



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
08/22/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the August 8, 2012 Planning & Zoning Commission meeting.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PZC Case # 12-1-121 Quick Service Auto Center
Petitioner: Juan Gaitan
Location: 1199 E Ogden Avenue

Request: Conduct the public hearing for a variance to allow a larger secondary business wall sign than permitted for Quick Service Auto Center.

Official Notice: Published in the Naperville Sun August 5, 2012

2. PZC Case # 12-1-093 Ashwood Park North Townhomes
Petitioner: Crestview Builders; 4432 Chinaberry Lane; Naperville, IL 60564
Location: SW corner of 248th Ave & 103rd St

Request: Conduct the public hearing for a major change to the PUD to remove age restrictions on the Ashwood Park North Townhomes.

Official Notice: Published in the Naperville Sun on August 5, 2012

3. PZC Case # 12-1-084 Walmart
Petitioner: Walmart Real Estate Business Trust; 2001 SE 10th Street; Bentonville, AR 72716

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
08/22/2012 - 7:00 p.m. - COUNCIL CHAMBERS
Page 2

Location: Generally located at the southeast corner of West 75th Street and Beebe Drive

Request: Conduct the public hearing for a major change to a PUD, PUD & Subdivision Plat, and associated deviations associated with the construction of a Walmart.

Official Notice: Published in the Naperville Sun August 5, 2012

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

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



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF AUGUST 8, 2012**

Call to Order

7:05 p.m.

A. Roll Call

Present: Coyne, Gustin (via telephone), Herzog, Meyer, Messer, Trowbridge, Williams
 Absent: Bruno, Frost
 Student Members: Wei
 Staff Present: Planning Team – Allison Laff, Ying Liu
 Marcie Schatz , TED Director
 Anastasia Urban, Development Services Manager

B. Minutes

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

Motion by: Meyer
Second by: Williams

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 12-1-039 & 040
Water Street District
North Phase/
South Phase**

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

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

Planning and Zoning Commission inquired about:

- A breakdown of the parking assumptions made for the rest of the Water Street/Aurora Avenue area. Staff responded that the parking demand for the Water Street/Aurora Avenue area was based on an assumption of a 1.0 Floor Area Ratio (FAR) upon redevelopment of the TU properties along Aurora Avenue. Properties in the TU District can only be used for office or residential use.
- Why staff supports the 2nd floor balconies on the Theatre building. Staff responded that the Theatre building has a narrow frontage on Water Street and there are only two balconies being proposed on the 2nd floor.
- What happens if there is overflow parking from the residential portion of the development? Staff will work with the developer to address any

problems of overflow parking by reserving additional spaces in the parking deck or utilizing the Municipal Center parking lot.

- Did staff look at any comparable hotels? Staff responded that the parking reduction for the hotel is based on a number of different factors including data from a comparable hotel as well as the ITE parking generation data.
- The ITE suggests an average 72% occupancy rate for hotels. Has staff considered variations to the 72% number depending on the type or location of the hotels? Staff indicated that due to location of the development in the downtown and there will be shared parking between hotel users and other parts of the downtown, staff is comfortable to support the parking variance.
- How will the city enforce the maintenance requirements of the balconies? Staff indicated that the City will address any potential problems through the Code Enforcement Department based on the provisions of the PUD and the Property Maintenance Code. Staff also noted that the balconies will be hanging over the Water Street right-of-way, which the City has control of.
- The number of parking spaces that would be required for the development per code. Staff responded that the staff report noted a total of 416 spaces would be required per code.
- Is the property included in the SSA. Staff confirmed that the majority of the Water Street properties are located within the downtown SSA and therefore are contributing toward downtown parking as relates to financing.

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

- West summarized the five major modifications to the preliminary Planned Unit Development since the 2007 plan.
 - Incorporate the property located at 117 Water Street.
 - Change condo units to apartment units.
 - Provide overhanging balconies on the Loggia and Theatre buildings.
 - Add a hotel.
 - Increase the height of the hotel building to accommodate a 6th floor and a rooftop restaurant.
- These modifications do not alter the essence of the Water Street development.
- Heights of the buildings (except for the Hotel building) are consistent with the preliminary PUD.
- The height of the Hotel building has been reduced from the previous plan presented at the 6/20 PZC meeting, and is now only 5'4" taller than what was approved in the preliminary PUD. The grade of the hotel site is lower than Aurora Avenue.
- The 2nd floor overhanging balconies on the Loggia building has been changed to "Juliet" balconies.

- Active rooftop amenities on the Hotel building have always been shown on the approved plan.
- The outdoor restaurant at the rooftop should not impact the neighbors to the south since the area is screened by the parking deck wall.
- The sign variances have been minimized to balance the business needs of the Water Street development and the community needs for aesthetics.
- The brand of the hotel is not a land use issue and is not subject to review.
- Several organizations and community leaders support this development.

Rick Hitchcock, Hitchcock Design Group, spoke on behalf of the petitioner regarding the proposed Riverwalk improvements:

- The proposed Riverwalk improvements comply with the Riverwalk goals and guidelines and has been approved by the Riverwalk Commission
- The proposed Riverwalk improvements fill in the gap between Main and Water streets and provide a safe and appealing public outdoor space.
- The Water Street mixed-use development would complement the Riverwalk and set a good precedent for future development along the River.
- The Planning and Zoning commission inquired about whether the proposed improvements will be constructed along the property at 316 S. Main Street, since the property is not owned by the petitioner. The petitioner indicated that the Riverwalk and boardwalk improvements will be constructed all the way to Main Street as proposed.

Mark Sullivan, Architect with Sullivan Goulette Wilson, spoke on behalf of the petitioner, regarding the shadow study:

- The Planning and Zoning Commission inquired about whether there is a time in a day that the sun will shine on the plaza. The petitioner indicated yes, maybe around 11 a.m. – 12 p.m..
- The Planning and Zoning Commission inquired whether there any other factors that might impact the reflection of light. The petitioner indicated that some of the buildings will reflect the sun light to create a brighter environment.

Bruno Bottarelli, with Marquette Companies, spoke on behalf of the petitioner regarding the brand of the proposed hotel:

- Bruno reviewed the history of success of Holiday Inn Express.
- Holiday Inn Express and Suites would meet the demands of the Naperville market based on its room rate, amenities and family-friendly culture.
- The proposed hotel will be the new Holiday Inn urban prototype and is modeled behind the existing Cass Hotel in Chicago.

The Planning and Zoning Commission inquired about:

- The name of the hotel.
- Who would be the competitors of the proposed hotel?

- Will it have a mix of rooms and suites?
- The location of the lobby.
- How would this location differ from a stand-alone Holiday Inn Express and Suites?
- What is the expected occupancy rate for the hotel?
- How many employees will the hotel have?
- Will the hotel host wedding parties?
- Coyne was concerned about the size of the Hotel sign and its location on the rooftop towers and was wondering whether the sign can be relocated to the building wall.
- Herzog believes the hotel will be a destination and will not attract much pass-by customers. Herzog asked whether the sign can be just the “H” logo.

Bottarelli responded that:

- The hotel will be called Riverwalk Hotel, but the sign is required to identify the Holiday Inn Express brand.
- The closest competitor would be Hotel Indigo, another ING product. However, Indigo is a full service hotel which is not suitable for Downtown Naperville. The proposed Holiday Inn Express is a limited service hotel without a banquet facility, therefore, doesn't have the same parking demand as a full service hotel.
- There will be a mixed of room and suites but the majority will be suites with terraces.
- The lobby and hotel amenities are located on the second floor.
- The proposed hotel will utilize quality building materials and design which are different from typical roadside Holiday Inn Express.
- The industrial average occupancy rate for hotels is 72%. But the petitioner estimated that the occupancy rate for the proposed hotel would be higher.
- The hotel will have a maximum of 10 employees.
- The hotel will accommodate wedding parties, but banquet facilities will be accommodated by the restaurants in the development.
- The sign consultant from Holiday Inn mandates the size of the sign and the proposed location would ensure that the sign is visible from Washington Street.

The Planning and Zoning Commission inquired about:

- How long it will take to construct the project.
- The viability of the development.
- Whether the renters will be allowed to access the rooftop.
- Height of the Carillon Tower.
- Has the Fire Department approved the width of Water Street?
- On-street parking on Water Street.
- Is concerned about only one designated loading area is proposed.

West responded:

- All of the buildings except for the office building will be constructed concurrently in a 2-year time period. The office building will be a 2nd phase.
- Marquette Companies own or manage 10,000 rental units. Based on their experience, the apartment units are feasible. A market analysis was done to determine the viability of the hotel.
- Renters will not be allowed to access the roof. Construction of rooftop access would increase the height of the buildings which is not desirable along the Riverwalk.
- The Carillon tower is 160' tall.

Staff responded:

- The Fire Department has reviewed and approved the development. The width of the proposed street is comparable with existing streets in the downtown.
- The current plan accommodates parking spaces on Water Street. There will be time limit established for on-street spaces.
- A designated loading area is proposed on the north side of Water Street. Also along Webster Street there will be spaces designated for loading during certain times of the day.

Public Testimony:

Troy Thueson, an Oswago resident who works in the Naperville downtown, spoke in support of the development:

- There is currently no hotel located within walking distance of the downtown. The proposed hotel will satisfy the unmet needs and will be able to accommodate business and leisure visitors to the downtown area.
- Is not concerned about the Holiday Inn brand and feels that Holiday Inn is as good as any other hotels.

Sharon Gorrell, a Naperville resident, spoke in support of the development:

- The proposed development is consistent with the initial intent of the TIF district.
- The development will provide much needed amenities for the downtown.
- Urges the commission not to delay the development.

Peggy Frank, President/CEO of Naper Settlement, spoke in support of the development:

- The proposed development will be an asset to Naper Settlement.
- The development will create a strong connection between Naper Settlement and the Riverwalk/downtown and drive pedestrian traffic to Naper Settlement.
- The parking deck will be an asset for future expansion of Naper

Settlement.

- There will be great synergies between the proposed development and Naper Settlement. Naper Settlement accommodates 100-150 weddings a year and having a hotel and restaurants within walking distance is a great benefit for the wedding activities in Naper Settlement.
- The developer has committed to work with Naper Settlement to create a historic theme within the Water Street development.
- The Planning and Zoning Commission inquired about the number of out-of-town visitors to Naper Settlement. Frank indicated that there are approximately 125,000 visitors a year and 60% of them are from out-of-town.

Peter Foyo, a Naperville Resident, spoke in support of the development:

- The petitioner is making a great investment in the City and we need to invite them in.
- The development will bring jobs and economic growth to the City.
- Investor monies are limited. If this project is denied, our community will suffer.

Kit Layland, one of the major investors in Water Street and a investor of rental properties in Naperville, spoke on behalf of this development:

- There is a limited time that we are able to continue to invest money to this project.
- Layland would like to see this development being moved forward.

Larry Van Sumeron, a Naperville resident, spoke in support of the development:

- The jobs created by this development will benefit the entire community.

Steve Rubin, a Naperville resident, spoke in support of the development:

- The project team is experienced and committed to this project.
- The development is a very important to the downtown.
- Urges the commission to vote the case out.

Kathy Benson, a Naperville resident, spoke against the development:

- Recognizes that the hotel is a highly desirable use.
- Is concerned about the height and density of the development.
- Urges the commission to request a scaled model to demonstrate the density of the development.
- The parking reductions are not appropriate. Believes that the hotel occupancy rate would be much higher (than 72%), as anticipated by the applicant.
- When considering the TIF, the parking reductions should not be considered.
- Should not allow overhanging balconies regardless in the right-of-way or not.
- The 21,000 square foot restaurant limit should include the rooftop

restaurant.

Dick Galitz, a Naperville resident, spoke against the development:

- Is concerned about the vertical height of the development and the impact on the Riverwalk.
- The hotel building is half of the height of the Moser Tower.
- The shadow study should address all hours during the daytime.
- The development is not consistent with the Vision Statement.

Tom O'Hale, a Naperville resident, spoke against the development:

- Doesn't agree with the monstrous development.
- The scale of the development is not consistent with the historic downtown and the mid-range Holiday Inn is not appropriate for the downtown.

Anissa Olley, a Naperville resident, spoke against the development:

- The development represents a 45% increase in gross floor area from the 2007 plan.
- The development doesn't meet the intent and purpose of the zoning ordinance to lessen congestion on the public streets. It will introduce new traffic and increase congestion in the area. The level of service of the roadways in the area will be negatively impacted.
- The development will set a precedent for re-development of other areas in the downtown.
- Urges the commission to take time to review this development.
- Staff clarified that the increased total square footage of the development is partially due to the inclusion of 117 Water Street.

Dick Furstenau, a Naperville resident, spoke against the development:

- The development is much larger and denser than the 2007 approved plan.
- Doesn't support the parking variances and doesn't believe there will be any parking left for public use.
- The hotel occupancy rate will be much higher than 72%.
- The existing parking in front of the Township building will be removed and employees of the Township will park in the deck per the TIF agreement. Staff clarified that removing the township parking was contemplated in the 2007 proposal but is not proposed at this time.
- The development would increase traffic and contribute to further deterioration of the Water Street area.
- Supported the previous condo proposal and doesn't believe the apartments are appropriate in this area.

Thom Higgins, a Naperville resident, spoke against the development:

- There needs to have 3-4 stalls along Water Street reserved for hotel drop-offs.
- Inquired whether a designated loading area is included in the deck. Staff

noted at this time the loading area is located on-street. Further analysis will need to be done to include a loading area in the deck.

- The parking stalls on the south side of Water Street are only 7' wide, which should be 8' width.
- Gave examples of existing sidewalks at various downtown locations.
- The proposed sidewalks are too narrow and would not allow a comfortable pedestrian experience.
- The development will forever change the atmosphere of the Riverwalk and negatively impact on the small town character of the downtown.

Dr. Bob Buckman, a Naperville Resident, President of the Naperville Area Homeowners Confederation (NAHC), spoke against the development on behalf of NAHC:

- The development will negatively impact the downtown's built environment as well as motorists driving in and to this area.
- There is not enough space on Water Street for the Fire Department to handle emergency situations.
- How will emergency vehicles get to car fires in the deck or the upper stories of the buildings? Staff indicated the Fire Department's approves the development. Their fire engines have ladders that will be able to reach the upper stories of the buildings.
- Supports removal of the second floor balconies.
- The development will dwarf the existing buildings on Water Street and in the downtown.
- Is concerned that the downtown skyline will be defined by a Holiday Inn Express, together with the Carillon.
- The impact of potential blasting of bedrocks on surrounding buildings. The petitioner clarified there will be no blasting of bedrocks.
- Is concerned about traffic and floodplain issues.
- The commission should adhere to the Downtown 2030 plan.
- The Planning and Zoning Commission inquired about the vote that the NAHC had on the development. Buckman indicated that it was discussed during a general NAHC meeting and the assembly voted by a show of hands to oppose the development unanimously.

The Planning and Zoning Commission extended the meeting to 12:00 a.m.

Planning and Zoning Commission inquired about:

- Whether 7' parking stalls are proposed and are sufficient. Staff responded that the parking stalls on the south side of Water Street are 7' similar to some other stalls in the downtown. Staff believes they can accommodate an average sized vehicle.
- The level of service at Aurora/Washington and Aurora/Main, and Aurora/Eagle intersections. Staff responded that the level of service at Aurora/Washington will be degraded from D to E after this development, and Aurora/Main and Aurora/Eagle will remain at level of service D.
- The impact of the development on vehicular queuing along Aurora

Avenue and the impact of an additional traffic light at Aurora and Webster.

- Height restrictions of the downtown area. Staff indicated that the B4 and B5 districts allow for a 60' height.
- Location of bike racks on the sidewalk. Staff indicated that bike racks are being proposed in the parking deck.
- Whether the Nichols Library parking deck is still necessary once the Water Street deck is built. Staff indicated that the need for new parking spaces in the downtown will be evaluated on an ongoing basis.
- Whether there is still backlit signage along the Riverwalk. The petitioner indicated that one sign along the Riverwalk will be channel letters. The rest of the signs will comply with the city requirements.
- The signage restrictions that staff recommended. Staff summarized the recommended sign restrictions including that the blade signs except for the hotel blade signs be eliminated; the size of the hotel banners be reduced from 42 to 24 square feet; the total number of banners be reduced from 9 to 6 with 2 being along the Webster Street façade and 4 being along the Water Street façade; the off-premises sign for the hotel at the deck entrance be eliminated and replaced with a directional sign to the Water Street District; and that the Holiday Inn Express sign facing Washington Street be reduced from 20' to 10' tall.
- The purpose of the Water Street District directional sign.
- Location of reserved parking in the deck.
- The necessary of the sign on the east tower.
- Whether the sign can be reduced to only include the Holiday Inn logo (7' tall) and forgo the letters.
- Location of the sign for the rooftop restaurant.
- Meyer requested that a scaled model be provided for this development.
- Gustin suggested making Water Street one-way. The petitioner indicated that several one-way options were considered, but due to the concerns raised, one-way streets were ruled out.
- The colors of the theatre and loggia buildings.

The Planning and Zoning Commission voted to extend the meeting to 1 a.m..

West spoke on behalf of the petitioner:

- The Water District area is self-contained and therefore allows us to present this unique project.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – Coyne was against the height initially, but is able to agree with it based on the shadow study. Coyne is comfortable with the uses proposed and is inclined to support the parking variances based on staff's analysis. The width of the alley has received the Fire Department's approval. The design of the buildings and the Riverwalk improvements

are outstanding and very attractive. The development is consistent with the Water Street Vision Statement and will bring economic growth and job benefits to the City. Coyne is concerned about the Holiday Inn sign being on top of the building as well as the balconies along Water Street and the Riverwalk.

- Gustin – Agrees with Commissioner Coyne. Gustin struggles with the bulk of the project and the parking variances, but is comfortable with sign if it is just the logo. The sign will impact the skyline of the downtown and therefore need to be carefully reviewed. Gustin suggests that additional language be added to the approval to allow the City's code enforcement to police the maintenance of the balconies.
- Meyer – Messer supports the idea of a boutique hotel. However, parking must be provided for the entire development area plus for general public use. Meyer doesn't believe that sufficient parking has been provided based on all the uses being proposed. Inclusion of the hotel and apartments changes the character of the entire development. Meyer doesn't support the apartments as they are more transient and does have the same economic benefit as condos. This development is too much in a too little space. Meyer will not support the proposal.
- Trowbridge – Trowbridge likes the project, the hotel and the design of the buildings. Trowbridge has concerns regarding the bulk of the building and the traffic generated. Trowbridge believes apartments are demanded by the market. Trowbridge would prefer just the logo for the hotel sign.
- Messer – Messer shares Commissioner Meyer's concerns. Supports the idea of a mixed-use development and a hotel. However, Messer doesn't support the sign proposal for the Holiday Inn Express and the parking variances. The 7-story building is significantly higher than the 60' height limitation for the downtown. The width of the two-way alley will not be sufficient. Messer feels that this development will turn the Riverwalk from essentially a park to the San Antonio Riverwalk, which is not appropriate for Naperville. Messer doesn't support the development.
- Williams – Williams agrees with both sides. This development will change Naperville. Williams is worried that if the development denied, Naperville will miss out a great opportunity to revitalize the Water Street area. Condos are not selling. The development will open up opportunities for future business expansions along Aurora Avenue.
- Herzog – Herzog supports the development. Herzog is excited about the willingness of developers to invest in Naperville. This development and Main Street Promenade will be a tremendous outline of the downtown. It will create a strong connection to the downtown and Naper Settlement. Riverwalk is what is driving all the major developments in downtown, rather than restricting development. A hotel is much needed for people who are already visiting here. Herzog is concerned about parking, but feels that the additional spaces built in for future developments along Aurora Avenue will act as a buffer and more parking could be provided along with the development of the Aurora properties if the deck is proven

Naperville Planning and Zoning Commission
August 8, 2012
Page 11 of 12

to be insufficient. Herzog is not concerned with the street width and believes that the narrow street will give the development an European feel.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-039&040 subject to staff's recommended signage restrictions and a condition that the hotel sign on the east elevation of the garage be limited to the letter "H" no more than 7' high.

Motion by: Williams
Seconded by: Trowbridge

Approved
(5 to 2)

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

E. Reports and Recommendations

F. Correspondence

G. New Business

G1. PZC 12-1-104 Sign Code Appeal

An appeal has been submitted to the Zoing Administrator's interpretation of Section 5-4-4:10 (Exempt Signe: Real Estate Signs) and Section 5-4-8:4 (Residential Real Estate Signs) as applicable to residential property with dual roadway frontages. This appeal is being processed in accordance with Section 6-3-6 (Appeals) of the Naperville Municipal Code.

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

Petitioner was not present at the meeting.

Planning and Zoning Commission inquired about:

- Whether a text amendment is needed to clarify the conflict in the sign code. Staff responded that staff will be working on a sign code amendment in the future to address the conflict.
- The purpose of having a sign on each street frontage. Staff indicated that the sign is to advertise the property and also to direct people to the site.
- Whether it is common to have two real estate signs on properties with double frontage. Staff responded that it is common to have two signs on corner lots.
- Location of the real estate sign along Modaff. Staff indicated that the sign is attached to the fence along Modaff on the private property. Posting of a real estate sign in the public right-of-way is not permitted.

Naperville Planning and Zoning Commission
August 8, 2012
Page 12 of 12

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – Believes having two real estate signs on both street frontage provides the owner the opportunity to advertise the property and to direct people to the site.
- Meyer – She is living near Washington Street where posting of real estate signs along Washington Street is fairly common. She supports a text amendment to clarify the sign code.
- Trowbridge – Two real estate signs are already allowed on corner lots. She would uphold staff's interpretation of the code.
- Williams – He will support staff's interpretation of the code.

Planning and Zoning Commission moved to recommend upholding the Zoning Administrator's interpretation of Section 5-4-4:10 (Exempt Signs: Real Estate Signs) and Section 5-4-8:4 (Residential Real Estate Signs) as applicable to residential property with dual roadway frontages.

Motion by: Trowbridge
Seconded by: Coyne

Approved
(7 to 0)

H. Adjournment

12:40: a.m.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC 12-1-121 **AGENDA DATE:** 8/22/2012
SUBJECT: Quick Service Auto Center
 Petitioner: Juan Gaitan; 1255 S Michigan Ave #2709; Chicago, IL 60605

LOCATION: 1199 E Ogden Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner is requesting a variance from Section 5-4-5:1 (Commercial Signs) to allow a Secondary Business Wall Sign that would exceed the maximum allowed by current regulations.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing for a variance to allow a larger wall sign than permitted.

PREPARED BY: Clint Smith, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The property is zoned B2 (Community Shopping District) and is improved with a commercial, multitenant building, commonly known as Ogden Mall. The unit in question is located in the end unit of the west side of the multitenant building. The property is bordered by Ogden Avenue to the south, Iroquois Avenue to the west, and Naperville/Wheaton road to the east.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The use of the property as commercial is consistent with the Ogden Avenue Corridor Enhancement Initiative’s recommendation of “Regional Office and Commercial Mix”.

PLANNING SERVICES TEAM REVIEW:

The petitioner is proposing to open an auto center business in an existing space in Kmart that had previously been utilized for the same use. The proposed auto center is considered a “secondary business” per Section 5-4-5:1 (because it is located within the Kmart store) and is permitted wall signage to a lesser degree than a separate business would be allowed. Per code, the proposed business may have one wall sign, not to exceed ten percent of the area of the primary business’s wall sign of (which is Kmart), and all secondary signs may not exceed 100 square feet. Kmart

Quick Service Auto Center – PZC 12-1-121

August 22, 2012

Page 2 of 2

currently has approximately 130 square feet of signage, which would allow up to 13 square feet of signage for a secondary business. The applicant is requesting 88 square feet of signage.

An example of a secondary business is Starbucks located within Target. They typically do not have separate entrances and are uses that complement the primary business. They are not uses that generate separate trips to a location, as they depend on store traffic for customers. Signs for secondary businesses are limited in order to reduce signage clutter that could make the identification of the primary business difficult for the customer.

In this situation, staff is of the opinion that the request for additional signage is reasonable due to the use of the business, as well as its location on the building. The location of the auto center is on the elevation of the building that faces Iroquois Avenue, which has no existing signage or primary entrance for Kmart. The auto center business has a separate, direct entrance for customers – which is unique from most secondary businesses – and an area for customer parking near that entrance. These factors provide an impression to the public that the business is a stand-alone business. If this was considered a stand-alone business, they would be permitted to have 187 square feet of wall signage for their 125-foot wide building frontage. By comparison, the 88 square feet of proposed signage would be roughly half what would be permitted in that scenario.

In addition, another factor that makes this use different than most secondary uses is the nature of the business. An auto center is a type of use that may draw customers on its own, and is not dependent on (nor can it rely on) customer traffic into Kmart. Additional wall signage for attracting patronage is a reasonable request in staff's opinion.

Conclusion

Staff is recommending that a condition include a condition that no additional signage be allowed on the elevation facing Iroquois Avenue for primary or secondary businesses. This would limit the signage on the elevation to 88 square feet. As a note, Kmart would be permitted to install up to 300 square feet of wall signage for its own use on the elevation facing Iroquois Avenue. This condition will mitigate any potential signage issues in the future that could lead to sign clutter.

Staff has worked with the petitioner on their request for a sign variance, and the petitioner has revised their original request per staff's recommendations. The original submission included two additional monument signs (noted on the sign plan as sign "A" and "C"), and the petitioner agreed to remove the two signs from his requested variance. Staff is of the opinion that the variance request is reasonable and will not have a detrimental impact on the development or surrounding properties, and staff recommends approval of the variance request.

Conditions of Approval

Staff approval of PZC 12-1-12 is subject to the following condition:

- No additional wall signage be permitted on the elevation facing Iroquois Avenue.

ATTACHMENTS:

1. 1199 E. Ogden – Application – PZC 12-1-121
2. 1199 E. Ogden – Site Map – PZC 12-1-121
3. 1199 E. Ogden – Signage Plan – PZC 12-1-121

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1199 E. Ogden Avenue

PARCEL IDENTIFICATION NUMBER (PIN) _____

APPLICANT'S NAME: Juan Gattar

APPLICANT'S ADDRESS: 1255 S. Michigan Ave #2709

CITY: Chicago STATE: IL ZIP CODE: 60605

DAYTIME PHONE: 773 412 3721

E-MAIL ADDRESS: quick Service I y mail . com

OWNER OF PROPERTY: K Mart

OWNER'S ADDRESS: 1199 E. Ogden Ave

CITY: Naperville STATE: IL ZIP CODE: _____

OWNER'S DAYTIME PHONE: _____

ZONING OF PROPERTY: _____

AREA OF PROPERTY (Acres or sq ft): 4,500

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

NONE

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

N/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:

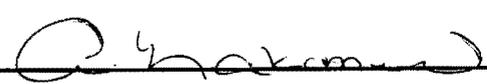
1. **The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which 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.


7/13/12

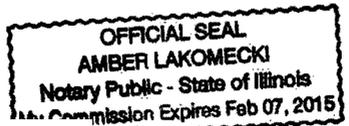
 (signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 13 day of 7, 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: Juan Gaitan
Address: 1255 S. Michigan # 2709
Chicago IL 60605

2. Nature of Benefit sought: _____

3. Nature of Applicant (Please check one):
- a. Natural Person
 - b. Corporation
 - c. Land Trust/ Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

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

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. Juan Gaitan 1255 S. Michigan # 2709
- b. _____
- c. _____
- d. _____

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

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

VERIFICATION

I, Juan Gaitan, 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 13 day of July, 2012

Amber Lakomecki
Notary Public

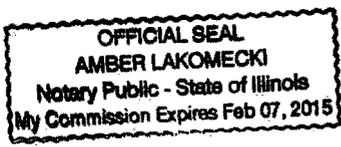


EXHIBIT B

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

[Signature] 7/13/12
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 13 day of July, 2012

[Signature]
(Notary Public and Seal)





1199 E Ogden Avenue

Quick Service Auto Center





1199 E. Ogden Ave. Naperville

THIS PROOF IS NOT FOR COLOR MATCHING



735 ESTES AVE.
 SCHAUMBURG, IL. 60193
 PHONE: 847-534-9220
 FAX: 847-534-9221

Please review this proof carefully, sign, date and fax it back to us at 847-534-9221. We cannot begin production without an approved proof. If you have any questions please call us immediately. Thank you!

- PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF
- APPROVED
 - APPROVED AS NOTED
 - MAKE CORRECTIONS AND REPROOF

SIGNED _____ DATED _____



Aluminum ground sign - 3 sided - internal frame with painted aluminum panels attached.
Sign will be anchored to concrete pad.

SIGN C

THIS PROOF IS NOT FOR COLOR MATCHING



Divine SIGNS GRAPHICS

735 ESTES AVE.
SCHAUMBURG, IL. 60193
PHONE: 847-534-9220
FAX: 847-534-9221

Please review this proof carefully, sign, date and fax it back to us at 847-534-9221. We cannot begin production without an approved proof. If you have any questions please call us immediately. Thank you!

PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF

- APPROVED
- APPROVED AS NOTED
- MAKE CORRECTIONS AND REPROOF

SIGNED _____ DATED _____



24" Blue and red 3/8" Thick Acrylic letters displaying customer graphics on exterior wall. Graphics will match previous project. Letters will be flush-mounted. Price includes installation. Divine Signs will obtain all necessary permits on behalf of Quick Service.

THIS PROOF IS NOT FOR COLOR MATCHING



735 ESTES AVE.
SCHAUMBURG, IL. 60193
PHONE: 847-534-9220
FAX: 847-534-9221

Please review this proof carefully, sign, date and fax it back to us at 847-534-9221. We cannot begin production without an approved proof. If you have any questions please call us immediately. Thank you!

- PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF
- APPROVED
 - APPROVED AS NOTED
 - MAKE CORRECTIONS AND REPROOF

SIGNED _____ DATED _____



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC 12-1-093 **AGENDA DATE:** 8/22/2012
SUBJECT: Ashwood Park North Townhomes
Petitioner: Crestview Builders; 4432 Chinaberry Lane; Naperville, IL 60564
Location: SW corner of 248th Ave & 103rd St

Request: Conduct the public hearing for a major change to the PUD to remove age restrictions on the townhomes.

Official Notice: Published in the Naperville Sun on August 5, 2012

LOCATION: SW corner of 248th Avenue & 103rd Strett

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner is requesting approval of a major change to the Ashwood Park North - Townhomes Planned Unit Development to allow the removal of an age restriction on residency.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Clint Smith, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The property is zoned R3A PUD (medium density multi-family residence) and is located at the southwest corner of 248th Avenue and 103rd Street. One townhome has been constructed since approval; the remaining five platted lots are vacant.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The townhomes approved for the property are consistent with the "Medium Density" use indicated in the Southwest Community Area Plan (SWCAP). The SWCAP did not designate this property as senior housing.

*Ashwood Park North Townhomes
August 22, 2012
Page 2 of 2*

PLANNING SERVICES TEAM REVIEW:

The Final PUD for the Ashwood Park North Townhomes was approved on September 6, 2005 and included 24 age-restricted townhome units on 6 lots. The ordinance included a deviation to Section 7-3-5:2 that requires a school donation for new development. The deviation exempted the development from paying the required school donation, which is used to fund school improvements. A condition was attached to the approval of the PUD that required the development be age-restricted, thereby removing the impact that the development would have on the school district.

The petitioner is requesting that the age-restricted stipulation attached to the Ashwood Park North Townhomes PUD be removed. If approved, the petitioner would be required to pay the school donation that is required for three-bedroom, single-family attached units. According to the City's density formula, the addition of 24 3-bedroom single-family attached units would contribute 5.9 school-aged children to the local school district.

Although the approved Ashwood Park North Townhomes PUD stipulates age-restricted development, the 2002 Southwest Community Area Plan places no age restriction on the subject property. Furthermore, the Southwest Community Area Scorecard anticipated student generation from the site. Accordingly, staff supports the removal of the existing age-restriction requirement, subject to payment of all applicable fees.

Conclusion

Staff has spoken with a representative of the Indian Prairie School District #204 and they have indicated that they do not object to the removing of the age-restriction on the development upon. Staff will ensure that a letter of approval be submitted from the school district stating their acceptance of the PUD amendment before the ordinance is forwarded to City Council for final approval.

The petitioner provided responses to the Standards for an Amendment to a PUD, and staff concurs with these findings. Staff recommends approval of the request.

ATTACHMENTS:

1. Ashwood Park North Townhomes – Petition Disclosure – PZC 12-1-093
2. Ashwood Park North Townhomes – Standards – PZC 12-1-093
3. Ashwood Park North Townhomes – Site Map – PZC 12-1-093

CITY OF NAPERVILLE

APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): ASHWOOD PARK TOWNHOMES

ADDRESS OF SUBJECT PROPERTY: SEE ATTACHED LIST

PARCEL IDENTIFICATION NUMBER (P.I.N.) SEE ATTACHED LIST

I. APPLICANT: CRESTVIEW BUILDERS INC

APPLICANT'S ADDRESS: 4432 CHINABERRY LANE

CITY: NAPERVILLE STATE: IL ZIP CODE: 60564

PHONE: 630-922-0511 E-MAIL ADDRESS: mike@crestviewbuilders.com
karen@crestviewbuilders.com

II. OWNER: MICHAEL STECK

OWNER'S ADDRESS: 4432 CHINABERRY LANE

CITY: NAPERVILLE STATE: IL ZIP CODE: 60564

PHONE: 630-922-0511 E-MAIL ADDRESS: mike@crestviewbuilders.com

III. PRIMARY CONTACT (review comments sent to this contact): MICHAEL STECK

RELATIONSHIP TO APPLICANT: SAME - OWNER

PHONE: 630-922-0511 E-MAIL ADDRESS: MIKE@CRESTVIEWBUILDERS.COM

IV. OTHER STAFF

NAME: MARK ENGEL

RELATIONSHIP TO APPLICANT: SUPERINTENDENT FOR CRESTVIEW BUILDERS

PHONE: 630-922-0511 E-MAIL ADDRESS: MARK@CRESTVIEWBUILDERS.COM

NAME: KAREN MAXAM

RELATIONSHIP TO APPLICANT: OFFICE

PHONE: 630-922-0511 E-MAIL ADDRESS: KAREN@CRESTVIEWBUILDERS.COM

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

Amending or Granting a Conditional Use (Exhibit 1)*

Landscape Variance (Exhibit 4)

Amending or Granting a Planned Unit Development (Exhibit 2)

Planned Unit Development Deviation (Exhibit 5)

Annexation

Platted Setback Deviation (Exhibit 6)

Plat of Easement/Vacation/Dedication

Sign Variance (Exhibit 7)

Rezoning (Exhibit 3)

Subdivision Deviation/Waiver (Exhibit 8)

Subdivision Plat

Zoning Variance (Exhibit 9)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 6.5 acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

REQUESTING "ACTIVE ADULT" DESIGNATION
BE DROPPED.

VI. SCHOOL AND PARK DONATION REQUIREMENTS

(residential development only per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

Cash Donation Land Dedication

REQUESTING
TO BE PAID AS WE GO -
-AT TIME OF BUILDING PERMIT

Required Park Donation will be met by:

Cash Donation Land Dedication

I am authorized to make this application, and the above information, to the best of my knowledge, is true and accurate:

Michael J. Steel
(signature of applicant or authorized agent)

6-28-12
(date)

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2012

Karen Maxam
(Notary Public and Seal)



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.

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: CRESTVIEW BUILDERS INC
Address: 4432 CHINABERRY LANE
NAPERVILLE, IL 60564

2. Nature of Benefit sought: _____

3. Nature of Applicant (Please circle 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, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. MICHAEL STECK 100%
- b. _____
- c. _____
- d. _____

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

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

VERIFICATION

I, MICHAEL J. STECK, 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: Michael J. Steck

Subscribed and Sworn to before me this 28th day of June, 2012.

Karen Maxam
Notary Public



EXHIBIT 2: Section 6-4-7: Standards for Granting an Amendment to a Planned Unit Development

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

The design of the planned unit development was approved as an innovative and creative approach to the development of land and living environments. The amendment will not alter the originally approved development.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The planned unit development meets all of the requirements and standards of the planned unit development regulations when it was previously approved, and no PUD requirements have been altered.

3. 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 physical design of the development will not be altered from the previously approved PUD.

4. Open space, outdoor common area, and recreational facilities are provided.

All provided open space remains unaffected by the request for an amendment.

5. 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.

No modifications in building standards are requested, and no waivers in bulk regulations are required in the proposed amendment.

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

The planned unit development remains compatible with the adjacent properties and nearby land uses, as they are predominantly residential.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

The planned unit development continues to fulfill the objectives of the comprehensive plan.



Ashwood Park North Townhomes





Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: 12-1-084 **AGENDA DATE:** 8/22/2012
SUBJECT: Walmart
 Petitioner: Walmart Real Estate Business Trust; 2001 SE 10th Street;
 Bentonville, AR 72716

LOCATION: Southeast corner of West 75th Street and Beebe Drive

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a major change to the Brach Brodie Property Unit 1 PUD; a preliminary/final PUD plat and associated site development details; a preliminary/final plat of subdivision; a sign variance from Section 5-4-5 (Commercial Signs) to allow wall signage in excess of the maximum allowed and a monument sign along a private road; and a deviation from Section 6-14-4 (Performance Standards; Standards) to allow light poles in excess of the 25-foot maximum allowed height in a commercial district for the construction of a Walmart.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Clint Smith, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject properties are located on Lots 5 and 6 of the Brach Brodie Property Unit 1 Subdivision, zoned B2 PUD (Community Shopping PUD) and are currently vacant. The project is generally located at the southeast corner of West 75th Street and Beebe Drive. The stormwater management area for the subdivision is located immediately to the east and south of the subject property.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The planned development is consistent with the Southwest Community Area Plan's future land use designation of "Mixed Use Commercial".

Walmart – 12-1-084

August 15, 2012

Page 2 of 4

PLANNING SERVICES TEAM REVIEW:

Final/Preliminary PUD and Subdivision Plat

The petitioner requests approval of a preliminary plat of subdivision in order to consolidate Lots 5 and 6 of the Brach Brodie Property Unit 1 Subdivision into one 18.6-acre lot. The approved Brach Brodie Property Unit 1 PUD did not establish development details for this site; accordingly, the petitioner is also seeking a Major Change to the PUD in order to establish controlling plans to allow for the development of a Walmart retail store at the subject property. A preliminary/final PUD plat is proposed in conjunction with this request. As the subject property was part of a previously approved PUD, which includes the Costco and XSport Fitness sites, all requirements for a PUD have been previously met.

Site Plan

Walmart is proposing to construct a 184,985 square-foot retail store located at the southeast corner of 75th Street and Beebe Drive. They are proposing three access points – one right-in/right-out access along 75th Street, which is maintained by DuPage County; a full access point along the privately owned Beebe Drive, which consists of two ingress and two egress lanes; and another full access point along Beebe Drive that will be used primarily for delivery access. Required vehicle and bicycle parking is provided per code on site. A distinctive feature of the property is the inclusion of a 10-foot wide shared use pathway along the east property line that will connect with the Southern DuPage County Regional Trail, which runs along the south side of 75th Street and connects to the Springbrook Prairie Forest Preserve.

Photometric Plan - Deviation

The petitioner is requesting a deviation to the requirements in Section 6-14-4 (Performance Standards) that limit light pole height to 25 feet in commercial districts. The request proposes poles that are 42 feet in height, which is 17 feet (or 68 percent) taller than permitted. The City regulates pole height in order to reduce the negative effects that taller poles have on the appearance of a property and its surroundings. Taller poles are visible from greater distances and therefore will have a broader impact on the surrounding areas. Shorter poles are more pedestrian friendly and reduce the amount of light clutter in the night time sky.

The bulk of the proposed Walmart building would be between 24 and 28 feet in height. With 25-foot light poles, the building would block most of the parking lot light when viewed from the south, and may also be more visible to traffic along Route 59. The proposed 42-foot poles would be visible over the top of the building to some degree. In addition, given the adjacency of the forest preserve property, the visual effect of taller poles would be amplified for traffic traveling west-bound along 75th Street, more so than if the property was adjacent to another commercial property that contained similar lighting.

The petitioner has indicated in his request that the specifications that they are requesting are optimized for the efficient use of LED lights, and that the extra pole height will reduce the overall number of light poles required for the site. While staff appreciates the effort of the petitioner to explore energy efficient lighting techniques, staff is unable to support the request for additional pole height. Staff is willing to work with the petitioner to explore different options for site lighting, which could include support for additional pole height beyond the 25' code

Walmart – 12-1-084
August 15, 2012
Page 3 of 4

limitation; however, staff is of the opinion that the proposed pole height would have a dramatic effect on the appearance of the property and that other options should be explored.

Signs - Deviation

Walmart is proposing wall signage on two elevations – the north elevation, which is the main store frontage, and the east elevation. The signage on the east elevation is permitted as it is presented, but the signage on the north elevation exceeds the 300 square-foot maximum per eligible elevation per Section 5-4-5:1 of the Municipal Code. The petitioner is requesting a sign deviation to permit a total of 575 square feet of wall signage on the north elevation, which would be 275 square feet in excess of what is permitted. This is a lesser figure than the petitioner indicated in his request, as the petitioner had totaled all wall signage for the building in the deviation request, not just the north elevation.

Staff is of the opinion that the request for a sign deviation on the north elevation is reasonable and therefore supports the request. Per code, wall signage is permitted at 1.5 square feet of sign per linear foot of building length up to a maximum of 300 sq.ft. While Walmart's proposed wall sign (575 sq.ft.) falls below the 1.5 square foot threshold (0.98 sq.ft. per linear foot, as proposed), they do not comply with the 300 sq.ft. maximum given the size of their building. As noted in the petitioner's deviation request, the amount of building frontage on the north elevation is 585 feet, which provides adequate space for the proposed signage to be appropriately spaced along the elevation and remain uncluttered. The building will also be setback from the roadway nearly 450 feet, which reduces the overall impact of the signage compared to a building set closer to the roadway. In addition, the petitioner has not requested signage on the west elevation of the building which would otherwise be permitted in the amount of approximately 234 square feet.

The applicant is also requesting a deviation for a monument sign along Beebe Drive, which is a private road. Section 5-4-5:2 of the Municipal Code allows monument signs only along public roadways. Staff is of the opinion that the request for a sign deviation is reasonable and will not be detrimental to the surrounding area or the community. Although a private drive, the design of Beebe Drive is such that it is similar in structure and appearance to a public roadway (as opposed to a common access drive). It is separated from the lots within the commercial subdivisions by curb and gutter, and is located on a dedicated lot meant to accommodate the roadway throughout the subdivision. The roadway connects two public roadways (75th Street and Route 59) and does not provide access directly to any building, as traffic must exit the roadway and enter each individual lot. The sign will also be located next to what is expected to be the primary entrance for Walmart, making it a logical location for signage.

It is also worth noting that while the monument sign along Beebe Drive would be the maximum size allowed (45 square feet), Walmart is not requesting the maximum amount of signage for the monument sign along 75th Street. They would be permitted 90 square feet but are requesting 64 square feet – a difference of 26 square feet. Furthermore, they are proposing both signs be 7'2" in height, which is less than the 10 feet that is permitted. This would result in less visual impact along 75th Street, and would detract less from the adjacent forest preserve to the east, as a shorter, smaller sign would transition more easily into the natural landscape of the preserve.

Walmart – 12-1-084
August 15, 2012
Page 4 of 4

Building Elevations

The petitioner has worked closely with staff in the development of elevations that are consistent with Naperville's Building Design Guidelines. The main elevation (north) is an attractive mix of materials that presents a contemporary style building constructed of and highlighted with numerous types of preferred building materials. Brick pillars and knee walls provide visual interest to the façade and provide horizontal and vertical articulation that breaks up the massing of the walls. Two horizontal bands were added along the cornice line for visual interest that helps to unify the building, and the glass and metal entryways are distinctive and effectively direct customers to the building's entrances.

The remainder of the building is mostly composed of precast panels, with additional brick design elements on the east and west elevations and a continuation of the decorative cornice banding also seen on the north elevation. The petitioner was agreeable to using a wrought iron-style aluminum fence around the garden area on the northwest corner of the building, and brick pillars were also included to enhance the appearance of this area.

Landscape Plan

The landscape plan is consistent with the City's requirements, with some minor exceptions. A water main is located along the east property line and a portion of the west property line in the area that landscaping would normally be located. Per City code, trees must be at least 10 feet from water mains. To alleviate the conflict, staff permitted the petitioner to redistribute the required trees along the south property line and along the west property line where they do not conflict with the water main location.

Conclusion

Staff has reviewed the standards submitted for approval of the Preliminary/Final PUD, light pole height deviation, and sign deviation, and concurs with all requests except the light pole deviation. In support of the sign deviation, staff recommends a condition that restricts additional wall signage from being placed along the west elevation in the future.

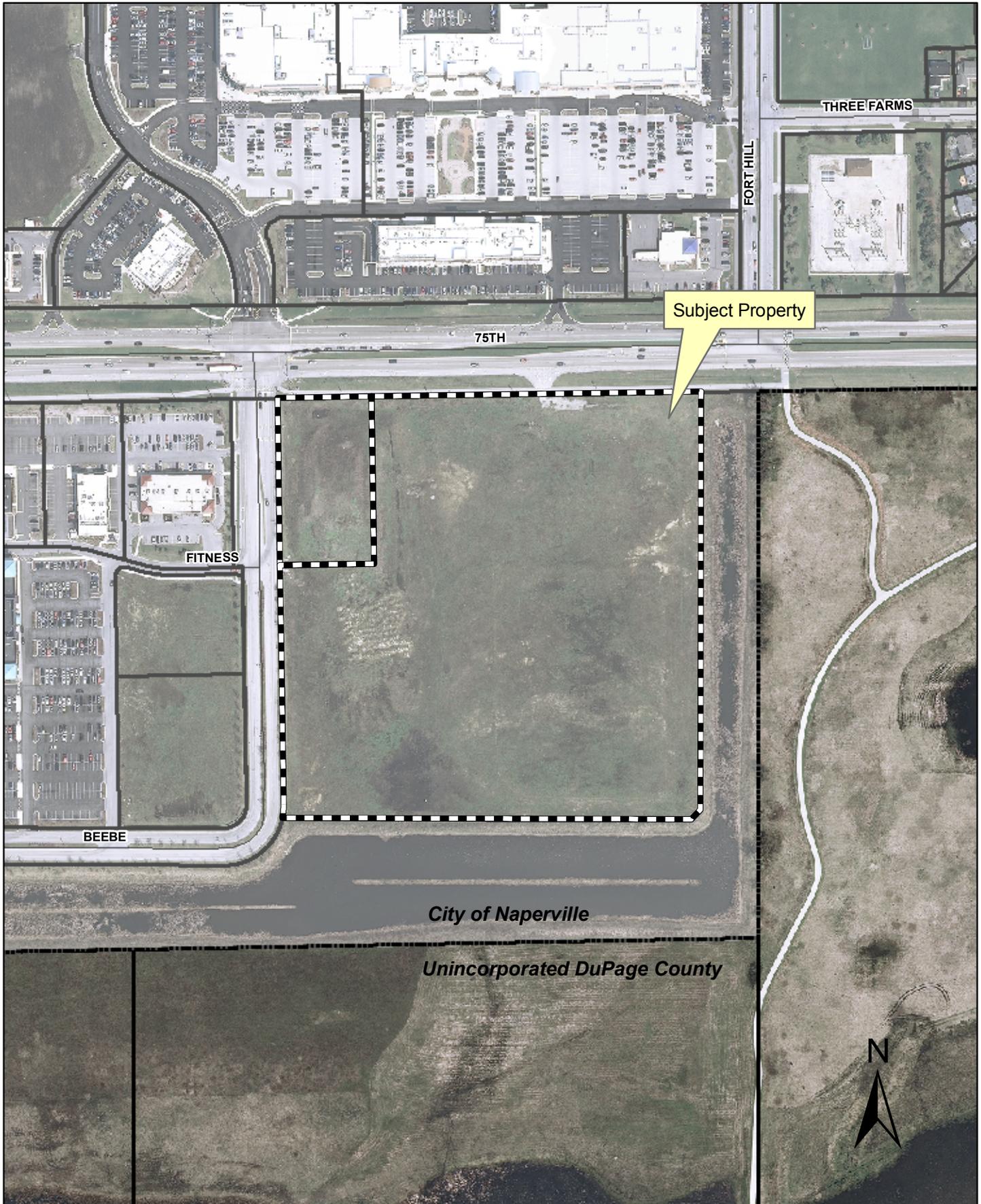
ATTACHMENTS:

1. Wal-Mart – Site Map – PZC 12-1-084
2. Wal-Mart – PUD Development Standards – PZC 12-1-084
3. Wal-Mart – Preliminary/Final Plat of Subdivision – PZC 12-1-084
4. Wal-Mart – Preliminary/Final PUD Plat – PZC 12-1-084
5. Wal-Mart – Site Plan – PZC 12-1-084
6. Wal-Mart – Lighting Deviation Request Standards— PZC 12-1-084
7. Wal-Mart – Photometrics – PZC 12-1-084
8. Wal-Mart – Monument Sign – PZC 12-1-084
9. Wal-Mart – Sign Variance Request – PZC 12-1-084
10. Wal-Mart – Elevations – PZC 12-1-084
11. Wal-Mart – Landscape Plan – PZC 12-1-084



SE Corner of W 75th Street & Beebe Drive

Walmart





Naperville

Planned Unit Development
Exhibit 2 - Standards

On behalf of Wal-Mart Real Estate Business Trust, CESO, Inc. is respectfully requesting approval for the proposed Wal-Mart Store #1401 Planned Unit Development.

1) The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

Wal-Mart has taken an innovative approach in designing this development. An energy efficient LED lighting package has been provided for this site.

2) The planned unit development meets the requirements and standards of the planned unit development regulations.

The development has been designed to meet the requirements and standards of the Planned Unit Development agreements.

3) 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 Wal-Mart development utilizes the land effectively. The previously approved overall Planned Unit Development provides for adequate transportation and public facilities.

4) Open space, outdoor common area, and recreational facilities are provided.

Open space, common area and recreational facilities have been provided for the overall Planned Unit Development previously approved.

5) 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.

As designed this project is in harmony with the adjacent commercial developments.

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

The surrounding properties are either commercial or forest preserve/open space, therefore the neighborhood character shall not be altered by the proposed planned unit development.

7) The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

This project is a typical development that would be expected for this zoning district and provides further synergy for the surrounding retail uses.

PRELIMINARY / FINAL PLAT OF SUBDIVISION WALMART SUPERCENTER STORE #1401-00

NAPERVILLE, ILLINOIS
SECTION 27, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS

P.L.M. 07-27-300-013
07-27-300-014

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

TOTAL AREA OF SUBDIVISION
808,560 SF
18.5624 ACRES



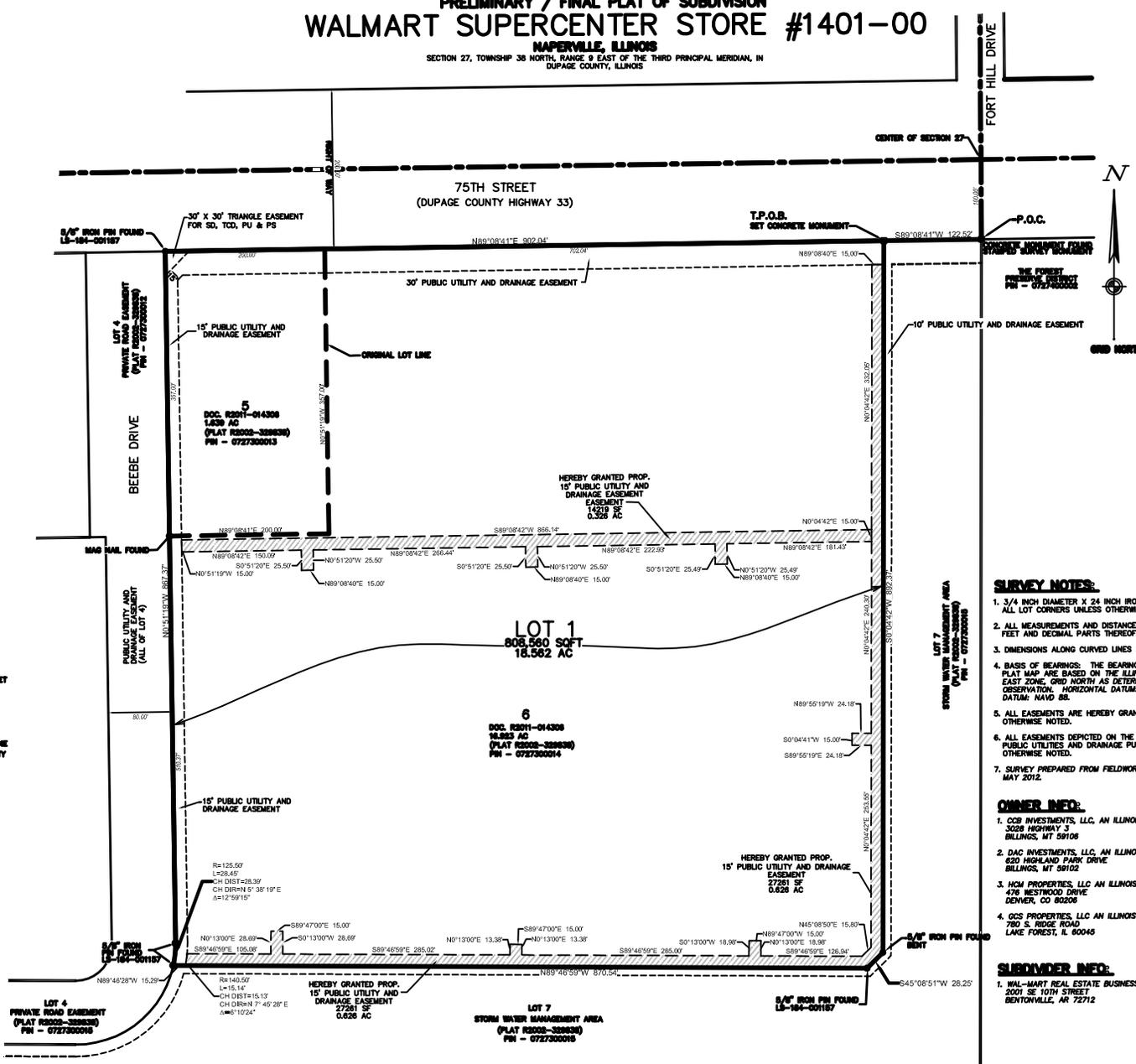
SITE LOCATION MAP
NO SCALE

ABBREVIATIONS:

- AC = ACRES
- ESMT = EASEMENT
- P.O.C = POINT OF COMMENCEMENT
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- PROP = PROPOSED
- REF = REFERENCE
- SD, T.O.D, PU & PS = SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, PUBLIC UTILITIES AND PUBLIC SIDEWALKS
- SOFT = SQUARE FEET
- T.P.O.B. = TRUE POINT OF BEGINNING
- W.M. = WATER MAIN
- R = RADIUS
- L = LENGTH
- CH DIST = CHORD DISTANCE
- CH DIR = CHORD DIRECTION
- Δ = DELTA ANGLE
- PN = PARCEL IDENTIFICATION NUMBER

LEGEND

- MAG NAIL FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- ORIGINAL LOT LINE
- SECTION LINE
- DISTRESS EASEMENT LINE
- HEREBY GRANTED EASEMENT LINE
- HEREBY GRANTED PUBLIC UTILITY DRAINAGE EASEMENT



SURVEY NOTES:

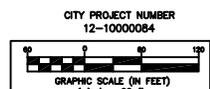
1. 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
4. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE ILLINOIS STATE PLANE EAST ZONE, GRID NORTH AS DETERMINED BY G.P.S. OBSERVATION. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 83.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
7. SURVEY PREPARED FROM FIELDWORK PERFORMED IN MAY 2012.

OWNER INFO:

1. CGS INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
3028 HIGHWAY 3
BILLINGS, MT 59106
2. DAC INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
820 HIGHLAND PARK DRIVE
BILLINGS, MT 59102
3. HCM PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
476 WESTWOOD DRIVE
DENVER, CO 80206
4. GCS PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
780 S. RIDGE ROAD
LAKE FOREST, IL 60045

SUBDIVIDER INFO:

1. WAL-MART REAL ESTATE BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72712



PRELIMINARY FINAL PLAT OF SUBDIVISION
WALMART SUPERCENTER STORE #1401-00

ENGINEERS - ARCHITECTS
SURFACE SURVEYING
PLANNING AND ZONING
CONSULTANTS
www.cespa.com

ISSUE NO.	1
DATE	APR 11, 2012
JOB NO.	4359
DESIGN	N/A
DRAWN	JW
CHECKED	JW
SHEET NO.	1 OF 3

LEGAL DESCRIPTION:

LOT 1 CONTAINING - 18.562 ACRES OF LAND BEING ALL OF LOTS 5 & 6 OF THE BRACH BRODIE PROPERTY UNIT 1 PLAT

Situate in Section 27, Township 38 North, Range 9 East of The Third Principal Meridian, County of Dupage and State of Illinois, a consolidation of Lot 5 & Lot 6 of The Brach Brodie Property Unit 1 First Plat of Subdivision as shown on a Plat recorded as Document No. R2002-252767 and Re-recorded as Document No. R2002-329638, recorded as Deed R2011-014308 (all references to deeds, microfiche, plots, surveys, etc. will refer to the records of the aforementioned county records office, unless otherwise noted) and being more particularly described as follows:

Commencing at a found CONCRETE MONUMENT on the South right of way line of 75th Street at its intersection with Fort Hill Drive. Also being 100.00 feet South of the center of Section 27, also being the Northeast corner of Lot 7 of the aforementioned Brach Brodie Unit 1 Plat, also being the Northwest corner of a 154.49 Ac tract heretofore conveyed to The Forest Preserve District.

Thence along the South right of way line of 75th Street, also being 100.00 feet South and parallel with the North line of the Southwest Quarter of Section 27 South 89°08'41" West a distance of 122.52 feet to a set CONCRETE MONUMENT at the True Point of Beginning;

Thence leaving said South right of way line and continuing along the new lot line of Lot 1, also being the common line of Lot 7 and original lot line of Lot 6 the following three (3) courses:

- 1. South 0°04'42" West a distance of 892.37 feet to a found 5/8" IRON PIN,
2. South 42°06'51" West a distance of 28.25 feet to a found 5/8" IRON PIN stamped LS-184-001157,
3. North 89°46'59" West a distance of 870.54 feet to a found 5/8" IRON PIN stamped LS-184-001157, also being the East right of way line of Beebe Drive.

Thence along a non tangent curve to the left on the said East right of way line having a radius of 125.50 feet with an arc length of 28.45 feet subtended by chord bearing of North 0°38'21" East with a distance of 28.39 feet and having an arc angle of 12°59'19", to a found 5/8" IRON PIN stamped LS-184-001157,

Thence along said East right of way North 0°51'19" West a distance of 867.37 feet to a found 5/8" IRON PIN stamped LS-184-001157, being the Northwest corner of the original Lot 5, also being the South right of way of the aforementioned 75th Street, passing a found MAG NAIL at 510.37 feet, on the Southwest corner of the original Lot 5,

Thence along the South right of way line of 75th Street, parallel with the North line of the Southwest Quarter of Section 27, North 89°08'41" East a distance of 902.04 feet to the True Point of Beginning.

Containing 18.562 Acres of land, more or less, subject to all covenants, conditions, restrictions, reservations, and easements of record. Bearings are based on the Illinois State Plane East Zone, Grid North as determined by G.P.S. observation.

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORECLOSED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE 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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE 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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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: MAYOR ATTEST: CITY CLERK

PLAN AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
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: CHAIRMAN ATTEST: SECRETARY

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

- 1. THAT ___ IS/ARE THE OWNER(S) 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:

INDIAN PRAIRIE SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, IL 60504

OWNER(S) NAMES:
BY: ATTEST:
IT'S: IT'S:

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, A.D., 20__

NOTARY PUBLIC

OWNER(S) NAMES:
BY: ATTEST:
IT'S: IT'S:

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, A.D., 20__

NOTARY PUBLIC

OWNER(S) NAMES:
BY: ATTEST:
IT'S: IT'S:

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, A.D., 20__

NOTARY PUBLIC

OWNER(S) NAMES:
BY: ATTEST:
IT'S: IT'S:

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___, A.D., 20__

NOTARY PUBLIC

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY (NUMBER), (STREET NAME) PURSUANT TO 785 ILCS 205/2 et seq.; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS ___ DAY OF ___, A.D., 20__

COUNTY ENGINEER

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, ___ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED 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 WHEATON, ILLINOIS, THIS ___ DAY OF ___, A.D., 20__

COUNTY CLERK

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF ___)

THIS IS TO CERTIFY THAT I, ___ AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 AND 6 IN THE BRACH BRODIE PROPERTY UNIT 1 SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROPERTY PLATTED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON 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 HEREBY STATE THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE APPLICABLE FLOOD INSURANCE RATE MAP(S) PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT THIS ___ DAY OF ___, A.D., 20__

SURVEYOR SIGNATURE

ILLINOIS PROFESSIONAL LAND SURVEYOR # ___
REGISTRATION EXPIRATION / RENEWAL DATE ___, A.D., 20__

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS (STRIP)

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, INCOOR 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 HINDER 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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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__

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER NAME:
BY: ATTEST:
IT'S: IT'S:

CITY PROJECT NUMBER 12-1000084
GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.



PRELIMINARY / FINAL PLAT OF SUBDIVISION
WALMART SUPERCENTER STORE # 101-00



ISSUED DATE: 8/22/2012
JOB NO.: 12-1000084
DESIGN: N/A
DRAWN: JLV
CHECKED: JLV
SHEET NO. 2 OF 3

OWNER INFO:

1. CCB INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
3028 HIGHWAY 3
BILLINGS, MT 59108
2. DAC INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
820 HIGHLAND PARK DRIVE
BILLINGS, MT 59102
3. HCM PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
478 WESTBROOK DRIVE
DENVER, CO 80208
4. GCS PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
780 S. RIDGE ROAD
LAKE FOREST, IL 60045

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID

THIS _____ DAY OF _____ A.D. 20____
DATE MONTH YEAR

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ PRINT NAME A NOTARY PUBLIC,

IN AND FOR SAID COUNTY IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID

THIS _____ DAY OF _____ A.D. 20____
DATE MONTH YEAR

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ PRINT NAME A NOTARY PUBLIC,

IN AND FOR SAID COUNTY IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____

STATE OF _____)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID

THIS _____ DAY OF _____ A.D. 20____
DATE MONTH YEAR

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ PRINT NAME A NOTARY PUBLIC,

IN AND FOR SAID COUNTY IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____

STATE OF _____)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID

THIS _____ DAY OF _____ A.D. 20____
DATE MONTH YEAR

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

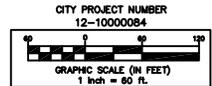
STATE OF _____)
COUNTY OF _____) SS

I, _____ PRINT NAME A NOTARY PUBLIC,

IN AND FOR SAID COUNTY IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____



ISSUE DATE: 11/11/2012
JOB NO.: 12-10000084
DESIGN: N/A
DRAWN: JLN
CHECKED: JLN
SHEET NO. 3 OF 3



PRELIMINARY FINAL PLAT OF SUBDIVISION
 WALMART SUPERCENTER STORE # 104-00



PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT FOR WALMART SUPERCENTER STORE #1401-00 LOT 1 NAPERVILLE, ILLINOIS

SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS

P.L.M.S. 07-27-300-013
07-27-300-014

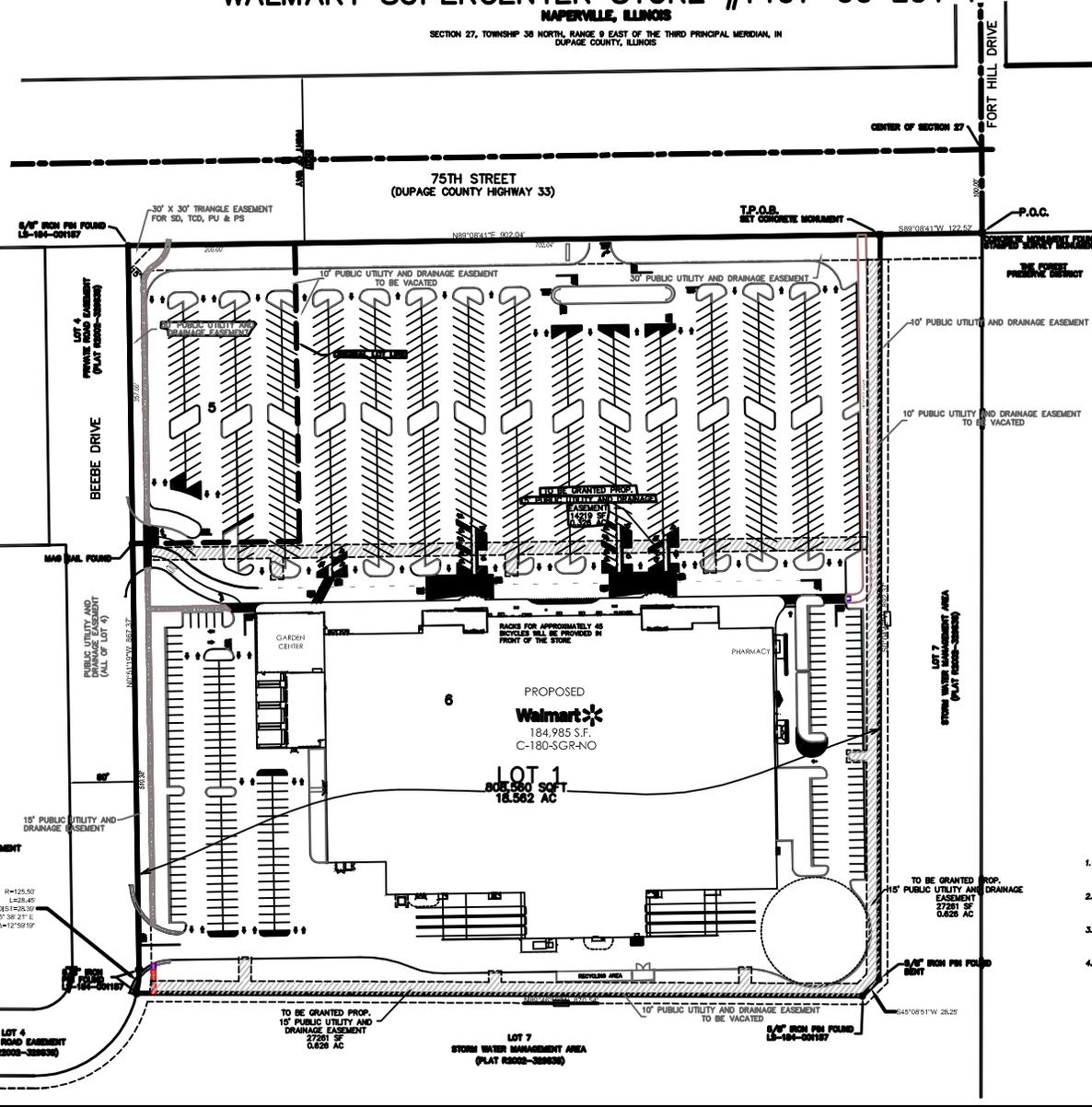
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540-7020

TOTAL AREA OF PUD
808,560± SF
18.562± ACRES

PROPOSED USE: RETAIL



SITE LOCATION MAP
NO SCALE



ABBREVIATIONS

- AC = ACRES
- ESMT = EASEMENT
- P.O.C = POINT OF COMMENCEMENT
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- REF = REFERENCE
- SD, TCD, PU & PS = SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, PUBLIC UTILITIES AND PUBLIC SIDEWALKS
- SF = SQUARE FEET
- T.P.O.B. = TRUE POINT OF BEGINNING
- W.M. = WATER MAIN
- R = RADIUS
- L = LENGTH
- CH DIST = CHORD DISTANCE
- CH DIR = CHORD DIRECTION
- Δ = DELTA ANGLE
- PN = PARCEL IDENTIFICATION NUMBER

LEGEND

- M&M NAIL FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- ORIGINAL LOT LINE
- SECTION LINE
- - - EXISTING EASEMENT LINE
- - - EASEMENT LINE
- ▨ PUBLIC UTILITY AND DRAINAGE EASEMENT

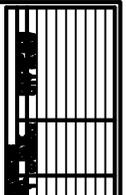
SURVEY NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
3. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE ILLINOIS STATE PLANE EAST ZONE GRID NORTH AS DETERMINED BY G.P.S. OBSERVATION. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88.
4. THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH HAS A SEPARATE DOCUMENT.
5. ALL PROPOSED SANITARY PIPING SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. WATER SERVICES LINES SHALL BE PRIVATELY OWNED AND MAINTAINED. LOOPED WATER MAINS SHALL BE PUBLICALLY OWNED AND MAINTAINED.

OWNER INFO:

1. COB INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
3028 HIGHWAY 13
BILLINGS, MT 59108
2. DAC INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
620 HIGHLAND PARK DRIVE
BILLINGS, MT 59102
3. HIGH PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
476 WESTWOOD DRIVE
DENVER, CO 80208
4. GCS PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
780 S. RIDGE ROAD
LAKE FOREST, IL 60045

CITY PROJECT NUMBER
12-1000084



PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT
WALMART SUPERCENTER STORE #1401-00

ENGINEERS - ARCHITECTS SURVEYORS
THE CITY OF NAPERVILLE
WWW.CESDINC.COM

ISSUE DATE: JUNE 11, 2012
 JOB NO.: 2385
 DESIGN: BJA
 DRAWING: 01
 CHECKED: JLV
 SHEET NO.: 1 OF 2

LEGAL DESCRIPTION:

LOT 1
CONTAINING - 18.562 ACRES OF LAND
BEING ALL OF LOTS 5 & 6
OF THE BRACH BRODIE PROPERTY UNIT 1 PLAT

Situate in Section 27, Township 38 North, Range 9 East of The Third Principal Meridian, County of Dupage and State of Illinois, a consolidation of Lot 5 & Lot 6 of The Brach Brodie Property Unit 1 First Plat of Subdivision as shown on a Plat recorded as Document No. R2002-252767 and Re-recorded as Document No. R2002-329838, recorded as Deed R2011-014306 (all references to deeds, microfiche, plots, surveys, etc. will refer to the records of the aforementioned county records office, unless otherwise noted.) and being more particularly described as follows:

Commencing at a found CONCRETE MONUMENT on the South right of way line of 75th Street at its intersection with Fort Hill Drive. Also being 100.00 feet South of the center of Section 27, also being the Northeast corner of Lot 7 of the aforementioned Brach Brodie Unit 1 Plat, also being the Northwest corner of a 154.49 Ac tract heretofore conveyed to The Forest Preserve District.

Thence along the South right of way line of 75th Street, also being 100.00 feet South and parallel with the North line of the Southwest Quarter of Section 27 South 89°08'41" West a distance of 122.52 feet to a set CONCRETE MONUMENT at the True Point of Beginning;

Thence leaving said South right of way line and continuing along the new lot line of Lot 1, also being the common line of Lot 7 and original lot line of Lot 6 the following three (3) courses:

1. South 0°04'42" West a distance of 892.37 feet to a found 5/8" IRON PIN,
2. South 49°08'31" West a distance of 28.25 feet to a found 5/8" IRON PIN stamped LS-184-001157,
3. North 89°46'59" West a distance of 870.54 feet to a found 5/8" IRON PIN stamped LS-184-001157, also being the East right of way line of Beebe Drive.

Thence along a non tangent curve to the left on the said East right of way line having a radius of 125.50 feet with an arc length of 26.45 feet subtended by chord bearing of North 9°30'21" East with a distance of 28.39 feet and having an arc angle of 12°59'19", to a found 5/8" IRON PIN stamped LS-184-001157,

Thence along said East right of way North 0°51'19" West a distance of 887.37 feet to a found 5/8" IRON PIN stamped LS-184-001157, being the Northwest corner of the original Lot 5, also being the South right of way of the aforementioned 75th Street, passing a found MAG NAIL at 510.37 feet, on the Southwest corner of the original Lot 5,

Thence along the South right of way line of 75th Street, parallel with the North line of the Southwest Quarter of Section 27, North 89°08'41" East a distance of 902.04 feet to the True Point of Beginning.

Containing 18.562 Acres of land, more or less, subject to all covenants, conditions, restrictions, reservations, and easements of record. Bearings are based on the Illinois State Plane East Zone, Grid North as determined by G.P.S. observation.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I, _____ AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 AND 6 IN THE BRACH BRODIE PROPERTY UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF LOTS 5 AND 6 IN THE BRACH BRODIE PROPERTY UNIT 1 SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROPERTY PLATTED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON 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 HEREBY STATE THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE APPLICABLE FLOOD INSURANCE RATE MAP(S) PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT THIS _____ DAY OF _____ A.D., 20____.

SURVEYOR SIGNATURE
ILLINOIS PROFESSIONAL LAND SURVEYOR # _____
REGISTRATION EXPIRATION / RENEWAL DATE _____ A.D., 20____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
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

PLAN AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
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

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC,
PRINT NAME

IN AND FOR SAID COUNTY IN THE STATE OF AFORESAID, DO

HEREBY CERTIFY THAT _____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE 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

OWNER INFO:

1. OCB INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
3228 HIGHWAY 3
BELLINGS, MT 59108
2. DAC INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
620 HIGHLAND PARK DRIVE
BELLINGS, MT 59102
3. HOW PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
470 WESTWOOD DRIVE
DENVER, CO 80206
4. GCS PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
780 S. RIDGE ROAD
LAKE FOREST, IL 60045

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20____
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE PRINT TITLE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20____
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE PRINT TITLE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

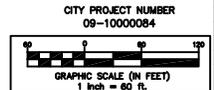
DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20____
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE PRINT TITLE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20____
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE PRINT TITLE

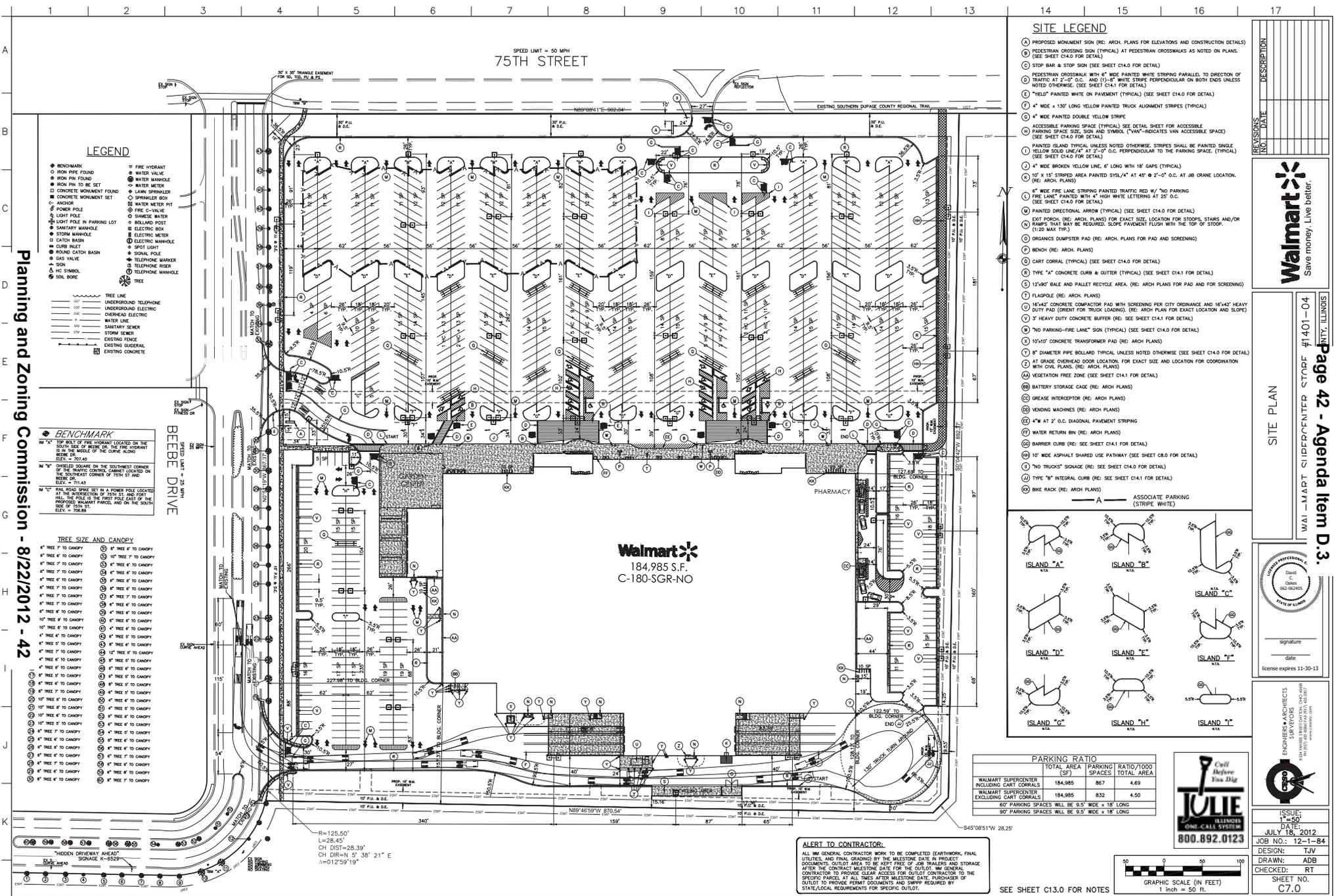


PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

WALMART SUPERCENTER STORE

Page 41 - Agenda Item D.3.





LEGEND

- BENCHMARK
- IRON PIPE FOUND
- IRON PIN TO BE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ANCHOR
- POWER POLE
- LIGHT POLE
- LIGHT POLE IN PARKING LOT
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- ROUND CATCH BASIN
- SOIL
- HC SYMBOL
- SOIL BONE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER METER
- LAWN SPRINKLER
- SPRINKLER BOX
- WASTE METER PIT
- FIRE C-VALVE
- ISOLATED WATER
- RELAYED HOIST
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- SPOT LIGHT
- SIGNAL POLE
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TREE

- TREE LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- EXISTING SIDEWALK
- EXISTING CONCRETE

BENCHMARK

34 "X" THE BOX OF THE TREE NOT LOCATED ON THE SOUTH SIDE OF BEEBE DR. THE FIRE HYDRANT IS IN THE MIDDLE OF BEEBE DRIVE. ELEV. = 707.40

36 "X" CHECKED CORNER IN THE SOUTHWEST CORNER OF THE TRADING CENTER. CHECKED CORNER IN THE SOUTHWEST CORNER OF 75TH ST AND BEEBE DR. ELEV. = 711.43

37 "X" RAIL ROAD SPIKE SET IN A POWER POLE LOCATED AT THE INTERSECTION OF 75TH ST AND BEEBE DRIVE. THE FIRST POLE EAST OF THE PROPOSED MAINLAND PARKING AND ON THE SOUTH SIDE. ELEV. = 708.89

- TREE SIZE AND CANOPY**
- ① 4" TREE 7' TO CANOPY
 - ② 4" TREE 6' TO CANOPY
 - ③ 4" TREE 7' TO CANOPY
 - ④ 4" TREE 6' TO CANOPY
 - ⑤ 4" TREE 7' TO CANOPY
 - ⑥ 4" TREE 6' TO CANOPY
 - ⑦ 4" TREE 7' TO CANOPY
 - ⑧ 4" TREE 6' TO CANOPY
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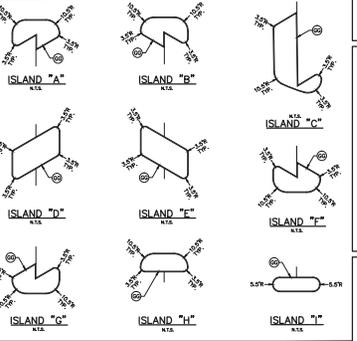
"HIDDEN DRIVEWAY AHEAD" SIGNAGE 1'-8" HIGH

75TH STREET
SPEED LIMIT = 50 MPH

Walmart*
184,985 S.F.
C-180-SGR-NO

SITE LEGEND

- ① PROPOSED MONUMENT SIGN (RE: ARCH. PLANS FOR ELEVATIONS AND CONSTRUCTION DETAILS)
- ② PEDESTRIAN CROSSING SIGN (TYPICAL) AT PEDESTRIAN CROSSINGS AS NOTED ON PLANS. (SEE SHEET C14.0 FOR DETAILS)
- ③ STOP BAR & STOP SIGN (SEE SHEET C14.0 FOR DETAILS)
- ④ PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPING PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. (SEE SHEET C14.1 FOR DETAILS)
- ⑤ "YIELD" PAINTED WHITE ON PAVEMENT (TYPICAL) (SEE SHEET C14.0 FOR DETAILS)
- ⑥ 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES (TYPICAL)
- ⑦ 4" WIDE PAINTED DOUBLE YELLOW STRIPE
- ⑧ ACCESSIBLE PARKING SPACE (TYPICAL) SEE DETAIL SHEET FOR ACCESSIBLE
- ⑨ PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE) (SEE SHEET C14.0 FOR DETAILS)
- ⑩ PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SINGLE YELLOW SOLID LINE 4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. (TYPICAL) (SEE SHEET C14.0 FOR DETAILS)
- ⑪ 4" WIDE BROKEN YELLOW LINE, 6' LONG WITH 18" GAPS (TYPICAL)
- ⑫ 10' x 15' STRIPED AREA PAINTED 3/8" x 4" AT 45° @ 2'-0" O.C. AT JB CRANE LOCATION. (SEE SHEET C14.0 FOR DETAILS)
- ⑬ 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. (SEE SHEET C14.0 FOR DETAILS)
- ⑭ PAINTED DIRECTIONAL ARROW (TYPICAL) (SEE SHEET C14.0 FOR DETAILS)
- ⑮ EXIT PORCH (RE: ARCH. PLANS) FOR EXACT SIZE, LOCATION FOR STAIRS, STAIRS AND/OR PLANTS THAT MAY BE REQUIRED. SLOPE PAVEMENT FLUSH WITH THE TOP OF STAIR.
- ⑯ ORGANICS DUMPSTER PAD (RE: ARCH. PLANS FOR PAD AND SCREENING)
- ⑰ BENCH (RE: ARCH. PLANS)
- ⑱ CART CORRAL (TYPICAL) (SEE SHEET C14.0 FOR DETAILS)
- ⑲ TYPE "A" CONCRETE CURB & GUTTER (TYPICAL) (SEE SHEET C14.1 FOR DETAILS)
- ⑳ 12" X 60" BALE AND PALLET RECYCLE AREA. (RE: ARCH. PLANS FOR PAD AND FOR SCREENING)
- ㉑ FLAGPOLE (RE: ARCH. PLANS)
- ㉒ 16' X 42" CONCRETE COMPACTOR PAD WITH SCREENING PER CITY ORDINANCE AND 16' X 42" HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). (RE: ARCH. PLAN FOR EXACT LOCATION AND SLOPE)
- ㉓ 3" HEAVY DUTY CONCRETE BUFFER (SEE SHEET C14.1 FOR DETAILS)
- ㉔ "NO PARKING-FIRE LANE" SIGN (TYPICAL) (SEE SHEET C14.0 FOR DETAILS)
- ㉕ 10' X 10' CONCRETE TRANSFORMER PAD (RE: ARCH. PLANS)
- ㉖ 8" DIAMETER PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE (SEE SHEET C14.0 FOR DETAILS)
- ㉗ AT GRADE OVERHEAD DOOR LOCATION, FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS. (RE: ARCH. PLANS)
- ㉘ VEGETATION FREE ZONE (SEE SHEET C14.1 FOR DETAILS)
- ㉙ BATTERY STORAGE CAGE (RE: ARCH. PLANS)
- ㉚ GREASE INTERCEPTOR (RE: ARCH. PLANS)
- ㉛ WENDING MACHINES (RE: ARCH. PLANS)
- ㉜ 4" W/ 2" O.C. DIAGONAL PAVEMENT STRIPING
- ㉝ WATER RETURN BIN (RE: SHEET C14.1 FOR DETAILS)
- ㉞ BARRIER CURB (RE: SHEET C14.1 FOR DETAILS)
- ㉟ 10' WIDE ASPHALT SHARED USE PATHWAY (SEE SHEET C8.0 FOR DETAILS)
- ① "NO TRUCKS" SIGNAGE (RE: SHEET C14.0 FOR DETAILS)
- ② TYPE "B" INTEGRAL CURB (RE: SHEET C14.1 FOR DETAILS)
- ③ BIKE RACK (RE: ARCH. PLANS)



PARKING RATIO

	TOTAL AREA (SF)	PARKING SPACES	RATIO/1000 TOTAL AREA
WALMART SUPERCENTER INCLUDING CART CORRALS	184,985	867	4.69
WALMART SUPERCENTER EXCLUDING CART CORRALS	184,985	832	4.50

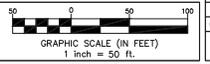
60' PARKING SPACES WILL BE 9.5' WIDE X 18' LONG
90' PARKING SPACES WILL BE 9.5' WIDE X 18' LONG

Call Before You Dig
1-800-892.0123
ILLINOIS ONE-CALL SYSTEM

ALERT TO CONTRACTOR:

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. THE CONTRACT MILESTONE DATE FOR THE OUTLET UNDER STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET UNDER STORAGE. CONTRACTORS MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE SPECIFIC PARCEL, AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SHIPPI REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.

SEE SHEET C13.0 FOR NOTES



Walmart*
Save money. Live better.

Page 42 - Agenda Item D.3.

PLANNING AND ZONING COMMISSION - 8/22/2012 - 42

ENGINEERS & ARCHITECTS
SUN KEYCORS
1000 N. WASHINGTON ST., SUITE 100
MILWAUKEE, WI 53233
WWW.SUNKEYCORS.COM

ISSUE: 1-50
DATE: JULY 18, 2012
JOB NO.: 12-1-84
DESIGN: TUV
DRAWN: AVB
CHECKED: RT
SHEET NO. C7.0



Naperville

Zoning Variance Request
Exhibit 5 - Standards

On behalf of Wal-Mart Real Estate Business Trust, we are respectfully requesting a Zoning Variance for light pole height. Per Chapter 14, Section 6-14-4: 3.2.5, commercial light pole heights are not to exceed 25 feet in height.

We are respectfully requesting a standard pole height of 42 feet. Please reference our Photometrics Plan showing the proposed pole placement.

1) The variance is in harmony with the general purpose and intent of this title; and
The intent of the zoning ordinance requiring the maximum pole height appears to be to reduce skyglow and the spread of light from high luminaires onto surrounding properties. The poles proposed use LED lights, which have more controlled light distribution than conventional lighting. The light source inside the fixture is smaller and more direct, eliminating light spillage and glare.

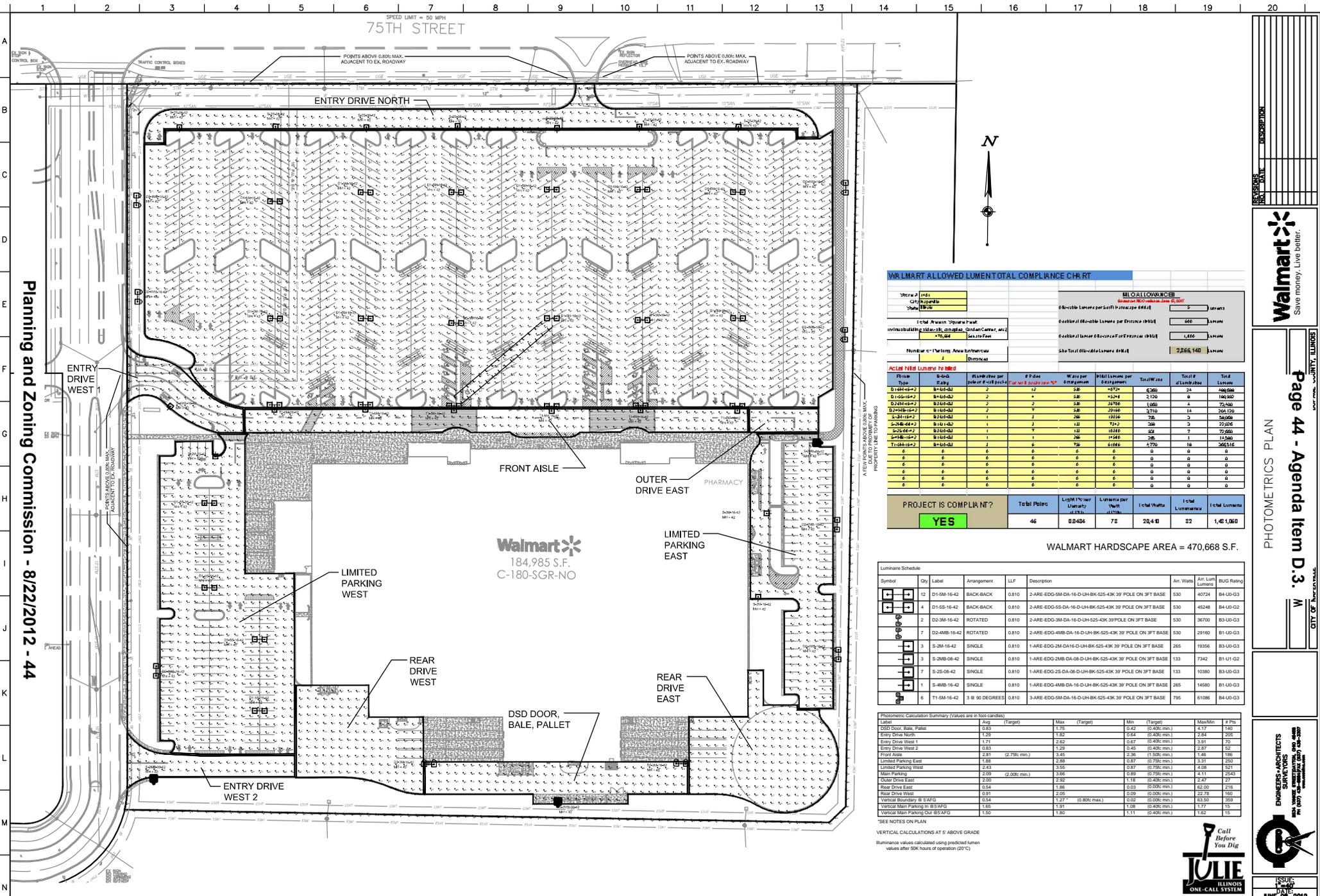
2) Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and
Due to the size of this development, Wal-Mart has created the lighting package in order to be more environmental friendly and energy efficient while eliminating off-site glare and light trespass. The optimal mounting height for this technology is 42'.

3) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title; and
The current zoning will require an increase in number of poles necessary and therefore an increased and ongoing energy consumption to properly light the property.

4) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
The surrounding properties are either commercial or forest preserve/open space, therefore the neighborhood character shall not be altered by granting of a light pole height variance request.

As shown within this submittal, the outdoor lighting package proposed by Wal-Mart utilizes LED lighting, which controls light distribution, and reduces light trespass and off-site glare.

Using the taller light poles provides more even lighting (fewer hot spots and shadows) over the entire parking area with fewer light poles. Not only does this design create an overall safer environment within the parking field for pedestrians and motorists; fewer light poles/fixtures are used, causing less light reflection from the pavement below, in turn creating less light pollution in the night sky. There is little to no light spill beyond the property lines.



Walmart
184,985 S.F.
C-180-SGR-NO

WALMART ALLOWED LUMEN TOTAL COMPLIANCE CHART

Area	Max. Lumens	Actual Lumens
Overall	2,856,140	1,461,060
Store	2,856,140	1,461,060
Pharmacy	1,666	1,666
Other	1,189	1,189

Actual Total Lumens by Area

Area	Type	Qty	Wattage	Lumens per Fixture	Total Lumens
Store	EDG-5M-DA-16-D-UH-BK-625-43K-39'	46	80	1,760	80,960
Pharmacy	EDG-5M-DA-16-D-UH-BK-625-43K-39'	1	80	1,760	1,760
Other	EDG-5M-DA-16-D-UH-BK-625-43K-39'	1	80	1,760	1,760

PROJECT IS COMPLIANT? **YES**

Total Poles: 46
Light Power: 3,680 W
Lumens per Watt: 21.7
Total Lumens: 82,720

WALMART HARDSCAPE AREA = 470,668 S.F.

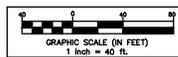
Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watt	Arr. Lum	BUJ Rating
+	12	D1-SM-16-42	BACK-BACK	0.810	3-ARE-EDG-5M-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	530	40724	B4-U0-G3
+	4	D1-S5-16-42	BACK-BACK	0.810	2-ARE-EDG-5M-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	530	40248	B4-U0-G2
+	2	D2-3M-16-42	ROTATED	0.810	2-ARE-EDG-3M-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	530	36700	B3-U0-G3
+	7	D2-4MB-16-42	ROTATED	0.810	3-ARE-EDG-4MB-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	530	29160	B1-U0-G3
+	3	S-2M-16-42	SINGLE	0.810	1-ARE-EDG-2M-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	265	19356	B3-U0-G3
+	3	S-2MB-08-42	SINGLE	0.810	1-ARE-EDG-2MB-DA-08-D-UH-BK-625-43K-39' POLE ON 3FT BASE	133	7342	B1-U1-G2
+	7	S-2S-08-42	SINGLE	0.810	1-ARE-EDG-2S-DA-08-D-UH-BK-625-43K-39' POLE ON 3FT BASE	133	10380	B3-U0-G3
+	1	S-4MB-16-42	SINGLE	0.810	1-ARE-EDG-4MB-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	265	14580	B1-U0-G3
+	6	T1-SM-16-42	3 B @ 90 DEGREES	0.810	3-ARE-EDG-5M-DA-16-D-UH-BK-625-43K-39' POLE ON 3FT BASE	795	61086	B4-U0-G3

Photometric Calculation Summary (Values are in foot-candles)

Label	Avg	Min	Max	Min (Target)	Max (Target)
DSD Door Bale, Pallet	0.83	0.42	1.75	(0.40c min)	(1.70 max)
Entry Drive North	1.29	0.54	2.52	(0.40c min)	(2.50 max)
Entry Drive West 1	1.11	0.57	2.27	(0.40c min)	(2.27 max)
Entry Drive West 2	0.83	0.45	1.29	(0.40c min)	(1.29 max)
Front Aisle	2.81 (2.75c min)	1.45	3.45	(0.50c min)	(3.45 max)
Limited Parking East	1.88	0.87	2.88	(0.75c min)	(2.88 max)
Limited Parking West	2.43	0.87	3.55	(0.75c min)	(3.55 max)
Main Parking	2.09 (2.00c min)	1.06	3.06	(0.75c min)	(3.11 max)
Outer Drive East	2.00	1.18	2.92	(0.40c min)	(2.47 max)
Rear Drive East	0.84	0.03	1.86	(0.00c min)	(2.00 max)
Rear Drive West	0.91	0.09	2.09	(0.00c min)	(2.78 max)
Vertical Boundary @ 5' AFD	0.54	0.02	1.27 (0.80c max)	(0.00c min)	(0.50 max)
Vertical Main Parking @ 5' AFD	1.05	0.01	1.91	(0.00c min)	(1.77 max)
Vertical Main Parking @ 8' AFD	1.50	0.01	1.50	(0.00c min)	(1.52 max)

VERTICAL CALCULATIONS AT 5' ABOVE GRADE
Illuminance values calculated using predicted lumen values after 50K hours of operation (20°C)



Walmart
Save money. Live better.

Page 44 - Agenda Item D.3. M

ENGINEERS-ARCHITECTS SURVEYORS
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123

ISSUE DATE
JUNE 04, 2012
JOB NO.: 4385

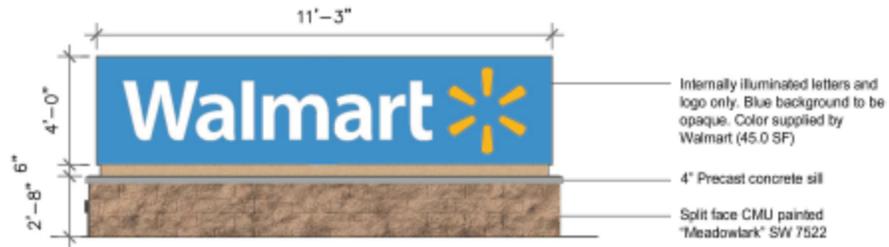
DESIGN: TJV
DRAWN: ADP
CHECKED: RT
SHEET NO. C11.0

75TH STREET MONUMENT SIGN



FRONT AND BACK ELEVATION

BEEBE DRIVE MONUMENT SIGN



FRONT AND BACK ELEVATION





**Chipman
Design**
Architecture

June 8, 2012

Corporate Office
2700 S. River Road
Suite 400
Des Plaines, Illinois 60018
T 847.298.6900
F 847.298.6966

CHICAGO
LOS ANGELES
NEW YORK

chipmandesignarch.com

SIGN VARIANCE REQUEST

To whom it may concern:

On behalf of Walmart, we are requesting a sign variance regarding the exterior building signage. The proposed Total Building Signage as shown on the elevation is 655.58 sq.ft. which is 355.58 sq.ft. more than the maximum of 300 sq.ft.

Due to the size of the building, Walmart uses signage on the building to help direct their customers to some of the more popular departments inside the building. Walmart does not feel that the proposed signage is a deterrent in any way to the building aesthetics or to the surrounding developments. The signage has however, proven to be extremely helpful to their customers.

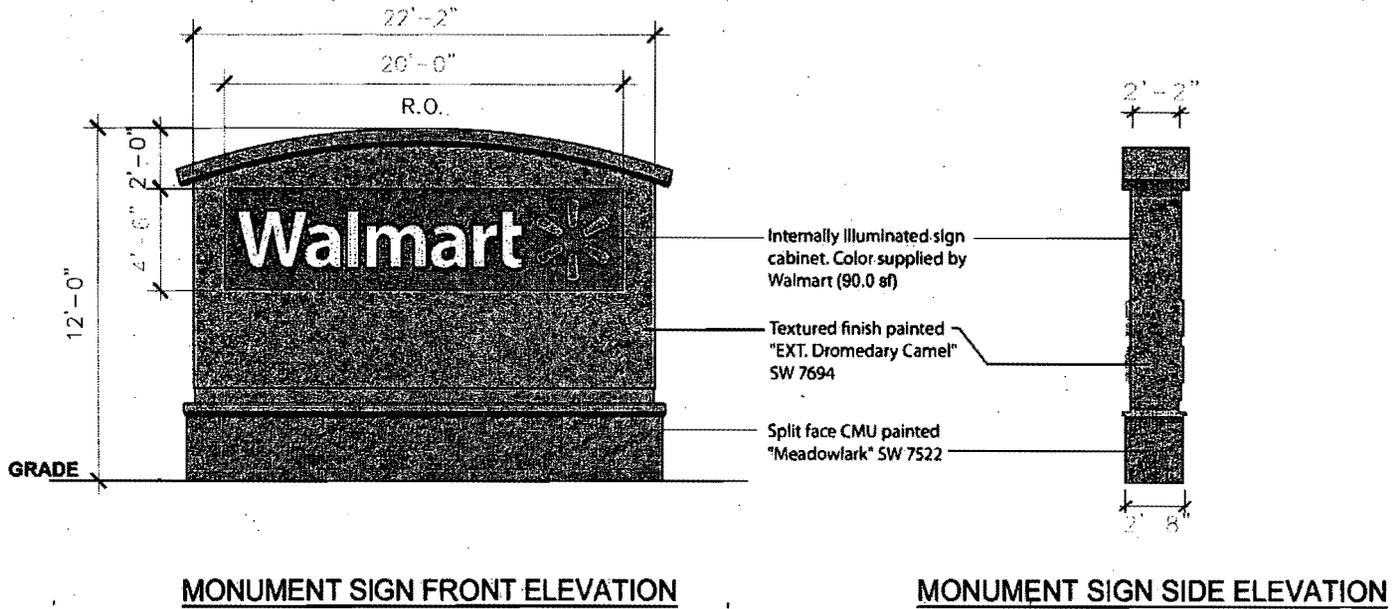
As an example of the relationship of the proposed signage to the size of the building, the building is approximately 585 ft long. Using the sign ordinance allowance of 1.5 sq.ft. per linear foot of building, this calculation comes to 877 sq.ft. Using this calculation as a guideline, we feel that the proposed signage is moderate for a building this size.

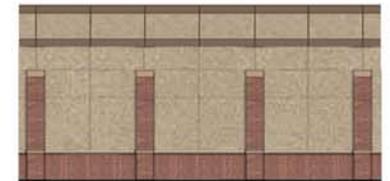
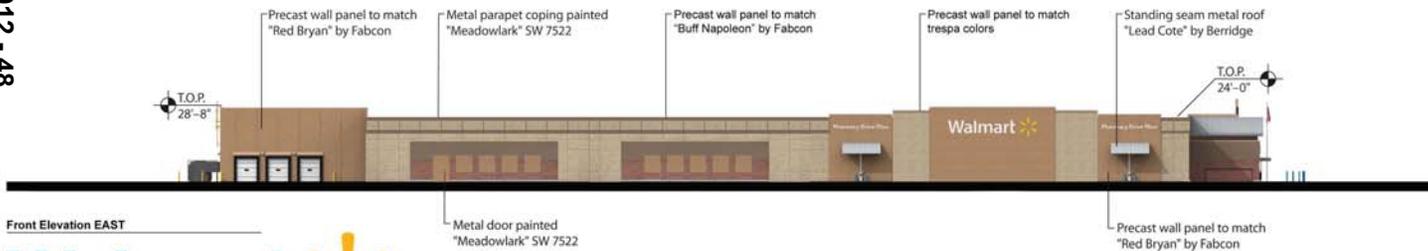
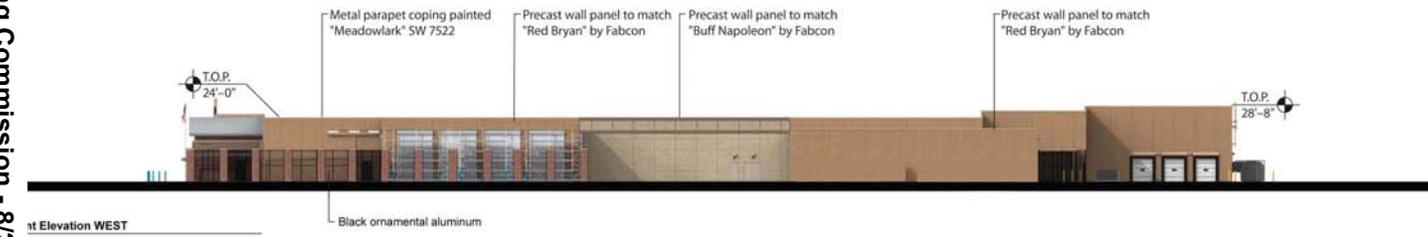
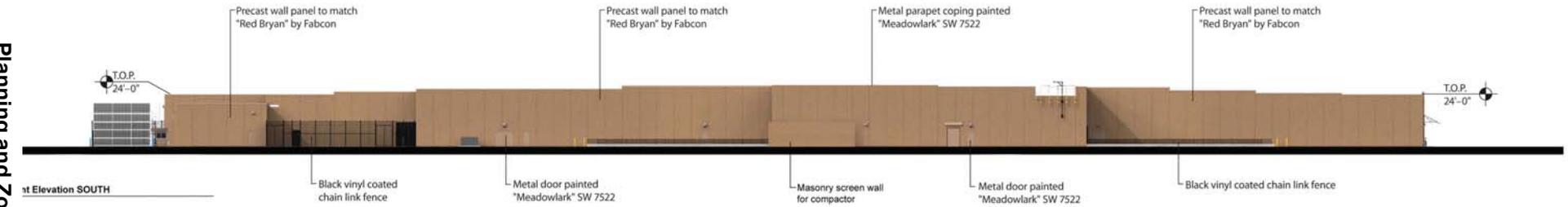
As to the monument sign near 75th street, the proposed sign meets the ordinance with a face of 90 sq.ft.

Please consider this request for a building signage variance.

Thank you.

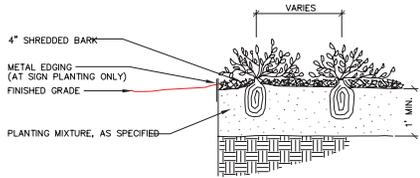
Chipman Design Architecture



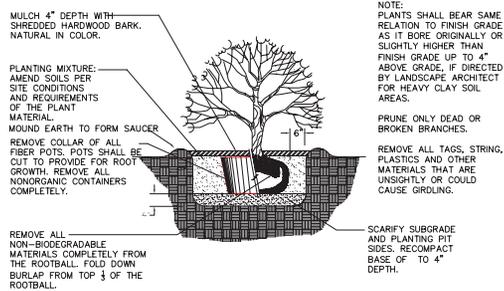


Sign	Qty.	Height	Area (S.F.)	Total S.F.
Walmart	1	5'-6 7/8"-0"	37'-3"	37'-3"
Walmart	1	4'-6 1/8"-6"	30'-6"	30'-6"
Market	1	2'-6"	10'-6 1/4"	10'-6 1/4"
Home & Pharmacy	1	2'-6"	28'-3"	28'-3"
Outdoor Living	1	2'-6"	22'-8"	22'-8"
Pharmacy Drive-Thru	2	1'-6"	19'-3"	38'-6"
Pharmacy Drive-Thru	1	2'-0"	27'-1"	27'-1"
Total Building Signage				194'-9 1/4"

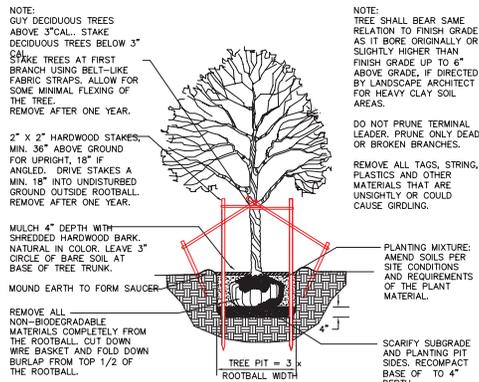




PERENNIAL PLANTING DETAIL
Not to scale



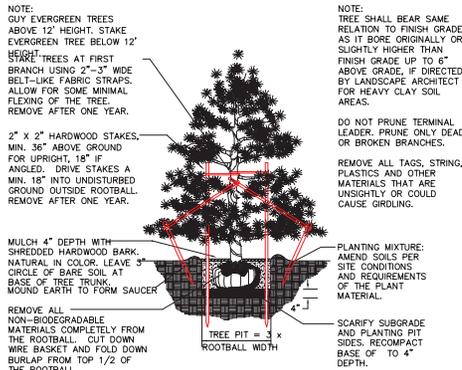
SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
6	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'	2-1/2" Cal.	B&B	
9	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	2-1/2" Cal.	B&B	
14	TATARIAN MAPLE	Acer tataricum	2-1/2" Cal.	B&B	
29	LONDON PLANETREE	Platanus occidentalis 'Bloodgood'	2-1/2" Cal.	B&B	
8	PRINCETON ELM	Ulmus americana 'Princeton'	2-1/2" Cal.	B&B	
23	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal.	B&B	
23	SKYLINE HONEYLOCUST	Gleditsia triacanthos Inermis 'Skyline'	2-1/2" Cal.	B&B	
8	PIN OAK	Quercus palustris	2-1/2" Cal.	B&B	
3	SWAMP WHITE OAK	Quercus bicolor	2-1/2" Cal.	B&B	
5	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2-1/2" Cal.	B&B	
7	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	12' Hgt.	B&B	
6	REDBUD	Cercis canadensis	2-1/2" Cal.	B&B	SINGLE STEM
8	ALLEGHENY SERVICEBERRY	Ametanocher lavis 'Lustre'	2-1/2" Cal.	B&B	SINGLE STEM
7	RED BARON CRABAPPLE	Malus 'Red Baron'	2" Cal.	B&B	WELL MATCHED
EVERGREEN TREES					
29	SERBIAN SPRUCE	Picea omorika	6' Hgt.	B&B	
5	COLORADO SPRUCE	Picea pungens	6' Hgt.	B&B	
SHRUBS					
81	CRANBERRY COTONEASTER	Cotoneaster apiculatus	24" Spr.	Cont.	
63	EVERLOW YEW	Taxus media 'Everlow'	18" Spr.	B&B	
283	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	30" Hgt.	Cont.	
75	DWARF JAPANESE GARDEN JUNIPER	Juniperus procumbens 'Nana'	3 Gal.	Cont.	
192	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	24" Spr.	Cont.	
29	KNOCKOUT ROSE	'Radrazz'	3 Gal.	Cont.	
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
350	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 Gal.	Cont.	
177	DWARF FOUNTAIN GRASS	Pennisetum dappencruides 'Hameln'	1 Gal.	Cont.	
6	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	2 Gal.	Cont.	
11	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	2 Gal.	Cont.	
104	ZAGREB TICKSEED	Coreopsis verticillata 'Zagreb'	1 Gal.	Cont.	



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

Planning and Zoning Commission - 8/22/2012 - 50

NO.	DATE	DESCRIPTION
1	07/15/12	CITY REVIEW



LANDSCAPE DETAILS
#1401 - 04
COUNTY

Page 50 - Agenda Item D.3.

UTE
800.892.0123

ENGINEERS • ARCHITECTS
SURVEYORS
PLANNERS

ISSUE:
DATE: JUNE 08, 2012
JOB NO.:
DESIGN:
DRAWN:
CHECKED:
SHEET NO. C12.1

EDGE GROUP
1400 Goodale Boulevard
Columbus, OH 43217
P 614-486-3343 F 614-486-3344