

When applied to the proposed development, 78 parking spaces are required for the hotel use and 92 parking spaces are required for the proposed apartments (total of 170 reserved parking spaces). If any future adjustments are made to the number of hotel rooms or apartment units constructed, the total number of reserved parking spaces will be adjusted accordingly based on the formula noted above.

It should be noted that the reserved parking spaces associated with the residential and hotel uses will be assigned and the developer will be responsible for paying the direct construction costs of

Water Street District – North Phase/South Phase  
June 19, 2012  
Page 6 of 6

these spaces. Visitors, shoppers, and employees of the commercial components of the development will be able to park in the non-reserved parking spaces in the parking deck, similar to how Van Buren Parking Facility and Central Parking Facility currently operates.

### ***Traffic***

The petitioner previously completed a traffic impact analysis for the 2010 Water Street District proposal. An update to this analysis has been provided to evaluate the revised proposal and current traffic conditions (see Attachment 6: Traffic Impact Analysis Summary). The petitioner also participated in the City's South Downtown Traffic Management Study (SDTMS) that developed a comprehensive set of strategies for addressing the future traffic and mobility needs of vehicles, bicyclists, and pedestrians in this area<sup>1</sup>.

The 2010 analysis and current update indicates that there will be an overall increase of vehicular traffic traveling in and out of the Water Street District. These additional trips will affect the levels of service and queue lengths at the surrounding intersections. To address these impacts, a new traffic signal at the intersection of Aurora Avenue and Webster Street, with modifications to the existing traffic signal timings at other locations, is recommended when warranted. Consistent with the SDTMS report, additional operational management strategies, such as turning restrictions at the intersection of Main Street and the Alley (adjacent to the proposed Water Street Parking Deck) and stop controls at Main Street and Water Street, should also be evaluated as the Water Street District reaches build-out. Staff concurs with the conclusions of the traffic impact study and SDTMS.

### **RECOMMENDATION:**

Conduct the public hearing regarding the Water Street District - North Phase/South Phase, including approval of Final PUD Plats, Final Subdivision Plats, a conditional use for a hotel, a parking deviation, approval of a sign regulations package, and related deviations.

### **ATTACHMENTS:**

1. Water Street District – North Phase/South Phase - Water Street Vision Statement
2. Water Street District – North Phase/South Phase - Approvals Comparison Chart
3. Water Street District - North Phase/South Phase - Hotel Renderings with Stone Towers
4. Water Street District - North Phase/South Phase - Sign Guidelines
5. Water Street District – North Phase/South Phase – Parking Analysis
6. Water Street District – North Phase/South Phase – Traffic Impact Analysis Summary

### **EXHIBITS:**

- Exhibit A – Water Street District North Phase/South Phase - Application
- Exhibit B – Water Street District North Phase/South Phase – Petition
- Exhibit C – Water Street District North Phase/South Phase – Site Plan/Elevations
- Exhibit D – Water Street District North Phase/South Phase – Renderings
- Exhibit E – Water Street District North Phase – Final Plat
- Exhibit F – Water Street District North Phase – Final PUD Plat
- Exhibit G – Water Street District South Phase – Final Plat
- Exhibit H – Water Street District South Phase – Final PUD Plat

---

<sup>1</sup> The SDTMS was approved by TAB on March 6, 2010 and the City Council on May 18, 2010.



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JUL 09 2010

10:21 AM

OTHER

015 PAGES

R2010 - 087484



# Naperville

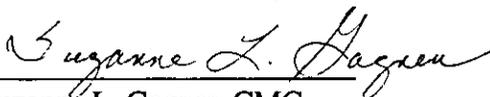
STATE OF ILLINOIS )  
 )  
COUNTIES OF DUPAGE & WILL )

I, Suzanne L. Gagner, CMC, the City Clerk for the City of Naperville in the Counties of DuPage and Will, in the State of Illinois, do hereby certify that the following hereinafter described document is a true and correct copy of the records of my office as such City Clerk:

**ORDINANCE NO. 06-242, AMENDING CHAPTER 9 (COMPREHENSIVE PLAN) OF TITLE 1 (ADMINISTRATIVE) OF THE NAPERVILLE MUNICIPAL CODE**

I, hereby subscribe my name as City Clerk and affix the Official Corporate Seal of the City of Naperville on this 7<sup>th</sup> day of November, 2006.

(SEAL)

  
Suzanne L. Gagner, CMC  
City Clerk

SLG/bk

**ORDINANCE NO. 06 - 242**

**AN ORDINANCE AMENDING CHAPTER 9  
(COMPREHENSIVE PLAN) OF TITLE 1 (ADMINISTRATIVE)  
OF THE NAPERVILLE MUNICIPAL CODE**

**WHEREAS**, the Plan Commission of the City of Naperville has conducted a public hearing pursuant to public notice with respect to the adoption of an Amendment to the Official Comprehensive Plan of the City of Naperville for the purpose of including the Water Street Study Area; and

**WHEREAS**, the City Council of the City of Naperville finds that for the orderly growth of the City, it is in the best interests of the City that the Official Comprehensive Plan of the City of Naperville be amended to reflect the Water Street Vision Statement, pursuant the public hearing held by the Naperville Plan Commission on March 1, 2006, April 26, 2006, and May 17, 2006.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS**, in exercise of its home rule authority:

**SECTION 1:** The attached Water Street Vision Statement is hereby adopted as an amendment to the Naperville Comprehensive Master Plan and incorporated herein by reference as Exhibit A.

**SECTION 2:** The official map, a copy of which is attached to Naperville Ordinance 85-42, as amended from time to time, and available for inspection in the City Clerk's Office, is hereby further amended to include the Water Street Vision Statement.

**SECTION 3:** That Section 1-11-1 (Comprehensive Plan) of Chapter 11 (Comprehensive Plan) of Title 1 (Administrative) of the Naperville Municipal Code, as amended, is hereby amended by adding the following underlined words:

**1-11-1: COMPREHENSIVE PLAN:**

1 - 4. \* \* \*

5. Downtown Plan: Downtown Plan supplement to the Naperville comprehensive master plan, a copy of which is attached to Naperville Ordinance 00-134, 8-1-2000. (Ord. 02-253, 12-3-2002)

5.1. The downtown Naperville streetscape standards, a copy of which is attached to Naperville ordinance 03-100, 4-15-2003)

5.2. The Water Street Vision Statement, a copy of which is attached to Naperville Ordinance No. 06- , 11-6-2006.

6. \* \* \*

\* \* \*

**SECTION 4:** That the Water Street Vision Statement shall be placed on file with the City Clerk and shall be available at all times during business hours for public inspection.

**SECTION 5:** That the City Clerk is hereby authorized and directed to file a "Notice of Adoption" of said amendment to the Comprehensive Plan in substantially the form provided and attached hereto with the DuPage County Recorder of Deeds and the Will County Recorder of Deeds.

**SECTION 6:** That this Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 6<sup>th</sup> day of November, 2006.

AYES:        PRADEL, BOYAJIAN, ELLINGSON, FURSTENAU, KRAUSE,  
                 MILLER, ROSANOVA, SENGER, WEHRLI

NAYS:        NONE

ABSENT:     NONE

APPROVED this 7<sup>th</sup> day of November, 2006.

A. George Pradel  
A. George Pradel  
Mayor

Suzanne L. Gagner  
Suzanne L. Gagner  
City Clerk

H:\DATA\LEGAL\ORDINANCES\11-07-06 Meeting\1-11-WaterStreetVisionsStatement.DOC

**NOTICE OF ADOPTION OF AMENDMENT TO  
THE OFFICIAL COMPREHENSIVE PLAN OF THE  
CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS**

NOTICE IS HEREBY GIVEN, that by Ordinance No. 06- 242, passed the 6<sup>th</sup> day of November, 2006, the City Council of Naperville has amended the Official Comprehensive Plan and Official Map of the City of Naperville, concerning the area as shown on the map, a copy of which is available for inspection in the Naperville City Clerk's office, and referred to as the Official Comprehensive Plan, all in the City of Naperville, County of DuPage, Illinois, respectively.

Said WATER STREET VISION STATEMENT is on file with the City Clerk in her office at the Municipal Center, 400 South Eagle Street, Naperville, Illinois, and is available at all times during regular business hours for inspection.

DATED this 7<sup>th</sup> day of November, 2006.

A. George Pradel  
A. George Pradel  
Mayor

ATTEST:

Suzanne L. Gagner  
Suzanne L. Gagner  
City Clerk

Prepared by: City of Naperville, Legal Department, P.O. Box 3020, Naperville, IL 60566-7020



City of Naperville

---

# Water Street Study Area Vision Statement

*An Opportunity to Proactively and  
Comprehensively Plan for the  
Redevelopment of the Water Street  
Area*



Planning Services Team  
TED Business Group  
June 2006

## **1. Design and Character**

The unique character of Downtown Naperville has been established through the incorporation of a variety of design elements into the buildings, streetscapes, and amenities. Building on the success of Downtown Naperville, the Water Street Study Area should include some predominate characteristics of the existing downtown, such as building materials, scale, and pedestrian amenities.

### Considerations:

1. Consolidate the multiple property ownership to allow for the comprehensive redevelopment of the Water Street Study Area (rather than a lot-by-lot redevelopment).
2. Design buildings to be four-sided and have multiple entry points to further the pedestrian friendliness of the development.
3. Require pedestrian-oriented design, including building orientation, façade treatments, building size/scale, seating areas, multiple entry points (doors), and open space.
4. Incorporate pedestrian scale elements, such as awnings, landscaping, courtyards, and benches to create a more human scale and pedestrian friendly development.
5. Incorporate traditional building materials, such as brick and stone in earth tone colors, into the building design, as outlined in the Downtown Plan.
6. Arrange the buildings in a manner, which capitalizes on the Riverwalk and Naper Settlement, while also maximizing open space and pedestrian connections.
7. Utilize the grade differential from Aurora Avenue to the Riverwalk (downward sloping towards the Riverwalk) to minimize the height of buildings on Aurora Avenue.
8. Consideration shall be given for predominately 2 story or taller buildings where appropriate. Taller structures of 3 to 5 stories may be suitable if a minimal impact is imposed upon the surrounding area. (This is not to be intended as an absolute maximum number of stories). The height guidelines established for the study area through the Downtown Plan, as well as the site topography and existing building heights within the general area, will be utilized to determine appropriate height for each building. Each building should not exceed the floor-area-ratio or maximum height limitation established within the respective zoning district in which the property is located.
9. Utilize the Planned Unit Development (PUD) process to accomplish a flexible, comprehensive, and cohesive development.
10. Ensure that the visibility of parking lots is minimized within the redevelopment of the Water Street Study Area.
11. Ensure that the architectural design of the redevelopment project includes design elements, which are consistent with the downtown, while not attempting to recreate the Downtown Core.
12. Rezone the properties located along the north side of Aurora Avenue to TU (Transitional Use) upon redevelopment.
13. Ensure that the buildings located along the north side of Aurora Avenue are designed in a manner and scale that is appropriate within the Transitional Use Area.

## **2. Multi-Use Development**

The success of Downtown Naperville is not only linked to the design, character, and pedestrian scale of development, but also the mix of uses included in the downtown. These different uses (residential, commercial, office, and recreational) compliment each other and create activity in the downtown throughout the day and evening; accordingly, multiple uses should be incorporated into the Water Street Study Area.

### Considerations:

1. Incorporate residential, office, destination commercial, neighborhood commercial, and recreational uses into the Water Street Study Area to encourage activity throughout the day and evening hours.
2. Ensure that a mix of uses that support visitor uses, which compliment each other and the Downtown as a whole, are provided within the Water Street Study Area.
3. Anchor the Water Street Study Area with a commercial use or restaurant, which encourages visitors to take advantage of additional shopping opportunities.
4. Include uses that support visitor destinations, such as Naper Settlement, including restaurants with banquet facilities and small lodging facilities.
5. Include recreational uses, such as outdoor amphitheaters and exhibit galleries, which encourage additional activity in the Water Street Study Area.
6. Design the site in a manner, which maximizes open space and accommodates pedestrian activity.
7. Explore funding opportunities, such as public-private partnerships, to encourage comprehensive redevelopment that incorporates the design character and uses, which are desired for the Water Street Study Area.
8. Ensure that the uses included in the development are consistent with the Downtown Plan Secondary Commercial and Traditional Use District recommendations as well as the Zoning Ordinance requirements.

### **3. Pedestrian Access**

Pedestrian access is an important element to the success of Downtown Naperville. Because individual parking lots are not provided for each of the commercial uses in the downtown, businesses are forced to draw on pedestrian, rather than vehicular traffic. The Downtown Plan identifies the Water Street Study Area as an important link to the downtown pedestrian system through the connection it can provide between the downtown businesses, the Riverwalk, the Municipal Center, and Naper Settlement.

#### **Considerations:**

1. Consider vacating Water Street and provide pedestrian walkways and amenities in its place.
2. Upgrade Webster Street to create a pedestrian link between the Downtown and Naper Settlement.
3. Provide pedestrian connections to the Riverwalk to provide a more direct connection to Downtown Naperville.
4. Design redevelopment in a manner that is pedestrian-oriented, including building orientation and façade treatments (windows, awnings, scale, etc.).
5. Improve the intersection of Aurora Avenue and Webster Street to provide a better pedestrian connection between the areas south of Aurora Avenue and the Riverwalk.
6. Ensure pedestrian access within the Water Street Study Area through design elements that are inviting, safe, and secure and that also provide ample space for pedestrians.
7. Ensure that pedestrian access ways are designated as such through signage and pavement markings.
8. Ensure that pedestrian access is provided at multiple points within the Water Street Study Area, including from the parking areas to the commercial, office, and residential uses.
9. Work with Naperville Township to identify pedestrian connections

#### **4. Riverwalk and Naper Settlement**

The Riverwalk and Naper Settlement serve as recreational attractions for community residents and visitors and as destination points within and adjacent to Downtown Naperville and the larger community. The proximity of the Water Street Study Area to the Riverwalk and Naper Settlement provides opportunities to tie into each amenity, as well as expand and enhance the existing Riverwalk system and connections to the Naper Settlement.

##### **Considerations:**

1. Encourage multiple pedestrian connections from the Riverwalk and Naper Settlement into the Water Street Study Area.
2. Expand the Riverwalk along the north side of Water Street (south side of the river).
3. Provide pedestrian connections to the existing Riverwalk at the Main Street and Webster Street bridges to encourage pedestrian traffic through the Water Street Study Area.
4. Explore opportunities to re-use the surface parking lot adjacent to the Naperville Township building in a manner, which better compliments the Webster Street Bridge and adjacent Riverwalk amenities.
5. Consider the maintenance and ownership of the additional Riverwalk right-of-way, if dedicated.
6. Ensure that all future Riverwalk connections are handicap accessible.
7. Ensure that the expanded/extended Riverwalk facilities are compatible with the design and style of the existing facilities.
8. Work with the property owners located north of Water Street to obtain additional easement dedications (minimum of 15 feet from edge of the River, with additional dedications where necessary/appropriate) to expand the Riverwalk along the south side of the river.
9. Explore incorporation of historical architectural elements that complement Naper Settlement.

## 5. Streetscape

The Downtown Plan indicates a variety of streetscape improvements for Downtown Naperville. These recommendations, which include the addition of benches, lighting, trees, fountains, landscaping, etc. should be incorporated into the redevelopment of the Water Street Study Area to ensure cohesiveness and compatibility throughout the downtown area.

### Considerations:

1. Provide entryway features, which lead residents and customers into the Water Street Study Area, Downtown Naperville, and Naper Settlement.
2. Incorporate directional signage, entryway features, gathering spaces, public art, and other streetscape elements to increase the usability of the site by pedestrians and customers.
3. Provide consolidated trash collection containers (rather than separate containers for each tenant) in a centralized location.
4. Include amenities, such as benches, landscaping, lighting fixtures, which are similar in style and type to create a uniform character for the area.
5. Comply with the streetscape design standards adopted by the City of Naperville for the Downtown Area, which identifies Main Street as a "Downtown" street which must include brick pavers, tree grates, and benches (see attachment B). Aurora Avenue and Webster Street are identified in the Downtown Plan as a "Boulevard" streetscape requiring low-rise planters, along with brick pavers, tree grates, and benches (see attachment C). Water Street, identified in the Downtown Plan as a Downtown Street, will be treated as a "Boulevard" streetscape in order to promote a pedestrian friendly atmosphere. Streetscape improvements will be concentrated in the public right-of-way areas.
6. Relocate/bury utility lines in the redevelopment of the Water Street Study Area at the cost of the owner(s).
7. Locate trash collection containers and other associated service containers behind buildings or in less visible areas and incorporate tastefully designed trash enclosure schemes so as to minimize their impact on the pedestrian nature of the development.

## 6. Parking/Access

Parking and access is a crucial point that must be considered when reviewing not only the Water Street Study Area, but also Downtown Naperville as a whole. Residents and visitors should have a place to park their vehicles when they come to downtown to the Water Street Study Area to shop, eat, work, or walk the Riverwalk. As a means to build and maintain the pedestrian character of this area, parking should be convenient and accessible, while not detracting from the design, character, and walkability of the area.

### Considerations:

1. At a minimum, provide adequate spaces to accommodate the parking demand generated in this area based on the continuous improvement model.
2. Encourage the provision of parking in a centralized location(s), and if possible, through a single decked parking facility to provide consolidated parking for the entire study area and potentially surplus parking for the overall Downtown area, including the Riverwalk, City Hall, Naper Settlement, and the Downtown as a whole.
3. Determine a funding mechanism, such as public-private partnerships or SSA, to provide parking that meets or exceeds the demand for the Water Street Study Area.
4. Determine the feasibility of locating a portion of the parking facility underground so as to minimize the appearance/height of the facility from Aurora Avenue.
5. Coordinate with adjacent properties, such as Walgreen's, to determine if an off-site shared parking facility can accommodate the parking needs of the study area.
6. Parking in this area shall be coordinated with the current parking study to determine the feasibility of developing additional public parking facilities in the downtown. Though this property was not part of the parking study, as the study focused on parcels that were either owned by the City or were more difficult to develop due to their unusual shape and other constraints, the possibility of a parking facility established through re-development should be encouraged.
7. Re-examine the necessity to maintain the existing agreement between the City of Naperville and various Water Street Study Area property owners that allows these property owners to utilize up to 80 spaces within the City of Naperville's parking facility at 400 S. Eagle Street (agreement is valid until 2013).
8. Locate parking behind buildings, in mid-block locations, or in other less visible areas, so as to minimize its impacts on the pedestrian nature of the redevelopment.
9. If surface parking lots are utilized, these should be limited in number, provide consolidated parking for several properties, and be located in a manner to reduce visibility and impact on pedestrians (likely behind buildings).
10. Avoid providing parking in visible areas, such as in front of buildings or at corner sites.
11. Ensure that accessible parking is provided in close proximity to the Naperville Township building, to accommodate its patrons with physical limitations and special needs.
12. Work with Naperville Township to discuss the possibility for an alternative/cooperative parking arrangement.
13. Restrict curb cuts into the property along Aurora Avenue and ensure that other access points, including access to the parking facility, do not conflict with the internal or external roadway and pedestrian network.

## **7. Traffic**

Similar to parking and access, circulation through and within Downtown Naperville is a critical issue. Traffic should be thoroughly addressed and accommodated within the Water Street Study Area to minimize the impact of the increased traffic, which will result from redevelopment of the area.

### Considerations:

1. Provide road network improvements which improve the current traffic flow within and surrounding the Water Street Study Area, particularly through the improvement of various intersections, Main Street Bridge, the existing alley, addition of turning lanes/traffic signals, and the removal of on-street parking conflicts.
2. Consider vacating Water Street to decrease traffic conflicts and increase/improve pedestrian access with a condition that an east – west access route connecting Main Street and Webster Street is maintained.
3. Undertake a traffic study to determine the impacts of a proposed redevelopment on the existing road network within and adjacent to the Water Street Study Area.
4. Ensure that the impact of increased traffic related to the proposed redevelopment is minimized, particularly in the residential neighborhood located to the south of the Water Street Study Area, along Webster, Main, and Porter Streets (south of Aurora Avenue).
5. If a development proposal includes the vacation of right-of-way, the vacation will be reviewed by the Transportation Advisory Board, with final approval by City Council. Vacation of right-of-way (the alley, Water Street, or a portion of Webster Street) may be appropriate to accommodate a unified development, which establishes different vehicular traffic patterns and encourages pedestrian access through the area.
6. Require vehicular access, including loading zones and refuse areas, to be located off of Squaw Alley, where applicable. Other vehicular and service areas should be located in a manner to limit visibility and impact on pedestrians.
7. Restrict curb cuts onto Aurora Avenue (for the properties located north of Aurora Avenue).
8. Minimize access points onto Water Street by providing shared or consolidated access points that serve multiple properties.

## **8. Stormwater Management**

The Water Street Study Area is located adjacent to the West Branch of the DuPage River and accordingly, within a portion of the floodplain; as such, adequate stormwater management systems should be provided. These systems should account for existing floodplain considerations, as well as increased run-off, which may result from the redevelopment of the site.

### Considerations:

1. Improve the flow and management of stormwater through the Water Street Study Area and surrounding neighboring commercial area.
2. Provide detention for the redevelopment of the Water Street Study Area and investigate the opportunity to accommodate additional stormwater for the overall Downtown area.
3. Coordinate with the Riverwalk Commission to stabilize the streambank.
4. Efficiently provide collective stormwater management for the Water Street Study Area redevelopment, as opposed to individual facilities through incremental redevelopment.
5. Require the provision of adequate and efficient stormwater management systems to serve the stormwater needs resulting from redevelopment within the study area. Stormwater management should be provided in a consolidated manner, if possible.
6. Provide compensatory storage for any construction within the floodplain or floodway area.
7. Consider requests to accommodate detention and compensatory storage through underground storage or other alternative mechanisms. Such requests for alternative mechanisms shall require City Council approval.
8. Accommodate the requirements to address the floodway and floodplain in future development proposals.

### **9. Planned Unit Development District**

To address the future vision of the Water Street Study Area, a Planned Unit Development (PUD) District applicable only to the Water Street Study Area should be established by the city. This PUD district, in conjunction with the Water Street Vision Statement, will provide a mechanism to enforce the considerations contained within the vision statement and ensure that the future vision of the Water Street Study Area is realized. The adoption of the Vision Statement and implementation of the PUD district will assist the city by establishing the level of expectation for developers seeking to redevelop within the subject area. A PUD district provides the city with the authority to mandate that any or all of the considerations listed above be included in a redevelopment proposal. The degree of control and flexibility afforded by the PUD district represents the most effective way of guiding redevelopment in the Water Street Study Area.

PUD districts are established to encourage creative design that otherwise would not be achievable through traditional zoning channels. The five goals hoped to be achieved through the creation of a PUD district as defined by Section 6-2-4 (Purpose and Intent) of the Municipal Code are:

1. To stimulate creative approaches to the residential, commercial and industrial development of land
2. To provide more efficient use of land
3. To preserve natural features and provide open space areas and recreation areas in excess of that required under existing zoning regulations
4. To develop new approaches to the living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities
5. To unify buildings and structures through design. (Ord. 01-110, 6-5-2001)

Staff recommends that a PUD district be established and implemented for the WSSA. A PUD district will effectively regulate redevelopment and promote the five goals listed above within the context provided by the Water Street Vision Statement.

**THE WATER STREET DISTRICT  
MODIFICATIONS TO APPROVED PRELIMIARY PLANNED UNIT DEVELOPMENT**

<b>BUILDING</b>	<b>2010 PUD</b>	<b>2012 PUD</b>
<u>Loggia</u>	1. increase the floor area from 24,409 square feet to 62,396 square feet*	1. increase the floor area from 24,409 square feet to 66,994 square feet*
	2. increase the amount of retail/restaurant/office/commercial floor area from 9,577 square feet to 14,961 square feet*	2. increase the retail/restaurant/office/commercial floor area from 9,577 square feet to 16,080 square feet*
	3. increase the number of residential units from 8 condominium units to 20 condominium units	3. increase the number of residential units from 8 condominium units to 39 apartment units
	4. eliminate parking on the second floor	4. eliminate parking on the second floor
		5. revise fenestration to accommodate the revised interior design
		6. redesign the River elevation to provide one setback
		7. eliminate recessed balconies and provide overhanging balconies
		8. permit the second floor non-residential area to be converted to four apartment units
<u>Theatre</u>		1. increase the floor area from 24,799 square feet to 26,824 square feet
		2. increase the number of residential units from 15 condominium units to 22 apartment units
		3. eliminate recessed balconies and provide overhanging balconies

ATTACHMENT 2

<u>Tower/Mixed Use</u>	1. change the use of the second through fifth floors from residential condominium units to a hotel with 120-130 rooms	1. change the use of the second through fifth floors from residential condominium units to a hotel with 130 rooms
	2. increase the height from 63'10" to 90' 2"***	2. increase the height from 63'10" to 90' 2"***
	3. increase the floor area from 92,021 square feet to 111,754 square feet **	3. increase the floor area from 92,021 square feet to 110,728 square feet**
		4. increase the retail/restaurant/office/commercial floor area from 17,960 square feet to 19,800 square feet
		5. reduce the width of the Mixed-Use Building by 7 feet
<u>Parking Structure</u>	1. increase the height from 79'0" to 84' 4"	1. increase the height from 79'0" to 87'0"
	2. increase the number of parking spaces from 557 to 690	2. increase the number of parking spaces from 557 to 559
<u>Overall</u>	1. incorporate the property located at 117 Water Street into the PUD	1. incorporate the property located at 117 Water Street into the PUD
	2. increase floor area ratio from 1.96 to 2.12	2. increase floor area ratio from 1.96 to 2.12
	3. increase the area of privately owned and maintained open space from 7,435 square feet to 10,737 square feet	3. increase the area of privately owned and maintained open space from 7,435 square feet to 10,737 square feet

	4. increase the area of the Riverwalk from 6,038 square feet to 8,715 square feet	4. increase the area of the Riverwalk from 6,038 square feet to 8,715 square feet
	5. construct a pedestrian bridge over Water Street	5. increase the width of the alley behind the Mixed-Use Building by 7 feet

Notes

\*Due to the incorporation of the 117 Water Street property

\*\*Due to the inclusion of hotel which requires a minimum of 120 rooms



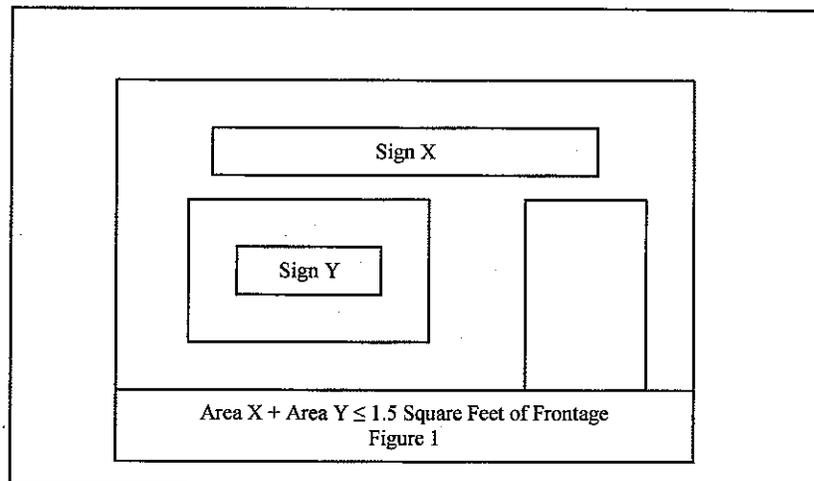
## *The Water Street District Sign Regulations*

The Water Street District is a unique development within downtown Naperville. It is the only development within the downtown district which will have direct access to the Riverwalk and as such great care must be taken to ensure that signage, especially which is located along the northern elevations of the retail establishments fronting the boardwalk, appropriately complement the character and architecture of the Water Street District while balancing the needs of commercial tenants to effectively advertise their presence along public thoroughfares and pedestrian areas.

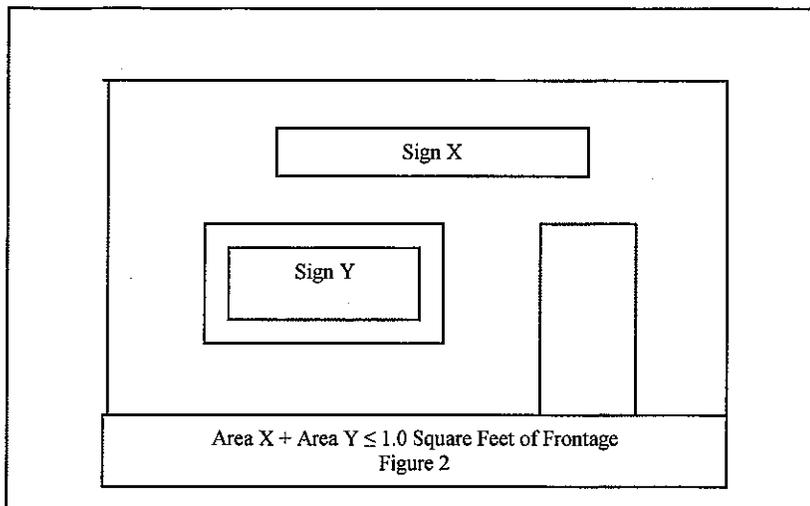
Signage should be harmonious with the visual character of the street corridor and through proper design should be an integral part of the overall development, reflecting the scale, image and style of associated buildings with sign design and materials relating to building elements.

The following regulations and guidelines for signage in the Water Street District are intended to guide commercial tenants in designing and installing signs which are appropriate to the Water Street District.

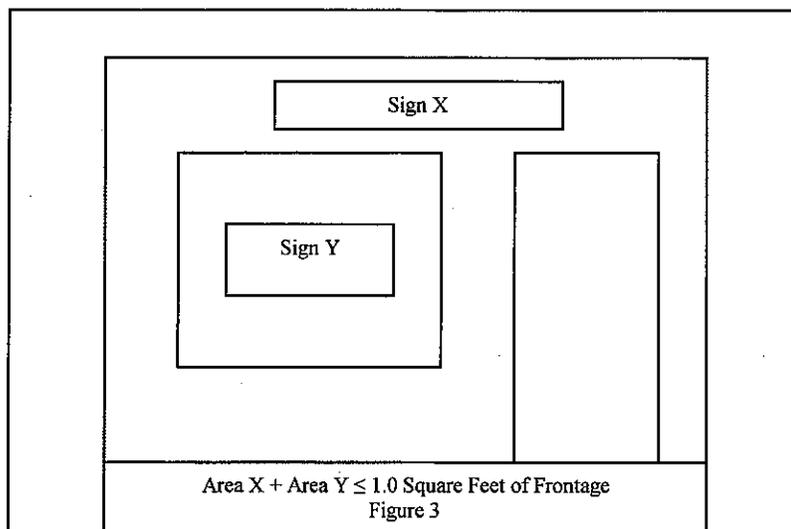
1. In the Water Street District for signage fronting Water Street and/or Webster Street, the sum of the area of the wall and permanent graphics facing Water Street and/or Webster Street shall not exceed an area equal to one and one-half (1 ½) square feet of frontage along each street (Figure 1).



2. In the Water Street District, the sum of the area of the wall and permanent graphics facing the Plaza shall not exceed an area equal to one (1) square foot of frontage along the Plaza (Figure 2).



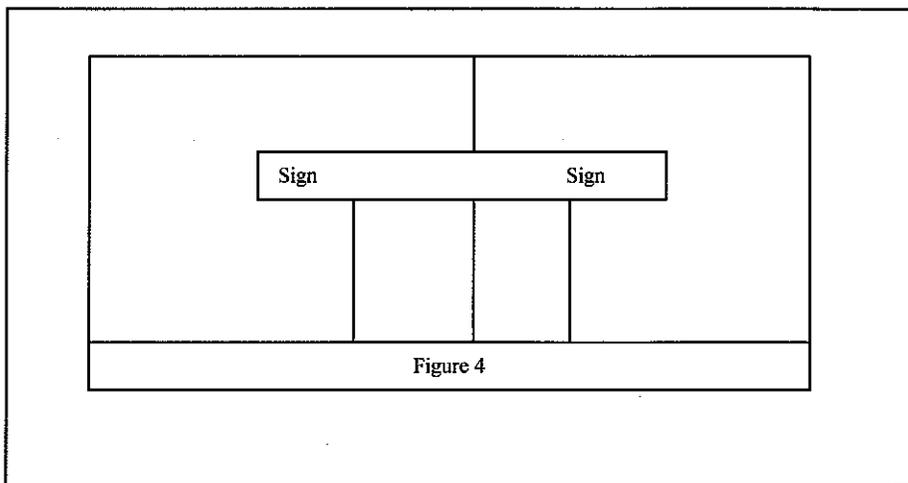
3. In the Water Street District, the sum of the wall and permanent graphics facing the Boardwalk shall not exceed an area equal to one (1) square foot of frontage along the Boardwalk (Figure 3).



4. One projecting sign (commonly known as a blade sign) for each main (first) floor establishment is permitted. It may not extend more than thirty six inches (48" <sup>36"</sup>) from the vertical plane of the façade and must be six inches (6") from the façade. It shall not exceed five (5) square feet in area and shall not be lower than eight feet (8') from the sidewalk. Such projecting signs shall not be internally illuminated. External lighting is permitted. Only the name of the business owner, business and/or logo may be displayed. Second floor business establishments may display a

projecting sign with the same criteria. The sign must be located over or within two feet (2') of the first floor door access to the business. The size of the projecting sign shall be included in the total maximum square footage allowed in paragraphs one, two, and three.

5. Wall signs for first floor business must be located over the leased space. Wall signs for businesses located above the first floor may be displayed on the portion of the building that the business occupies in such a fashion as to complement the architectural integrity of the building.
6. Signs in multiple-tenant buildings should complement and enhance each other. Multiple-tenant sites should have coordinated signage.
7. Awning signs are allowed to a maximum of twelve (12) square feet of text size per frontage. When an awning covers multiple storefronts, each store is allowed up to twelve (12) square feet of copy space (Figure 4).



Canopies and awnings are limited to two (2) colors. Logos are exempt from this provision. Striping may only be vertical or horizontal. Retail signs may be located on awnings over the entry and/or windows of the establishment. The shape, design and color of awnings should be coordinated with the architectural style of the building. Where multiple awnings are used, the design and color of all awnings should be coordinated.

8. Sidewalk signs are permitted and exempt from permit. Such signs shall not exceed six (6) square feet in area, may be located only on the sidewalk in front of the business and may not obstruct pedestrian traffic. All sidewalk signs must be removed nightly. No sidewalk sign shall be displayed between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M.
9. Menu boards for restaurants and taverns are permitted to be displayed on the wall of the business. Such signs may not exceed nine (9) square feet in area. The sign may include menus or notice of special events including community events. All such signs must be enclosed in a glassed frame. Such signs shall be limited to one per establishment.

10. Lighting of signs and awnings shall be permitted. Lighting allows signs and awnings to appear as an integral part of the building's façade. Internally or externally illuminated signs and awnings shall be permitted provided they meet the following requirements:

- a. Signs shall be illuminated only by steady, stationary, shielded or shaded light sources directed solely at the sign or awning, or internal to it so that light intensity or brightness does not create either a nuisance to adjacent property or a traffic hazard for motorists or pedestrians.
- b. Individual letters or logos may be internally illuminated. All other portions of the sign shall be opaque.
- c. No exposed reflective type bulb and no strobe light shall be used.
- d. Illuminated signs or awnings shall produce no more than thirty (30) foot-candles of illumination, four feet (4') from the sign or awning.
- e. Whenever external illumination is used for a sign or awning, the source of light shall be located, shielded, and directed in such a manner that the light source is not visible from a public street, private residence or pedestrian thoroughfare.
- f. No backlit signs shall be permitted on the northern elevation of buildings adjacent to the Riverwalk or on the southern elevation of building adjacent to Aurora Avenue.
- g. Awning lights which are located underneath or internal the awning and are designed to provide external illumination shall be prohibited on the northern elevation of buildings adjacent to the Riverwalk. External lighting of awnings shall be permitted so long as the lighting is directed towards the awning and not directed towards the Riverwalk.

11. The following types of signs are strictly prohibited:

- a. Ground Mounted Signs
- b. Illuminated box signs
- c. Flashing signs
- d. Moving signs, or signs with moving elements
- e. Roof mounted signs.



## PARKING ASSESSMENT

DATE: May 30, 2012  
TO: Marquette Properties  
FROM: Michael J. Rechterik, P.E., PTOE  
RE: Water Street District Development  
Hotel and Residential Parking  
Naperville, IL

---

This parking assessment memorandum has been prepared to determine the designated number of parking spaces for the hotel and residential land uses within the mixed-use Water Street District Development (WSDD). There are 61 residential units and a 130 room hotel proposed under the current WSDD plan. There is a 559 space parking garage and 25 on-street parking spaces proposed with the project resulting in a total of 584 parking spaces. It is our understanding that the designated parking spaces for the hotel and residential land uses will be separated from and not available for public use.

The objective of this parking analysis is to confirm that the number of designated parking spaces for the hotel and residential land uses is adequate to serve the demand and is consistent with other locations. Being a mixed-use development in an integrated urban district, the intent is to demonstrate that hotel and residential parking demand will be less when compared to stand alone (greenfield) developments thus leaving more parking available for public use. Provided in this assessment is a parking generation analysis and a summary of our findings.

### **Parking Generation Analysis**

A parking generation analysis is typically performed to estimate the parking demand during peak times for a site and determine if the proposed parking spaces are adequate to serve that peak demand. Typically, parking for a site is determined using parking ratios found in a municipal code. Parking ratios have also been compiled in the Institute of Transportation Engineers' (ITE) Parking Generation, 4<sup>th</sup> Edition manual. This manual contains data based on parking studies completed throughout the United States. An additional publication with parking generation information is the Urban Land Institute's (ULI) Shared Parking, 2<sup>nd</sup> Edition manual. This manual primarily focuses on the concept of shared parking but was used in this analysis to get an understanding of the parking demand for a hotel and residential land use throughout a typical day.

ATTACHMENT 5

Page 2 of 6  
 Parking Assessment  
 Water Street District Development  
 May 30, 2012

For this assessment, three parking generation methods were used to determine the number of designated parking spaces needed for the hotel and residential land use. First, parking requirements were calculated based on parking ratios in the City of Naperville's municipal code. Next, parking generation data from ITE was used. Finally, a shared parking approach was performed utilizing the information from ULI.

*Parking Requirements per City of Naperville Municipal Code*

The City of Naperville's Municipal Code, Section 6-9-3, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. Table 1 provides a breakdown of the required parking spaces for a hotel and residential land use. It was noted by Marquette Properties that the maximum number of hotel employees on site at any given time of the day would be 10 employees.

**Table 1: Required Parking Spaces per Naperville Municipal Code**

Land Use	Independent Variable	Parking Supply Ratio	# of Parking Spaces
<b>Hotel</b>			
Hotel Rooms	130 rooms	1 parking space per each dwelling unit	130
Hotel Employees	10 employees	1 parking space per each employee	10
<b>Total:</b>			<b>140</b>
<b>Residential (Apartments)</b>			
	61 units	2 parking spaces per each dwelling unit	122
<b>Total:</b>			<b>122</b>
<b>Total Parking Spaces (Hotel &amp; Residential)</b>			<b>262</b>

The City code does not take into account the location or type of development (i.e. mixed-use or greenfield development and urban or suburban area). It is a cumulative calculation and assumes that the peak demands occur simultaneously. These assumptions are likely conservative which, in our opinion, results in an overestimation of required parking especially in a mixed-use development.

*Parking Requirements per ITE's Parking Generation, 4<sup>th</sup> Edition Manual*

The ITE Parking Generation, 4<sup>th</sup> Edition manual provides an average peak and 85<sup>th</sup> percentile parking demand rate based on data collected at various study sites across the U.S for a specified land use. The average peak parking demand is defined as the observed number of parked vehicles during the peak hour divided by the quantity of the independent variable, expressed as a rate. A more conservative approach for evaluating parking demand is based off the 85<sup>th</sup> percentile. The 85<sup>th</sup> percentile parking demand is defined as the point at which 85 percent of the values fall at or below and 15 percent of the values are above. Table 2 provides both parking demand generations for the weekday and Saturday peak hour for the hotel and residential land uses.

Page 3 of 6  
 Parking Assessment  
 Water Street District Development  
 May 30, 2012

Table 2: Parking Generation per ITE Generation Manual

Land Use	Independent Variable	Avg. Peak Period Parking Demand		# of Parking Spaces	
		Weekday	Saturday	Weekday	Saturday
Hotel	94 occup. rooms	0.89	1.20	84	113
Residential (Apartments)	55 units	1.20	1.03	66	57
				<b>150</b>	<b>170</b>

Land Use	Independent Variable	85th Percentile Parking Demand		# of Parking Spaces	
		Weekday	Saturday	Weekday	Saturday
Hotel	94 occup. rooms	1.08	1.54	102	145
Residential (Apartments)	55 units	1.61	1.14	89	63
				<b>191</b>	<b>208</b>

As shown in Table 2, the parking demand data for the hotel use corresponds with the number of occupied rooms. Data from North American hotels indicates an average hotel occupancy of 72% during the peak months of the year as referenced in ITE's Parking Generation. This occupancy percentage was applied to the total number of hotel rooms. ITE's Parking Generation also indicated that parking demand at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. It is our understanding that the hotel proposed for the WSDD is a limited service hotel.

The data for the apartment use in Table 2 corresponds to the apartment vacancy rate. Data from Rental and Homeowner Vacancy Rates for the United States, as referenced in ITE's Parking Generation, indicates that successful apartment complexes commonly have a vacancy rate between 5 and 10 percent. For purposes of this analysis, a 10 percent vacancy rate was used.

The data provided by ITE is somewhat limited, however, due to the minimal amount of studies for these specific land uses. In addition, the data did not specify the level of activity at supporting facilities of the hotel such as the restaurant and the banquet facility. These factors could have considerable impacts on peak parking demands and determining the adequate number of parking spaces.

*Parking Requirements per ULI's Shared Parking, 2<sup>nd</sup> Edition Manual*

ULI's Shared Parking, 2<sup>nd</sup> Edition focuses on the concept of shared parking and peak time variations among different land uses. It provides recommended time-of-day factors for both the weekday and weekend. The factors were based on the percent accumulation of the independent variable for each hour of the weekday and weekend, from 6 a.m. to midnight. All percentages used are documented in ULI's Shared Parking for each particular land use.

Similar with the analysis based on ITE's Parking Generation, the shared parking demand data for the hotel and residential uses correspond with the number of occupied rooms (average hotel occupancy of 72%) and vacancy rate (10 percent for apartments), respectively. A one space

Page 4 of 6  
 Parking Assessment  
 Water Street District Development  
 May 30, 2012

per hotel room, hotel employee, and apartment unit were used for this analysis. In addition, the number of parking spaces for the apartments was increased 25 percent for guest accommodations. Attachments 1 and 2 summarize the shared parking analysis for the weekday and weekend, respectively.

**Parking Codes from Local Municipalities**

The previous section provided three methodical methods of determining the number of parking spaces needed for the WSDD. Each method utilized the type of land use and number of units and does not take into account the specific location of the site and whether the site is part of an overall development (mixed-use) or a stand alone (greenfield) development.

Since the WSDD is a mixed-use development in an integrated urban district, we reviewed other local municipal codes (with downtown mixed-use development settings) to determine their parking requirements and whether there was a specific “central business district” parking requirement. The following municipalities were reviewed; Village of Arlington Heights, Village of Downers Grove, City of Evanston, Village of Lisle, Village of LaGrange, and Village of Hinsdale.

Provided in Table 3 are the parking requirements for the above referenced local municipalities. The municipalities with specific parking requirements for their “central business district” included Arlington Heights, Downers Grove, and Lisle and are included in Table 3. The remaining municipalities do not have a separate parking requirement and, therefore their parking code is included.

**Table 3: Parking Code from Local Municipalities**

<b>Municipality</b>	<b>Parking Code</b>
Arlington Heights	Studio or 1 bedroom - 1 space/unit 2 bedrooms - 1.25 spaces/unit 3 or more bedrooms - 1.5 spaces/unit
Downers Grove	1.4 spaces/unit
Evanston	Studio or 1 bedroom - 1.25 spaces/unit 2 bedrooms - 1.5 spaces/unit 3 or more bedrooms - 2 spaces/unit
Lisle	1.5 spaces /unit
LaGrange	1.5 spaces /unit
Hinsdale	Studio - 1 space/unit 1 or 2 bedrooms - 2 spaces/unit

**Parking Information from Similar Land Uses**

The WSDD is centrally located in Downtown Naperville with easy access to the Metra station, other public transportation, commercial uses, and other amenities and services in Naperville. Also, Marquette Properties indicated that there will most likely be 3 zip cars available for hotel guests and residents which would further reduce the demand for parking.

As mentioned above, it is anticipated that given this location and the fact that it is a mixed-use development in an urban area, parking demand will be below what is required by City Code for the hotel and residential land uses. Parking information from similar land uses was obtained to compare parking ratios for the hotel and residential uses.

For the hotel, V3's past experience includes completing a parking study for a Hilton Garden Inn in Warrenville, a suburban mixed-use development area. It is our understanding that the hotel for the WSDD is a limited service hotel. Marquette Properties has indicated that a Hilton Garden Inn is a comparable hotel to the one proposed for the WSDD. As part of this project, V3 conducted a parking survey at the Marriott Residence Inn in Cantera also located in Warrenville. The results of the survey indicated that the highest parking demand rate was 0.83 parking spaces per occupied room. The parking demand survey did account for and included employee parking. The Hilton Garden Inn project was approved utilizing a similar rate. It is important to note that both of these hotels did have a restaurant inside the hotel, which is not proposed for the WSDD hotel.

For the residential units, the WSDD units are comprised of 11 studio, 33 one bedroom, and 17 two bedroom units. Given the size of each type of unit, Marquette Properties indicated that they would be appealing to single or married couples without kids. Therefore, on average, it is expected that there would be one car per unit.

V3 received parking survey data information from the Village of Arlington Heights for a proposed mixed-use development in the Village that included apartments. As part of that parking study (prepared in December 2011), parking data was obtained from seven apartment complexes. Provided in Table 4 is a summary of the parking data. Also provided in the table is the distance to the nearest train station for reference.

Table 4: Apartment Parking Survey Data

Property	Location	Total Units	Occupied Units	Occupied Parking Spaces	Parking Demand per Unit	Distance to Train Station
Avalon	Arlington Heights	409	389	416	1.07	0.5 mi
Central Park East	Arlington Heights	204	194	251	1.30	2.0 mi
The Pointe	Arlington Heights	312	296	409	1.38	3.7 mi
The Wheatland's	Buffalo Grove	352	334	492	1.47	1.0 mi
Versailles on the Lakes	Schaumburg	618	550	723	1.31	6.3 mi
Field Pointe	Schaumburg	324	291	591	2.03	5.1 mi
Woodland Creek	Wheeling	640	595	797	1.34	2.5 mi
		2,859	2,649	3,679	1.39	

Note: Property, unit information, and parking survey data provided by the Village of Arlington Heights.

A review of Table 4 indicates that the average parking demand for the apartment complexes was 1.39 spaces per unit. If the highest (Field Pointe) and the lowest (Avalon) parking demand survey data were removed, the average ratio would then be 1.36 spaces per unit. These two locations, coincidentally, represents the closest location to a train station and one of the two furthest away.

Page 6 of 6  
Parking Assessment  
Water Street District Development  
May 30, 2012

V3 also received some parking information from Marquette Properties for the Riverplace condos on Aurora Avenue at West Street (approximately 3 blocks west of the WSSD). At Riverplace, there are currently 240 units consisting of one and two bedroom units and 247 active parking permits. This demand is consistent with the rest of Marquette Properties' portfolio of mixed-use and downtown residential units.

### **Summary**

For this assessment, parking spaces for the WSDD were calculated based on parking ratios in the City of Naperville's municipal code, ITE's Parking Generation, and ULI's Shared Parking. Next, parking codes from other municipalities with downtown mixed-use settings were obtained. Finally, parking information from other hotel and apartment complexes was provided. Based on this parking assessment, it can be concluded that the City of Naperville's parking code exceeds the ITE, ULI, and local parking survey data.

From the information presented herein, it is our opinion that 165 parking spaces would be sufficient for the WSDD hotel and residential uses and is comparable to the average parking demand ratios by ITE and ULI, parking codes from other municipalities, and parking survey data from similar locations. This breaks down to approximately 80 designated parking spaces for the hotel (assuming an average hotel occupancy of 72%) and 61 designated parking spaces for the apartments (1.0 spaces per unit). The remaining 24 parking spaces would be for guests and would need to be accommodated within the parking spaces available for public use. Under this condition, there would be 443 parking spaces available for public use.

**ATTACHMENT 1**  
**WSDD - Parking Demand per ULI Shared Parking Analysis (Weekday)**

Time	Hotel				Residential (Apartment)			Total Required Parking Spaces
	Guests	Required Parking Spaces	Employees	Required Parking Spaces	Resident	Required Parking Spaces	Guest	
6:00 AM	95%	89	5%	1	100%	55	0%	144
7:00 AM	95%	89	30%	3	90%	49	10%	143
8:00 AM	90%	84	90%	9	85%	47	20%	143
9:00 AM	80%	75	90%	9	80%	44	20%	131
10:00 AM	70%	66	100%	10	75%	41	20%	120
11:00 AM	70%	66	100%	10	70%	38	20%	117
12:00 PM	65%	61	100%	10	65%	36	20%	110
1:00 PM	65%	61	100%	10	70%	38	20%	112
2:00 PM	70%	66	100%	10	70%	38	20%	117
3:00 PM	70%	66	100%	10	70%	38	20%	117
4:00 PM	75%	70	90%	9	75%	41	20%	123
5:00 PM	80%	75	70%	7	85%	47	40%	135
6:00 PM	85%	80	40%	4	90%	49	60%	142
7:00 PM	85%	80	20%	2	97%	53	100%	150
8:00 PM	90%	84	20%	2	98%	54	100%	155
9:00 PM	95%	89	20%	2	99%	54	100%	161
10:00 PM	95%	89	20%	2	100%	55	100%	161
<b>11:00 PM</b>	<b>100%</b>	<b>94</b>	<b>10%</b>	<b>1</b>	<b>100%</b>	<b>55</b>	<b>80%</b>	<b>162</b>
12:00 AM	100%	94	5%	1	100%	55	50%	157

Parking Generating Uses

Hotel Guest Rooms 130 rooms  
 Hotel Employees 10 employees (max)  
 Residential (Apartment) 61 units  
 Guest Parking see below

Parking Requirements including reductions

Hotel 0.72 space per 1  
 Hotel Employees 1 space per 1  
 Residential (Apartment) 0.90 units 1  
 Guest Parking 1 space per 4  
 72% occupancy (Parking Generation)  
 90% occupancy (Parking Generation)  
 Assumption for guest accommodations

**ATTACHMENT 2**  
**WSDD - Parking Demand per ULI Shared Parking Analysis (Weekend)**

Time	Hotel				Residential (Apartment)			Total Required Parking Spaces
	Guests	Required Parking Spaces	Employees	Required Parking Spaces	Resident	Required Parking Spaces	Guest	
6:00 AM	95%	89	5%	1	100%	55	0%	144
7:00 AM	95%	89	30%	3	90%	49	20%	144
8:00 AM	90%	84	90%	9	85%	47	20%	143
9:00 AM	80%	75	90%	9	80%	44	20%	131
10:00 AM	70%	66	100%	10	75%	41	20%	120
11:00 AM	70%	66	100%	10	70%	38	20%	117
12:00 PM	65%	61	100%	10	65%	36	20%	110
1:00 PM	65%	61	100%	10	70%	38	20%	112
2:00 PM	70%	66	100%	10	70%	38	20%	117
3:00 PM	70%	66	100%	10	70%	38	20%	117
4:00 PM	75%	70	90%	9	75%	41	20%	123
5:00 PM	80%	75	75%	8	85%	47	40%	135
6:00 PM	85%	80	60%	6	90%	49	60%	144
7:00 PM	85%	80	55%	6	97%	53	100%	154
8:00 PM	90%	84	55%	6	98%	54	100%	159
9:00 PM	95%	89	55%	6	99%	54	100%	164
10:00 PM	95%	89	45%	5	100%	55	100%	164
<b>11:00 PM</b>	<b>100%</b>	<b>94</b>	<b>45%</b>	<b>5</b>	<b>100%</b>	<b>55</b>	<b>80%</b>	<b>165</b>
12:00 AM	100%	94	30%	3	100%	55	50%	159

Parking Generating Uses

Hotel Guest Rooms 130 rooms  
 Hotel Employees 10 employees (max)  
 Residential (Apartment) 61 units  
 Guest Parking see below

Parking Requirements including reductions

Hotel 0.72 space per 1  
 Hotel Employees 1 space per 1  
 Residential (Apartment) 0.90 units 1  
 Guest Parking 1 space per 4  
 72% occupancy (Parking Generation)  
 90% occupancy (Parking Generation)  
 Assumption for guest accommodations



## TRAFFIC ASSESSMENT

DATE: May 15, 2012  
TO: Marquette Properties  
FROM: Michael J. Rechterik, P.E., PTOE  
RE: Water Street District Development  
Traffic Assessment  
Naperville, IL

---

In October 2010, V3 prepared a traffic impact analysis study for the Water Street District Development (WSDD). This study was an update to the originally submitted June 2007 study and included an alternate hotel land use. It is our understanding that the WSDD is proceeding with the hotel land use component.

The study area for the traffic impact analysis study included the following existing intersections:

- Aurora Avenue and Eagle Street
- Aurora Avenue and Webster Street
- Aurora Avenue and Main Street
- Aurora Avenue and Washington Street
- Main Street and Water Street
- Main Street and Alley
- Webster Street and Alley

Provided in the following tables for comparison are trip generation estimates for WSDD from the October 2010 study and the current plan. To be consistent, the same methodology was used in regards to trip rates from the ITE Trip Generation (except the residential component of condo vs. apartment), internal capture, and trips generated from the additional parking spaces not associated with the WSDD. The internal capture trip calculation for the current WSDD plan is attached for reference.

ATTACHMENT 6

Page 2 of 2  
 Traffic Assessment  
 Water Street District Development  
 May 15, 2012

**WATER STREET DISTRICT DEVELOPMENT TRIP GENERATION ESTIMATE  
 FROM OCTOBER 2010 TRAFFIC IMPACT ANALYSIS (HOTEL OPTION)**

	Land Use	Size	AM Peak Hour		Mid Day Peak Hour		PM Peak Hour		Saturday Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
814	Specialty Retail	20,735 sq. ft.	0	0	58	46	25	31	58	46
710	General Office Building	19,242 sq. ft.	26	4	5	24	5	24	4	4
230	Residential Condo/Townhouse	32 units	2	12	11	6	11	6	8	7
931	Restaurant	15,577 sq.ft.	13	0	87	54	78	39	99	69
310	Hotel	130 rooms	44	28	46	33	41	36	52	41
Total:			85	44	207	163	160	136	221	167
Less Internal Capture:			0	0	46	46	21	21	43	43
Parking for commercial/retail use: 308 stalls			46	46	92	123	92	123	123	123
<b>Total External Trips:</b>			<b>131</b>	<b>90</b>	<b>253</b>	<b>240</b>	<b>231</b>	<b>238</b>	<b>301</b>	<b>247</b>

**WATER STREET DISTRICT DEVELOPMENT TRIP GENERATION ESTIMATE  
 CURRENT PLAN**

	Land Use	Size	AM Peak Hour		Mid Day Peak Hour		PM Peak Hour		Saturday Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
814	Specialty Retail	19,805 sq. ft.	0	0	55	44	24	30	55	44
710	General Office Building	22,894 sq. ft.	31	4	6	28	6	28	5	4
220	Residential (Apartment)	61 units	6	25	25	16	25	13	16	16
931	Restaurant	21,498 sq.ft.	17	0	120	74	108	53	137	96
310	Hotel	130 rooms	44	28	46	33	41	36	52	41
Total:			98	57	252	195	204	160	265	201
Less Internal Capture:			0	0	51	51	25	25	48	48
Parking for commercial/retail use: 303 stalls			45	45	91	121	91	121	121	121
<b>Total External Trips:</b>			<b>143</b>	<b>102</b>	<b>292</b>	<b>265</b>	<b>270</b>	<b>256</b>	<b>338</b>	<b>274</b>

A review of the tables above indicate that the trip generation estimates for the current WSDD plan are between 11%-12% higher than the trip generation estimates from the October 2010 study during each peak hour. The increase in trips is mainly attributed to the increase in size of the restaurant use.

In the October 2010 study, existing traffic counts from 2009 were utilized and traffic projections were made to the year 2015. We have obtained updated 2011 weekday traffic counts from the City at the study area intersections on Aurora Avenue and at the intersection of Main Street and Water Street. After reviewing the updated counts, overall, the traffic volumes are lower than the 2009 counts during the weekday a.m., mid day, and p.m. peak hours.

Based on the information provided herein, it can be expected that extending the analysis year to 2017 would yield similar capacity and operational results to the October 2010 study. The recommendations for the project would still be applicable and is also consistent with the City's South Downtown Traffic Management Study that V3 prepared in 2009. This study analyzed traffic under 2027 conditions which included the WSDD and other anticipated developments.

**INTERNAL CAPTURE TRIP RATES  
WATER STREET DISTRICT DEVELOPMENT (CURRENT PLAN)**

ITE Code	Land Use	Internal Capture Rate		AM Peak Hour		Mid Day Peak Hour		PM Peak Hour		Saturday Peak Hour	
		MD/Sat	PM	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
<b>814</b>	<b>Specialty Retail</b>			0	0	55	44	24	30	55	44
	Less internal to General Office Building	-	-	N/A	N/A	-1	0	-1	0	0	0
	Less internal to Residential (Apartment)	-	-	N/A	N/A	-1	-1	-1	-2	-1	-1
	Less internal to Restaurant	31%	20%	N/A	N/A	-17	-14	-5	-6	-17	-14
	Less internal to Hotel	4%	2%	N/A	N/A	-2	-2	0	-1	-2	-2
				0	0	34	27	17	21	35	27
<b>710</b>	<b>General Office Building</b>			31	4	6	28	6	28	5	4
	Less internal to Specialty Retail	4%	2%	N/A	N/A	0	-1	0	-1	0	0
	Less internal to Restaurant	4%	2%	N/A	N/A	0	-1	0	-1	0	0
	Less internal to Hotel	6%	6%	N/A	N/A	0	-2	0	-2	0	0
				31	4	6	24	6	24	5	4
<b>220</b>	<b>Residential (Apartment)</b>			6	25	25	16	25	13	16	16
	Less internal to Specialty Retail	5%	9%	N/A	N/A	-1	-1	-2	-1	-1	-1
	Less internal to Restaurant	5%	9%	N/A	N/A	-1	-1	-2	-1	-1	-1
				6	25	23	14	21	11	14	14
<b>310</b>	<b>Hotel</b>			44	28	46	33	41	36	52	41
	Less internal to Specialty Retail	-	-	N/A	N/A	-2	-2	-1	0	-2	-2
	Less internal to General Office Building	-	-	N/A	N/A	-2	0	-2	0	0	0
	Less internal to Restaurant	-	-	N/A	N/A	-3	-5	-1	-2	-4	-5
				44	28	39	26	37	34	46	34
<b>931</b>	<b>Restaurant</b>			17	0	120	74	108	53	137	96
	Less internal to Specialty Retail	-	-	N/A	N/A	-14	-17	-6	-5	-14	-17
	Less internal to General Office Building	-	-	N/A	N/A	-1	0	-1	0	0	0
	Less internal to Residential (Apartment)	-	-	N/A	N/A	-1	-1	-1	-2	-1	-1
	Less internal to Hotel	4%	2%	N/A	N/A	-5	-3	-2	-1	-5	-4
				17	0	99	53	98	45	117	74
						-51	-51	-25	-25	-48	-48

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

**DEVELOPMENT NAME: The Water Street District – North Phase/South Phase**

Date of Submission: March 19, 2012

Date of Resubmission: May 9, 2012

**I. APPLICANT/PETITIONER:**

Name: MP Water Street District, LLC

Address: 401 South Main Street, Suite 300, Naperville, Illinois 60540

Contact Person: Nick Ryan (630) 420-4730  
Bruno Bottarelli (630) 420-4730

Relationship of Applicant to Subject Property: Owner/Developer

**II. OWNER OF THE PROPERTY:** Marquette Water St./Webster St. District  
Development Partnership, LLC  
401 South Main Street, Suite 300  
Naperville, Illinois 60540

**III. ACTION REQUESTED:**

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

144763/5

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

Attorney: Dommermuth, Brestal, Cobine & West, Ltd. Telephone Number: 630/355-5800  
Address: 123 Water Street  
Naperville, Illinois 60540  
Fax Number: 630/355-5976 E-Mail: kcw@dbcw.com

Engineer: V3 Companies of Illinois Telephone Number: 630/724-9200  
Address: 7325 Janes Avenue  
Woodridge, Illinois 60517  
Fax Number: 630/724-9202

Architect: Sullivan Goulette Wilson Telephone Number: 312/988-7412  
Address: 750 North Franklin, Ste. 203  
Chicago, Illinois 60610  
Fax Number: 312/988-7409

**V. PROJECT DATA:**

1. Location: Both sides of Water Street between Main Street and Webster Street
2. County: DuPage  Will
3. General Description of the Site: Commercial Buildings/Parking Lots
4. Existing Zoning on the Site: (Downtown Core District) PUD/TU (Transitional Use District) PUD
5. Acreage of Site: 2.3977 acres (gross)

6. Character of Surrounding Area:

	ZONING	JURISDICTION	EXISTING LAND USE	ADOPTED CITY PLAN
North	B5	City of Naperville	Riverwalk	Park/Open Space
South	R2/OCI	City of Naperville	Residential/Offices	Low Density Residential
East	B5	City of Naperville	Commercial	Commercial
West	R2/B5	City of Naperville	Municipal Center/ Township Office	Other Institutional

7. List Controlling Ordinances, Agreements and Plats:

- Ordinance No. 06-242, Approving Water Street Vision Statement
- Ordinance No. 07-241, Approving a Conditional Use for a Planned Unit Development, a Preliminary Planned Unit Development Plat and a Preliminary Plat of Subdivision with Deviations and Variances
- Ordinance No. 07-242, Rezoning the Property
- Ordinance No. 07-243, Vacating a Portion of the Water Street Right-of-Way
- Ordinance No. 07-262, Approving a Tax Increment Redevelopment Plan and Redevelopment Project
- Ordinance No. 07-263, Approving the Designation of the Water Street Redevelopment Project Area
- Ordinance No. 07-264, Adopting Tax Increment Allocation Financing
- Resolution No. 08-24, Designating Marquette Property Investments, Inc.
- Ordinance No. 09-103, Extending the Effective Period for The Water Street Planned Unit Development
- Ordinance No. 10-127, Extending the Effective Period for The Water Street Planned Unit Development
- Ordinance No. 11-155, Extending the Effective Period for The Water Street Planned Unit Development
- Ordinance No. 11-182, Granting Rezoning

8. Is this property within the City limits?

Yes

No, requesting annexation

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

9. Permanent Parcel Number: 07-13-440-004/005  
07-13-442-020/006/005/004/003/001/010

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

Yes  No

**VI. PROPOSED DEVELOPMENT:**

1. Type of Development:

Residential  Commercial  Office  
 Industrial  Other: Parking/Hotel

2. Proposed Zoning: B4 (Downtown Core District) PUD  
TU (Transitional Use District) PUD

3. Description of Proposal: An integrated development consisting of hotel, commercial, retail, restaurant, entertainment, residential and open space uses.

4. General Land Use Data:

	Resid.	Comm.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres									2.3977 acres	2.3977 acres
% of Total									100%	100%

\*Other: Mixed Use consisting of hotel, commercial, retail, restaurant, entertainment, residential and open space uses

5. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family								
Townhouse								
Duplex								
Apartment	61	2.3977	25.44 du/ac					
Comm.								
Office								
Industrial								

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

6. Community Facilities within the Development:

School Site: None

Open Space:

a. Park Site (to be conveyed to a governmental entity): 8,715 sq. ft.

b. Common Areas: 10,737 sq. ft.

c. Private Facility (to be conveyed to \_\_\_\_\_):

Total: 19,452 sq. ft.

7. Description of any Non-Residential, Commercial or Industrial portion of the Development: Hotel, Commercial, Retail, Restaurant, Entertainment, Parking

8. Description of Stormwater Management Facilities: Underground stormwater management facilities
9. Deviations from the Zoning Regulations: As specified in the Preliminary Subdivision and Planned Unit Development Plats/Parking Variances
10. Deviations from the Subdivision Regulations: As specified in the Preliminary Subdivision and Planned Unit Development Plats
11. Deviations from the Landscaping Regulations: As specified in the Preliminary Subdivision and Planned Unit Development Plats

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

1. Required School Donation (based on 61 units):

- Land: 0.1099 acres
- Cash: \$34,981.17

How Satisfied: Cash Donation

Required School Donation (based on 65 units)

- Land: 0.1190 acres
- Cash: \$37,877.70

How Satisfied: Cash Donation

2. Required Park Donation (based on 61 units):

- Land: 0.8950 acres
- Cash: \$289,622.00

How Satisfied: Cash Donation

Required Park Donation (based on 65 units)

- Land: 0.9593
- Cash: \$310,429.48

How Satisfied: Cash Donation

### School Donation Work Sheet

Name of Subdivision      THE WATER STREET DISTRICT - 61 UNITS

School Donation =      Land      Cash  
    0.1099      \$34,981.17      = Total Land x \$318,300.00  
    =Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached</b>						
<b>Single-family</b>						
2-bedroom	0.120	0.000	0.138	0.000	1.856	2.746
3-bedroom	0.268	0.000	0.153	0.000	1.913	2.955
4-bedroom	0.385	0.000	0.214	0.000	2.095	3.494
5-bedroom	0.403	0.000	0.253	0.000	2.409	3.943
<b>Attached</b>						
<b>Single-Family</b>						
1-Bedroom	0.097	0.000	0.025	0.000	1.380	1.616
2-Bedroom	0.146	0.000	0.038	0.000	1.585	1.974
3-Bedroom	0.183	0.000	0.106	0.000	2.102	2.767
<b>Apartments</b>						
11 Efficiency					1,400	15,400
32 1-Bedroom	0.018	0.576	0.019	0.608	1.678	53.696
18 2-Bedroom	0.029	0.522	0.022	0.396	1.699	30.582
3-Bedroom	0.025	0.000	0.068	0.000	2.050	0.000
<b>People Produced</b>	<b>1.098</b>	<b>2.650</b>	<b>1.004</b>	<b>1.040</b>	<b>99.678</b>	<b>104.912</b>

### School Donation Work Sheet

Name of Subdivision THE WATER STREET DISTRICT - 65 UNITS

School Donation = Land 0.1190 = Total Land x \$318,300.00  
 Cash \$37,877.70  
 =Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached</b>						
<b>Single-family</b>						
2-bedroom	0.120	0.411	0.000	0.222	1.856	2.746
3-bedroom	0.268	0.486	0.000	0.135	1.913	2.955
4-bedroom	0.385	0.583	0.000	0.217	2.095	3.494
5-bedroom	0.403	0.629	0.000	0.249	2.409	3.943
<b>Attached</b>						
<b>Single-Family</b>						
1-Bedroom	0.097	0.085	0.000	0.029	1.380	1.616
2-Bedroom	0.146	0.138	0.000	0.068	1.585	1.974
3-Bedroom	0.183	0.271	0.000	0.105	2.102	2.767
<b>Apartments</b>						
11 Efficiency	0.018	0.594	1.749	0.019	1.400	15.400
33 1-Bedroom	0.029	0.609	1.113	0.024	1.678	55.374
21 2-Bedroom	0.025	0.000	0.000	0.064	1.699	35.679
3-Bedroom					2.050	0.000
<b>People Produced</b>	<b>1.203</b>	<b>2.862</b>	<b>1.089</b>	<b>1.131</b>	<b>106.453</b>	<b>112.165</b>

**Park Donation Work Sheet**

**Name of Subdivision**      THE WATER STREET DISTRICT - 61 UNITS

**Park Donation =**      Land                      Cash  
    0.8950                      \$289,622.00  
                                         = Land Donation x \$323,600.00

=Round((Total People Produced x 0.0086),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached</b>						
<b>Single-family</b>						
2-bedroom	0.127	0.000	0.102	0.000	1.779	2.453
3-bedroom	0.244	0.000	0.179	0.000	1.892	2.930
4-bedroom	0.348	0.000	0.235	0.000	2.116	3.486
5-bedroom	0.333	0.000	0.262	0.000	2.344	3.750
<b>Attached</b>						
<b>Single-Family</b>						
1-Bedroom	0.072	0.000	0.044	0.000	1.610	1.897
2-Bedroom	0.157	0.000	0.060	0.000	1.746	2.253
3-Bedroom	0.217	0.000	0.154	0.000	2.127	3.053
<b>Apartments</b>						
11 Efficiency	0.015	0.480	0.033	0.013	1.210	1.210
32 1-Bedroom	0.037	0.666	0.063	0.030	1.691	1.764
18 2-Bedroom	0.037	0.000	0.091	0.000	1.748	1.906
3-Bedroom	0.037	0.000	0.091	0.083	2.330	2.692
<b>People Produced</b>	<b>1.146</b>	<b>1.146</b>	<b>2.190</b>	<b>0.920</b>	<b>98.956</b>	<b>104.066</b>

### Park Donation Work Sheet

Name of Subdivision THE WATER STREET DISTRICT - 65 UNITS

Park Donation = Land 0.9593 Cash \$310,429.48 = Land Donation x \$323,600.00

=Round((Total People Produced x 0.0086),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached</b>						
<b>Single-family</b>						
2-bedroom	0.127	0.000	0.102	0.000	0.000	2.453
3-bedroom	0.244	0.000	0.179	0.000	0.000	2.930
4-bedroom	0.348	0.000	0.235	0.000	0.000	3.486
5-bedroom	0.333	0.000	0.262	0.000	0.000	3.750
<b>Attached</b>						
<b>Single-Family</b>						
1-Bedroom	0.072	0.000	0.044	0.000	0.000	0.000
2-Bedroom	0.157	0.000	0.060	0.000	0.000	1.897
3-Bedroom	0.217	0.000	0.154	0.000	0.000	2.253
4-Bedroom		0.358		0.198	2.127	3.053
<b>Apartments</b>						
11 Efficiency					1.210	13.310
33 1-Bedroom	0.015	0.495	0.013	0.429	0.429	55.803
21 2-Bedroom	0.037	0.777	0.028	0.588	0.630	36.708
3-Bedroom	0.037	0.000	0.091	0.000	0.000	0.000
<b>People Produced</b>	<b>1.272</b>	<b>2.412</b>	<b>1.017</b>	<b>1.059</b>	<b>105.821</b>	<b>111.548</b>

Water Street District

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

**REVISED  
PETITION TO APPROVE MODIFICATIONS TO  
THE WATER STREET DISTRICT PLANNED UNIT DEVELOPMENT**

The undersigned Petitioner, **MP WATER STREET DISTRICT, LLC**, the developer, respectfully petitions the City of Naperville (a) to modify The Water Street District Planned Unit Development, pursuant to Section 6-4-6 of the Zoning Regulations of the Naperville Municipal Code, for the property legally described on **Exhibit A** and depicted on **Exhibit B1 and Exhibit B2**, which exhibits are attached hereto and made a part hereof, (hereinafter referred to as the “Subject Property”), (b) to approve a Conditional Use for Hotels, pursuant to Section 6-3-8 and Section 6-7D-3:3 of the Zoning Regulations of the Naperville Municipal Code, (c) to approve Final Plats of Subdivision for the Subject Property, pursuant to Section 7-2-5 of the Subdivision Control Regulations of the Naperville Municipal Code, as depicted on **Exhibit C1 and Exhibit C2**, which exhibits are attached hereto and made a part hereof, (d) to grant variances in the front yard, interior side yard and rear yard requirements as set forth in Section 6-7D-7 of the Zoning Regulations of the Naperville Municipal Code for Lot 1 as depicted on the Final Planned Unit Development Plat The Water Street District North Phase and the Final Plat of Subdivision The Water Street District North Phase, (e) to grant variances in the off-street parking requirements as set forth in Section 6-9-3 of the Zoning Regulations of the Naperville Municipal Code, (f) to grant any requisite zoning and/or subdivision deviations and/or variances associated with the requested Modifications to the Planned Unit Development, Conditional Use and Final Plats of

EXHIBIT B

Subdivision, (g) to grant a variance from Section 5-4-9:1 of the Street Graphics Control Regulations of the Naperville Municipal Code to allow additional wall signs (on each building along the frontage of the Riverwalk and along the frontage of the plaza), and (h) to approve the encroachments of a roof and balconies over the public right-of-way.

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

1. That the Petitioner, **MP WATER STREET DISTRICT, LLC**, 401 South Main Street, Naperville, Illinois 60540, is the developer of the Subject Property.
2. That **MARQUETTE WATER ST./WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC**, 401 South Main Street, Suite 300, Naperville, Illinois 60540, is the owner of the Subject Property.
3. That The Water Street District Planned Unit Development was approved by the City on November 7, 2007 pursuant to Ordinance No. 07-241.
4. That the Subject Property is within the corporate limits of the City of Naperville, DuPage and Will Counties, Illinois.
5. That the Subject Property consists of 2.3977 acres, and is located both sides of Water Street between Main Street and Webster Street and is in the County of DuPage, Illinois.
6. That a portion of the Subject Property is zoned B4 (Downtown Core District) and a portion of the Subject Property is zoned TU (Transitional Use District) and that all of the Subject Property is subject to a planned unit development.
7. That the Subject Property is presently improved with commercial buildings and parking lots.
8. That the existing land uses surrounding the Subject Property are as follows:
  - North: Riverwalk

- East: Commercial
- South: Residential/Offices
- West: Naperville Municipal Center/Naperville Township Office.

9. That the Petitioner proposes to develop the Subject Property with an integrated development consisting of hotel, commercial, retail, restaurant, entertainment, residential, office and open space uses as depicted on the Final Planned Unit Development Plats attached hereto as **Exhibit B1 and Exhibit B2.**

10. That the Petitioner proposes to modify The Water Street Planned Unit Development as follows:

- a. to incorporate the property located at 117 Water Street and legally described in **Exhibit D**, which exhibit is attached hereto and made a part hereof, into the Water Street District Planned Unit Development.
- b. to change the Loggia Building as follows:
  - i. to increase the size of the Loggia Building through the addition of the property described in “a” above from 24,409 square feet to 66,994 square feet (including basement area).
  - ii. to increase the amount of retail/restaurant/office/commercial area from 9,577 square feet to 16,080 square feet.
  - iii. to increase the number of residential units from 8 condominium units to 39 apartment units.
  - iv. to eliminate parking on the second floor.

- v. to revise the fenestration to accommodate the revised interior design.
  - vi. to redesign the River elevation to provide for one setback.
  - vii. to eliminate recessed balconies and provide overhanging balconies.
  - viii. to allow the second floor non-residential area (ie. 5,194 square feet) to be converted to four apartment units in Petitioner's sole discretion.
- c. to change the Theatre Building as follows:
- i. to increase the size of the Theatre Building from 24,799 square feet to 26,824 square feet (including basement area).
  - ii. to increase the number of residential units from 15 condominium units to 22 apartment units.
  - iii. to eliminate recessed balconies and provide overhanging balconies.
- d. to change the Tower Building/Mixed Use Building as follows:
- i. to change the uses of the second through fifth floors of the Tower Building and Mixed Use Building from residential condominium units to a hotel.
  - ii. to increase the height of the Tower Building/Mixed Use Building from 63 feet to 90 feet/2 inches which will provide a sixth floor to these buildings.
  - iii. to increase the size of the Tower Building/Mixed Use Building from 92,021 square feet to 110,728 square feet.

- iv. to increase the amount of retail/restaurant/office/commercial area from 17,960 square feet to 19,800 square feet.
- v. to reduce the width of the Mixed-Use Building by approximately 7 feet and to increase the width of the alley by said 7 feet.
- e. to change the Parking Structure as follows:
  - i. to increase the height of the Parking Structure from 79 feet to 87 feet which will provide a sixth floor to this building.
  - ii. to increase the number of parking spaces in the Parking Structure from 557 to 559.
- f. to increase the Floor Area Ratio of The Water Street District Planned Unit Development from 1.96 to 2.12.
- g. to increase the amount of privately owned and maintained open space from 7,435 square feet to 10,737 square feet.
- h. to increase the area of the Riverwalk from 6,038 square feet to 8,715 square feet.

11. That the requested Modifications to The Water Street District Planned Unit Development would allow the Petitioner to utilize the Subject Property to an extent which would be compatible with surrounding uses and which would expand its use to the highest and best use of the real estate for the benefit of both the Petitioner and the community.

12. That the requested Modifications to the Planned Unit Development are appropriate under Section 6-4-7 of the Zoning Regulations of the Naperville Municipal Code based on the following factors:

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

The modifications proposed by Petitioner do not alter the concept or intent of the approved planned unit development for The Water Street District. The intent of the underlying planned unit development is to create a unique living, shopping, dining and working environment in Downtown Naperville by integrating commercial, retail, restaurant, office, entertainment, parking, residential and open space uses into a cohesive development. The proposed expansion of The Water Street District Planned Unit Development enhances and maintains that purpose and intent. The proposed hotel use augments the varied nature of this Planned Unit Development; it will provide a facility not presently located in Downtown Naperville, which facility will contribute to the vitality of this area. The design of The Water Street District Planned Unit Development is not altered by these modifications. Therefore, this development continues to present an innovative and creative approach to land development.

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

The proposed modifications to the planned unit development do not alter the requirements and standards of the planned unit development regulations as previously approved.

- 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 modifications do not substantially alter the physical design of The Water Street District Planned Unit Development. An adjacent property is incorporated into the development. The design of the buildings, plaza and Riverwalk are modified only to the extent necessary to integrate the additional property into the planned unit development. The hotel use does not affect the site design of this development proposal. The design of The Water Street District Planned Unit Development is not materially altered from the approved planned unit development.

- d. *Open space, outdoor common area, and recreational facilities are provided.*

The proposed expansion of The Water Street District Planned Unit Development will continue the development of The Riverwalk along the south side of the River. The larger Loggia Building and the proposed hotel use do not impact the provision of open space as provided in the approved planned unit development.

- 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 proposed modifications to the planned unit development do not alter the design standards as previously approved.

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

In approving The Water Street Planned Unit Development, the City determined that this proposed development is compatible with the adjacent properties and nearby land uses. The concept of the approved planned unit development is not altered by its expansion and proposed hotel use thereby maintaining compatibility with Downtown Naperville and the surrounding residential areas.

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

The proposed modifications are consistent with the City's planning documents, including the Water Street Vision Statement, thereby fulfilling the objectives of the planning policies of the City.

- 13. That the requested Conditional Use for Hotels is appropriate under Section 6-3-8 of the Zoning Regulations of the Naperville Municipal Code based on the following factors:

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

The proposed development of Water Street expands Downtown Naperville and includes hotel, retail, restaurant, office, residential and open spaces uses. Over the past several years, Downtown Naperville has become a destination place due to the vitality of its retail, commercial and restaurant uses. However, there are no hotels in Downtown Naperville. The only hotel facilities serving Downtown Naperville are located along the Tollway corridor. The proposed hotel use will enhance Downtown Naperville and provide a facility which will serve visitors to the community. The proposed hotel use will support Downtown Naperville and contribute to its vitality. Because of its location within Downtown Naperville, this proposed conditional use will not be detrimental to, or endanger, the public health, safety and general welfare.

- 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.*

The Water Street District Planned Unit Development is a self-contained development. The proposed hotel use will be incorporated into the Tower Building/Mixed-Use Building already approved as elements of the Planned Unit Development. This use will also provide another service to Downtown

Naperville, which use is not presently located in this area. Hotel use is compatible with and benefits the retail/commercial/restaurant/office uses of Downtown Naperville and contributes to the vitality of this area. Therefore, the proposed hotel use will not be injurious to the use and enjoyment of other properties in the area nor diminish or impair property values in the neighborhood.

- 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.*

Because The Water Street District Planned Unit Development is a self-contained project and incorporates almost all of the area, the proposed hotel use should not impede the normal and orderly development and improvement of adjacent properties.

14. That one of the proposed modifications to The Water Street District Planned Unit Development is the incorporation of the property located at 117 Water Street and the enlargement of the Loggia Building, which modification requires variances in the front yard, interior side yard, and rear yard requirements.

15. That the requested variances in the front yard, interior side yard, and rear requirements for the enlarged Loggia Building meet the standards for a variance pursuant to Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code in the same manner as the previously approved Loggia Building.

16. That the requested variances in the off-street parking requirements are appropriate under Section 6-3-5 of the Zoning Regulations of the Naperville Municipal Code based on the following factors:

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

The purpose and intent of the off-street parking requirements is to insure adequate parking and to prevent congestion on public streets. The Water Street District is a high intensity multi-use development located in Downtown Naperville. Based on evaluations of other urban developments, these types of developments do not generate as much need for off-street parking for residential and hotel uses as would a suburban development. The amount of parking proposed to be provided

should adequately serve the residential and hotel uses of The Water Street District. Therefore, the requested variance is in harmony with the purpose and intent of the Zoning Regulations.

- b. *Strict enforcement of the Zoning Regulations would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.*

If the off-street parking requirements were strictly enforced, more parking spaces in the Parking Structure would be reserved for the residential and hotel uses in The Water Street District development. This would reduce the number of available public spaces. If the residential and hotel uses do not, in actuality, need the number of parking required by the Zoning Regulations, it would be more beneficial to the community to allow as many parking spaces as possible to be public spaces. The special and unusual condition is that this development is located in Downtown Naperville.

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

The Petitioner will be required to pay for the number of parking spaces reserved for the residential and hotel uses. If the Petitioner is required to pay for the number of parking spaces required by the Zoning Regulations, that may negatively impact the financial viability of this development proposal.

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

Studies indicate that due to the nature of a downtown/urban environment not as much parking is required to serve residential and hotel uses as would be necessitated in more suburban situations. The proposed development provides adequate parking based on these studies. Therefore, the requested variance will not alter the essential character of the area nor be a substantial detriment to surrounding properties.

17. That the requested variance to the Street Graphics Control Regulations is appropriate under Section 5-4-14 of the Street Graphics Control Regulations of the Naperville Municipal Code based on the following factors:

- a. *The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable*

*signs or properties.*

The design of the Water Street District was dictated, in part, by the guidelines set forth in the Water Street Vision Statement. The City encouraged development which would extend Downtown Naperville across the River, create pedestrian-friendly public spaces, and enhance the Riverwalk. The Petitioner has designed a development which incorporates these elements. By fulfilling the vision, the buildings need to be oriented toward Water Street, the plaza and the Riverwalk, thereby creating the need for signage on all three façades. The unique conditions of this development are its design and location. Its site layout and architectural design will create a vibrant space which combines private uses and public open spaces. This will be a unique development in Downtown Naperville. In order to adequately identify the tenants within these buildings, which will enhance the economy of the City, this additional signage is necessary. Therefore, the requested variance is reasonable.

- b. *The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property).*

The necessity for the variance is created by the location of the Subject Property along the DuPage River and the dictates of the Water Street Vision Statement. In order to enhance the Riverwalk, buildings must be oriented toward the Riverwalk with corresponding need for signage. The unique nature of this property creates the hardship, not the Petitioner.

- c. *The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.*

Downtown Naperville is a vibrant mix of retail, commercial, restaurant, office and entertainment uses. All of these businesses require signage, some of which is visible along the Riverwalk. The Petitioner has prepared design guidelines relating to signage for this development. Because this development is an integral part of the Downtown and with the design guidelines, the proposed variance will not be detrimental to the public welfare nor injurious to other properties or improvements in the area.

- d. *The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety.*

The proposed signage will be located along the Riverwalk and the plaza. It is designed for the pedestrian-oriented nature of this development. Because of the restrictions placed on signage through the design guidelines, the proposed variance will not impair visibility, increase traffic problems or endanger the public safety.

- e. *The proposed variation will not alter the essential character of the neighborhood.*

The Water Street District will be an extension of Downtown Naperville. Because of the vibrant pedestrian-oriented nature of Downtown Naperville, the Street Graphics Control Regulations provide for signage other than along street frontage, including the Riverwalk. The proposed signage is consistent with other signage in Downtown Naperville. Businesses which front the Riverwalk and/or the River are identified through signage on that façade. Therefore, the proposed signage, with the requested variance, will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent properties.

- f. *The proposed variation is in harmony with the spirit and intent of this chapter.*

The spirit and intent of the Street Graphics Control Regulations is to provide signage that adequately identifies businesses within the community while being sensitive to the aesthetics of the environment in which the signs are located.

The Water Street District is a cohesive development integrating hotel, commercial, retail, restaurant, office, entertainment, residential and open space uses. The portion of The Water Street District located between Water Street and the River will consist of two buildings, a plaza located between the buildings which connect Water Street and the Riverwalk, an extension of the Riverwalk and an upper level boardwalk. The buildings will be designed so that the tenants within these buildings will be oriented toward Water Street, the plaza and the Riverwalk. In order for this development to be successful, it will require signage on all three of these façades. For the westerly building (known as the Theatre Building), one sign on the plaza façade and one sign on the Riverwalk façade (in addition to the signage allowed on the Water Street façade) will be necessary. The easterly building (known as the Loggia Building) will need up to three signs on the Riverwalk façade (one per tenant) and one sign on the plaza façade (in addition to the signage allowed on the Water Street façade). The Street Graphics Control Regulations only allow signage on those façades of buildings which have street frontage. Because the plaza and Riverwalk façades do not qualify under these criteria, a variance for signage on these façades is necessary.

Due to the unique location of The Water Street District and its integration of buildings and open spaces, additional signage is necessary to identify businesses within this development, while the signage being requested is consistent with other signage in Downtown Naperville. Therefore, the variance is in harmony with the spirit and general purpose of the Street Graphics Control Regulations.

WHEREFORE, by reason of the foregoing, the Petitioner requests that with respect to the Subject Property:

1. That the City Council and the Plan Commission take the actions required (a) to

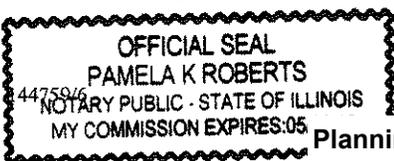
modify The Water Street Planned Unit Development, pursuant to Section 6-4-6 of the Zoning Regulations of the Naperville Municipal Code, for the Subject Property as depicted on **Exhibit B1 and Exhibit B2**, (b) to approve a Conditional Use for Hotels, pursuant to Section 6-3-8 and Section 6-7D-3:3 of the Zoning Regulations of the Naperville Municipal Code, (c) to approve Final Plats of Subdivision for the Subject Property, pursuant to Section 7-2-5 of the Subdivision Control Regulations of the Naperville Municipal Code, as depicted on **Exhibit C1 and Exhibit C2**, (d) to grant variances in the front yard, interior side yard, and rear yard requirements as set forth in Section 6-7D-7 of the Zoning Regulations of the Naperville Municipal Code for Lot 1 as depicted on the Final Planned Unit Development Plat The Water Street District North Phase and the Final Plat of Subdivision The Water Street District North Phase, (e) to grant variances in the off-street parking requirements as set forth in Section 6-9-3 of the Zoning Regulations of the Naperville Municipal Code, (f) to grant any requisite zoning and/or subdivision deviations and/or variances associated with the requested Modifications to the Planned Unit Development, Conditional Use and Final Plats of Subdivision, (g) to grant a variance from Section 5-4-9:1 of the Street Graphics Control Regulations of the Naperville Municipal Code to allow additional wall signs (on each building along the frontage of the Riverwalk and along the frontage of the plaza), and (h) to approve the encroachments of a roof and balconies over the public right-of-way.

2. That such other action be taken as is appropriate in the premises.

Respectfully resubmitted on this 9<sup>th</sup> day of May, 2012.

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

Subscribed and sworn to before me  
this 9<sup>th</sup> day of May, 2012.  
[Signature]  
Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION  
SUBJECT PROPERTY**

NORTH PHASE

LOTS 3 THROUGH 7 INCLUSIVE IN BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

07-13-440-004; 07-13-440-005

SOUTH PHASE

LOTS 2 THROUGH 8 INCLUSIVE IN BLOCK FOUR, A NINE (9') STRIP OF TO BE VACATED WATER STREET LYING IMMEDIATELY NORTH OF SAID LOTS 2 THROUGH 8 INCLUSIVE, AND LOT 9 AND THAT PART OF LOT 10, IN BLOCK FOUR DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, AFORESAID, AND RUNNING THENCE EAST 60 FEET ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET); THENCE NORTH PARALLEL WITH WEBSTER STREET, TO THE NORTH LINE OF LOT 10, AFORESAID; THENCE WEST ON THE NORTH LINE OF LOTS 9 AND 10, A DISTANCE OF 60 FEET; THENCE SOUTH ON THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING, IN BLOCK FOUR IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

07-13-442-020; 07-13-442-006; 07-13-442-005; 07-13-442-004; 07-13-442-003; 07-13-442-001;  
07-13-442-010



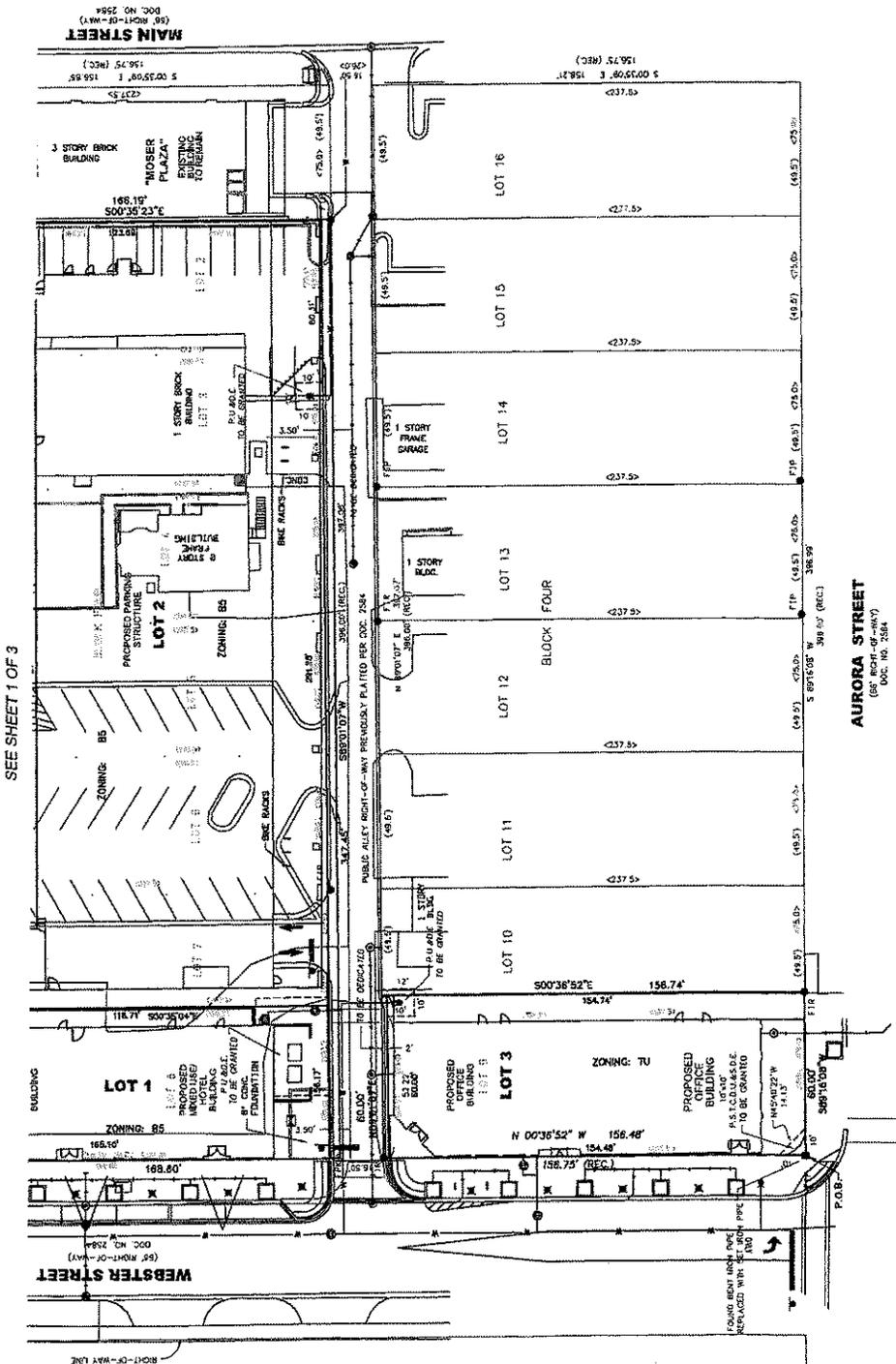




# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PLAT 07-13-442-000  
07-13-442-001  
07-13-442-002  
07-13-442-003  
07-13-442-004  
07-13-442-005  
07-13-442-006  
07-13-442-007



SEE SHEET 1 OF 3

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR THE BOARD OF ZONING ADJUSTMENTS	07/27/12	J. SCHEIDT	J. SCHEIDT
2	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
3	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
4	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
5	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
6	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
7	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
8	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
9	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
10	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
11	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
12	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
13	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
14	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
15	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
16	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
17	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
18	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
19	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT
20	REVISIONS TO THE PLAT	08/01/12	J. SCHEIDT	J. SCHEIDT

**Engineers**  
Scientists  
Surveyors

728 James Avenue, Suite 100  
Woodridge, IL 60517  
630.724.6888  
630.724.6888 fax  
www.vpro.com

**EMPOWERED TIME**

**MARQUETTE PROPERTY INVESTMENTS**  
500 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.368.6855

---

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/27/12	PREPARED FOR THE BOARD OF ZONING ADJUSTMENTS	J. SCHEIDT	J. SCHEIDT
2	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
3	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
4	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
5	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
6	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
7	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
8	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
9	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
10	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
11	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
12	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
13	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
14	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
15	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
16	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
17	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
18	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
19	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT
20	08/01/12	REVISIONS TO THE PLAT	J. SCHEIDT	J. SCHEIDT

**FINAL PLANNED UNIT DEVELOPMENT PLAT**

**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAWN BY: SPK PROJECT MANAGER: CMB  
CHECKED BY: CMB SCALE: 1" = 20'

PROJECT NO: 0207-WP  
GROUP NO: VP04.1  
SHEET NO: 2 of 3





FINAL PLAT OF SUBDIVISION
THE WATER STREET DISTRICT
NORTH PHASE

BEING PART OF THE SOUTH-EAST 1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE 10TH MERIDIAN, DUPage COUNTY, ILLINOIS.

OWNER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

MORTGAGE CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

DUPage COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

DUPAGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

PEDESTRIAN EASEMENT PROVISIONS
CITY OF ILLINOIS

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS
CITY OF ILLINOIS

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS
CITY OF ILLINOIS

SURVEYOR CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPage

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS
CITY OF ILLINOIS

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS
CITY OF ILLINOIS





FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

RECORDS OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE 110th MERIDIAN, ILLINOIS, IN DUPAGE COUNTY, ILLINOIS

MORTGAGE CERTIFICATE

STATE OF ILLINOIS ) ss
COUNTY OF ) ss
MORTGAGE CERTIFICATE
STATE OF ILLINOIS ) ss
COUNTY OF ) ss

NOTARY CERTIFICATE

NOTARY CERTIFICATE
STATE OF ILLINOIS ) ss
COUNTY OF ) ss

SCHOOL DISTRICT BOUNDARY STATEMENT

SCHOOL DISTRICT BOUNDARY STATEMENT
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND

PUBLIC, SIDEWALK, SHORT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT PROVISIONS

PUBLIC, SIDEWALK, SHORT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT PROVISIONS
THE UNDERSIGNED IS HEREBY ASSURED FOR AND GRANTED TO ANY CITY

CITY TREASURER'S CERTIFICATE

CITY TREASURER'S CERTIFICATE
STATE OF ILLINOIS ) ss

CITY COUNCIL CERTIFICATE

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK'S CERTIFICATE

DUPEGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS ) ss

PLAN COMMISSION CERTIFICATE

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER'S CERTIFICATE

DUPEGE COUNTY REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS
OWNER AND DEVELOPER SHALL HAVE FULL AND COMPLETE RESPONSIBILITY

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS
ILLINOIS HAS TO BE MADE PUBLIC UTILITIES TO BE MAINTAINED, REPAIRED,

SURVEYORS AUTHORIZATION CERTIFICATE

SURVEYORS AUTHORIZATION CERTIFICATE
I, CHARLES W. BARTOZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189,

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

DATE

DATE
DATED THIS 15th DAY OF FEBRUARY, 2012

SIGNATURE

SIGNATURE
CHARLES W. BARTOZ

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS ) ss

OWNER

OWNER
STATE OF ILLINOIS ) ss

REDEVELOPER

REDEVELOPER
STATE OF ILLINOIS ) ss

CITY CLERK

CITY CLERK
STATE OF ILLINOIS ) ss

CITY TREASURER

CITY TREASURER
STATE OF ILLINOIS ) ss

CITY COUNCIL

CITY COUNCIL
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK

DUPEGE COUNTY CLERK
STATE OF ILLINOIS ) ss

PLAN COMMISSION

PLAN COMMISSION
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER

DUPEGE COUNTY REDEVELOPER
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT
STATE OF ILLINOIS ) ss

PUBLIC UTILITIES

PUBLIC UTILITIES
STATE OF ILLINOIS ) ss

SURVEYORS AUTHORIZATION

SURVEYORS AUTHORIZATION
STATE OF ILLINOIS ) ss

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

DATE

DATE
DATED THIS 15th DAY OF FEBRUARY, 2012

SIGNATURE

SIGNATURE
CHARLES W. BARTOZ

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS ) ss

OWNER

OWNER
STATE OF ILLINOIS ) ss

REDEVELOPER

REDEVELOPER
STATE OF ILLINOIS ) ss

CITY CLERK

CITY CLERK
STATE OF ILLINOIS ) ss

CITY TREASURER

CITY TREASURER
STATE OF ILLINOIS ) ss

CITY COUNCIL

CITY COUNCIL
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK

DUPEGE COUNTY CLERK
STATE OF ILLINOIS ) ss

PLAN COMMISSION

PLAN COMMISSION
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER

DUPEGE COUNTY REDEVELOPER
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT
STATE OF ILLINOIS ) ss

PUBLIC UTILITIES

PUBLIC UTILITIES
STATE OF ILLINOIS ) ss

SURVEYORS AUTHORIZATION

SURVEYORS AUTHORIZATION
STATE OF ILLINOIS ) ss

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

DATE

DATE
DATED THIS 15th DAY OF FEBRUARY, 2012

SIGNATURE

SIGNATURE
CHARLES W. BARTOZ

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS ) ss

OWNER

OWNER
STATE OF ILLINOIS ) ss

REDEVELOPER

REDEVELOPER
STATE OF ILLINOIS ) ss

CITY CLERK

CITY CLERK
STATE OF ILLINOIS ) ss

CITY TREASURER

CITY TREASURER
STATE OF ILLINOIS ) ss

CITY COUNCIL

CITY COUNCIL
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK

DUPEGE COUNTY CLERK
STATE OF ILLINOIS ) ss

PLAN COMMISSION

PLAN COMMISSION
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER

DUPEGE COUNTY REDEVELOPER
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT
STATE OF ILLINOIS ) ss

PUBLIC UTILITIES

PUBLIC UTILITIES
STATE OF ILLINOIS ) ss

SURVEYORS AUTHORIZATION

SURVEYORS AUTHORIZATION
STATE OF ILLINOIS ) ss

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

DATE

DATE
DATED THIS 15th DAY OF FEBRUARY, 2012

SIGNATURE

SIGNATURE
CHARLES W. BARTOZ

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS ) ss

OWNER

OWNER
STATE OF ILLINOIS ) ss

REDEVELOPER

REDEVELOPER
STATE OF ILLINOIS ) ss

CITY CLERK

CITY CLERK
STATE OF ILLINOIS ) ss

CITY TREASURER

CITY TREASURER
STATE OF ILLINOIS ) ss

CITY COUNCIL

CITY COUNCIL
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK

DUPEGE COUNTY CLERK
STATE OF ILLINOIS ) ss

PLAN COMMISSION

PLAN COMMISSION
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER

DUPEGE COUNTY REDEVELOPER
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT
STATE OF ILLINOIS ) ss

PUBLIC UTILITIES

PUBLIC UTILITIES
STATE OF ILLINOIS ) ss

SURVEYORS AUTHORIZATION

SURVEYORS AUTHORIZATION
STATE OF ILLINOIS ) ss

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

DATE

DATE
DATED THIS 15th DAY OF FEBRUARY, 2012

SIGNATURE

SIGNATURE
CHARLES W. BARTOZ

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS ) ss

OWNER

OWNER
STATE OF ILLINOIS ) ss

REDEVELOPER

REDEVELOPER
STATE OF ILLINOIS ) ss

CITY CLERK

CITY CLERK
STATE OF ILLINOIS ) ss

CITY TREASURER

CITY TREASURER
STATE OF ILLINOIS ) ss

CITY COUNCIL

CITY COUNCIL
STATE OF ILLINOIS ) ss

DUPEGE COUNTY CLERK

DUPEGE COUNTY CLERK
STATE OF ILLINOIS ) ss

PLAN COMMISSION

PLAN COMMISSION
STATE OF ILLINOIS ) ss

DUPEGE COUNTY REDEVELOPER

DUPEGE COUNTY REDEVELOPER
STATE OF ILLINOIS ) ss

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT
STATE OF ILLINOIS ) ss

PUBLIC UTILITIES

PUBLIC UTILITIES
STATE OF ILLINOIS ) ss

SURVEYORS AUTHORIZATION

SURVEYORS AUTHORIZATION
STATE OF ILLINOIS ) ss

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS ) ss

REDEVELOPER'S CERTIFICATE

REDEVELOPER'S CERTIFICATE
STATE OF ILLINOIS ) ss

FINANCIAL STATEMENT

FINANCIAL STATEMENT
STATE OF ILLINOIS ) ss

CONTRACTOR'S CERTIFICATE

CONTRACTOR'S CERTIFICATE
STATE OF ILLINOIS ) ss

GENERAL NOTES

GENERAL NOTES
THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL RIGHT AND

RECORDING INFORMATION

RECORDING INFORMATION
RECORDED FOR THE CITY OF NAPERVILLE, ILLINOIS

PLAT INFORMATION

PLAT INFORMATION
THE WATER STREET DISTRICT - NAPERVILLE, IL

PROJECT INFORMATION

PROJECT INFORMATION
PROJECT NO. 020217R
GROUP NO. VP04.2

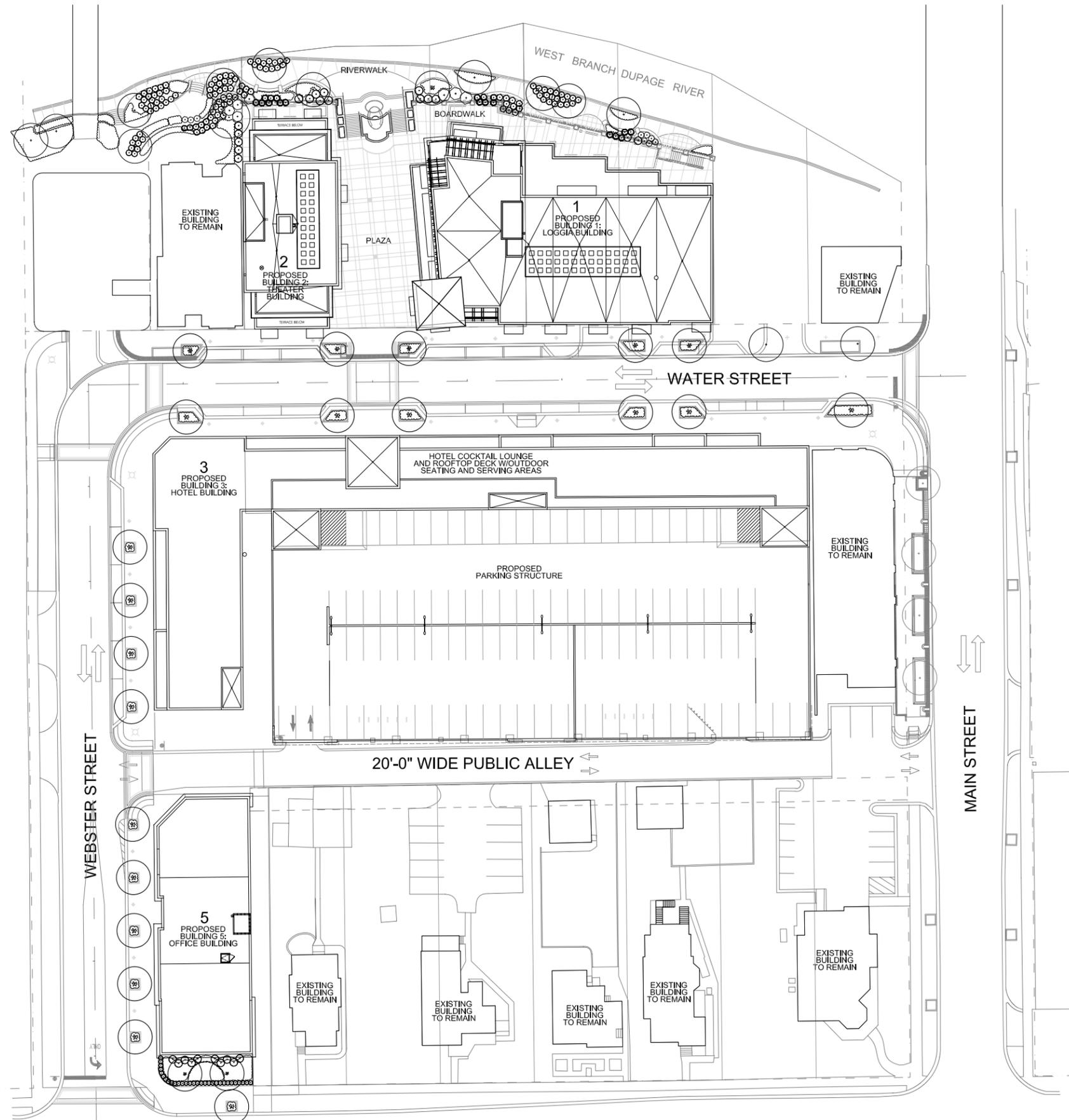
DATE

**EXHIBIT D  
LEGAL DESCRIPTION  
117 WATER STREET**

NORTH PHASE

LOTS 3 AND 4 IN BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

07-13-440-005



**SITE PLAN**

**EXHIBIT C**

DEVELOPMENT BY:



**PLAN  
1  
SITE FLOOR**

REVISED -  
MAY 3, 2012

**WATER STREET  
DISTRICT**

NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



REVISED - MAY 3, 2012

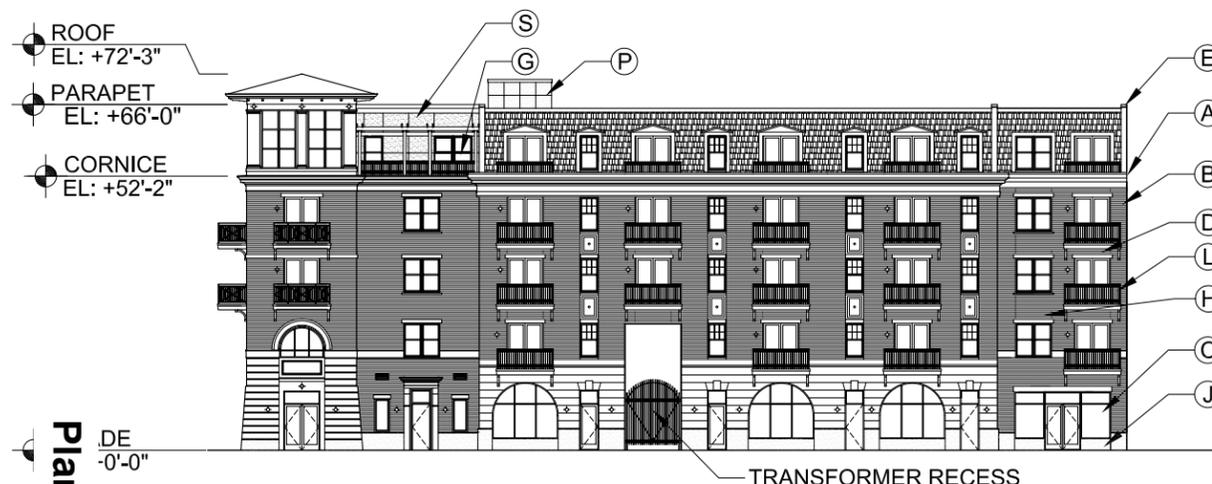
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540

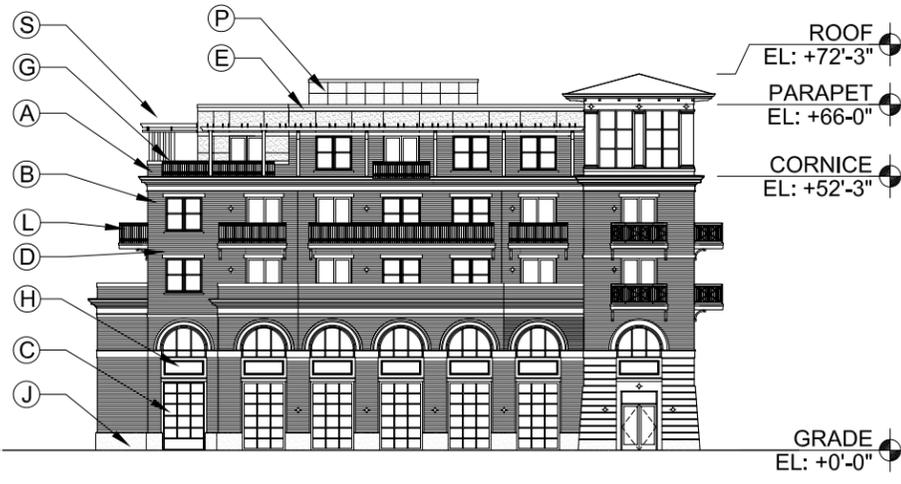


ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

ITEM	OPTION
A. CORNICE	1. FYPON 2. SMOOTH STUCCO 3. PRECAST CONCRETE
B. MASONRY WALLS	1. PRECAST: PAINTED MODULAR BRICK OR CAST STONE FORM-LINER 2. MODULAR FACE BRICK 3. CAST OR NATURAL STONE
C. WINDOW WALLS	1. CLEAR OR TINTED GLASS 2. PREFINISHED ALUMINIUM & VINYL FRAMES 3. GLASS SWING OR SLIDING DOORS
D. WINDOW / DOOR HEADER	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER
E. PARAPET COPING	1. PRECAST: PAINTED FORM LINER. 2. METAL CAP
F. ROOF DECK PARTITIONS	1. IPE 2. METAL
G. BALCONY & GUARD RAILS	1. PREFINISHED ALUMINIUM RAILS
H. SPANDRELS	1. PRECAST: PAINTED FORM LINER
I. MANSARD ROOF	1. RECYCLED RUBBER 2. RUBBER
J. TENANT SPACE BULKHEADS	1. CAST STONE 2. BRICK 3. CELLULAR PVC 4. METAL 5. HARDI-PLANK 6. GLASS
K. TOWER BEACON	1. GLASS BLOCK
L. METAL HUNG BALCONY	1. PREFINISHED ALUMINIUM RAILS
M. FRAME WALLS	1. HARDI-PLANK PREFINISHED 2. METAL ARCHITECTURAL PANELS 3. SYNTHETIC PLASTER
N. ARCHITECTURAL MASONRY ORNAMENTATION	1. PRECAST: PAINTED FORM LINER
O. AWNINGS	1. CANVAS 2. METAL 3. VINYL 4. FIBERGLASS
P. ELEVATOR OVER-RUN & STAIR TOWER BEYOND	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER. 2. SCORED/PANELIZED STUCCO
Q. GAS METER	
S. PERGOLA	1. IPE 2. PREFINISHED ALUMINIUM 3. FIBERGLASS



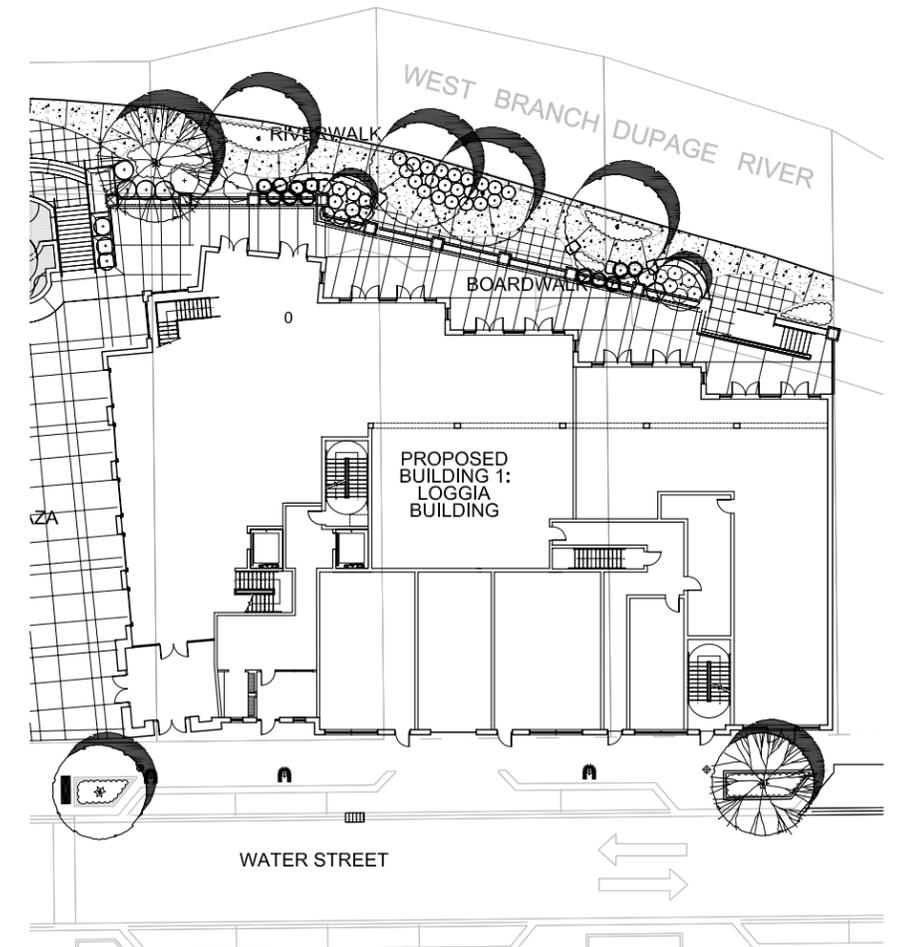
**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**GROUND FLOOR PLAN**



**EAST ELEVATION**

Planning and Zoning Commission - 6/20/2012 - 122



REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

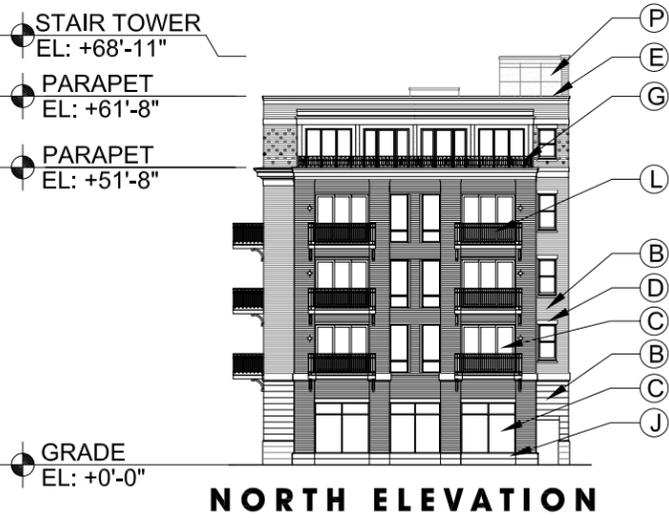
NAPERVILLE, ILLINOIS 60540



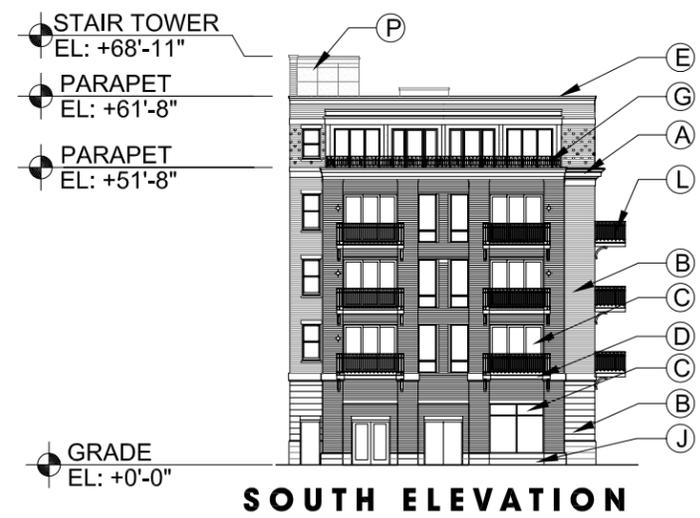
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

PC-23

ITEM	OPTION
A. CORNICE	1. FYPON 2. SMOOTH STUCCO 3. PRECAST CONCRETE
B. MASONRY WALLS	1. PRECAST: PAINTED MODULAR BRICK OR CAST STONE FORM-LINER 2. MODULAR FACE BRICK 3. CAST OR NATURAL STONE
C. WINDOW WALLS	1. CLEAR OR TINTED GLASS 2. PREFINISHED ALUMINIUM & VINYL FRAMES 3. GLASS SWING OR SLIDING DOORS
D. WINDOW / DOOR HEADER	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER
E. PARAPET COPING	1. PRECAST: PAINTED FORM LINER. 2. METAL CAP
F. ROOF DECK PARTITIONS	1. IPE 2. METAL
G. BALCONY & GUARD RAILS	1. PREFINISHED ALUMINIUM RAILS
H. SPANDRELS	1. PRECAST: PAINTED FORM LINER
I. MANSARD ROOF	1. RECYCLED RUBBER 2. RUBBER
J. TENANT SPACE BULKHEADS	1. CAST STONE 2. BRICK 3. CELLULAR PVC 4. METAL 5. HARDI-PLANK 6. GLASS
K. TOWER BEACON	1. GLASS BLOCK
L. METAL HUNG BALCONY	1. PREFINISHED ALUMINIUM RAILS
M. FRAME WALLS	1. HARDI-PLANK PREFINISHED 2. METAL ARCHITECTURAL PANELS 3. SYNTHETIC PLASTER
N. ARCHITECTURAL MASONRY ORNAMENTATION	1. PRECAST: PAINTED FORM LINER
O. AWNINGS	1. CANVAS 2. METAL 3. VINYL 4. FIBERGLASS
P. ELEVATOR OVER-RUN & STAIR TOWER BEYOND	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER. 2. SCORED/PANELIZED STUCCO
Q. GAS METER	
S. PERGOLA	1. IPE 2. PREFINISHED ALUMINIUM 3. FIBERGLASS



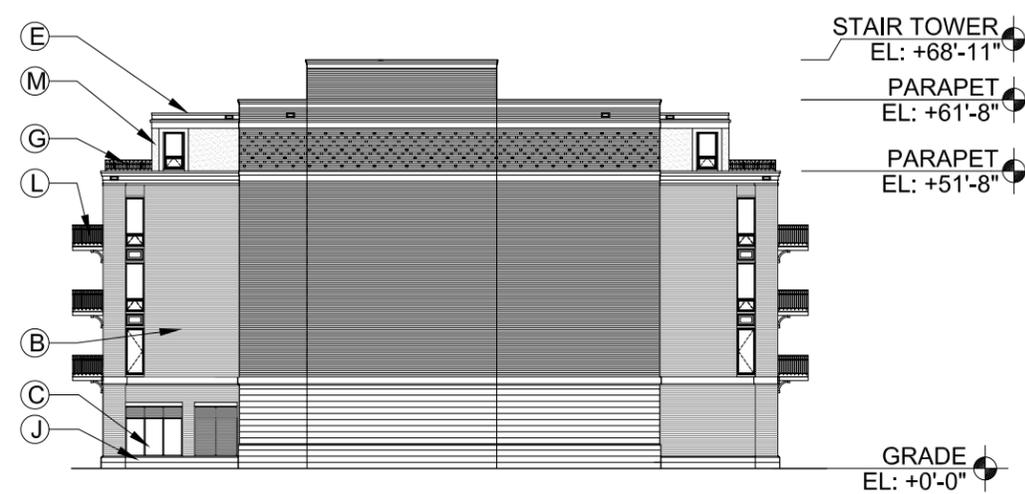
**NORTH ELEVATION**



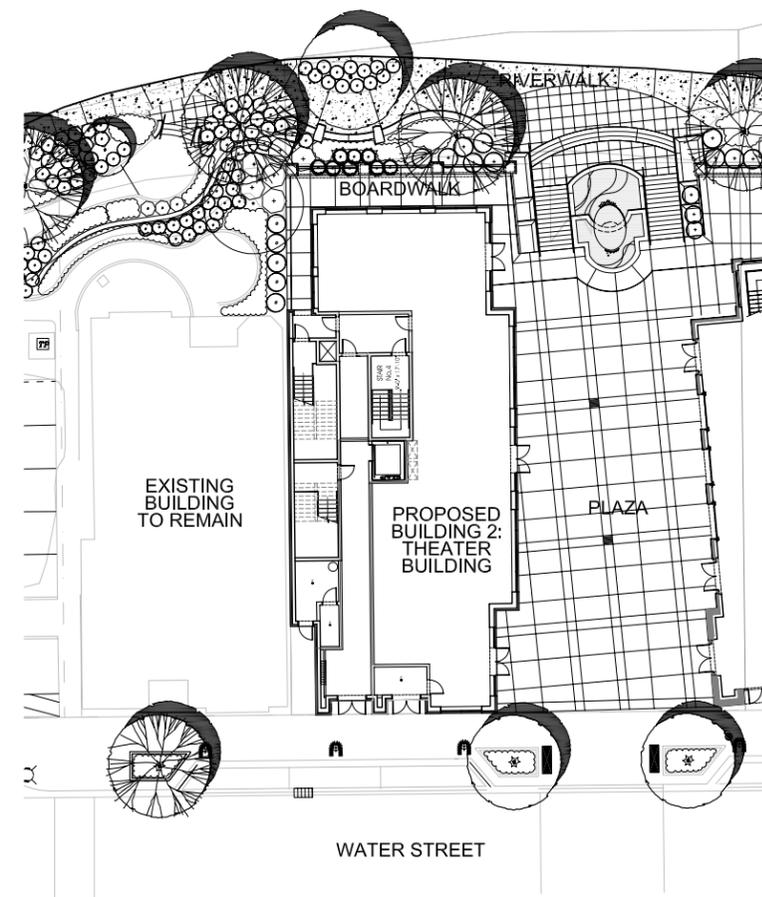
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**GROUND FLOOR PLAN**

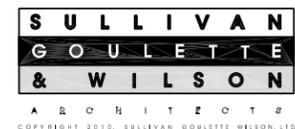


**BUILDING THREE: HOTEL SNOIATA**

REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



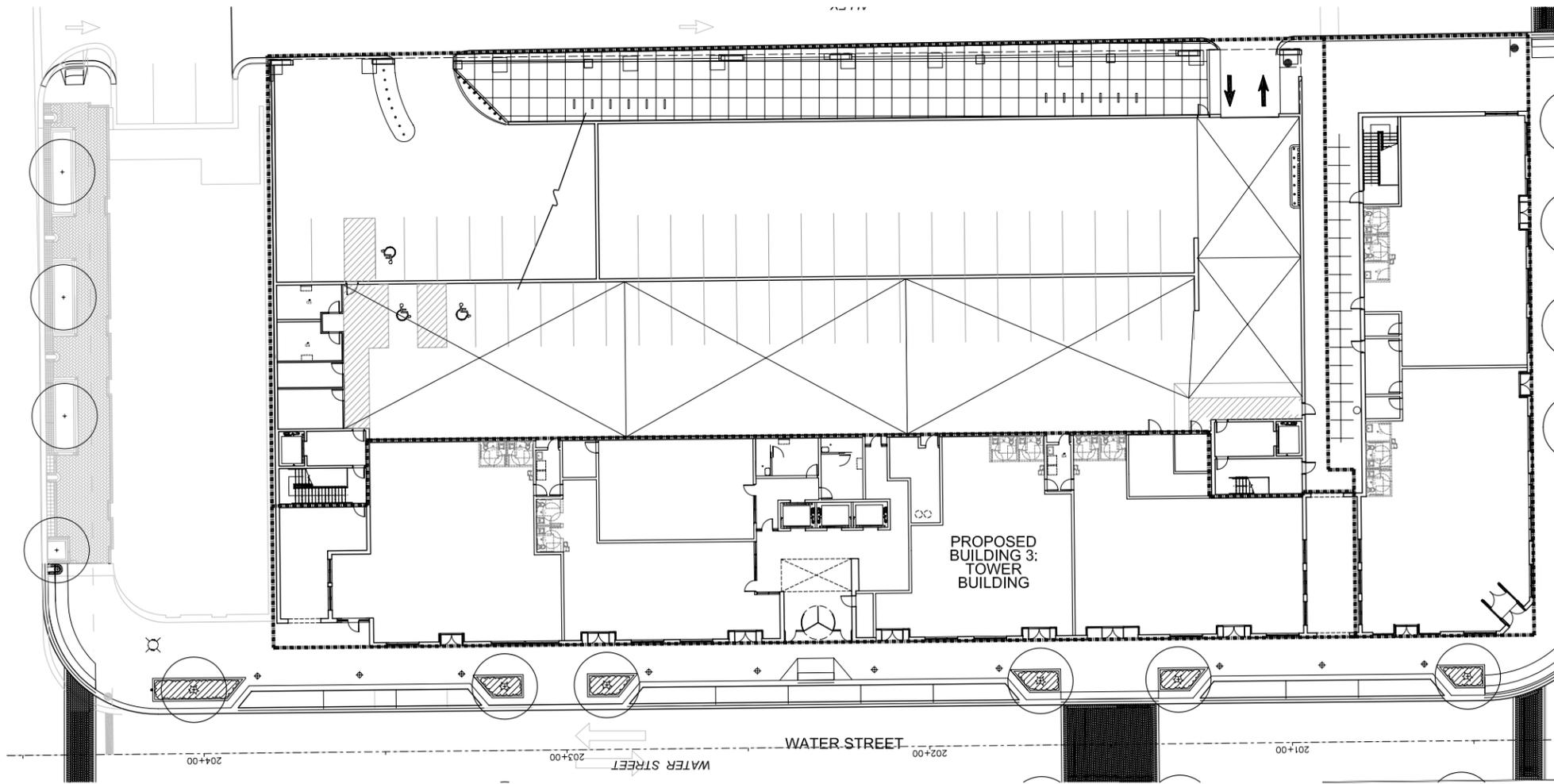
PC-24A

ITEM	OPTION
A. CORNICE	1. FYPON 2. SMOOTH STUCCO 3. PRECAST CONCRETE
B. MASONRY WALLS	1. PRECAST: PAINTED MODULAR BRICK OR CAST STONE FORM-LINER 2. MODULAR FACE BRICK 3. CAST OR NATURAL STONE
C. WINDOW WALLS	1. CLEAR OR TINTED GLASS 2. PREFINISHED ALUMINIUM & VINYL FRAMES 3. GLASS SWING OR SLIDING DOORS
D. WINDOW / DOOR HEADER	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER
E. PARAPET COPING	1. PRECAST: PAINTED FORM LINER. 2. METAL CAP
F. ROOF DECK PARTITIONS	1. IPE 2. METAL
G. BALCONY & GUARD RAILS	1. PREFINISHED ALUMINIUM RAILS
H. SPANDRELS	1. PRECAST: PAINTED FORM LINER
I. MANSARD ROOF	1. RECYCLED RUBBER 2. RUBBER
J. TENANT SPACE BULKHEADS	1. CAST STONE 2. BRICK 3. CELLULAR PVC 4. METAL 5. HARDI-PLANK 6. GLASS
K. TOWER BEACON	1. GLASS BLOCK
L. METAL HUNG BALCONY	1. PREFINISHED ALUMINIUM RAILS
M. FRAME WALLS	1. HARDI-PLANK PREFINISHED 2. METAL ARCHITECTURAL PANELS 3. SYNTHETIC PLASTER
N. ARCHITECTURAL MASONRY ORNAMENTATION	1. PRECAST: PAINTED FORM LINER
O. AWNINGS	1. CANVAS 2. METAL 3. VINYL 4. FIBERGLASS
P. ELEVATOR OVER-RUN & STAIR TOWER BEYOND	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER. 2. SCORED/PANELIZED STUCCO
Q. GAS METER	
S. PERGOLA	1. IPE 2. PREFINISHED ALUMINIUM 3. FIBERGLASS

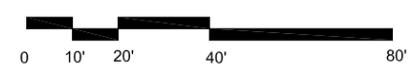
- H.P. TOWER PARAPET  
EL: +90'-2"
- STAIR TOWER PARAPET  
EL: +88'-2"
- 6TH FLR. PARAPET  
EL: +73'-9"
- 4TH FLR. PARAPET  
EL: +52'-10"
- GRADE  
EL: +0'-0"



**NORTH ELEVATION**



**GROUND FLOOR PLAN**





**BUILDING THREE: HOTEL SULLIVAN GOULETTE**

REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

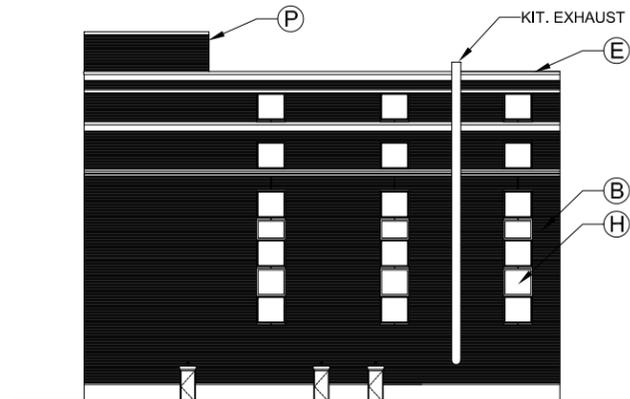
NAPERVILLE, ILLINOIS 60540



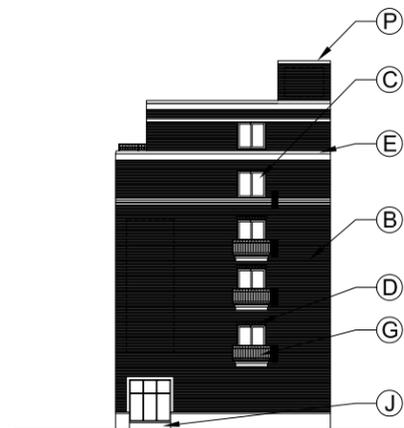
ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

PC-24B

ITEM	OPTION
A. CORNICE	1. FYPON 2. SMOOTH STUCCO 3. PRECAST CONCRETE
B. MASONRY WALLS	1. PRECAST: PAINTED MODULAR BRICK OR CAST STONE FORM-LINER 2. MODULAR FACE BRICK 3. CAST OR NATURAL STONE
C. WINDOW WALLS	1. CLEAR OR TINTED GLASS 2. PREFINISHED ALUMINIUM & VINYL FRAMES 3. GLASS SWING OR SLIDING DOORS
D. WINDOW / DOOR HEADER	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER
E. PARAPET COPING	1. PRECAST: PAINTED FORM LINER. 2. METAL CAP
F. ROOF DECK PARTITIONS	1. IPE 2. METAL
G. BALCONY & GUARD RAILS	1. PREFINISHED ALUMINIUM RAILS
H. SPANDRELS	1. PRECAST: PAINTED FORM LINER
I. MANSARD ROOF	1. RECYCLED RUBBER 2. RUBBER
J. TENANT SPACE BULKHEADS	1. CAST STONE 2. BRICK 3. CELLULAR PVC 4. METAL 5. HARDI-PLANK 6. GLASS
K. TOWER BEACON	1. GLASS BLOCK
L. METAL HUNG BALCONY	1. PREFINISHED ALUMINIUM RAILS
M. FRAME WALLS	1. HARDI-PLANK PREFINISHED 2. METAL ARCHITECTURAL PANELS 3. SYNTHETIC PLASTER
N. ARCHITECTURAL MASONRY ORNAMENTATION	1. PRECAST: PAINTED FORM LINER
O. AWNINGS	1. CANVAS 2. METAL 3. VINYL 4. FIBERGLASS
P. ELEVATOR OVER-RUN & STAIR TOWER BEYOND	1. PRECAST: PAINTED BRICK OR CAST STONE FORM LINER. 2. SCORED/PANELIZED STUCCO
Q. GAS METER	
S. PERGOLA	1. IPE 2. PREFINISHED ALUMINIUM 3. FIBERGLASS



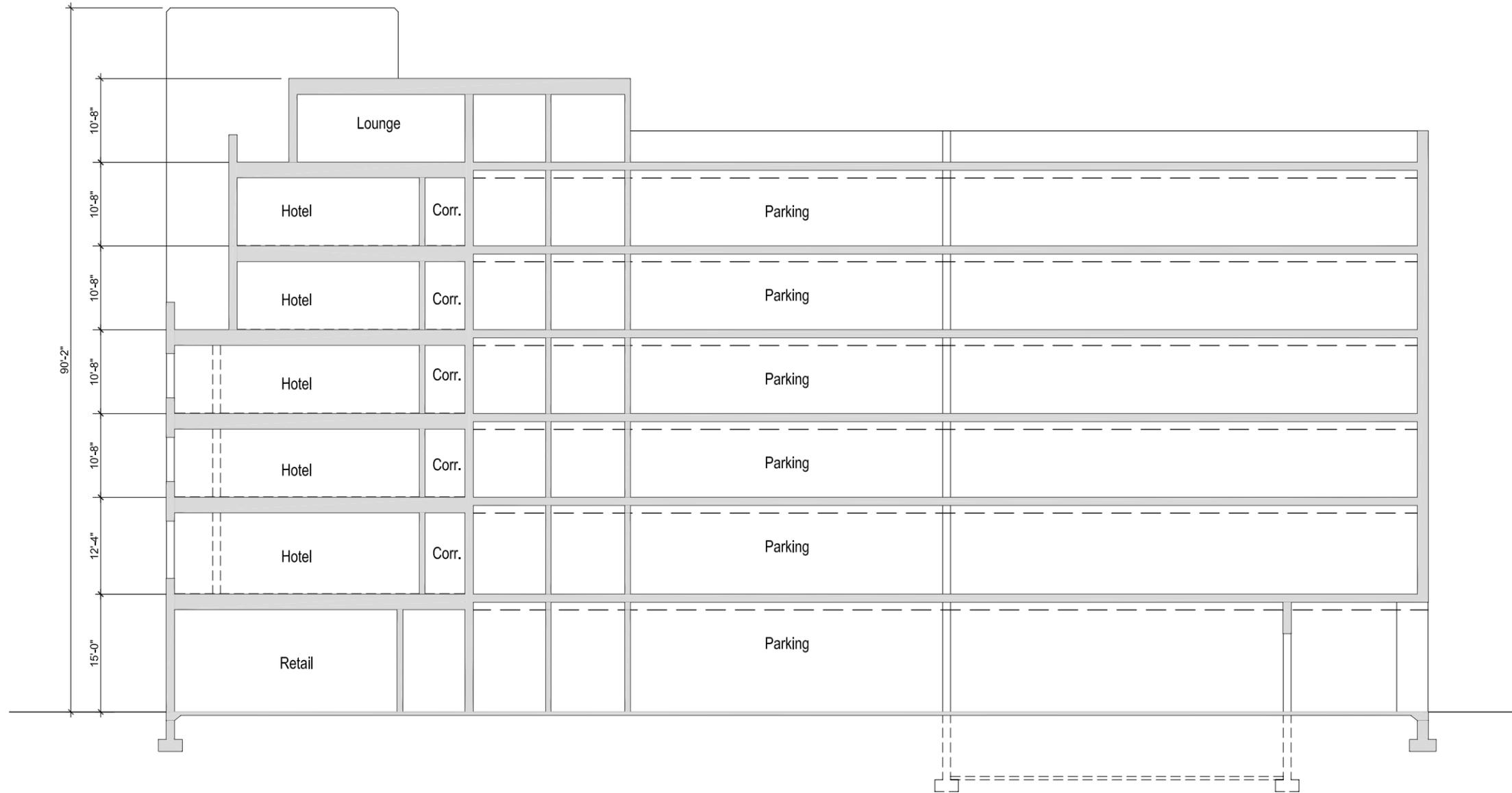
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**BUILDING 3 SECTION**



**BUILDING THREE: HOTEL NOTICES**

REVISED - MAY 3, 2012

**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



REVISED -  
MAY 3, 2012

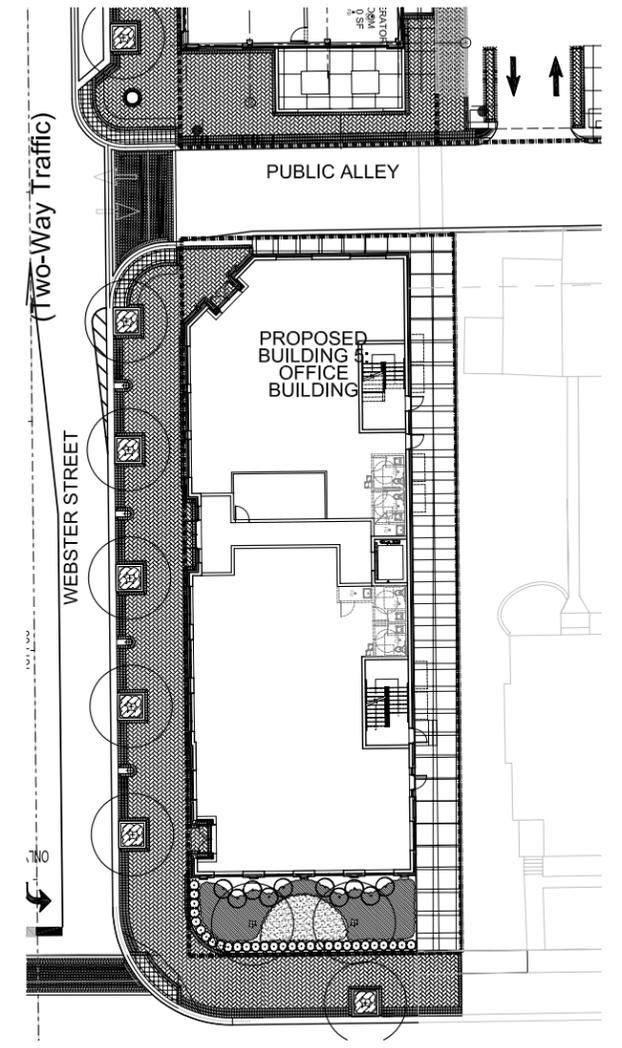
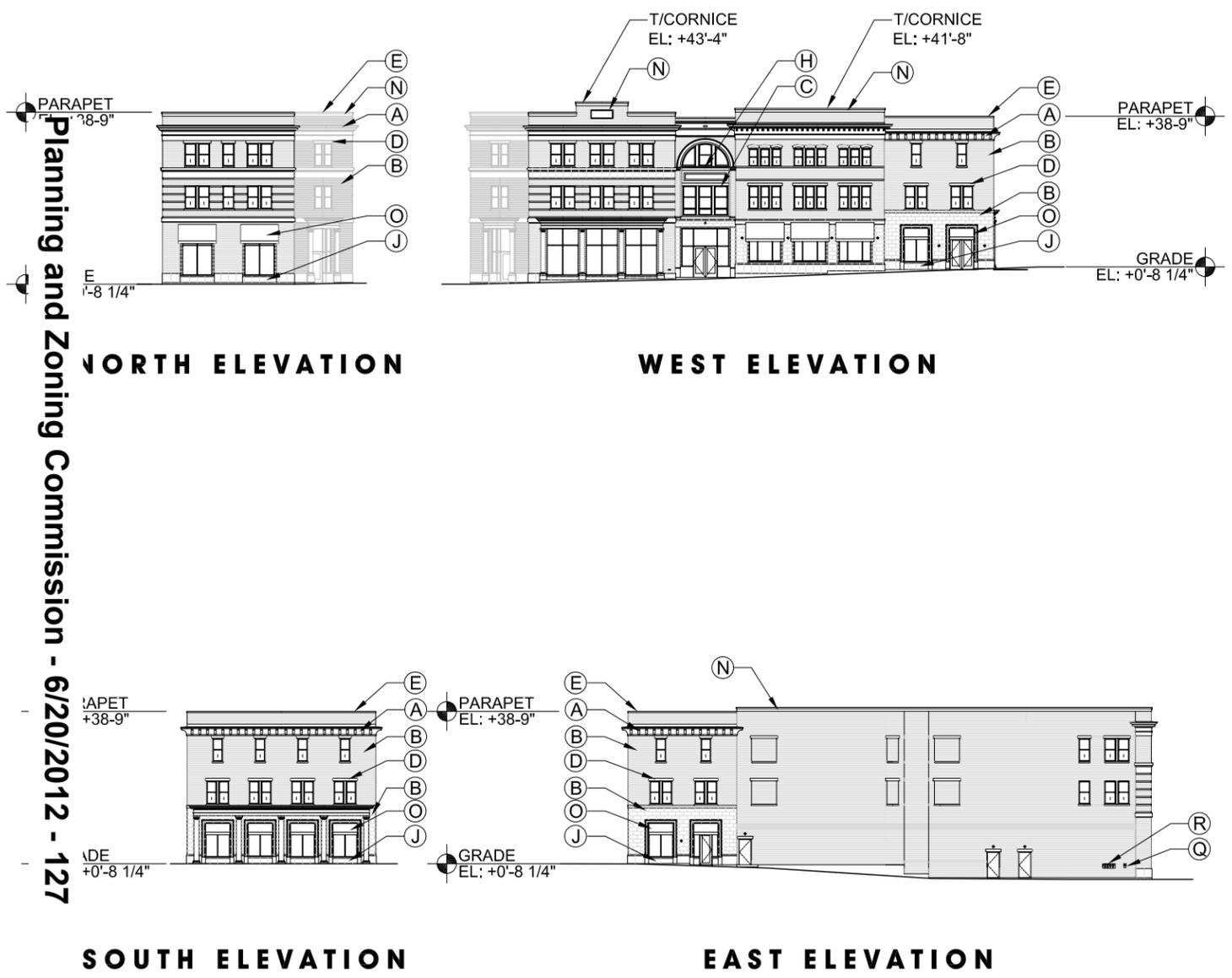
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540

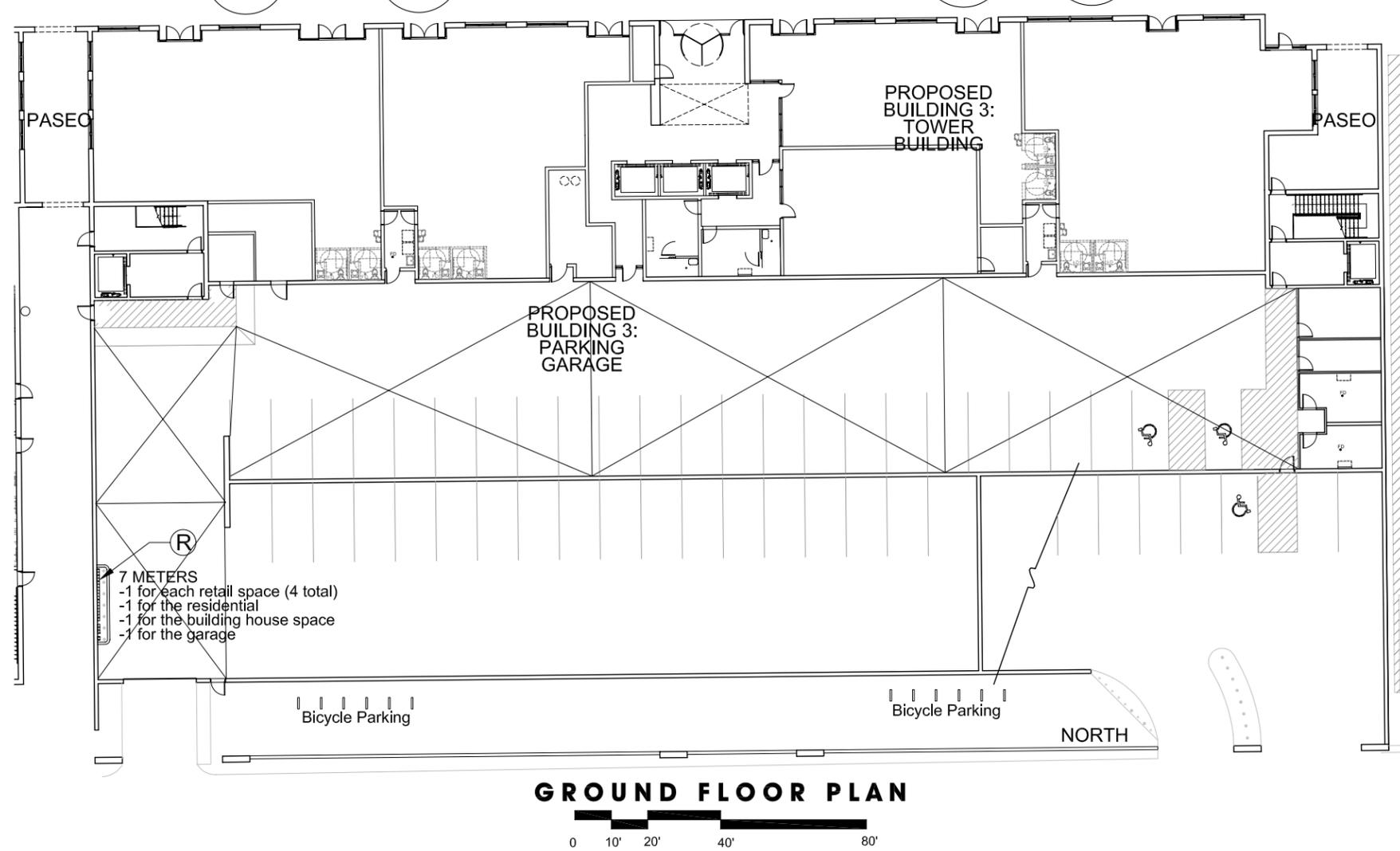
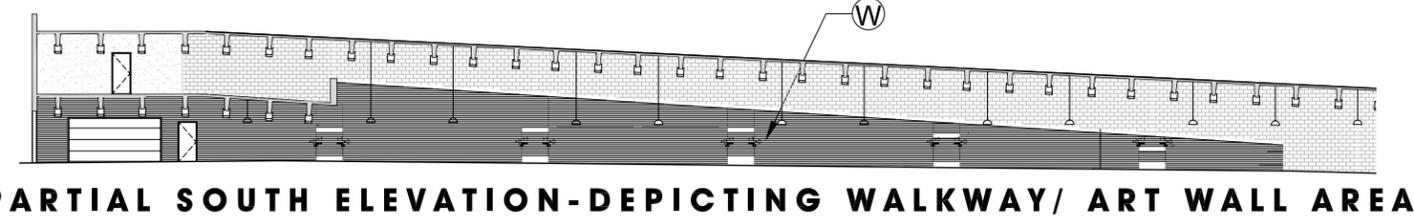
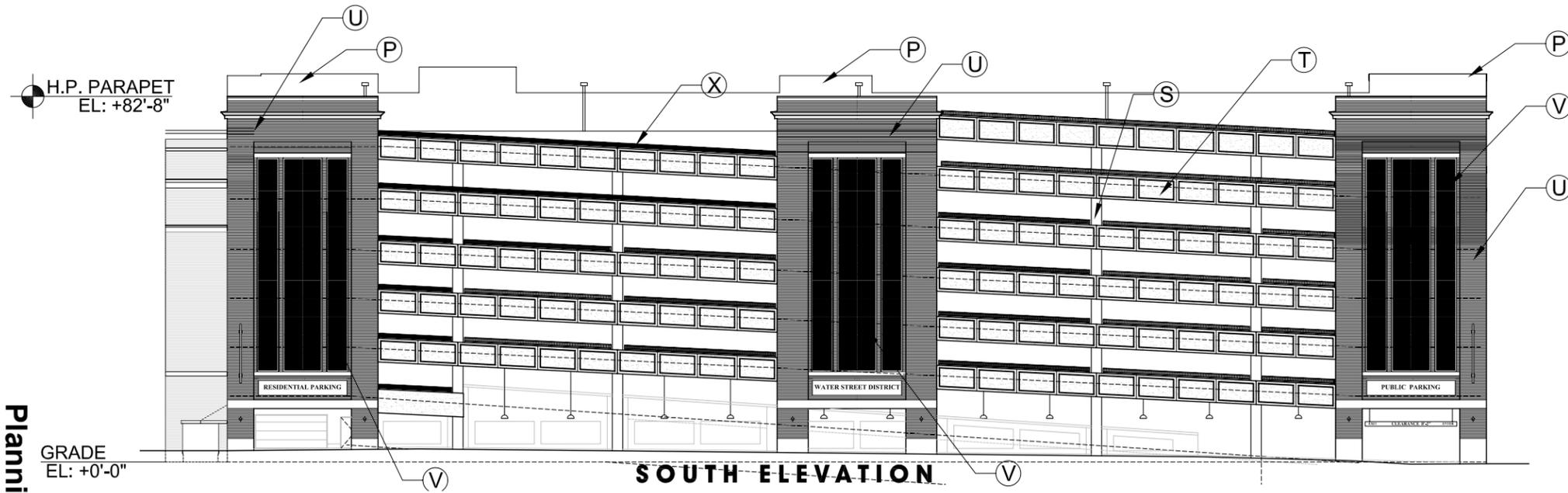


ARCHITECTS  
COPYRIGHT 2010, SULLIVAN, GOULETTE, WILSON, LTD.

ITEM	OPTION
A. CORNICE	1. FYPON 2. SMOOTH STUCCO 3. CAST STONE
B. MASONRY WALLS	1. UTILITY FACE BRICK 2. MODULAR FACE BRICK 3. CAST STONE
C. WINDOW WALLS	1. CLEAR OR TINTED GLASS 2. PREFINISHED ALUMINIUM & VINYL FRAMES 3. GLASS SWING OR SLIDING DOORS
D. WINDOW / DOOR HEADER	1. BRICK 2. CAST STONE
E. PARAPET COPING	1. CAST STONE 2. METAL CAP
F. ROOF DECK PARTITIONS	1. IPE 2. METAL
G. BALCONY & GUARD RAILS	1. PREFINISHED ALUMINIUM RAILS
H. SPANDRELS	1. BRICK 2. SYNTHETIC PLASTER 3. METAL 4. CAST STONE 5. HARDI-PLANK
I. MANSARD ROOF	1. RECYCLED RUBBER 2. RUBBER
J. TENANT SPACE BULKHEADS	1. CAST STONE 2. BRICK 3. CELLULAR PVC 4. METAL 5. HARDI-PLANK 6. GLASS
K. TOWER BEACON	1. GLASS BLOCK
L. BALCONY WALL RECESSED	1. HARDI-PLANK 2. MASONRY 3. SYNTHETIC PLASTER
M. FRAME WALLS	1. HARDI-PLANK PREFINISHED 2. METAL ARCHITECTURAL PANELS 3. SYNTHETIC PLASTER
N. ARCHITECTURAL MASONRY ORNAMENTATION	1. LIMESTONE 2. CAST STONE 3. SYNTHETIC PLASTER 4. FYPON
O. AWNINGS	1. CANVAS 2. METAL 3. VINYL 4. FIBERGLASS
P. ELEVATOR OVER-RUN & STAIR TOWER BEYOND	
Q. GAS METER	
S. PERGOLA	1. PAINTED WOOD 2. FIBERGLASS



**Planning and Zoning Commission - 6/20/2012 - 127**

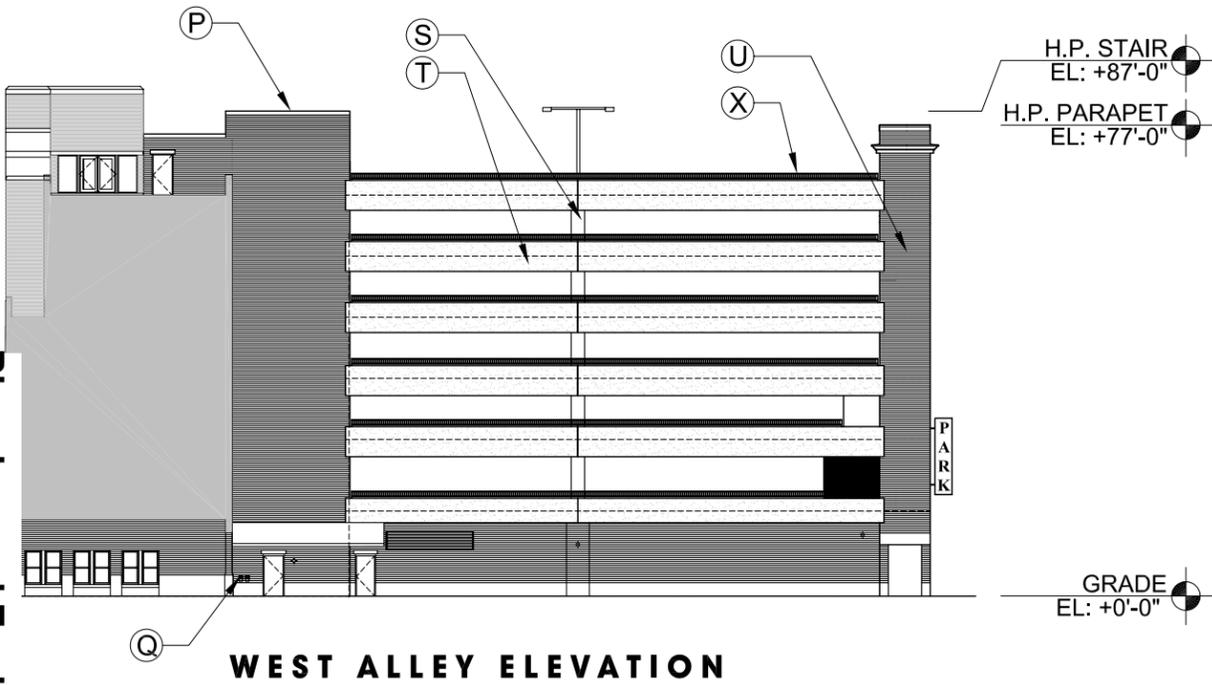


PARKING GARAGE	
ITEM	OPTION
P. ELEVATOR OVERRUN & STAIR TOWER BEYOND	1. PRE-CAST: PAINTED CAST STONE OR BRICK FORM LINER.
Q. GAS METER	
R. ELECTRICAL METER	
S. STRUCTURE	
T. SPANDRELS	1. PRE-CAST CONCRETE W/ EXPOSED AGGREGATE AND FORMED FRAME DTL.
U. FACADE	1. PRE-CAST: PAINTED BRICK FORM LINER
V. WINDOW WALLS	1. HOLLOW METAL FRAMES W/ METAL SCREENS
W. ART WALL	
X. GUARD RAIL	1. PRE-FINISHED ALUMINUM RAIL

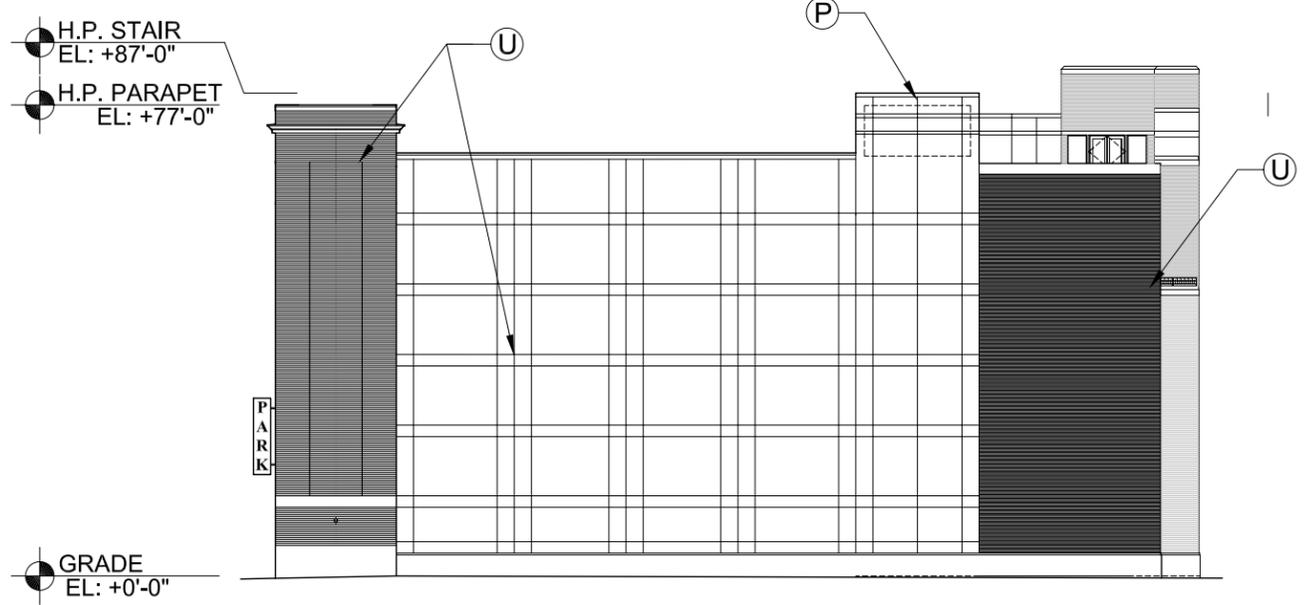


Planning and Zoning Commission - 6/20/2012 - 129

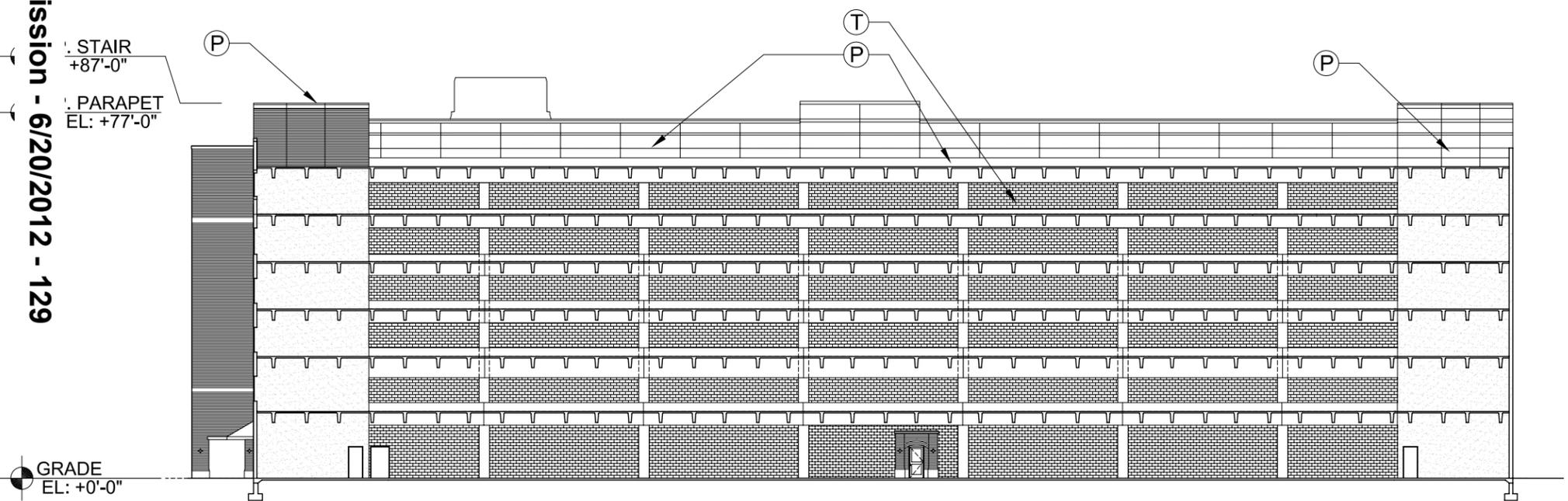
**BUILDING THREE: GARAGE**  
**SNOLLAVE**  
**NO. 1111**  
Page 129 - Agenda Item D.3.



**WEST ALLEY ELEVATION**



**EAST ALLEY ELEVATION**



**PARKING GARAGE SECTION DEPICTING NORTH FACE OF PARKING GARAGE**



ITEM	OPTION
P. ELEVATOR OVERRUN & STAIR TOWER BEYOND	1. PRE-CAST: PAINTED CAST STONE OR BRICK FORM LINER.
Q. GAS METER	
R. ELECTRICAL METER	
S. STRUCTURE	
T. SPANDRELS	1. PRE-CAST CONCRETE W/ EXPOSED AGGREGATE AND FORMED FRAME DTL.
U. FACADE	1. PRE-CAST: PAINTED BRICK FORM LINER
V. WINDOW WALLS	1. HOLLOW METAL FRAMES W/ METAL SCREENS
W. ART WALL	
X. GUARD RAIL	1. PRE-FINISHED ALUMINUM RAIL

REVISED - MAY 3, 2012

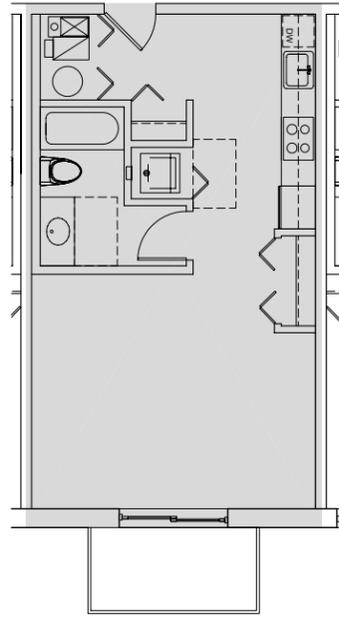
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

**PC-26B**



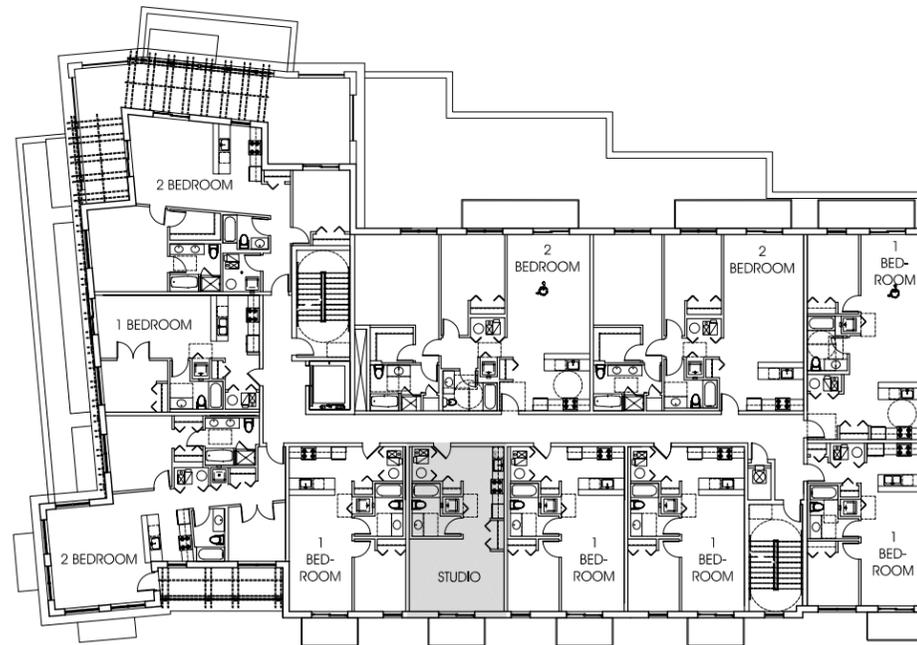
TYPICAL STUDIO PLAN



THIRD FLOOR PLAN

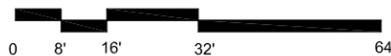


FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

FLOOR PLANS



NORTH



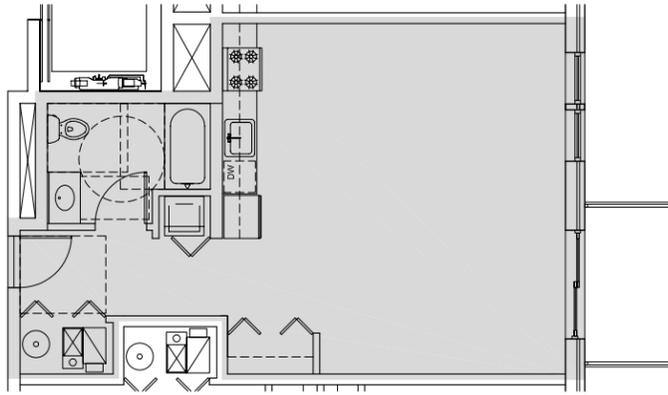
REVISED -  
MAY 3, 2012

**WATER STREET  
DISTRICT**

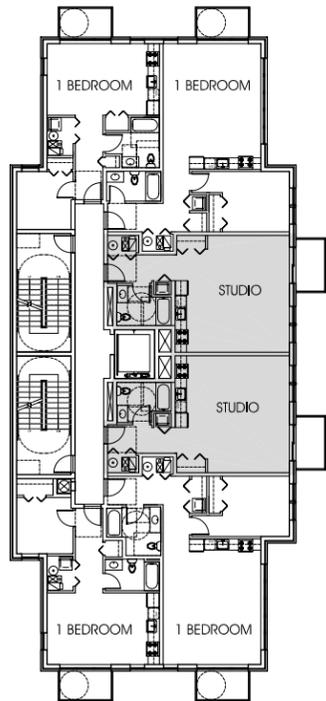
NAPERVILLE, ILLINOIS 60540

  
Hitchcock  
Design Group  
Creating Better Places™

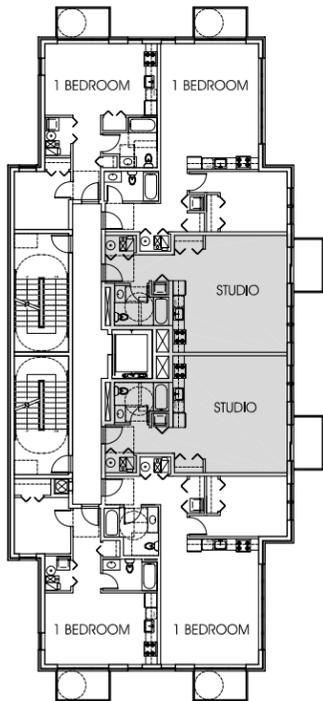
**SULLIVAN  
GOULETTE  
& WILSON**  
ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



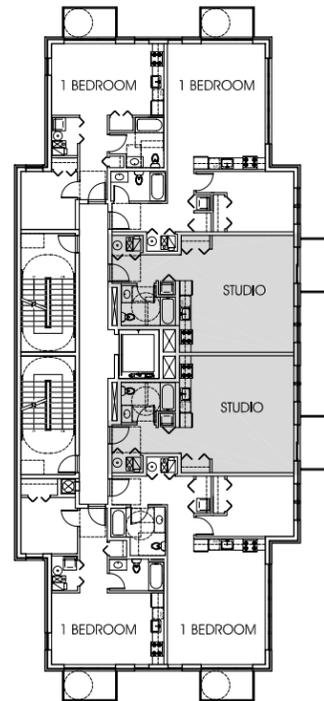
**TYPICAL STUDIO PLAN**



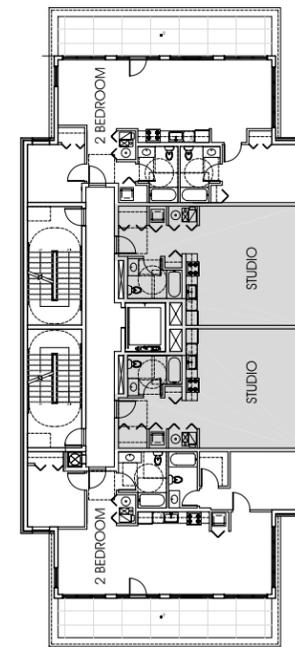
**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



**FOURTH FLOOR PLAN**



**FIFTH FLOOR PLAN**

**FLOOR PLANS**



NORTH



REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

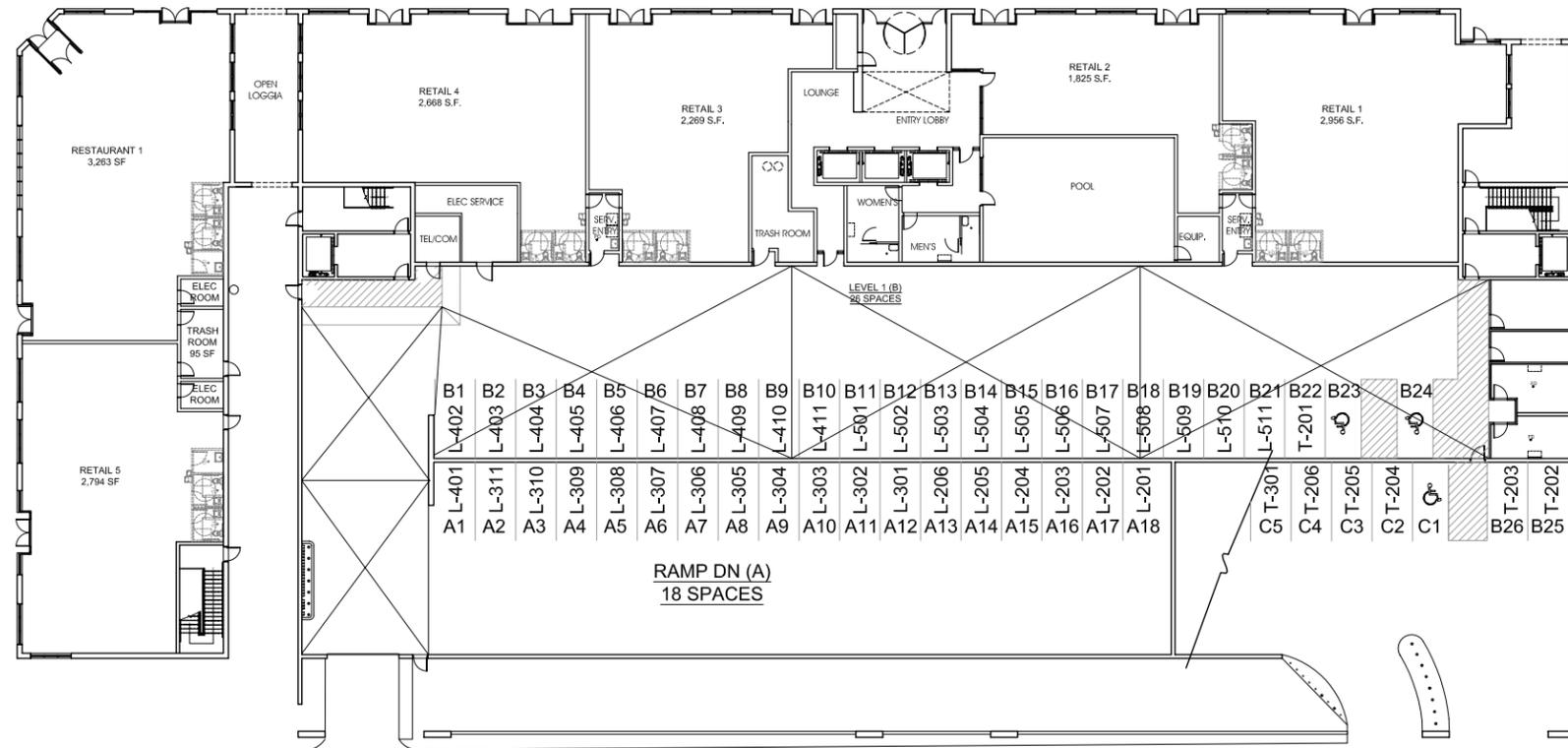
NAPERVILLE, ILLINOIS 60540



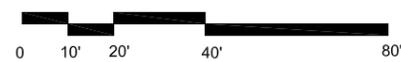
ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



**BUILDING THREE: PARKING ASSIGNMENTS**



**GROUND FLOOR PLAN**



REVISED -  
MAY 3, 2012

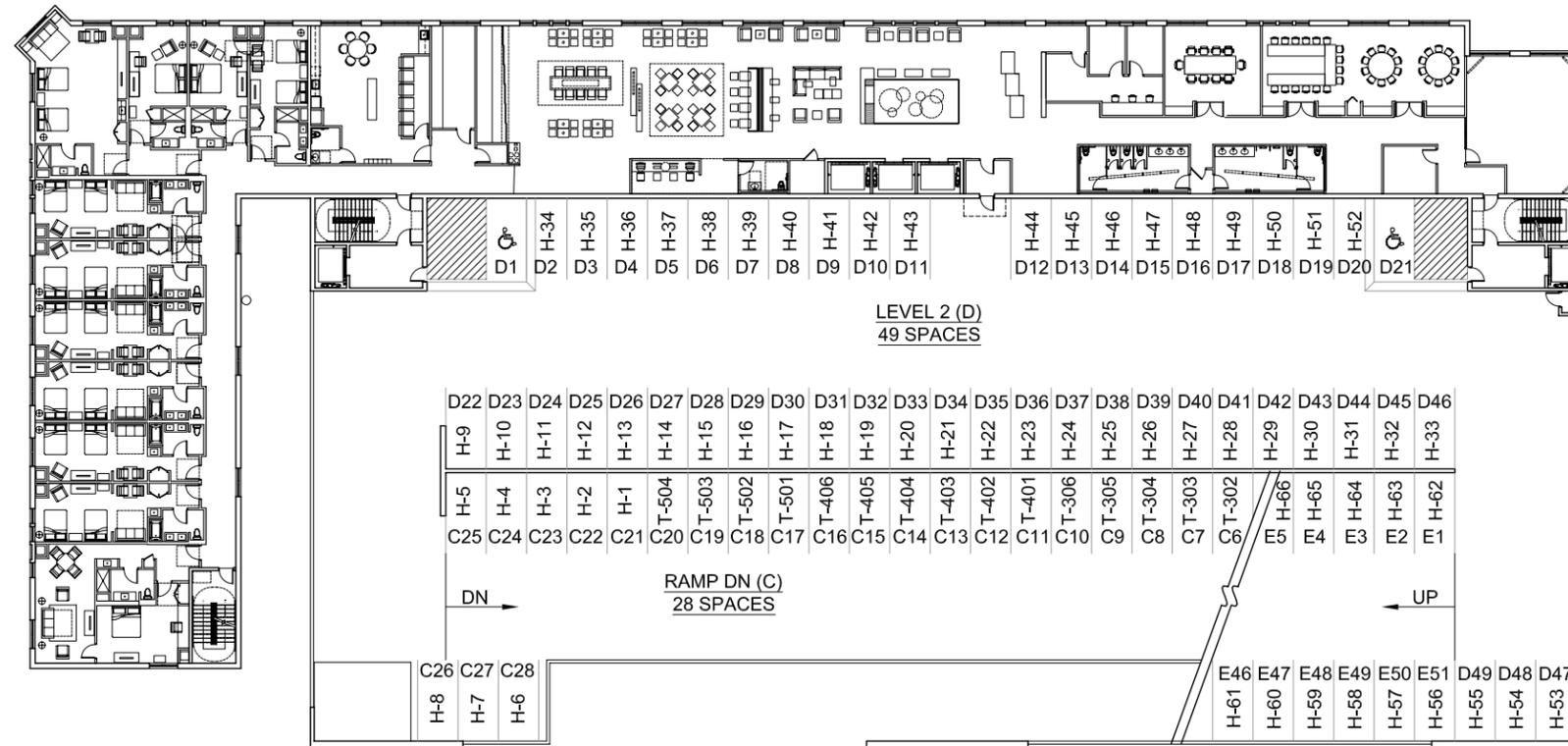
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540





**BUILDING THREE: PARKING ASSIGNMENTS**



**SECOND FLOOR PLAN**



REVISED -  
MAY 3, 2012

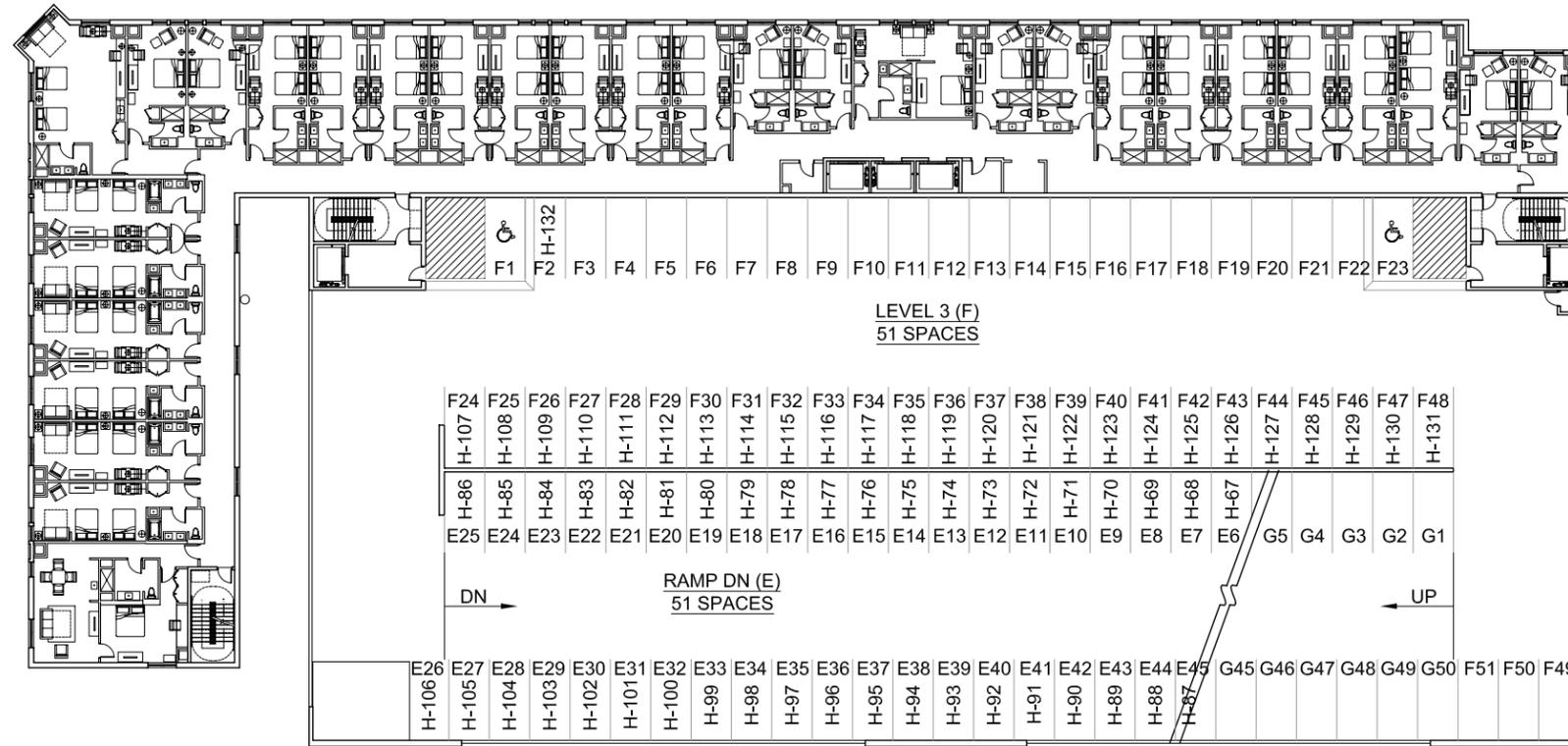
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540





**BUILDING THREE: PARKING SIGNMENTS**



REVISED - MAY 3, 2012

**WATER STREET DISTRICT**

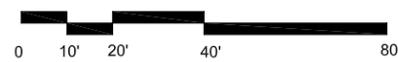
NAPERVILLE, ILLINOIS 60540



COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

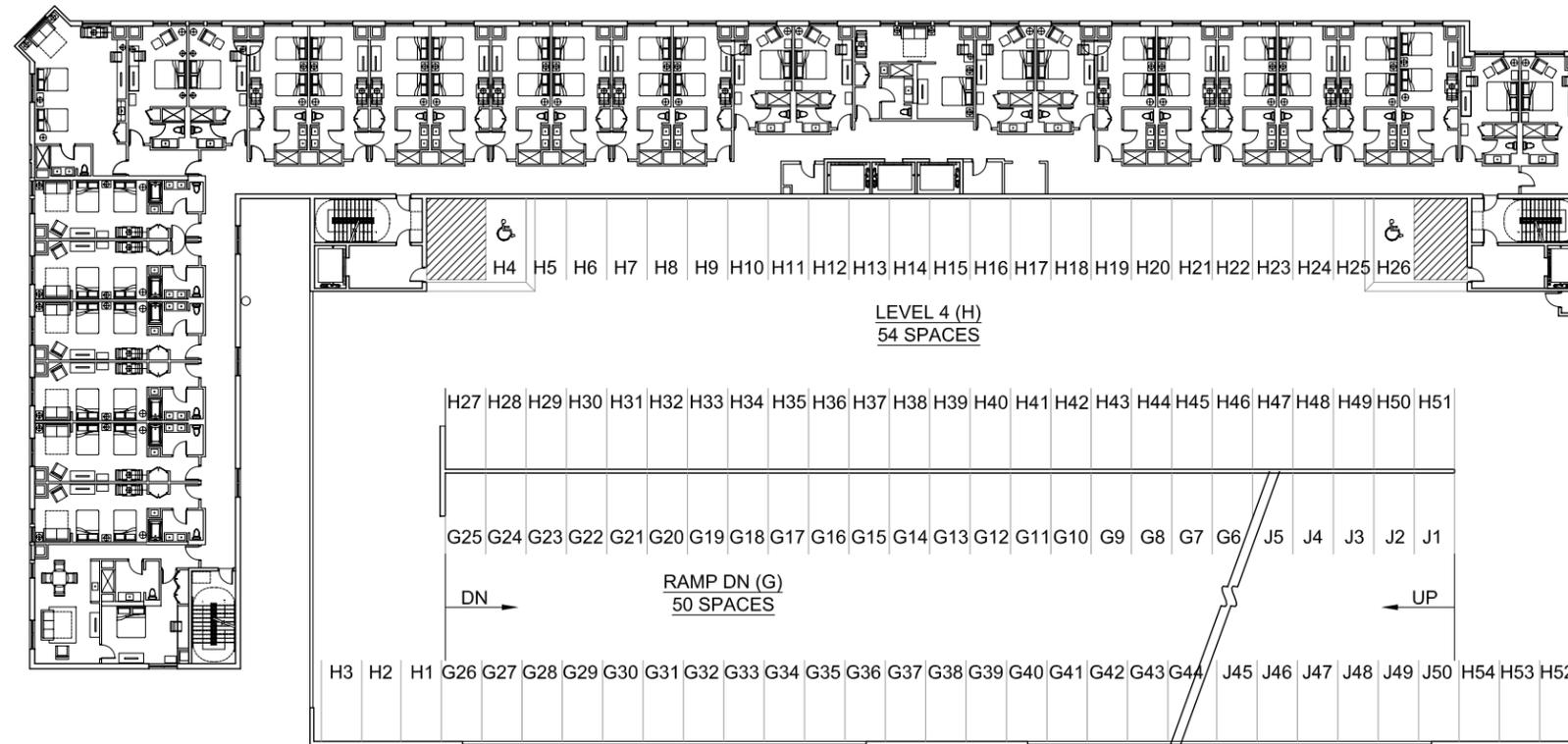
PP-3H

**THIRD FLOOR PLAN**





**BUILDING THREE: PARKING ASSIGNMENTS**



**FOURTH FLOOR PLAN**



REVISED -  
MAY 3, 2012

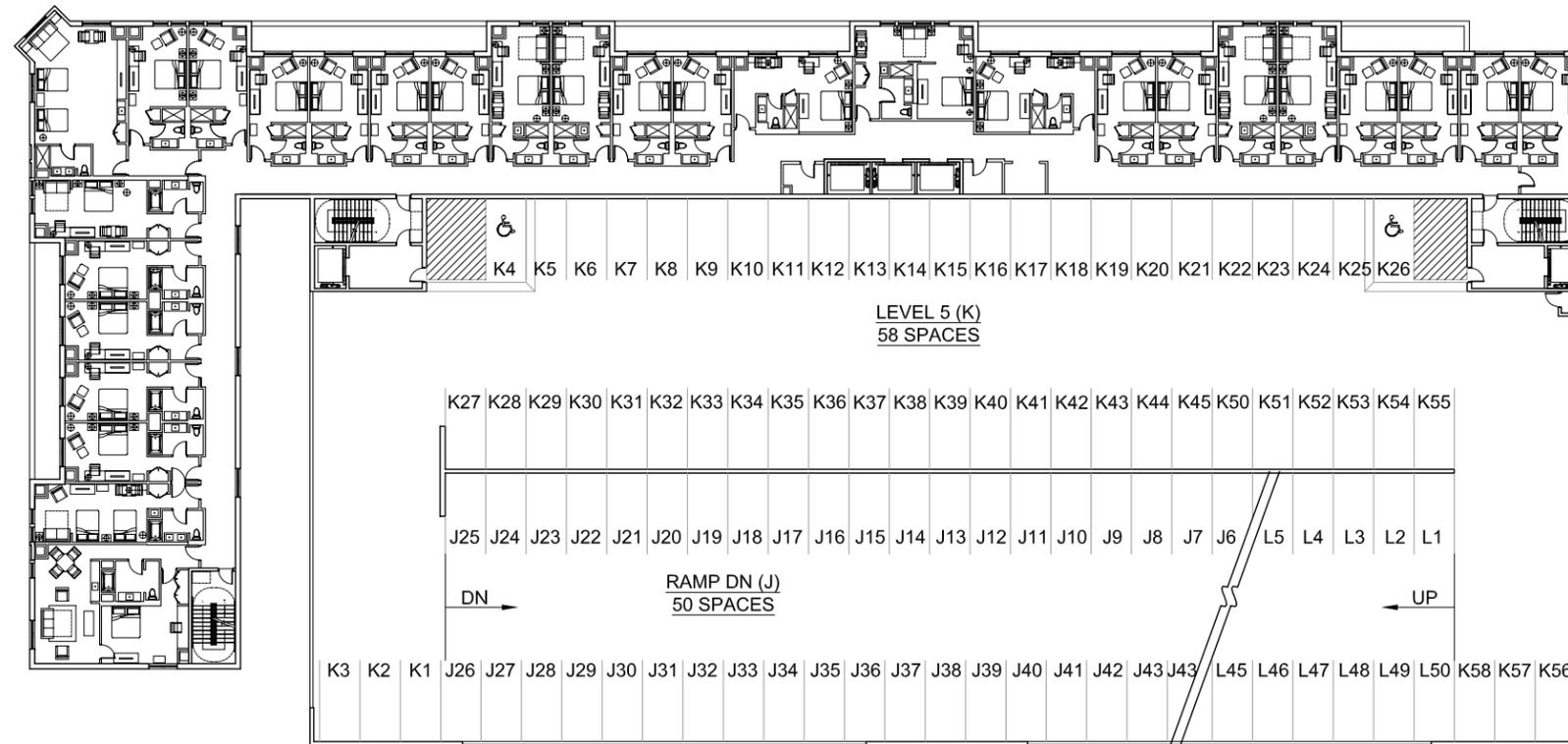
**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540





**BUILDING THREE: PARKING ASSIGNMENTS**



**FIFTH FLOOR PLAN**



REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

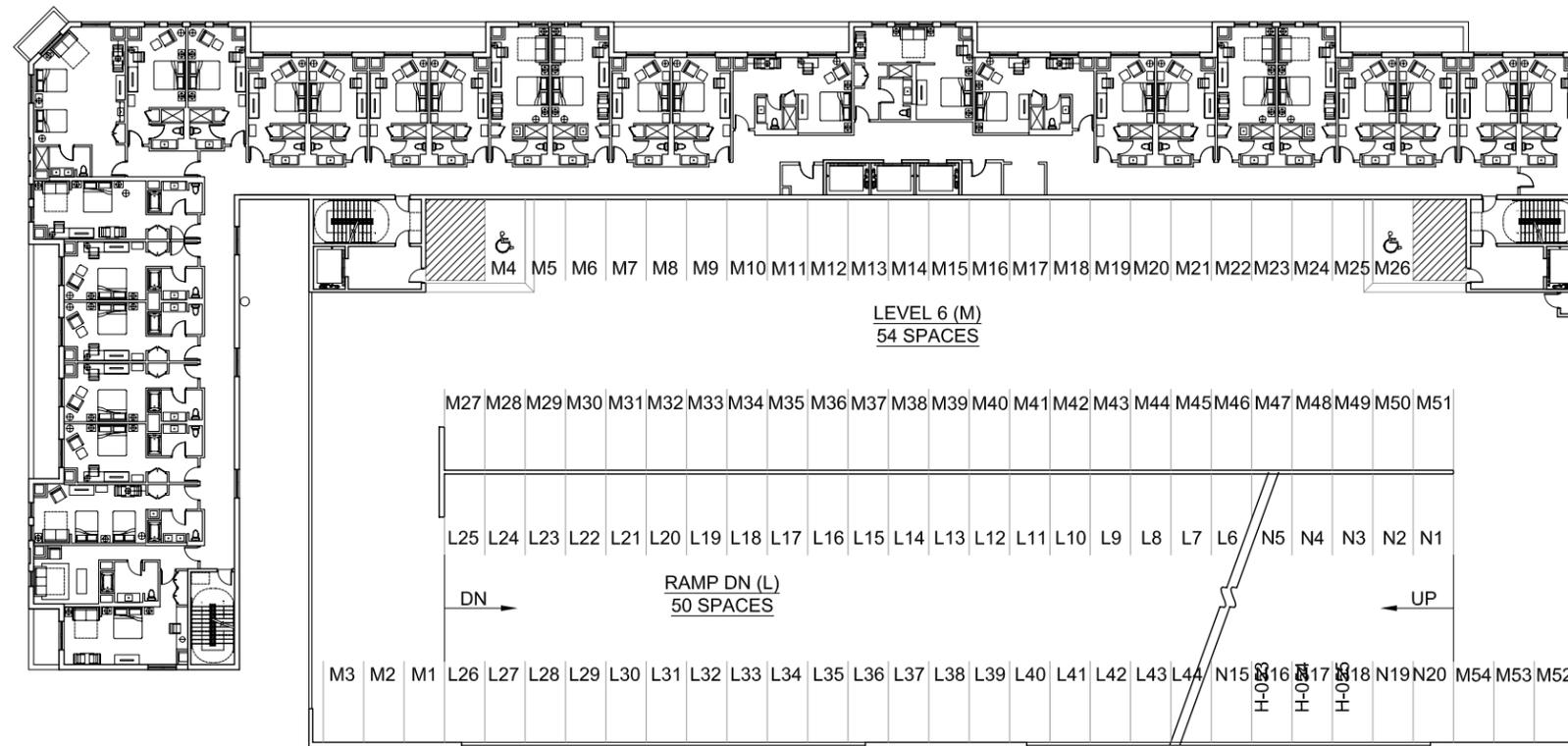
NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



**BUILDING THREE: PARKING ASSIGNMENTS**



**SIXTH FLOOR PLAN**



REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

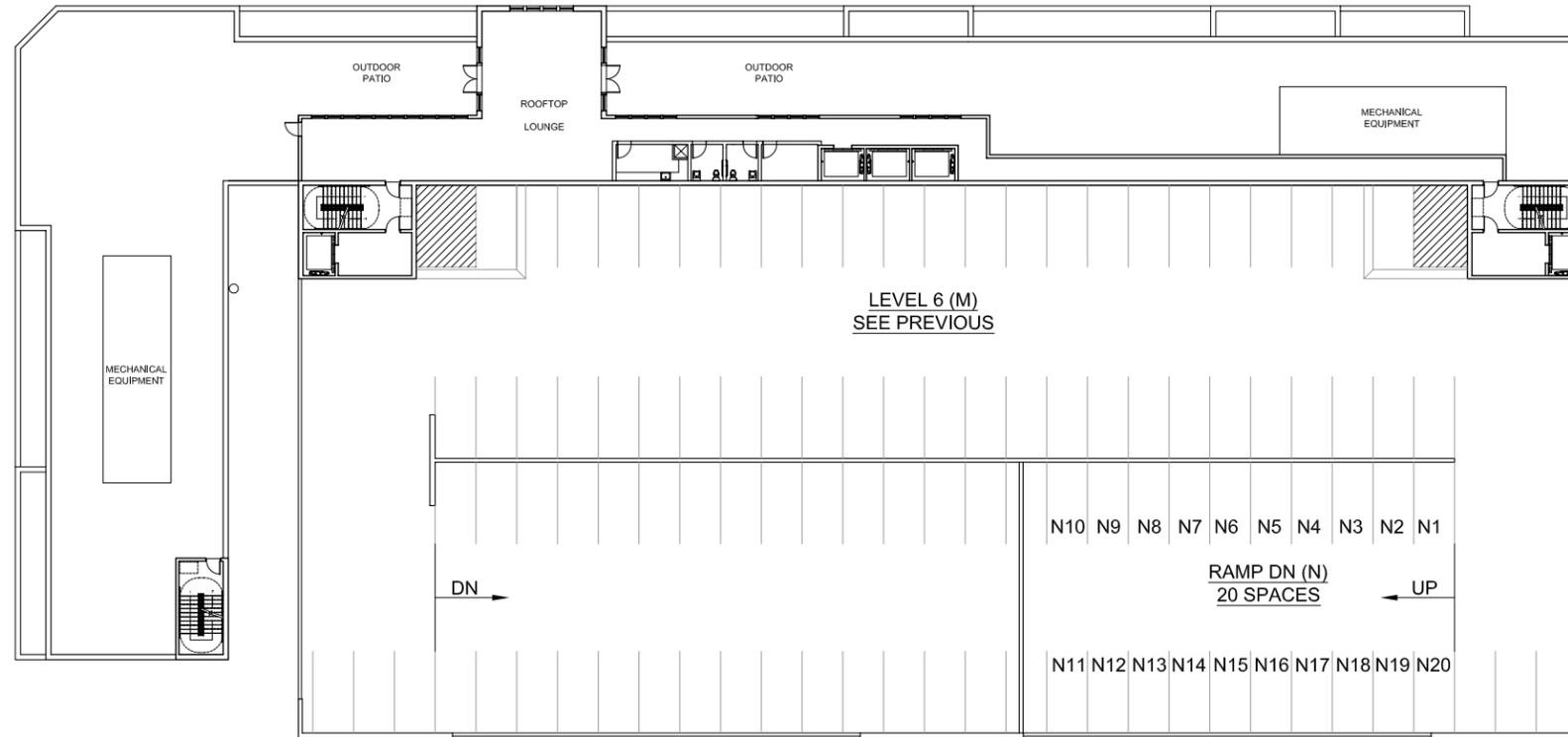
NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



**BUILDING THREE: PARKING ASSIGNMENTS**



REVISED - MAY 3, 2012

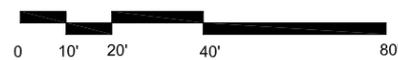
**WATER STREET DISTRICT**

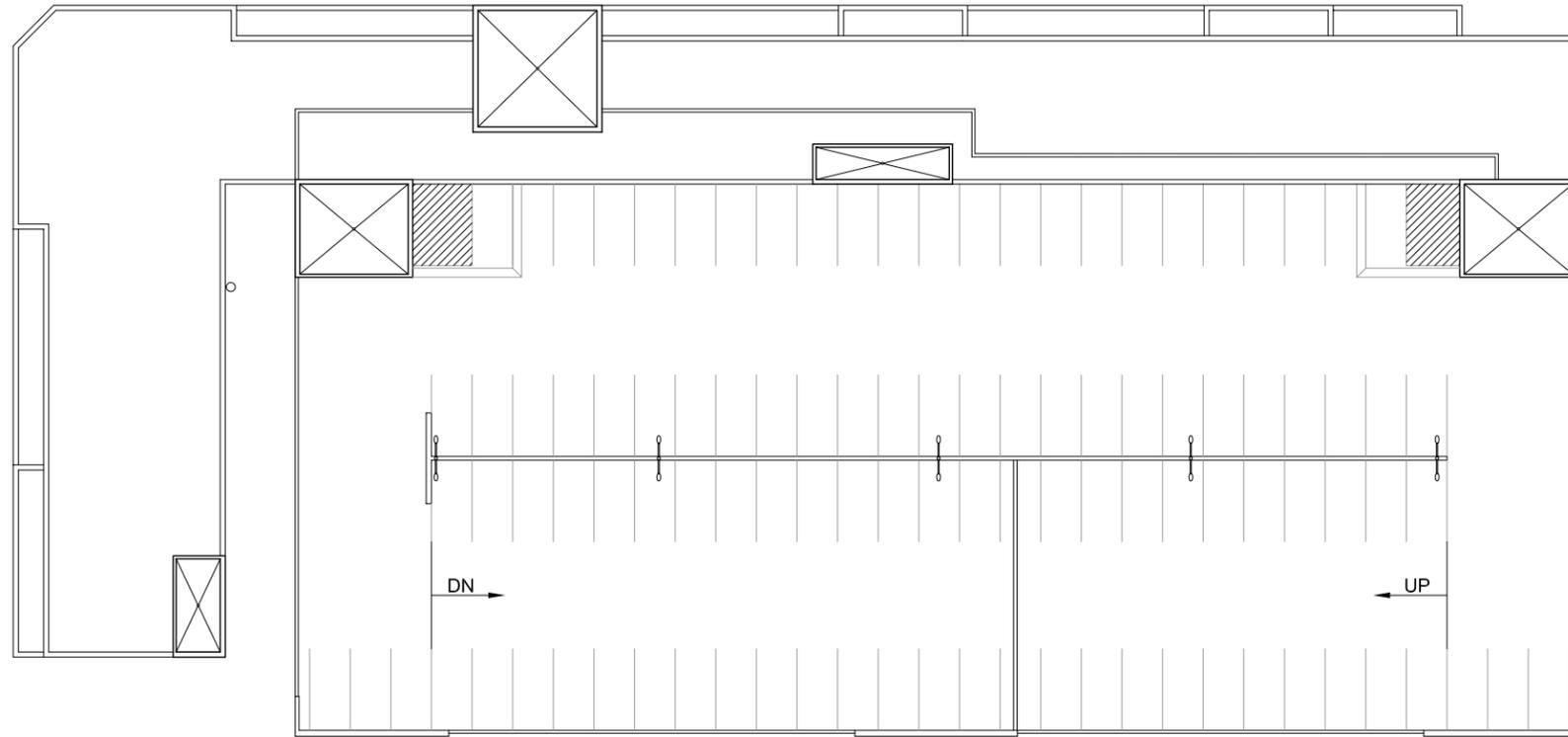
NAPERVILLE, ILLINOIS 60540



PP-7H

**ROOF PLAN**





ROOF PENTHOUSE PLAN



**BUILDING THREE: PARKING ASSIGNMENTS**

REVISED -  
MAY 3, 2012

**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.



**ALLEY ELEVATION**



**WEBSTER ST. ELEVATION**



EXHIBIT D

**ALLEY ELEVATION / WEBSTER STREET ELEVATION**

HOTEL OPTION

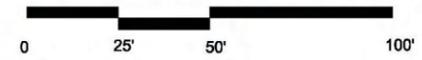
REVISED  
MAY 3, 2012

**WATER STREET DISTRICT**

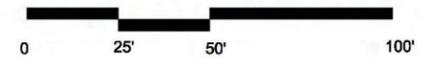
NAPERVILLE, ILLINOIS 60540



**DUPAGE RIVER ELEVATION**



**WATER ST. NORTH ELEVATION**



**WATER STREET ELEVATION**

REVISED  
MAY 3, 2012

**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



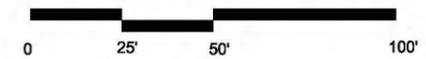
**SULLIVAN  
GOULETTE  
& WILSON**

ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

**WATER STREET ELEVATION**



**WATER ST. ELEVATION**



REVISED  
MAY 3, 2012

**WATER STREET DISTRICT**

NAPERVILLE, ILLINOIS 60540



ARCHITECTS  
COPYRIGHT 2010, SULLIVAN GOULETTE WILSON, LTD.

# FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT NORTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL.  
60540

P.I.N. 07-13-440-005  
07-13-440-004



VICINITY MAP  
NOT TO SCALE

**AREA**

LOT1:	14,170 SQ. FT.	0.3253 ACRES
LOT2:	5,373 SQ. FT.	0.1233 ACRES
LOT3:	8,625 SQ. FT.	0.1980 ACRES
LOT4:	8,715 SQ. FT.	0.2001 ACRES
<b>TOTAL:</b>	<b>36,883 SQ. FT.</b>	<b>0.8467 ACRES</b>

Planning and Zoning Commission - 6/20/2012 - 143

**LEGEND**

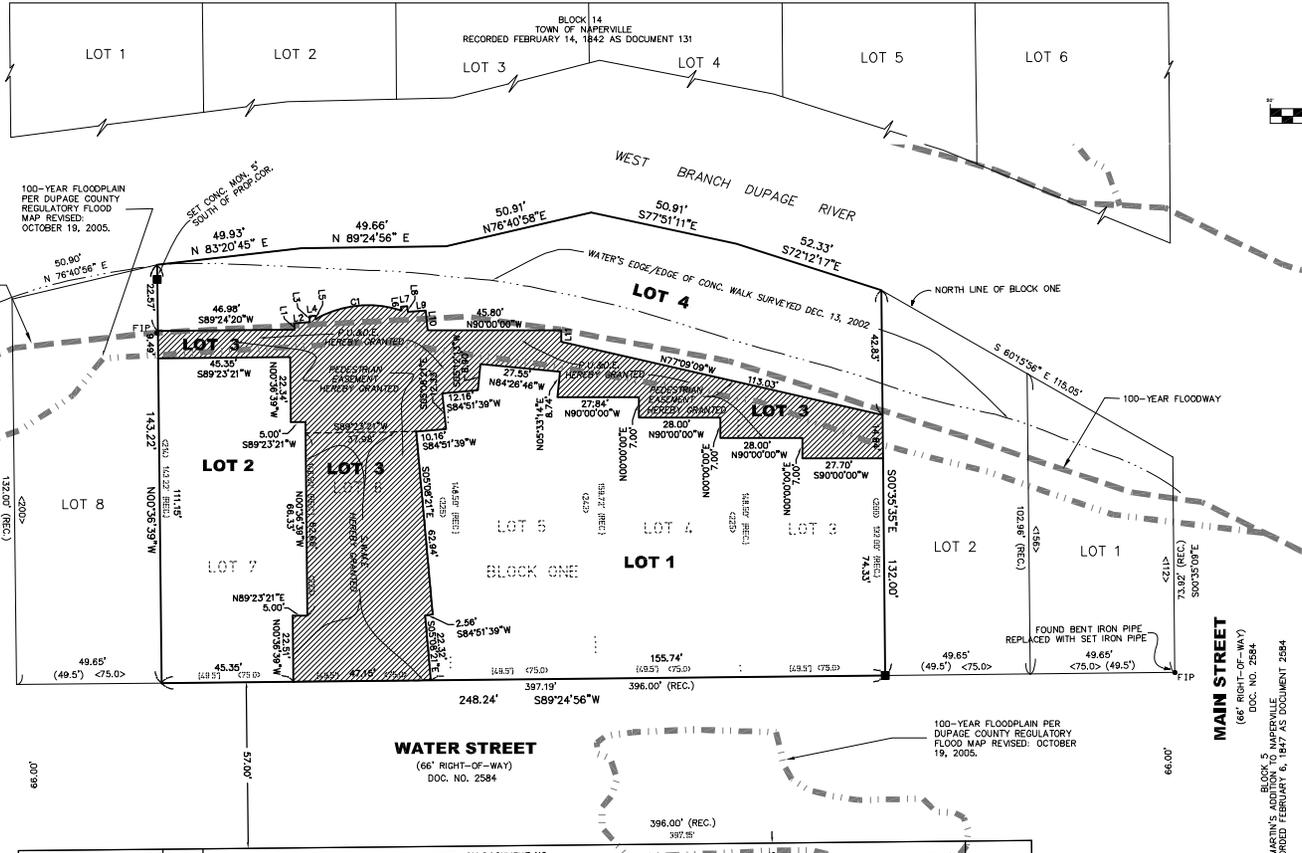
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE HEREBY SUBDIVIDED
- EXISTING RIGHT-OF-WAY LINE / LOT LINE
- EDGE OF WATER
- LOT LINE HEREBY ESTABLISHED
- EASEMENT HEREBY GRANTED
- UNDERLYING LOT/PARCEL LINE
- FOUND IRON PIPE
- SET CONCRETE MONUMENT PURSUANT TO 765 ILCS 205
- PEDESTRIAN EASEMENT HEREBY GRANTED

**BBREVIATIONS**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- 1.00' RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET
- 1.00' RECORD DATUM IN LINKS NOT FEET PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 (1 LINK = 7.92 INCHES = 0.66 FEET)
- 0.00' UNDERLYING LOT NO./LOT DIMENSIONS
- 1.00' CALCULATED DATUM IN FEET
- 80.E. PUBLIC UTILITIES AND DRAINAGE EASEMENT
- V.M.E. STORMWATER MANAGEMENT EASEMENT

**NOTES**

- PER STATE STATUTE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.



**BASIS OF BEARINGS**

ASSUMED THE SOUTH LINE OF BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE AS BEING: SOUTH 89°24'56" WEST.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	1.99	S05°44'22"E
L2	5.48	S84°15'38"W
L3	2.00	S05°44'22"E
L4	2.13	S84°15'38"W
L5	1.29	N05°44'22"E
L6	1.29	S05°44'22"E
L7	2.13	S84°15'38"W
L8	2.00	N05°44'22"E
L9	6.12	S84°15'38"W
L10	6.78	N05°44'22"E
L11	4.07	N00°00'00"

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	30.39	36.15	S84°15'38"

Page 143 - Agenda Item D.3.

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/11/09	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED SEPTEMBER 30, 2008	4.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
2.	03/22/10	REVISED PER CLIENT	5.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOVEMBER 16 AND 17, 2010
3.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 25, 2010	6.	03/13/12	PER REVISED SITE PLAN
			7.	05/08/12	REVISED PER CITY REVIEW

**FINAL PLAT OF SUBDIVISION**  
**THE WATER STREET DISTRICT, NAPERVILLE, IL**

DRAFTING COMPLETED: 8/26/08  
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = 20'

Project No: 02207.WTR  
Group No: VP04.2  
SHEET NO.  
1 of 2



# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT NORTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION**

LOTS 3 THROUGH 7 INCLUSIVE IN BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1947 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

**AREA**

LOT1:	14,170 SQ. FT.	0.3253 ACRES
LOT2:	5,373 SQ. FT.	0.1233 ACRES
LOT3:	8,625 SQ. FT.	0.1980 ACRES
LOT4:	8,715 SQ. FT.	0.2001 ACRES
<b>TOTAL:</b>	<b>36,883 SQ. FT.</b>	<b>0.8467 ACRES</b>

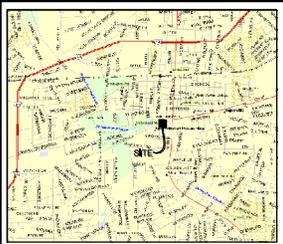
**BASIS OF BEARINGS**

ASSUMED THE SOUTH LINE OF BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE AS BEING: SOUTH 89°24'56" WEST.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
**NAME: NAPERVILLE CITY CLERK**  
ADDRESS: 400 S. LAKE STREET  
NAPERVILLE, IL 60540

**BENCHMARK NOTE**

CHISELED SQUARE IN SOUTH END OF EAST CONCRETE STREET WALL ON WABN STREET BRIDGE.  
ELEVATION: 616.18  
DUPAGE COUNTY BENCHMARK:  
RM 2 - SQUARE CUT ON TOP OF WEST END OF NORTH CONCRETE ABUTMENT AT WASHINGTON STREET BRIDGE OVER WEST BRANCH OF DUPAGE RIVER.  
FIRM MAP 170213.0013 C ELEVATION: 617.35' (NGVD), 1829'  
NOTE: SUBTRACT 6.28 FROM N.G.V.D., 1929 DATUM TO EQUAL N.A.V.D., 95 DATUM.



**VICINITY MAP**  
NOT TO SCALE



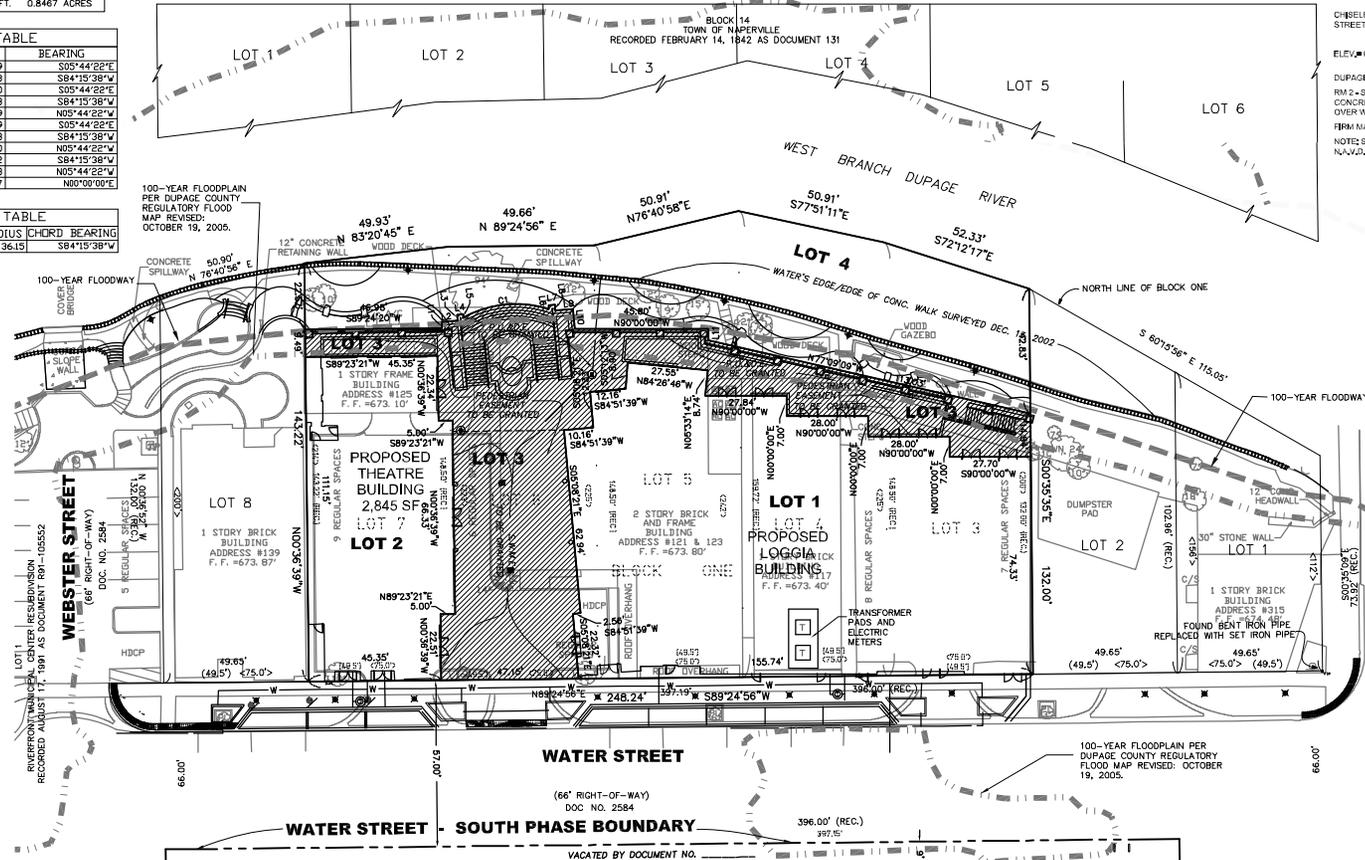
- LEGEND**
- PROPERTY LINE (EXTERIOR)
  - - - WATER STREET PHASE 1 BOUNDARY
  - EXISTING RIGHT-OF-WAY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - - - PROPOSED LOT LINE
  - - - FENCE LINE CLF
  - - - CURB
  - UTILITY STUB
  - SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - CURB INLET
  - DRAINAGE STRUCTURE WITH OPEN LID
  - FIRE HYDRANT
  - VALVE IN VALVE BOX
  - GATE VALVE IN VALVE VAULT
  - TREE
  - UTILITY POLE
  - LIGHT STANDARD
  - SIGN
  - TELEPHONE HANDBILE
  - MONITORING WELL
  - UTILITY PEDESTAL
  - TRANSFORMER PAD
  - PLANTER
  - AIR CONDITIONER
  - MAILBOX
  - CONCRETE SLAB
  - WATER SERVICE
  - CLEAN UT W/KN SOURCE
  - FOUND IRDN PIPE
  - FIP
  - RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET
  - RECORD DATUM IN LINKS NOT FEET PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 (1 LINK = 7.92 INCHES = 0.66 FEET)
  - CALCULATED DATUM IN FEET
  - UNDERLINES LOT NO. / LOT DIMENSION
  - P.U./D.E. PUBLIC UTILITIES AND DRAINAGE EASEMENT
  - S.W.M.E. STORMWATER MANAGEMENT EASEMENT
  - PEDESTRIAN EASEMENT TO BE GRANTED

**LINE TABLE**

LINE	LENGTH	BEARING
L1	1.99	S05°44'22"E
L2	5.48	S84°15'38"W
L3	2.00	S05°44'22"E
L4	2.13	S84°15'38"W
L5	1.29	N05°44'22"W
L6	1.29	S05°44'22"E
L7	2.13	S84°15'38"W
L8	2.00	N05°44'22"W
L9	6.12	S84°15'38"W
L10	6.78	N05°44'22"W
L11	4.97	N00°00'00"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	30.39	36.13	58°41'53"W	



- NOTES**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - SEE SHEET 2 OF 2 FOR WATER STREET PUD DESIGN SCHEDULE.
  - THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.
  - PETITIONER IS AWARE OF THE WATER STREET REVISION STATEMENT ADOPTED BY THE CITY OF NAPERVILLE AND WILL ATTEMPT TO INCORPORATE ALL OF THE PRINCIPLES AND CHARACTERISTICS INTO THE WATER STREET REDEVELOPMENT PROJECT.
- EASEMENT NOTES**
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:  
WATERMAIN - PUBLIC (CITY OF NAPERVILLE)  
WATER SERVICES - PRIVATE  
STORM SEWER IN WATER STREET - PUBLIC (CITY OF NAPERVILLE)  
ON SITE STORM SEWER - PRIVATE

**DEVELOPER**  
Marquette Property Investments  
509 Aurora Avenue  
Naperville, Illinois 60540  
630.369.8855 voice  
630.369.9955 fax  
Contact: Nick Ryan

**ARCHITECT OF RECORD**  
Sullivan Goulette Wilson  
780 N. Franklin, Suite  
Chicago, Illinois 606  
312.988.7412 voice  
312.988.7409 fax  
Contact: Michael Hernandez

**ENGINEER / SURVEYOR**  
V3 Companies, Ltd.  
7325 James Avenue, Suite 100  
Woodridge, Illinois 60517  
630.724.9200 voice  
630.724.9202 fax  
Project Manager: Bryan Rieger  
Proj. Surveyor: Chuck Bartosz

**Engineers Scientists Surveyors**  
7325 James Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 fax  
630.724.0394 voice  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/11/09	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED OCTOBER 1, 2008	5.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
2.	03/22/10	REVISED PER CLIENT	6.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 16 AND 17, 2010
3.	05/27/10	REVISED PER CLIENT	7.	03/13/12	REVISED SITE PLAN PER REVISED CITY REVIEW
4.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 23, 2010	8.	05/08/12	REVISED PER CITY REVIEW

**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 9/03/08  
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = 20'

Project No: 02207.MTR  
Group No: VP04.1  
SHEET NO: 1 of 2

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT NORTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 07-13-440-005  
07-13-440-004

Planning and Zoning Commission - 6/20/2012 - 146

WATER STREET PUD DESIGN SCHEDULE		
ITEM	AREA / NUMBER	
2.3.1		
PROJECT SITE SQUARE FOOTAGE	36,883	S.F.
PROJECT SITE SQUARE FOOTAGE		
LOT 1	14,170	S.F.
LOT 2	5,319	S.F.
LOT 3	8,879	S.F.
LOT 4	8,715	S.F.
TOTAL PROJECT SQUARE FOOTAGE	36,883	S.F.
SUBJECT SQUARE FOOTAGE OF R.O.W.	0	S.F.
LOADING FOOTPRINT COVERAGE		
20A BUILDING (LOT 1)	13,830	S.F.
24RE BUILDING (LOT 2)	5,535	S.F.
TOTAL BUILDING FOOTPRINT COVERAGE	18,985	S.F.
SUBJECT FLOOR AREA (GROSS AREA)		
20A BUILDING (LOT 1)(NOT INCL. BALCONIES & TERRACES)	66,994	S.F.
24RE BUILDING (LOT 2)(NOT INCL. BALCONIES & TERRACES)	28,824	S.F.
TOTAL BUILDING FLOOR AREA	95,818	S.F.
SUBJECT SITE FLOOR AREA RATIO (F.A.R.)		
20A F.A.R. (BUILDING FLOOR AREA / SITE S.F.)	2.54	
SIGN REQUESTED		
	04	PUD
LOADING HEIGHT		
20A BUILDING HEIGHT (LOGSIA BUILDING - PARAPET)	68'-0"	
20A BUILDING HEIGHT (LOGSIA BUILDING - TOWER)	72'-3"	
24RE BUILDING HEIGHT (THEATRE BUILDING-PARAPET)	68'-11"	
24RE BUILDING HEIGHT (THEATRE BUILDING, MAIN BUILDING)	61'-8"	
2) USE PER BUILDING		
20A BUILDING		
TOTAL SQUARE FOOTAGE OF RETAIL/RESTAURANT/OFFICE/COMMERCIAL	16,080*	S.F.
IT INCL. COMMON CIRCULATION AND/OR BUILDING SERVICES		
UNIVERSAL SERVICE AREA	2,607	S.F.
TOTAL SQUARE FOOTAGE OF RESIDENTIAL	35,071*	S.F.
IT INCL. BALCONIES, TERRACES AND/OR COMMON CIRCULATION & SERVICES		
RESIDENTIAL SERVICE AREA	5,533	S.F.
WED SERVICE AREA	0	S.F.
REMENT AREA	7,303	S.F.
TOTAL GROSS AREA	68,994	S.F.
RESIDENTIAL UNIT COUNT	397	UNITS
THE SECOND FLOOR NON-RESIDENTIAL AREA (I.E. 5,194 S.F.) MAY BE CONVERTED TO 4 APARTMENT UNITS		
24RE BUILDING		
TOTAL SQUARE FOOTAGE OF RETAIL/RESTAURANT/OFFICE/COMMERCIAL	3,178	S.F.
IT INCL. COMMON CIRCULATION AND/OR BUILDING SERVICES		
UNIVERSAL SERVICE AREA	413	S.F.
TOTAL SQUARE FOOTAGE OF RESIDENTIAL	18,260	S.F.
IT INCL. BALCONIES, TERRACES AND/OR COMMON CIRCULATION & SERVICES		
RESIDENTIAL SERVICE AREA	5,090	S.F.
REMENT AREA	2,095	S.F.
TOTAL GROSS AREA	28,824	S.F.
RESIDENTIAL UNIT COUNT	22	UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS IN PROJECT	61	UNITS
2) VISIT		
TOTAL ACRES (INCLUDING RIGHT OF WAY AND LOTS CONTROLLED)	0.85	ACRES
TOTAL NUMBER OF RESIDENTIAL UNITS	61	UNITS
TOTAL RESIDENTIAL UNITS PER GROSS ACRES	71.76	UNITS / ACRE
2.3.2		
NUMBER OF PARKING SPACES		
STREET PARKING (TYPICAL SPACE 8'-0" X 20'-0")	8	SPACES
2.3.3		
SQUARE FOOTAGE OF COMMONLY OWNED AND MAINTAINED OPEN SPACE		
PRIVATELY OWNED AND MAINTAINED OPEN SPACE	8,879	S.F.
PUBLICLY OWNED AND MAINTAINED OPEN SPACE	8,715	S.F.
TOTAL SQUARE FOOTAGE	17,594	S.F.
PERCENT OF OPEN SPACE (EXCLUDING R.O.W.)	47%	
2.3.5		
MAXIMUM SQUARE FOOTAGE OF RESTAURANT	11,529	S.F.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTES DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: MP WATER STREET DISTRICT, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: \_\_\_\_\_  
NAME: NICHOLAS M. RYAN  
ITS: MANAGER

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, PRINT NAME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ NICHOLAS M. RYAN

OF MP WATER STREET DISTRICT, LLC, THE MANAGER OF MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OFFICER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AT HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

### MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

PRIVATBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, JANUARY 04 \_\_\_\_\_, A.D., 20\_\_\_\_, AS DOCUMENT NO. R2008-001747 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

MORTGAGEE NAME: PRIVATEBANK AND TRUST COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
ITS: \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, M., AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLAT ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
RECORDER OF DEEDS

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRMAN SECRETARY

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR CITY CLERK

### LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT PART OF PROPERTY FALLS IN FLOOD HAZARD AREAS AS SHOWN ON THE DUPAGE REGULATORY FLOOD MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 0708 OF TOWNSHIP NAPERVILLE, MAP NUMBER 1704530706 D WITH REVISION DATE OF OCTOBER 19, 2005.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ WOODRIDGE, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

\_\_\_\_\_  
CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2012  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.8200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/11/09	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED OCTOBER 1, 2008	5.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
2.	03/22/10	REVISED PER CLIENT	6.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 16 AND 17, 2010
3.	05/27/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER	7.	03/13/12	PER REVISED SITE PLAN
4.	07/22/10	DATE: JUNE 26, 2010	8.	05/08/12	REVISED PER CITY REVIEW

**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 9/03/08 DRAWN BY: SPK PROJECT MANAGER: ANH  
FIELD WORK COMPLETED: N/A CHECKED BY: CWB SCALE: 1" = 11/4"

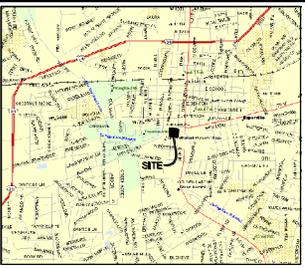
Project No: 02207.WTR  
Group No: VP04.1  
SHEET NO.  
2 of 2

# FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

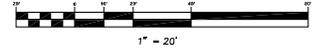
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
NAME: **NAPERVILLE CITY CLERK**  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL.  
60540

P.I.N. 07-13-442-020  
07-13-442-006  
07-13-442-005  
07-13-442-004  
07-13-442-003  
07-13-442-001  
07-13-442-010



GRAPHIC SCALE



BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BLOCK FOUR IN  
MARTIN'S ADDITION TO NAPERVILLE AS BEING:  
SOUTH 89°16'08" WEST.

Planning and Zoning Commission - 6/20/2012 - 147

**LEGEND**

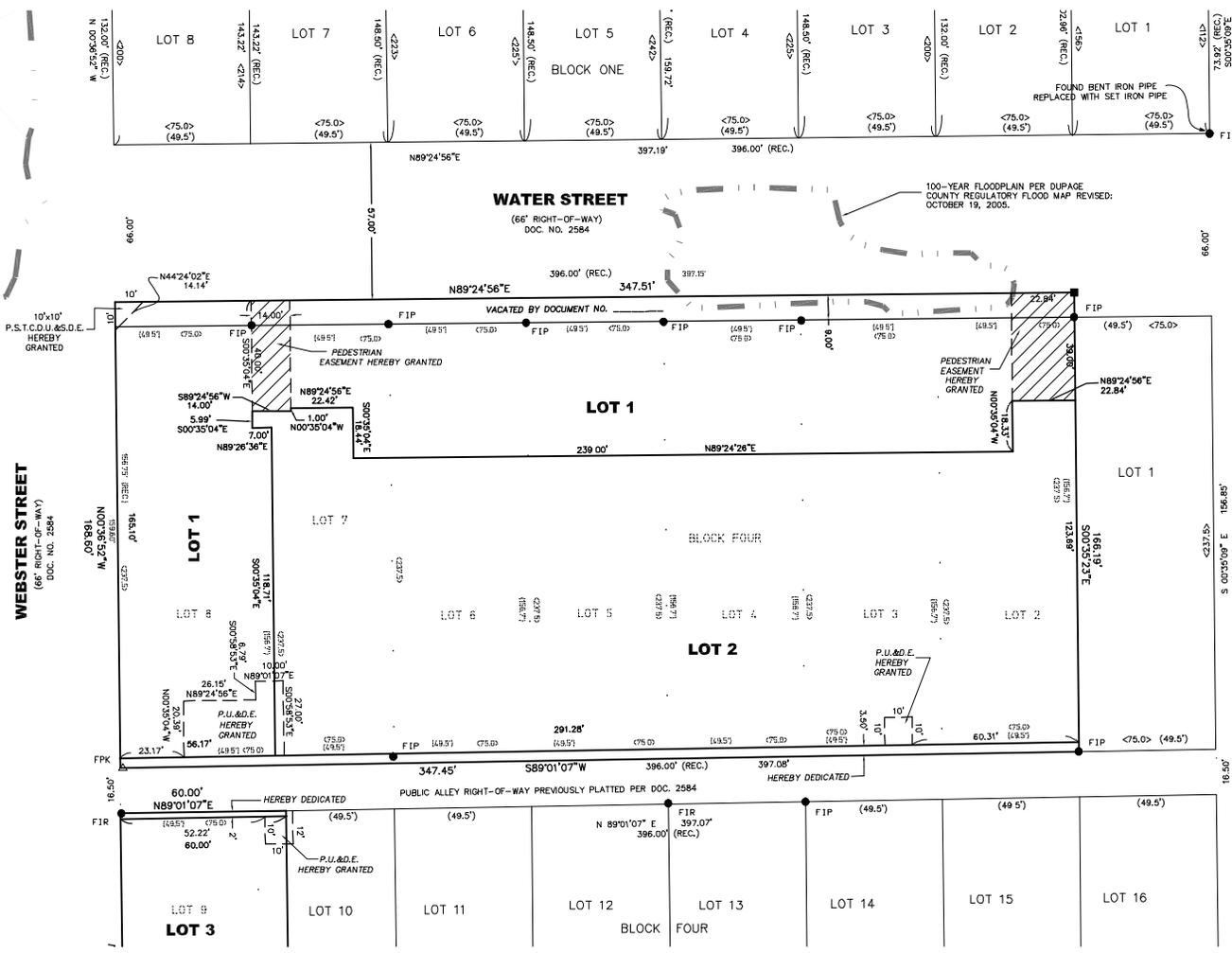
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE HEREBY SUBDIVIDED
- EXISTING RIGHT-OF-WAY LINE / LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EASEMENT HEREBY GRANTED
- UNDERLYING LOT/PARCEL LINE
- FOUND IRON PIPE (FIP)
- FOUND IRON ROD (FIR)
- FOUND PK NAIL (FPK)
- SET CONCRETE MONUMENT
- PEDESTRIAN EASEMENT HEREBY GRANTED

**ABBREVIATIONS**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (0.00') RECORD DATUM PER TAX ASSESSOR'S MAP
- <0.00'> RECORD DATUM PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 - DISTANCE IN LINKS
- 0.00' UNDERLYING LOT NO./LOT DIMENSIONS
- S.T.C.D.U.&S.D.E. PUBLIC SIDEWALK, TRAFFIC CONTROL DEVICES, UTILITIES, AND SIGHT DISTANCE EASEMENT
- P.U.&D.E. PUBLIC UTILITIES AND DRAINAGE EASEMENT
- P.U.&S.W.M.E. PUBLIC UTILITIES AND STORMWATER MANAGEMENT EASEMENT

**NOTES**

- 1.) PER STATE STATUTE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.
- 2.) ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 3.) ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
- 4.) ALL STREET OR ALLEY RIGHTS-OF-WAY NOTED ON THIS PLAT AS "HEREBY DEDICATED" ARE HEREBY DEDICATED, CONVEYED & TRANSFERRED TO THE CITY OF NAPERVILLE FOR PUBLIC RIGHT-OF-WAY PURPOSES.



**LOT AREA TABLE**

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
LOT 1	24967	0.5736
LOT 2	31962	0.7337
LOT 3	9276	0.2128
TOTAL AT GROUND LEVEL	66225	1.5203
R.O.W. HEREBY DEDICATED	1336	0.0307
R.O.W. TO BE VACATED	3128	0.0718
TOTAL THIS SUBDIVISION	67561	1.5510

SEE SHEET 2 OF 3

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

REVISIONS	
NO.	DATE
1.	06/26/08
2.	09/23/08
3.	03/22/10
4.	05/27/10
5.	07/22/10
6.	10/13/10
7.	01/28/11
8.	03/13/12
9.	05/08/12

**FINAL PLAT OF SUBDIVISION  
SOUTH PHASE**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 1/28/08  
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = 20'

CITY PROJECT # 12-10000040

Project No: 02207.WTR  
Group No: VP04.2

SHEET NO:  
1 of 3

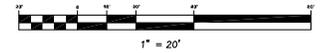
# FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-13-442-020  
07-13-442-006  
07-13-442-005  
07-13-442-004  
07-13-442-003  
07-13-442-001  
07-13-442-010



### GRAPHIC SCALE



### LEGEND

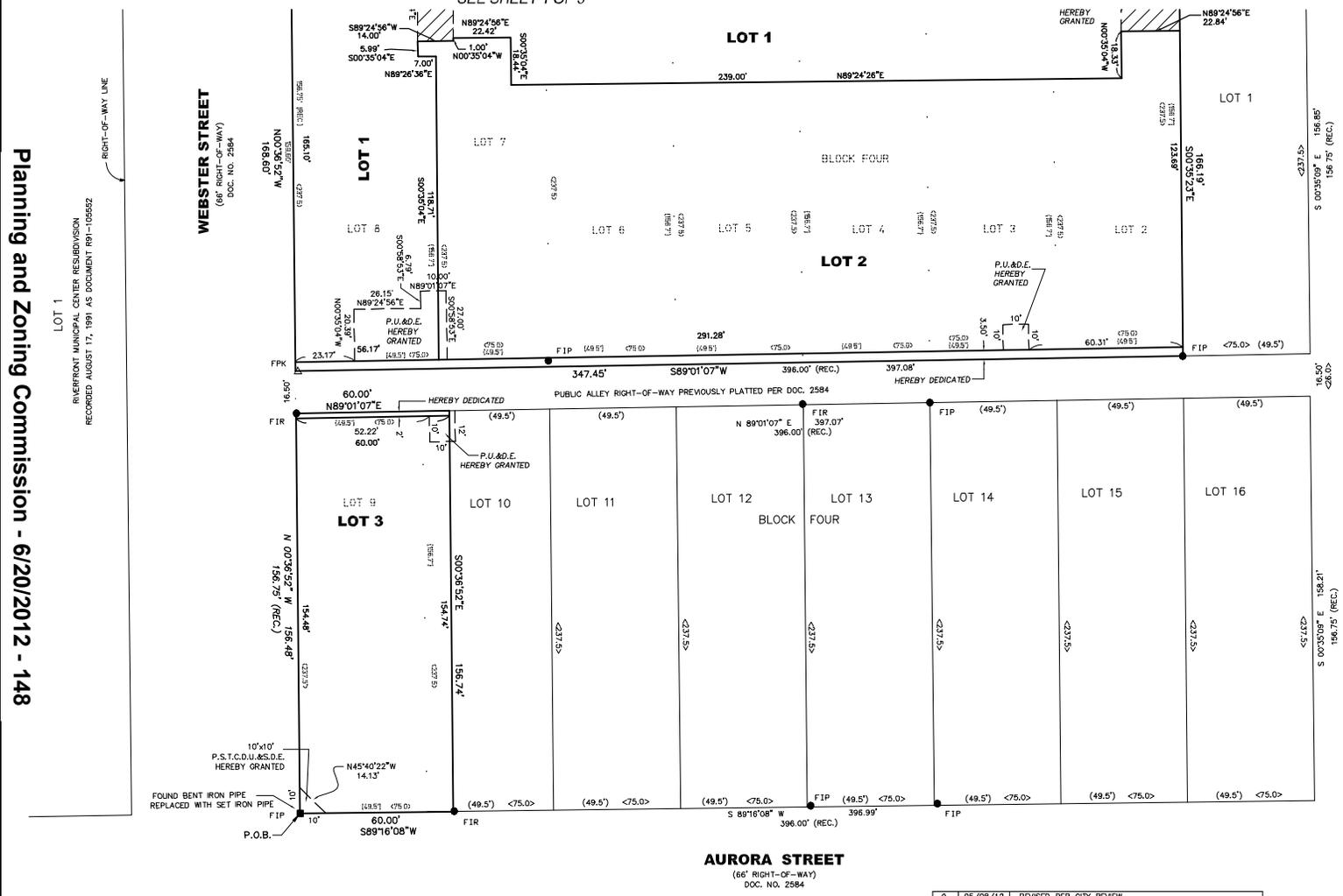
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE HEREBY SUBDIVIDED
- EXISTING RIGHT-OF-WAY LINE / LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EASEMENT HEREBY GRANTED
- UNDERLYING LOT/PARCEL LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND PK NAIL
- SET CONCRETE MONUMENT
- PEDESTRIAN EASEMENT HEREBY GRANTED

### ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (0.00') RECORD DATUM PER TAX ASSESSOR'S MAP
- <0.00'> RECORD DATUM PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 - DISTANCE IN LINKS
- 0.00' UNDERLYING LOT NO./LOT DIMENSIONS
- P.S.T.C.D.U.&S.D.E. PUBLIC SIDEWALK, TRAFFIC CONTROL DEVICES, UTILITIES AND SIGHT DISTANCE EASEMENT
- P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.&S.W.M.E. PUBLIC UTILITY AND STORMWATER MANAGEMENT EASEMENT

### NOTES

- 1.) PER STATE STATUTE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.
- 2.) ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 3.) ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
- 4.) ALL STREET OR ALLEY RIGHTS-OF-WAY NOTED ON THIS PLAT AS "HEREBY DEDICATED" ARE HEREBY DEDICATED, CONVEYED & TRANSFERRED TO THE CITY OF NAPERVILLE FOR PUBLIC RIGHT-OF-WAY PURPOSES.



Planning and Zoning Commission - 6/20/2012 - 148

Page 148 - Agenda Item D.3.

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

NO.	DATE	DESCRIPTION
1.	06/26/08	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 25, 2008
2.	09/23/08	REVISED PER CITY COMMENTS
3.	03/22/10	REVISED PER CLIENT
4.	05/27/10	REVISED PER CLIENT

NO.	DATE	DESCRIPTION
9.	05/08/12	REVISED PER CITY REVIEW
8.	03/13/12	PER REVISED SITE PLAN
5.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 25, 2010
6.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
7.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 18 AND 17, 2010

**FINAL PLAT OF SUBDIVISION**

**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 1/28/08    DRAWN BY: SPK    PROJECT MANAGER: CWB  
FIELD WORK COMPLETED: N/A    CHECKED BY: CWB    SCALE: 1" = 20'

Project No: 02207.WTR  
Group No: VP04.2  
SHEET NO. 2 of 3

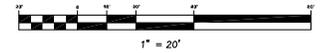
# FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-13-442-020  
07-13-442-006  
07-13-442-005  
07-13-442-004  
07-13-442-003  
07-13-442-001  
07-13-442-010



### GRAPHIC SCALE



### LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE HEREBY SUBDIVIDED
- EXISTING RIGHT-OF-WAY LINE / LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EASEMENT HEREBY GRANTED
- UNDERLYING LOT/PARCEL LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND PK NAIL
- SET CONCRETE MONUMENT
- PEDESTRIAN EASEMENT HEREBY GRANTED

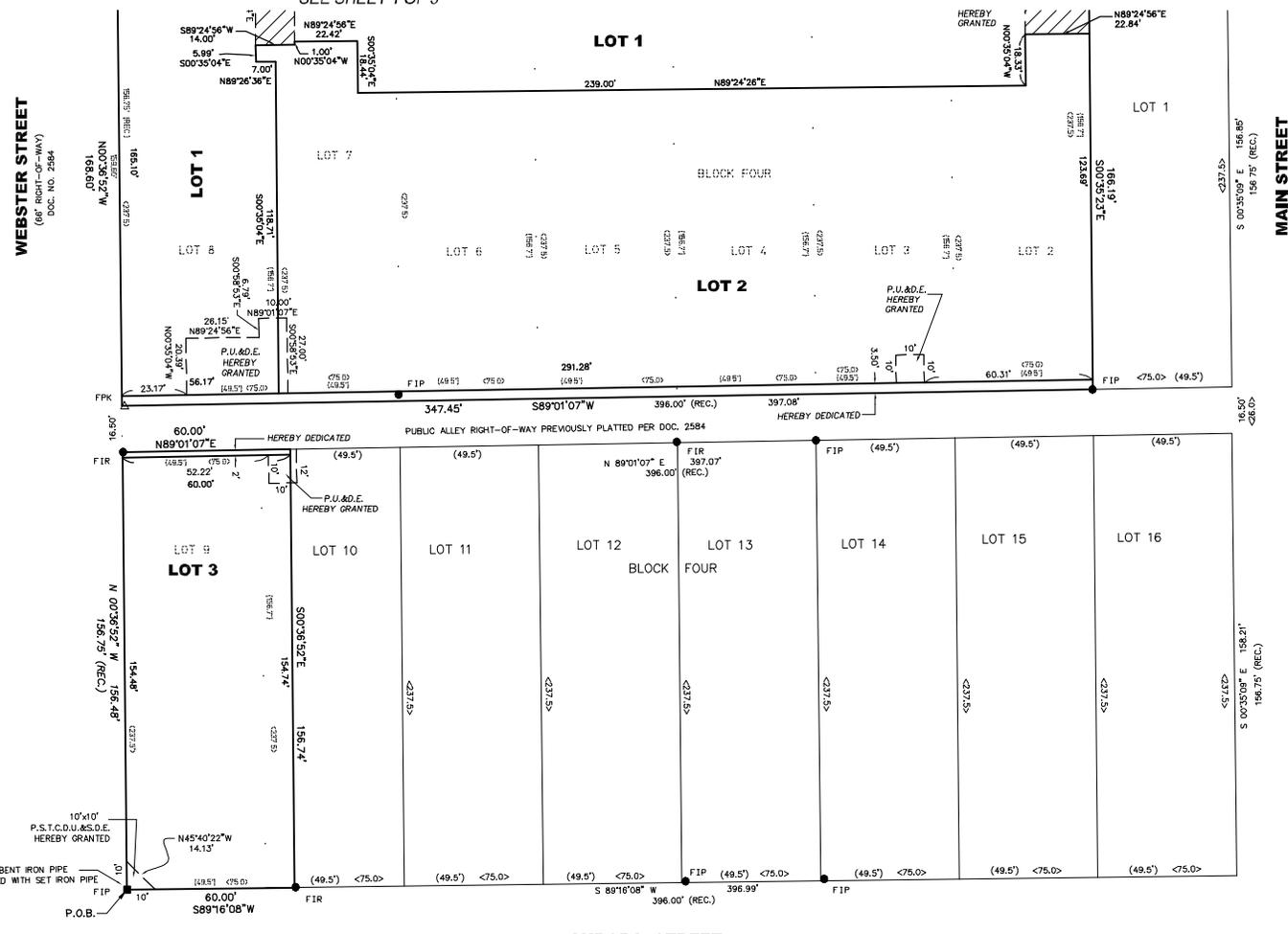
### ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (0.00') RECORD DATUM PER TAX ASSESSOR'S MAP
- <0.00'> RECORD DATUM PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 - DISTANCE IN LINKS
- 0.00' UNDERLYING LOT NO./LOT DIMENSIONS
- P.S.T.C.D.U.&S.D.E. PUBLIC SIDEWALK, TRAFFIC CONTROL DEVICES, UTILITIES AND SIGHT DISTANCE EASEMENT
- P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.&S.W.M.E. PUBLIC UTILITY AND STORMWATER MANAGEMENT EASEMENT

### NOTES

- 1.) PER STATE STATUTE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.
- 2.) ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 3.) ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
- 4.) ALL STREET OR ALLEY RIGHTS-OF-WAY NOTED ON THIS PLAT AS "HEREBY DEDICATED" ARE HEREBY DEDICATED, CONVEYED & TRANSFERRED TO THE CITY OF NAPERVILLE FOR PUBLIC RIGHT-OF-WAY PURPOSES.

Planning and Zoning Commission - 6/20/2012 - 149  
 RIVERFRONT MUNICIPAL CENTER RESUBDIVISION  
 RECORDED AUGUST 17, 1991 AS DOCUMENT 161-10552  
 1 LOT  
 RIGHT-OF-WAY LINE



**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

NO.	DATE	DESCRIPTION
1.	06/26/08	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 25, 2008
2.	09/23/08	REVISED PER CITY COMMENTS
3.	03/22/10	REVISED PER CLIENT
4.	05/27/10	REVISED PER CLIENT

NO.	DATE	DESCRIPTION
9.	05/08/12	REVISED PER CITY REVIEW
8.	03/13/12	PER REVISED SITE PLAN
5.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 25, 2010
6.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
7.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 18 AND 17, 2010

**FINAL PLAT OF SUBDIVISION**

**THE WATER STREET DISTRICT - NAPERVILLE, IL**

**DRAFTING COMPLETED:** 1/28/08    **DRAWN BY:** SPK    **PROJECT MANAGER:** CWB  
**FIELD WORK COMPLETED:** N/A    **CHECKED BY:** CWB    **SCALE:** 1" = 20'

**Project No:** 02207.WTR  
**Group No:** VP04.2

**SHEET NO.**  
**2** of **3**

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS

THIS IS TO CERTIFY THAT THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTES DOES HEREBY ACKNOWLEDGE AND ACCEPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: MP WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: NAME: NICHOLAS M. RYAN ITS: MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
OF ) SS

PRINT NAME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ NICHOLAS M. RYAN

WATER STREET DISTRICT, LLC, THE MANAGER OF MARQUETTE WATER ST. / WEBSTER ST. DEVELOPMENT PARTNERSHIP, LLC PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OFFICER TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION PORTED HEREIN BY REFERENCE; AND

MY HAND AND NOTARIAL SEAL

DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC SIGNATURE

L DISTRICT BOUNDARY STATEMENT

I, \_\_\_\_\_, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND AS FOLLOWS:

THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE Y LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION PORTED HEREIN BY REFERENCE; AND

HE BEST OF THE KNOWLEDGE OF THE UNDERSIGNED, THE SCHOOL DISTRICT H TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION IS:

LE COMMUNITY UNIT DISTRICT 203 HILLSIDE ROAD ILE IL 60940-6589

MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

JAGER

AME: NICHOLAS M. RYAN S: MANAGER

BEAD AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

PUBLIC

E WATER STATEMENT

ILLINOIS )
7 ) SS

BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF WATER WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED. REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: MP WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: NAME: NICHOLAS M. RYAN ITS: MANAGER

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0394 fax v3ca.com



MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) S.S.

PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDERS' OFFICE OF DEEDS OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE

DAY OF JANUARY 04, A.D., 20\_\_.

AS DOCUMENT NO. R2008-001747 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

MORTGAGEE NAME: PRIVATEBANK AND TRUST COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) S.S.

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC

PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT PROVISIONS

A PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT" OR "P.S.D.I.C.D. & U.E." ON THE PLAT HEREON DRAWN, FOR THE PERPETUAL, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE PUBLIC SIDEWALKS, TRAFFIC CONTROL DEVICES AND VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING, BUT NOT LIMITED TO, CONCRETE SIDEWALK, TRAFFIC CONTROL DEVICES, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR VEHICLES AND PEDESTRIANS, AND FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE PUBLIC ROADS, PUBLIC SIDEWALKS, TRAFFIC CONTROL DEVICES AND UTILITIES. THE EASEMENT AREA MAY BE USED BY THE GRANTOR FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ACCESS EASEMENT PROVISIONS

PERPETUAL, NONEXCLUSIVE ACCESS EASEMENTS FOR INGRESS AND EGRESS ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON AND TO THEIR SUCCESSORS, ASSIGNS, TENANTS, LICENSEES, INVITEES, AND EMPLOYEES ON, OVER, THROUGH, ALONG AND ACROSS ALL OF THE AREAS OF THE PLAT HEREON DESIGNATED AS "ACCESS EASEMENT".

THE GRANTOR HEREBY COVENANTS AND AGREES THAT NOTHING SHALL BE DEDICATED OR MAINTAINED OR ALLOWED TO BE DEDICATED OR MAINTAINED UPON THE FREE FLOW OF PEDESTRIAN TRAFFIC EXCEPT AS MAY BE PROVIDED BY DECLARATIONS, COVENANTS OR RESTRICTIONS PLACED OR TO BE PLACED ON THE SAID EASEMENT AREA.

PREPARED FOR: MARQUETTE PROPERTY INVESTMENTS
509 AURORA AVENUE NAPERVILLE, ILLINOIS 60540 630.369.8855

FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLAT PAGE \_\_\_\_\_.

RECORDED OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

I, TREASURER OF THE CITY OF NAPERVILLE, 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 2 UNTIL SUCH TIME AS SAID LOT IS CONVEYED TO THE PROPERTY ASSOCIATION.

UPON CONVEYANCE, THE PROPERTY ASSOCIATION SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE PROPERTY ASSOCIATION, ITS AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES AND UNDERGROUND STORMWATER STORAGE AND CONVEYANCE FACILITIES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE PROPERTY ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS OR IN YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE LAND OCCUPIED BY THE STORMWATER MANAGEMENT DETENTION/RETENTION FACILITIES.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT OR (S.W.A.E.)" ON THE PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1. HEREIN TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTION.
4. NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOT 2 BY THE OWNER OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID LOT 2 MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPED E THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT 2. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERPETUAL AND EXCLUSIVE RIGHT OF ACCESS TO THE EASEMENT OVER, UNDER AND THROUGH ALL OF LOT 2 FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES.
5. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON LOT 2 AFTER SUBMITTING AND RECEIVING APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON LOT 2 RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.
6. IF THE PROPERTY ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN OR IMPROVE THE FREE FLOW OF FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY, ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS FORGED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH OR CAUSE TO BE FURNISHED TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION REPORT FOR THE STORMWATER FACILITIES, PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE INCLUDING A CERTIFICATION AS TO THE CONDITION OF THE STORMWATER FACILITIES IS SUCH THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT

PUBLIC PEDESTRIAN ACCESS EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO THOSE PERSONS REQUIRING ACCESS ACROSS ALL THE AREAS MARKED "PEDESTRIAN EASEMENT HEREBY GRANTED" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVEL THROUGH THE EASEMENT AREA AS PEDESTRIANS. THE EASEMENT AREA SHALL NOT BE CLOSED TO THE GATOR FOR ANY REASON EXCEPT FOR EMERGENCIES. THE ROUTING AND MAINTENANCE OF EASEMENT AREA SHALL BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR PAVEMENT, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE AREAS MARKED FOR PUBLIC UTILITY AND DRAINAGE EASEMENT, FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT OF SUBDIVISION KNOWN AS THE WATER STREET DISTRICT - SOUTH PHASE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

CHARLES W. BARTOSZ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2012 V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184009002 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

THE DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL L SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCP PROPERTY:

LOTS 2 THROUGH 8 INCLUSIVE IN BLOCK FOUR, A NINE (9') STRIP OF HERETOFORE VACATED WATER STREET LYING IMMEDIATELY NORTH OF SAID LOT THROUGH 8 INCLUSIVE PER DOCUMENT NUMBER \_\_\_\_\_ AND LOT 9 AT THAT PART OF LOT 10, IN BLOCK FOUR DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, AFORESAID, AND RUNNING THENCE EAST 60 I ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET); THENCE NORTH PARALLEL WITH WEBSTER STREET, TO THE NORTH LINE OF LOT 10, AFORESAID; THENCE WEST ON THE NORTH LINE OF LOTS 9 AND 10, A DISTANCE OF 60 FEET; THENCE SOUTH ON THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING, IN BLOCK FOUR IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS, MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT PART OF PROPERTY FALLS IN FLOOD HAZARD AREAS AS SHOWN ON THE DU PAGE REGULATORY FLOOD MAP FOR DU PAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 0702 OF TOWNSHIP NAPERVILLE, MAP NUMBER 1704X07002-D WITH REVISION DATE OF OCTOBER 19, 2004.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012

CHARLES W. BARTOSZ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2012 V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184009002 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

Project No: 02207.WTR
Group No: VP04.2

Table with 2 columns: REVISIONS, DATE. Row 1: 9. 05/08/12 REVIS PER CITY REVIEW. Row 2: 8. 03/13/12 REVIS PER REVISED SITE PLAN.

Table with 2 columns: NO., DATE. Row 1: 1. 08/26/08 REVIS PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 25, 2008. Row 2: 2. 09/23/08 REVIS PER CITY COMMENTS DATED AUG. 13, 2010. Row 3: 3. 03/22/10 REVIS PER CLIENT DATED NOV. 18 AND 17, 2010. Row 4: 4. 05/27/10 REVIS PER CLIENT.

Table with 2 columns: NO., DATE. Row 1: 5. 07/22/10 REVIS PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 25, 2010. Row 2: 6. 10/13/10 REVIS PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010. Row 3: 7. 01/28/11 REVIS PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 18 AND 17, 2010.

DRAFTING COMPLETED: 1/28/08 DRAWN BY: SPK PROJECT MANAGER: CMB FIELD WORK COMPLETED: N/A CHECKED BY: CMB SCALE: 1" = 1/4"

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) SS

THIS IS TO CERTIFY THAT THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTES DOES HEREBY ACKNOWLEDGE AND ACCEPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: MP WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: NAME: NICHOLAS M. RYAN ITS: MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
OF ) SS

PRINT NAME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ NICHOLAS M. RYAN

WATER STREET DISTRICT, LLC, THE MANAGER OF MARQUETTE WATER ST. / WEBSTER ST. DEVELOPMENT PARTNERSHIP, LLC PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OFFICER OF THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS PORTED HEREIN BY REFERENCE; AND

MY HAND AND NOTARIAL SEAL

DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC SIGNATURE

L DISTRICT BOUNDARY STATEMENT

I, PERSONALLY, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND AS FOLLOWS:

THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE Y LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS PORTED HEREIN BY REFERENCE; AND

HIS BEST OF THE KNOWLEDGE OF THE UNDERSIGNED, THE SCHOOL DISTRICT #1 TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION IS:

COMMUNITY UNIT DISTRICT 203 HILLSIDE ROAD ILE, IL 60940-6589

MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: JAGER

AME: NICHOLAS M. RYAN S: MANAGER

BEAD AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D.,

PUBLIC

E WATER STATEMENT

ILLINOIS )
7 ) SS

BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF WATER SURFACES WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL CHANGE. REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

I, REGISTERED PROFESSIONAL ENG

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

STATE REGISTRATION NUMBER

BY: MP WATER STREET DISTRICT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

REGISTRATION EXPIRATION DATE

ITS: MANAGER

BY: NAME: NICHOLAS M. RYAN ITS: MANAGER

MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) S.S.

PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDS OF DEEDS OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE

DAY OF JANUARY 04, A.D., 20\_\_

AS DOCUMENT NO. R2008-001747 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

MORTGAGEE NAME: PRIVATEBANK AND TRUST COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) S.S.

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC

PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT PROVISIONS

A PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "PUBLIC SIDEWALK, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, AND UTILITIES EASEMENT" OR "P.S.D.I.C.D. & U.E." ON THE PLAT HEREON DRAWN, FOR THE PERPETUAL PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE PUBLIC SIDEWALKS, TRAFFIC CONTROL DEVICES AND VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING, BUT NOT LIMITED TO, CONCRETE SIDEWALK, TRAFFIC CONTROL DEVICES, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR VEHICLES AND PEDESTRIANS AND FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE PUBLIC ROADS, PUBLIC SIDEWALKS, TRAFFIC CONTROL DEVICES AND UTILITIES. THE EASEMENT AREA MAY BE USED BY THE GRANTOR FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ACCESS EASEMENT PROVISIONS

PERPETUAL, NONEXCLUSIVE ACCESS EASEMENTS FOR INGRESS AND EGRESS ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON AND TO THEIR SUCCESSORS, ASSIGNS, TENANTS, LICENSEES, INVITEES, AND EMPLOYEES ON, OVER, THROUGH, ALONG AND ACROSS ALL OF THE AREAS OF THE PLAT HEREON DESIGNATED AS "ACCESS EASEMENT".

THE GRANTOR HEREBY COVENANTS AND AGREES THAT NOTHING SHALL BE DEDICATED OR MAINTAINED OR ALLOWED TO BE DEDICATED OR MAINTAINED UPON SAID ACCESS EASEMENTS WHICH WOULD IN ANY WAY HINDER OR PREVENT THE FREE FLOW OF PEDESTRIAN TRAFFIC EXCEPT AS MAY BE PROVIDED BY DECLARATIONS, COVENANTS OR RESTRICTIONS PLACED OR TO BE PLACED ON THE SAID EASEMENT AREA.

FINAL PLAT OF SUBDIVISION OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLAT PAGE \_\_\_\_\_

RECORDED OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRMAN SECRETARY

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COUNTY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

I, TREASURER OF THE CITY OF NAPERVILLE, 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR CITY CLERK

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 2 UNTIL SUCH TIME AS SAID LOT IS CONVEYED TO THE PROPERTY ASSOCIATION.

UPON CONVEYANCE, THE PROPERTY ASSOCIATION SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE PROPERTY ASSOCIATION, ITS AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES AND UNDERGROUND STORMWATER STORAGE AND CONVEYANCE FACILITIES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE PROPERTY ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS OR IN YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE LAND OCCUPIED BY THE STORMWATER MANAGEMENT DETENTION/RETENTION FACILITIES.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT OR (S.W.A.E.)" ON THE PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1. HEREIN TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTION.
4. NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOT 2 BY THE OWNER OR THE OWNER'S SUCCESSORS IN INTEREST. BUT SAID LOT 2 MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPED E THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT 2. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERPETUAL AND EXCLUSIVE RIGHT OF ACCESS TO THE EASEMENT OVER, UNDER AND THROUGH ALL OF LOT 2 FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES.
5. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON LOT 2 AFTER SUBMITTING AND RECEIVING APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON LOT 2 RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.

IF THE PROPERTY ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN OR IMPROVE THE MAINTENANCE FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS FORGED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

THE LOT OWNER OF LOT 2 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH OR CAUSE TO BE FURNISHED TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION REPORT FOR THE STORMWATER FACILITIES, PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE INCLUDING A CERTIFICATION AS TO THE CONDITION OF THE STORMWATER FACILITIES IS SUCH THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT

PUBLIC PEDESTRIAN ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO THOSE PERSONS REQUIRING ACCESS ACROSS ALL THE AREAS MARKED "PEDESTRIAN EASEMENT HEREBY GRANTED" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO MAINTAIN AND OPERATE THE EASEMENT AREA AS PEDESTRIANS. THE EASEMENT AREA SHALL NOT BE CLOSED TO THE GRANTOR FOR ANY REASON EXCEPT FOR EMERGENCY REPAIRS OR ROUTING MAINTENANCE. SAID EASEMENT AREA SHALL BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR PAVEMENT, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE AREAS MARKED FOR PUBLIC UTILITY AND DRAINAGE EASEMENT, FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT OF SUBDIVISION KNOWN AS THE WATER STREET DISTRICT - SOUTH PHASE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, MY LICENSE EXPIRES ON NOVEMBER 30, 2012. V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184009002 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL L. SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCP PROPERTY:

LOTS 2 THROUGH 8 INCLUSIVE IN BLOCK FOUR, A NINE (9') STRIP OF HERETOFORE VACATED WATER STREET LYING IMMEDIATELY NORTH OF SAID LOT THROUGH 8 INCLUSIVE PER DOCUMENT NUMBER \_\_\_\_\_ AND LOT 9 AT THAT PART OF LOT 10, IN BLOCK FOUR DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, AFORESAID, AND RUNNING THENCE EAST 60' ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET); THENCE NORTH PARALLEL WITH WEBSTER STREET, TO THE NORTH LINE OF LOT 10, AFORESAID; THENCE WEST ON THE NORTH LINE OF LOTS 9 AND 10, A DISTANCE OF 60 FEET; THENCE SOUTH ON THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING, IN BLOCK FOUR IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS, MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT PART OF PROPERTY FALLS IN FLOOD HAZARD AREAS AS SHOWN ON THE DU PAGE REGULATORY FLOOD MAP FOR DU PAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 0702 OF TOWNSHIP 38 NORTH, MAP NUMBER 1704200706-D WITH REVISION DATE OF OCTOBER 19, 2006.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012

CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2012. V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184009002 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013.

Planning and Zoning Commission - 6/20/2012 - 151

Page 151 - Agenda Item D.3

Engineers Scientists Surveyors 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0394 fax v3ca.com

PREPARED FOR: MARQUETTE PROPERTY INVESTMENTS 509 AURORA AVENUE NAPERVILLE, ILLINOIS 60540 630.369.8855

Table with 4 columns: NO., DATE, DESCRIPTION, REVISED PER CITY OF NAPERVILLE REVIEW LETTER. Rows 1-4 showing revision history.

REVISIONS table, SOUTH PHASE FINAL PLAT OF SUBDIVISION THE WATER STREET DISTRICT - NAPERVILLE, IL. Includes Project No: 02207.WTR, Group No: VP04.2, and drawing completion status.

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT SOUTH PHASE

## LEGAL DESCRIPTION

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOTS 2 THROUGH 8 INCLUSIVE IN BLOCK FOUR, A NINE (9') STRIP OF TO BE VACATED WATER STREET LYING IMMEDIATELY NORTH OF SAID LOTS 2 THROUGH 8 INCLUSIVE, AND LOT 9 AND THAT PART OF LOT 10, IN BLOCK FOUR DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, AFORESAID, AND RUNNING THENCE EAST 60 FEET ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET); THENCE NORTH PARALLEL WITH WEBSTER STREET, TO THE NORTH LINE OF LOT 10, AFORESAID; THENCE WEST ON THE NORTH LINE OF LOTS 9 AND 10, A DISTANCE OF 60 FEET; THENCE SOUTH ON THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING, IN BLOCK FOUR IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP  
NOT TO SCALE

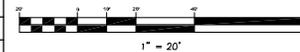
## LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
LOT 1	24987	0.5736
LOT 2	31962	0.7337
LOT 3	9276	0.2129
TOTAL AT GROUND LEVEL	66225	1.5203
R.O.W. HEREBY DEDICATED	1336	0.0307
R.O.W. TO BE VACATED	3128	0.0718
TOTAL THIS SUBDIVISION	67661	1.5510

## BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BLOCK FOUR IN MARTIN'S ADDITION TO NAPERVILLE AS BEING: SOUTH 89°16'08" WEST.

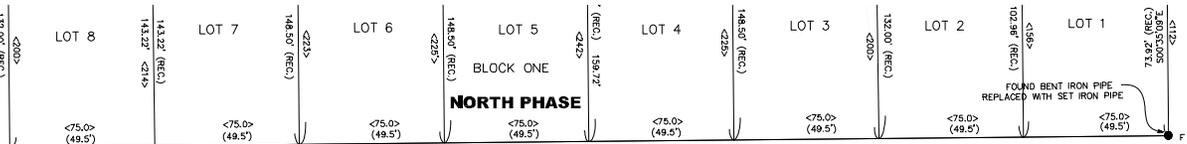
## GRAPHIC SCALE



P.I.N. 07-13-442-020  
07-13-442-008  
07-13-442-005  
07-13-442-004  
07-13-442-003  
07-13-442-001  
07-13-442-010

Planning and Zoning Commission - 6/20/2012 - 152

## NORTH PHASE



## BENCHMARK NOTE

CHIEFED SQUARE IN SOUTHWEST END OF EAST CONCRETE STREET WALL ON MAIN STREET BRIDGE, ELEVATION 676.18

## DUPAGE COUNTY BENCHMARK:

RM 2-SQUARE CUT ON TOP OF WEST END OF NORTH CONCRETE ABUTMENT AT WASHINGTON STREET BRIDGE OVER WEST BRANCH OF DUPAGE RIVER.  
FIRM MAP 17A213 0113 C ELEVATION 673.28 (N.G.V.D., 1929)  
NOTE: SUBTRACT 0.26 FROM N.G.V.D., 1929 DATUM TO EQUAL N.A.V.D., 88 DATUM.

## EASEMENT NOTES

THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

WATERMAIN - PUBLIC (CITY OF NAPERVILLE)  
WATER SERVICES - PRIVATE  
STORM SEWER IN WATER STREET - PUBLIC (CITY OF NAPERVILLE)  
ON-SITE STORM SEWER - PRIVATE

## NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- PETITIONER IS AWARE OF THE WATER STREET VISION STATEMENT ADOPTED BY THE CITY OF NAPERVILLE AND WILL ATTEMPT TO INCORPORATE ALL OF THE PRINCIPLES AND CHARACTERISTICS INTO THE WATER STREET REDEVELOPMENT PROJECT.
- THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

## LEGEND

---	PROPERTY LINE (EXTERIOR)	---	* WATER STREET* PHASE 1 BOUNDARY
- - -	EXISTING RIGHT-OF-WAY LINE	- - -	EXISTING LOT LINE
- · - · -	PROPOSED RIGHT-OF-WAY LINE	- · - · -	PROPOSED LOT LINE
- · - · -	EXISTING LOT LINE	- · - · -	PROPOSED LOT LINE
- · - · -	PROPOSED LOT LINE	- · - · -	PROPOSED LOT LINE
- · - · -	FENCE LINE CLF	- · - · -	FENCE LINE CLF
- · - · -	CURB	- · - · -	CURB
- · - · -	UTILITY STUB	- · - · -	UTILITY STUB
- · - · -	SANITARY SEWER	- · - · -	SANITARY SEWER
- · - · -	STORM SEWER	- · - · -	STORM SEWER
- · - · -	WATER MAIN	- · - · -	WATER MAIN
- · - · -	CURB INLET	- · - · -	CURB INLET
- · - · -	IRAINAGE STRUCTURE WITH OPEN LID	- · - · -	IRAINAGE STRUCTURE WITH OPEN LID
- · - · -	FIRE HYDRANT	- · - · -	FIRE HYDRANT
- · - · -	VALVE IN VALVE BOX	- · - · -	VALVE IN VALVE BOX
- · - · -	GATE VALVE IN VALVE VAULT	- · - · -	GATE VALVE IN VALVE VAULT
- · - · -	TREE	- · - · -	TREE
- · - · -	UTILITY POLE	- · - · -	UTILITY POLE
- · - · -	LIGHT STANDARD	- · - · -	LIGHT STANDARD
- · - · -	SIGN	- · - · -	SIGN
- · - · -	TELEPHONE MANHOLE	- · - · -	TELEPHONE MANHOLE
- · - · -	MONITORING WELL	- · - · -	MONITORING WELL
- · - · -	UTILITY PEDESTAL	- · - · -	UTILITY PEDESTAL
- · - · -	TRANSFORMER PAD	- · - · -	TRANSFORMER PAD
- · - · -	PLANTER	- · - · -	PLANTER
- · - · -	AIR CONDITIONER	- · - · -	AIR CONDITIONER
- · - · -	MAILBOX	- · - · -	MAILBOX
- · - · -	CONCRETE SLAB	- · - · -	CONCRETE SLAB
- · - · -	WATER SERVICE	- · - · -	WATER SERVICE
- · - · -	CLEAN OUT UNKNOWN SOURCE	- · - · -	CLEAN OUT UNKNOWN SOURCE
○ FIP	FOUND IRON PIPE	○ FIP	FOUND IRON PIPE
(0.00)	RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET	(0.00)	RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET
<0.00>	RECORD DATUM IN LINKS NOT FEET PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 (1 LINK = 7.92 INCHES = 0.66 FEET)	<0.00>	RECORD DATUM IN LINKS NOT FEET PER MARTIN'S ADDITION TO NAPERVILLE, DOC. 2584 (1 LINK = 7.92 INCHES = 0.66 FEET)
0.00'	CALCULATED DATUM IN FEET	0.00'	CALCULATED DATUM IN FEET
0.00'	UNDERLYING LOT NO. / LOT DIMENSION	0.00'	UNDERLYING LOT NO. / LOT DIMENSION
P.U.&D.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT	P.U.&D.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
---	PEDESTRIAN EASEMENT TO BE GRANTED	---	PEDESTRIAN EASEMENT TO BE GRANTED

CITY PROJECT # 12-10000040

**Engineers Scientists Surveyors**  
7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3co.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

REVISIONS		DATE		DESCRIPTION	
1.	08/26/08	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 25, 2008	5.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG 13, 2010
2.	03/22/10	REVISED PER CLIENT	6.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 16 AND 17, 2010
3.	09/27/10	REVISED PER CLIENT	7.	03/13/12	PER REVISED SITE PLAN
4.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 26, 2010	8.	05/28/12	REVISED PER CITY REVIEW

**FINAL PLANNED UNIT DEVELOPMENT PLAT SOUTH PHASE**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 1/28/08  
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = 20'

Project No: 02207.WTR  
Group No: VP04.1  
SHEET NO: 1 of 3

EXHIBIT H

Page 152 - Agenda Item D.3.

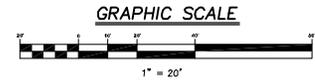
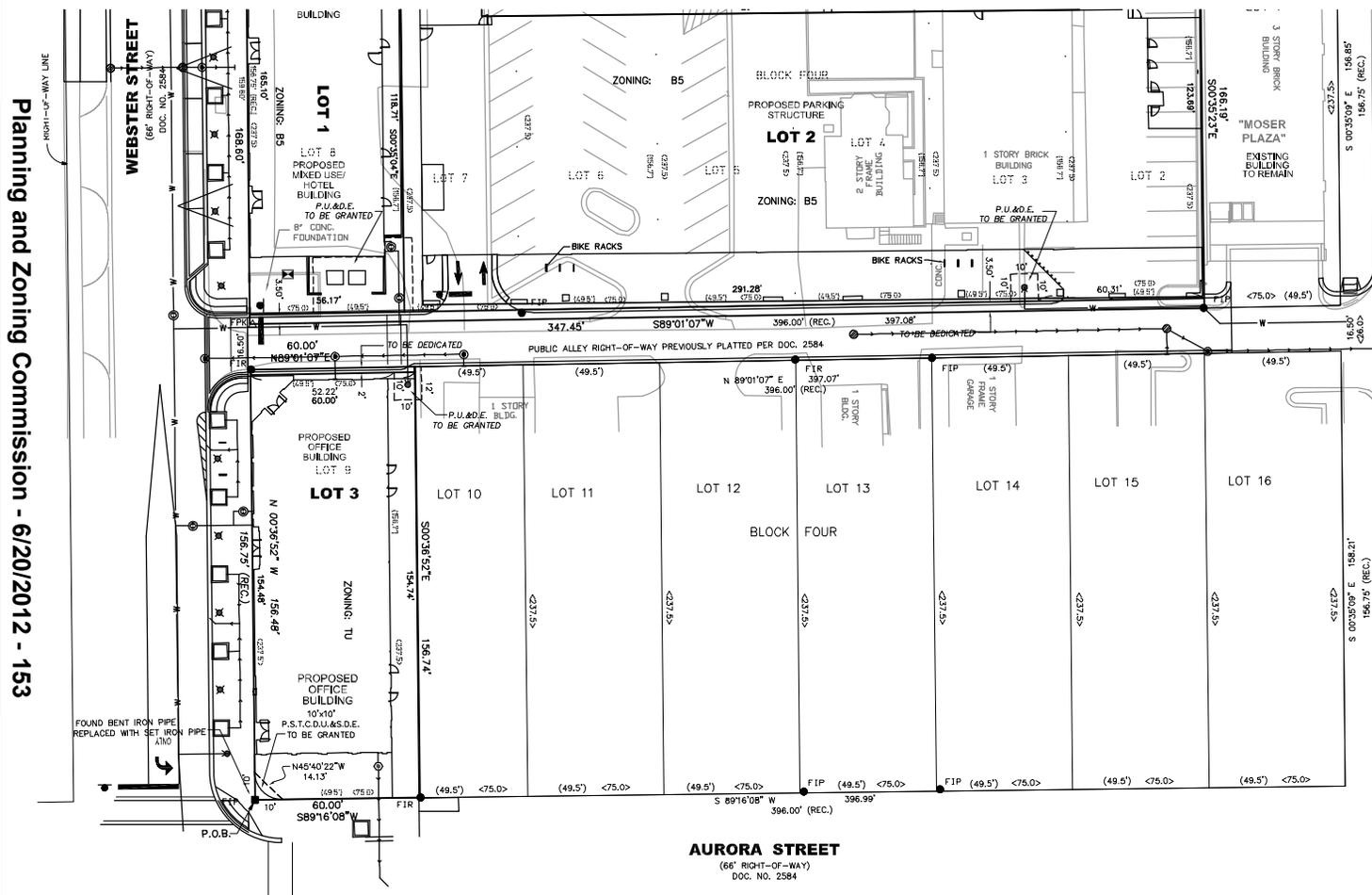
# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-13-442-020  
07-13-442-006  
07-13-442-005  
07-13-442-004  
07-13-442-003  
07-13-442-001  
07-13-442-010



SEE SHEET 1 OF 3



WATER STREET PUD DESIGN SCHEDULE	
ITEM	AREA / NUMBER
PROJECT SITE SQUARE FOOTAGE (INCLUDING ROW)	67,561 SF
PROJECT SITE SQUARE FOOTAGE (EXCLUDING ROW)	
LOT 1	84,987 SF
LOT 2	31,948 SF
LOT 3	9,276 SF
TOTAL PROJECT SQUARE FOOTAGE INCLUDING ROW (ACTUAL)	67,561 SF
BUILDING FOOTPRINT COVERAGE	
HOTEL BUILDING (LOT 1)	39,008 SF
OFFICE BUILDING (LOT 3)	6,506 SF
TOTAL BUILDING FOOTPRINT COVERAGE (USES NOT INCLUDE PARKING GARAGE)	25,324 SF
PROJECT FLOOR AREA (GROSS AREA)	
HOTEL BUILDING (LOT 1)	110,788 SF
OFFICE BUILDING (LOT 3)	26,292 SF
TOTAL BUILDING FLOOR AREA	138,080 SF
PARKING GARAGE	236,763 SF
PROJECT SITE FLOOR AREA (NET GROSS)	
PROSS' F.A.R. (BUILDING FLOOR AREA / SITE SF. INCLUDING ROW)	2.03
LOT 1 (HOTEL) F.A.R.	7.41
LOT 2 (OFFICE) F.A.R.	4.43
LOT 3 (OFFICE) F.A.R.	8.89
ZONING	B1 PUD & TU PUD
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT (FOOT)	50'-00"
AVERAGE PARAPET HEIGHT ON WATER STREET (FOURTH FLOOR - CORNER LINK)	50'-00"
PARAPET AT SETBACK HEIGHT (FOURTH FLOOR)	50'-00"
AVERAGE ROOF RISE (PARAPET HEIGHT (FOUR FLOOR))	8'-40"
AVERAGE ELEVATOR PENETRANCE HEIGHT	8'-00"
MIN. POINT OF PARKING GARAGE STRUCTURE	6'-00"
LAND USE PER BUILDING	
HOTEL BUILDING	
TOTAL SQUARE FOOTAGE OF RETAIL/RESTAURANT/OFFICE/COMMERCIAL	19,800 SF
TOTAL SQUARE FOOTAGE OF HOTEL	64,800 SF
HOTEL SERVICE AREA	10,125 SF
TOTAL GROSS FLOOR AREA	110,728 SF
HOTEL UNIT COUNT	130 UNITS
OFFICE BUILDING	
TOTAL SQUARE FOOTAGE OF OFFICE/MEDICAL/OFFICE/DENTAL OFFICE	92,881 SF
COMMERCIAL SERVICE AREA	4,111 SF
TOTAL SQUARE FOOTAGE OF RESIDENTIAL	0 SF
TOTAL GROSS FLOOR AREA	106,992 SF
RESIDENTIAL UNIT COUNT	0 UNITS
NUMBER OF PARKING SPACES	838
STREET PARKING (TYPICAL SPACE 9'-0" X 20'-0")	57 SPACES
PARKING GARAGE (TYPICAL SPACE 9'-0" X 20'-0" INCLUDING ACCESSIBLE SPACES)	77 SPACES
ACCESSIBLE SPACES IN PARKING GARAGE	37 SPACES
SQUARE FOOTAGE OF COMMONLY OWNED AND MAINTAINED OPEN SPACE	2,333
LOT 1	1,363 SF
LOT 2	998 SF
TOTAL SQUARE FOOTAGE	2,361 SF
PERCENT OF OPEN SPACE (INCLUDING ROW)	3%

Planning and Zoning Commission - 6/20/2012 - 153

Page 153 - Agenda Item D.3.

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0394 fax  
v3co.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	08/26/08	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 26, 2008	5.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
2.	03/22/10	REVISED PER CLIENT	6.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV 16 AND 17, 2010
3.	09/27/10	REVISED PER CLIENT	7.	03/13/12	PER REVISED SITE PLAN
4.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 26, 2010	8.	05/28/12	REVISED PER CITY REVIEW

**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**

DRAFTING COMPLETED: 1/28/08    DRAWN BY: SPK    PROJECT MANAGER: CWB  
FIELD WORK COMPLETED: N/A    CHECKED BY: CWB    SCALE: 1" = 20'

Project No: 02207.WTR  
Group No: VP04.1  
SHEET No: 2 of 3

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT SOUTH PHASE

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Planning and Zoning Commission - 6/20/2012 - 154

Page 154 - Agenda Item D.3.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTES GOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

OWNER: MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

BY: NP WATER STREET DISTRICT, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: \_\_\_\_\_  
NAME: NICHOLAS M. RYAN  
ITS: MANAGER

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY  
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT NICHOLAS M. RYAN

OF NP WATER STREET DISTRICT, LLC, THE MANAGER OF MARQUETTE WATER ST. / WEBSTER ST. DISTRICT DEVELOPMENT PARTNERSHIP, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OFFICER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AT HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

**MORTGAGEE CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE

DAY OF \_\_\_\_\_ JANUARY 04 \_\_\_\_\_, A.D., 20\_\_\_\_.

AS DOCUMENT NO. R2008-001747 \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

MORTGAGEE NAME: PRIVATEBANK AND TRUST COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_  
OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AM AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLAT ON PAGE \_\_\_\_\_

\_\_\_\_\_  
RECORDER OF DEEDS

**LAND SURVEYOR CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT PART OF PROPERTY FALLS IN FLOOD HAZARD AREAS AS SHOWN ON THE DUPAGE REGULATORY FLOOD MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 0708 OF TOWNSHIP NAPERVILLE, MAP NUMBER 1704300706 WITH REVISION DATE OF OCTOBER 19, 2005.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ WOODRIDGE, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.



CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2012  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.8200 voice  
630.724.0394 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	08/28/08	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED MARCH 25, 2008	5.	10/13/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED AUG. 13, 2010
2.	03/22/10	REVISED PER CLIENT	6.	01/28/11	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED NOV. 18 AND 17, 2010
3.	05/27/10	REVISED PER CLIENT	7.	03/13/12	PER REVISED SITE PLAN
4.	07/22/10	REVISED PER CITY OF NAPERVILLE REVIEW LETTER DATED JUNE 28, 2010	8.	09/08/12	REVISED PER CITY REVIEW

**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**THE WATER STREET DISTRICT - NAPERVILLE, IL**  
**SOUTH PHASE - HOTEL ALTERNATIVE**

DRAFTING COMPLETED: 1/25/08  
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = N/A

Project No: 02207.WTR  
Group No: VP04.1  
SHEET NO. 3 of 3



# Naperville

## PLANNING AND ZONING COMMISSION AGENDA ITEM

**PZC CASE:** 12-1-070 **AGENDA DATE:** 6/20/2012  
**SUBJECT:** 1150 Muirhead Avenue (Meadow Glens Elementary School)  
 Petitioner: Naperville Community Unit School District 203, 203 W. Hillside Road, Naperville, IL 60540

**LOCATION:** 1150 Muirhead Avenue

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**

The petitioner requests approval of a variance from Section 6-6B-7 (R1B Medium Density Single-Family Residence District: Yard Requirements) and Section 6-9-2:4.2 (Off-Street Parking Facilities) of the Municipal Code to allow construction of a bus drop-off facility in the required 30' front yard setback for the property located at 1150 Muirhead Avenue, known as the Meadow Glens Elementary School.

**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 is located at 1150 Muirhead Avenue and encompasses 17.5 acres. The property is zoned R1B PUD (Medium Density Single-Family Residence Planned Unit Development) and is improved with the Meadow Glens Elementary School.

**PLANNING SERVICES TEAM REVIEW:**

The petitioner intends to construct a designated bus drop-off lane off Muirhead Avenue to remove bus stacking from the public street and alleviate traffic congestion of the area. The 25' wide drop-off lane will be located parallel to Muirhead Avenue, partially in the public right-of-way and partially on the subject property. The petitioner requests a zoning variance to allow the drop-off facility to encroach up to 12.1' into the required 30' front yard setback.

Staff has no concern with the proposed bus drop-off facility being located within the right-of-way or in the front yard setback and finds that the variance would not alter the essential character

*1150 Muirhead Avenue (Meadow Glens Elementary School) – PZC 12-1-070*

*June 20, 2012*

*Page 2 of 2*

of the neighborhood or be a detriment to the adjacent property. On the contrary, the bus drop-off facility would benefit the neighborhood by improving circulation and alleviating traffic congestion of the area.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. 1150 Muirhead Avenue – Development Petition – PZC 12-1-070
2. 1150 Muirhead Avenue – Legal Description – PZC 12-1-070
3. 1150 Muirhead Avenue – Site Plan – PZC 12-1-070



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

**ZONING VARIANCE APPLICATION**

**August, 2011**



## Naperville

### TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request approval for variances from the City of Naperville's zoning regulations, which may be viewed on the City of Naperville web site at [www.naperville.il.us/municipalcode.aspx](http://www.naperville.il.us/municipalcode.aspx). Zoning variances are subject to a public hearing before the Planning and Zoning Commission and approval by the Naperville City Council. Questions may be directed to the City of Naperville Planning Services Team at (630) 420-6100 x8.

---

### Zoning Variance Process

1. Submit your completed application including all materials documented in the submittal checklist. Once the completed application is accepted, a case number and project manager will be assigned.
2. Your completed application packet may be forwarded to city staff/departments (e.g. Planning, Utilities, Engineering) for review and comment. Copies of any comments will be provided to you by the project manager assigned to your case. Comments may necessitate revisions to site plans.
3. Your zoning variance application will be scheduled for a public hearing before the Planning and Zoning Commission. *You will be notified of the hearing date approximately three weeks in advance.* City staff will complete newspaper notification requirements; you are required to complete mailed notice and posting of a sign on the property.
4. Following a public hearing and recommendation by the Planning and Zoning Commission, your case will be scheduled for City Council consideration. You will be notified of the City Council date approximately four weeks in advance of the meeting.
5. Zoning variances are subject to City Council approval. Permits associated with the variance will only be granted upon City Council approval of the variance request.

### Application Submittal

Packets will not be accepted and/or processed until all of the submittal requirements are met. Variance requests will only be scheduled for consideration by the Planning and Zoning Commission upon receipt of a completed application.

## Zoning Variance Submittal Checklist

Bus Parking Improvements

**Project Name:** Meadow Glens Elementary School      **Date:** May 15, 2012

Item	Quantity
<input checked="" type="checkbox"/> Zoning Variance Application (Exhibit A of this packet)	1 original 8 copies
<input checked="" type="checkbox"/> Site Plan (e.g., Plat Survey) depicting any existing structures, proposed structures, additions, signs, and/or fences and the setbacks from lot lines to such improvements (drawn to scale).	8 full-sized copies 1 reduced copy
N/A <input type="checkbox"/> Building elevations, if applicable (drawn to scale)	8 sets
<input checked="" type="checkbox"/> Legal description and PIN: typed on an 8 1/2" x 11" sheet of paper	1 copy
<input checked="" type="checkbox"/> Disclosure of Beneficiaries, <u>signed and notarized</u> (Exhibit B).	1 original
<input checked="" type="checkbox"/> \$325 application fee and \$80 for the publishing of the Public Notice in the newspaper. Application Fee waived for School District	1 check made payable to City of Naperville

## Public Hearing Notice

The petitioner is responsible for completing two forms of notice, described below:

1. **Signage:** The petitioner shall post a legible sign on the site of the proposed project at *least 15 days prior to the public hearing* (see **Exhibit C**). Signs shall be placed along any side of the property fronting a public right-of-way.
2. **Letters:** The petitioner shall give written notice of the proposed variance to the owners of record of all lots within 250 feet (exclusive of the public right-of-way) from the property lines of the subject property. Names and addresses of owners of record may be obtained from the local township assessor's office. Written notices shall be delivered personally or sent by certified mail or registered mail with return receipt requested, *between 15 and 30 days prior to the hearing*. If delivered personally, the petitioner shall maintain a log signed by the individual receiving the letter to verify that notice was received.

Public hearing notice *must* include the following items at a minimum:

- The common address or location of the subject property
- Case number
- The nature, and the purpose of the request
- Date, time, and location of the Planning and Zoning Commission Meeting
- The name and address of the applicant *and* the owner of the subject property
- The City address where full information concerning the application may be obtained

The applicant should submit draft sign and letter notification to staff for review prior to posting or distributing the public hearing notification. Upon completion of the notification and prior to the hearing, the petitioner must file a sworn (notarized) affidavit stating that proper notice has been given. This statement shall be on file with the T.E.D. Business Group prior to the public hearing and must list all property owners notified by address, where the notification was sent and corresponding tax parcel identification numbers (see **Exhibit E**). If notices were hand delivered, a copy of the signature log must be attached for verification (see **Exhibit F**). **Failure to comply with this requirement will result in rescheduling of the matter at the petitioner's expense.**

Staff will publish a legal notice in a local newspaper of general circulation at least 15 days prior to the hearing and no sooner than 30 days prior to the hearing.

# CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1150 Muirhead Ave - Naperville, IL

PARCEL IDENTIFICATION NUMBER (PIN) 08-28-300-022

APPLICANT'S NAME: Naperville Community Unit School District 203

APPLICANT'S ADDRESS: 203 West Hillside Road

CITY: Naperville STATE: Illinois ZIP CODE: 60540

APPLICANT'S DAYTIME PHONE: Steve Mathis, (630) 420-6583

E-MAIL ADDRESS: smathis@naperville203.org

OWNER OF PROPERTY: Naperville Community Unit School District 203

OWNER'S ADDRESS: 203 West Hillside Road

CITY: Naperville STATE: Illinois ZIP CODE: 60540

OWNER'S DAYTIME PHONE: Steve Mathis, (630) 420-6583

ZONING OF PROPERTY: R1BPUD

AREA OF PROPERTY (Acres or sq ft): 17.49 Acres

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

The school district is looking to construct a new bus loop at Meadow Glens Elementary School. Currently buses drop off and pick up students along the south side of the curb on Muirhead Ave.

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

Bus parking within frontyard setback.

### EXHIBIT A

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

Steve Mathis 5-15-12

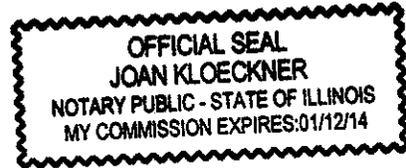
(signature of applicant)

(date)

SUBSCRIBED AND SWORN TO before me this 15 day of MAY, 2012

Joan Kloeckner

(Notary Public and Seal)



**EXHIBIT A**



### CITY OF NAPERVILLE DISCLOSURE OF BENEFICIARIES

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

1. Applicant: Naperville Community Unit School District 203  
Address: 203 West Hillside Road  
Naperville Illinois 60540

The school district is looking to construct a new bus loop at Meadow Glens Elementary School.

2. Nature of Benefit sought: Currently buses drop off and pick up students along the south side of the curb on Muirhead Ave.

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: Elementary School for School District

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

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the applicant:  
Steve Mathis - Director of Building & Grounds, (630) 420-6583  
251 Hillside Road Naperville, Illinois

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, Steve Mathis, 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: Steve Mathis

Subscribed and Sworn to before me this 15 day of MAY, 2012

[Signature]  
Notary Public



EXHIBIT B

MEADOW GLENS  
LEGAL DESCRIPTION

LOT 1 IN THE NAPERVILLE SCHOOL DISTRICT UNIT #203 ASSESSMENT PLAT, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1994 AS DOCUMENT R94-228895 IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 1150 MUIRHEAD AVENUE  
NAPERVILLE, IL 60565

P.I.N.: 08-28-300-022

