



**NAPERVILLE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER  
FINAL AGENDA  
09/19/2012 - 7:00 p.m.**

**CALL TO ORDER:**

**A. ROLL CALL**

**B. APPROVE MINUTES**

1. Approve the minutes of the September 5, 2012 Planning and Zoning Commission meeting.

**C. OLD BUSINESS**

**D. PUBLIC HEARINGS**

1. PC Case # 12-1-122 The Oaks Monument Sign  
Petitioner: LMI Naperville, LLC  
Location: 2703 Showplace Drive

Request: Conduct the public hearing for a variance to allow construction of a 4'6" tall residential development sign on the property located at 2703 Showplace Drive.

Official Notice: Published in the Naperville Sun on Sunday, September 2, 2012

2. PC Case # 12-1-107 504 N. Main Street Fence  
Petitioner: Lakewest Builders  
Location: 504 N. Main Street

Request: Conduct the public hearing for a variance to allow construction of a 6' tall board on board privacy fence in the corner side yard on the property located at 504 N. Main Street.

Official Notice: Published in the Naperville Sun on Sunday, September 2, 2012

3. PC Case # 12-1-084 Walmart (continued from August 22, 2012)

**AGENDA**  
**NAPERVILLE PLANNING AND ZONING COMMISSION**  
**09/19/2012 - 7:00 p.m. - COUNCIL CHAMBERS**  
**Page 2**

Petitioner: Walmart Real Estate Business Trust; 2001 SE 10th Street;  
Bentonville, AR 72716

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,  
preliminary/final PUD & subdivision Plat, and associated variances  
and deviation to allow construction of a Walmart at the southeast  
corner of 75th Street and Beebe Drive.

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



**NAPERVILLE PLANNING AND ZONING COMMISSION  
DRAFT MINUTES OF SEPTEMBER 5, 2012**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Frost, Coyne (arrived at 7:03 p.m.), Gustin, Herzog, Meyer, Messer, Trowbridge, Williams

Absent: Bruno

Student Members:

Staff Present: Planning Team – Allison Laff, Clint Smith, Tim Felstrup

**B. Minutes**

Approve the minutes of August 22, 2012, as amended to reflect revised comments from Commission Meyer regarding Ashwood Park Townhomes and Walmart.

Motion by: Gustin  
Second by: William

Approved  
(7 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC Case 12-1-080  
Harter Subdivision**

The petitioner, Harter Investment Strategies, LLC, is requesting rezoning to E2 (Medium Density Estate District) upon annexation and approval of a preliminary/final plat of subdivision for the property at 24W255 Hobson Road.

Clint Smith, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Herzog – confirmed that no variances are requested. Question raised in response to resident letter received.
- Frost – inquired about properties east of the subject property. Noted that those properties are approximately 2.5 acres and are unincorporated. Questioned why the City wouldn't recommend lot sizes consistent with those unincorporated properties. Smith clarified that our recommendations are based upon the Hobson Road Study recommendations, as well as the history of rezoning in the area. Smith also noted that no further subdivision of the property would be allowed

without a variance to the 90% rule.

Cynthia Tolan, Attorney, submitted the affidavit of notice to the PZC on behalf of the petitioner. The PZC indicated that a presentation from the attorney was not necessary (unless desired) given the straight forward nature of the case. No public speakers were present.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of rezoning to E2 (Medium Density Estate District) upon annexation and approval of a preliminary/final plat of subdivision for the property at 24W255 Hobson Road.

Motion by: Trowbridge  
Seconded by: Williams

Approved  
(7 to 1)

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

Commissioner Frost noted his dissenting vote was based upon the proposed E2 zoning. Frost noted his preference to maintain the existing large lot size pattern of the unincorporated properties located east of the subject property.

**D2.  
PZC Case 12-1-105  
Siena Construction**

The petitioner, Siena Construction, Inc., is requesting rezoning upon annexation to R1A (Low Density Single-Family Residence District) for the property located 5S425 Wright Street.

Clint Smith, Planning Services Team, gave an overview of the request.

Len Monson, Attorney, provided a brief presentation on behalf of the petitioner and noted that the requested case requires no variances.

**Public Testimony:**

Ted Kipping, 5S414 Wright Street noted concerns regarding the fact that upon annexation of this property, his property will be surrounded by City of Naperville incorporated property. Mr. Kipping also noted concerns regarding the City requiring connection of his property to City utilities. Mr. Kipping inquired as to whether notice would be given for the proposed building to be constructed on the site.

Chairman Herzog clarified that annexation will only be required if he chooses to annex. Staff clarified that City utilities are only available to incorporated properties. Staff noted that no additional public hearings are required unless the

proposed home requires a zoning variance.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of rezoning upon annexation to R1A (Low Density Single-Family Residence District) for the property located 5S425 Wright Street.

Motion by: Gustin  
Seconded by: Trowbridge

Approved  
(8 to 0)

**D3.  
PZC Case 12-1-119  
Main St. Promenade  
Signage**

The petitioner, LFP Holdings, LLC, Yackley Holding Company, LLC and Block 418, LLC, is requesting sign variances for Main Street Promenade, Main Street Promenade West and Main Street Promenade East.

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

Planning and Zoning Commission inquired about:

- Herzog required additional information regarding the proposed upper floor wall signage. Since no specific signage is proposed today, will approval of this variance allow them to put signs in any location they desire? Staff clarified that that the proposed wall signs will still comply with the size limitations, but more flexibility will be allowed in location on the façade.
- Gustin requested additional clarification regarding the upper floor wall sign variance. Gustin requested information regarding the length of wall which will project out beyond the existing Van Buren parking deck. Staff clarified that this wall will project out an additional 23’.
- Meyer – is the projecting sign problem consistent throughout the downtown? Staff noted that we became aware of the problem with the existing Main Street Promenade building.

Vince Rosanova, Attorney, 23 W. Jefferson Avenue, spoke on behalf of the petitioner:

- Provided clarification regarding the upper floor tenant variance requested. Flexibility in sign location will allow the petitioner to avoid conflicts with architectural features on the building, such as windows.
- Walked through the existing conflict created by the presence of awnings blocking the size/location of blade signs allowed by code.
- Proposed variances will allow the development to be harmonious and cohesive, as well as comply with the recommendations of the *Naperville Downtown2030* plan.
- Provided additional information regarding the wall sign proposed on the east façade of Main Street Promenade East. Size requested in order to be visible; proposed sign includes design features to increase the aesthetics

of the sign and improve the otherwise blank masonry wall.

Planning and Zoning Commission inquired about:

- Gustin – describe what the buildings would look like if the large multi-tenant wall sign was not permitted. Do the proposed blade signs (size/location) present any safety concerns?
- Meyer – the subject property has no frontage on Washington, but visibility from this street would be desired.
- Frost – are the sidewalks adjacent to the Promenade particularly wide? This increased sidewalk clearance will help to make the proposed projecting signs more acceptable.
- Trowbridge – how often does the City allow a petitioner to reallocate their signage to other facades? Staff noted that this is typically only done in association with variance requests. Questioned why blade sign/awning conflict was not realized prior to installation? Petitioner noted that it was only apparent when installed in the field.
- Herzog – does not believe that the blade sign variance is needed. Supports moving the blade sign out further than 6” from the building, but feels that the proposed blade sign size is more targeted towards vehicles than pedestrians, as intended. Herzog noted that conflict is resulting from inconsistent awning size and location, but agrees that the blade signs should be shifted 18” from building to help with proportionality of sign to sign arm.
- Herzog – discomfort with language proposed for the upper floor tenant wall signage. Concern that all of the upper floor wall signs will be clustered at the building corners because these areas are the most visible. Staff noted that we would support a condition that prohibits clustering signs in these locations and instead evenly dispersing the signs over the entire façade.
- Herzog – believes that the proposed multi-tenant wall sign presents clutter and a potential safety hazard resulting from drivers looking at the sign while driving down Washington Street. Would be supportive of a sign that advertises the name of the development (Main Street Promenade), but not one that includes all of the tenant panels.
- Gustin – prefers multi-tenant wall sign vs. increased wall signs along remainder of facades. Gives consolidated point of signage for visitors coming into downtown and parking in deck. Supports staff’s recommendation regarding proposed blade signs.
- Frost – supports proposed blade signs because they will be proportionate to the existing arm.

Petitioner responded to Planning and Zoning Commission questions:

- With no multi-tenant wall sign, the remaining facades would maximize their allotted wall signage (which would constitute approximately 3 times more signage than exists today).
- Blade signs will be securely mounted to the building and will present no safety concerns.

- Promenade sidewalks have a 10' clear space.
- Clarified that the proposed blade signs will not be mounted higher than exists today. Clarified that tenant needs are driving the size/location of the requested blade signs.
- Dwight Yackley noted that the requested blade sign variance is not targeted towards vehicles, but instead is intended to capture the interest of pedestrians standing at the corners of the development, such that they can see all of the store signs for the overall development, thus drawing them down the block.
- Opperman, petitioner's architect, clarified why upper floor wall signage may shift noting architectural details such as clocks, mansard roofs.
- Ruth Yackley clarified intent of multi-tenant wall sign. It is important to future tenants that they have some visibility from Benton Street. They are trying to promote the importance of Benton/Main Street corner, as Van Buren/Main Street is the predominate corner today. This is a necessity to successfully lease the retail spaces located along Main Street north of Van Buren.

There were no public speakers present.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Gustin – prefers multi-tenant wall signage over increased wall signs on other facades; supports a condition limiting shifting of upper floor wall signage to 20-30 feet and prohibiting clustering upper floor wall signage at visible corners; supports proposed blade signs.
- Coyne - supports all variances; the proposed signage leads to aesthetic improvement and helps to guide visitors. Supports conditions regarding placement of upper floor wall signage.
- Frost – concurs with Commissioner Coyne's comments.
- Messer – has no concerns regarding the upper floor wall signage variance provided that a restriction is place to prevent clustering of signage in most visible areas. Has no concerns regarding the proposed projecting signs. Likes idea of combining the signs as a multi-tenant sign, but the proposed size is too big and the property has no Washington frontage.
- Meyer – shares concerns that the upper floor wall signage variance could result in clustering of tenant signage in most visible areas and would like to place some restrictions on the wall signage variance. Doesn't see the problem with existing projecting signs and doesn't see how these buildings are any different than others in the downtown. Believes that the proposed multi-tenant wall signage is a slippery slope; visibility on Washington should be reserved for tenants on Washington. Would be supportive of a sign that advertises the name of the development (Main Street Promenade), but not one that includes all of the tenant panels.
- Trowbridge – has no concerns with requested variances. Monument sign is important for visitors to the downtown. Blade sign extension and size

makes sense. The request is reasonable.

- Williams – concurs with statements made by Trowbridge. Supports the multi-tenant wall sign in lieu of additional wall signs over the remainder of the building – this will help guide people to the stores without needing to drive around the building. All three variance requests are appropriate. Will support.
- Herzog – supports upper story wall sign variance with conditions requiring distribution of upper story wall signage to prevent sign cluster. With the additional information gained through discussion, is comfortable with proposed blade signs. Opposed to the proposed multi-tenant wall signage which will set a bad precedent. Supports a sign to identify the name of the development but not individual tenants.

Planning and Zoning Commission moved to recommend approval of a variance to Section 5-4-9:1 to allow upper floor wall signs which are not located directly over the leased area, per staff’s recommendation, and subject to the additional condition that these wall signs not be clustered in one location but be evenly dispersed over the facade.

Motion by: Williams  
Seconded by: Messer

Approved  
(8 to 0)

Planning and Zoning Commission moved to recommend approval of a variance to Section 5-4-9:1.2 (Projecting Signs) to allow blade signs up to eight square feet in size, projecting 6’ from the building and exceeding the 6” distance requirement from the building façade, per staff’s recommendation.

Motion by: Trowbridge  
Seconded by: Gustin

Approved  
(7 to 1)

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

Planning and Zoning Commission moved to recommend approval of a variance to Section 5-4-9:1 to allow the proposed multi-tenant wall sign on the east wall of Main Street Promenade East, per the staff recommendation.

Motion by: William  
Seconded by: Gustin

Meyer moved to amend the main motion to stipulate that the proposed multi-tenant sign include only identification of the Main Street Promenade development and not include any tenant panels. Seconded by Herzog. Failed (3 to 5)

Naperville Planning and Zoning Commission  
September 5, 2012  
Page 7 of 7

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

Planning and Zoning Commission voted on the main motion. Approved  
(5 to 3)

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

**H. Adjournment**

8:30 p.m.





# Naperville

## PLANNING & ZONING COMMISSION AGENDA ITEM

**PCS CASE:** 12-1-122 **AGENDA DATE:** 9/19/2012

**SUBJECT:** The Oaks Monument Sign  
 Petitioner: LMI Naperville, LLC

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**LOCATION:** 2703 Showplace Drive

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Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**

The petitioner requests approval of a variance from Section 5-4-8-3 (Residential Development Identification Signs) of the Naperville Municipal Code to allow construction of a 4’6” tall residential development sign on the property located at 2703 Showplace Drive.

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

Date	Item No.	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

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

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

The subject property, known as Lots 14 and 15 in Naperville Crossings, is generally located west of Route 59 and north of 95th Street. Adjacent to the east side of the subject property is Showplace Drive, a private drive in the Naperville Crossings development. The property consists of 24.91 acres and is part of the Naperville Crossings Planned Unit Development (PUD) that is zoned B2 (Community Shopping Center District).

**PLANNING SERVICES TEAM REVIEW:**

Section 5-4-8:3 (Residential Signs; Residential Development Identification Signs;) of the Naperville Municipal Code limits the height of a residential development identification sign to not exceed a height of three feet six inches (3’6”) as measured from grade to the top of the sign area.

The petitioner proposes to install a residential development identification sign at a height of four feet six inches (4’6”) as measured from grade to the top of the sign area in order to leave

*The Oaks Monument Sign – Staff PZC Memo – PCS 12-1-122  
September 19, 2012  
Page 2 of 2*

sufficient room for landscape materials to enhance the aesthetics of both the monument sign and the development. The petitioner feels that limiting the height of the sign to three feet six inches (3'6") will result in the text at the bottom of the sign to be blocked from view by landscape materials exceeding twelve inches (12") in height, or will cause the elimination of landscape enhancements along the base of the sign from the design.

*Staff Summary*

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

Staff finds that the variance, if granted, would not alter the essential character of the neighborhood or be a detriment to the adjacent properties. The sign as designed would allow for clear identification of the entrance to the development as well as incorporate aesthetically pleasing landscape materials to the base of the sign, enhancing the overall appeal of the area.

Staff has reviewed the requested variance and finds that the petitioner does meet the standards for granting a variance to the Street Graphics Control Ordinance. As a result, staff recommends approval of a variance from Section 5-4-8-3 (Residential Development Identification Signs) of the Naperville Municipal Code.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. The Oaks Monument Sign – Petitioner's Application – PZC 12-1-122
2. The Oaks Monument Sign – Petition – PZC 12-1-122
3. The Oaks Monument Sign – Legal Description – PZC 12-1-122
4. The Oaks Monument Sign – Site Plan – PZC 12-1-122
5. The Oaks Monument Sign – Sign Rendering – PZC 12-1-122

CITY OF NAPERVILLE  
APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: The Oaks At Naperville Crossings, Lots #14 and #15 in Naperville Crossings

PARCEL IDENTIFICATION NUMBER (PIN): 07-01-04-410; -056; -057

APPLICANT'S ADDRESS: 1300 E. Woodfield Road, Suite 304

CITY: Schaumburg STATE: IL ZIP CODE: 60173

DAYTIME PHONE: 847-592-3366

E-MAIL ADDRESS: DOUG.BOBER@Lennar.com

OWNER OF PROPERTY: LMI NAPERVILLE, LLC

OWNER'S ADDRESS: 1300 E. Woodfield Road, Suite 304

CITY: Schaumburg STATE: IL ZIP CODE: 60173

DAYTIME PHONE: 847-592-3366

ZONING OF PROPERTY: R-3 PUD

AREA OF PROPERTY (Acres or sq. ft.): 24.91 Acres

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

VACANT LAND

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

(PER PETITION ATTACHED) A variance from Section 5-4-8-3.3 to permit an entry monument sign height of 4'6" (3'6" permitted by current code)

**EXHIBIT A**

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

V-M.D.  
(Signature of Applicant)

8/16/12  
(Date)

SUBSCRIBED and SWORN to before me  
this 16<sup>th</sup> day of August, 2012.

Connie S. Kubajak  
NOTARY PUBLIC



EXHIBIT A



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

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

THE UNDERSIGNED Petitioner, LMI NAPERVILLE, LLC, a Delaware limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville for a variance from the City’s Street Graphics Control Ordinance to permit a residential development identification sign (“Monument Sign”) with a maximum height of four feet, six inches (4’6”) (3’6” permitted by Code Section 5-4-8-3.3), and such other variances, departures or deviations as may be necessary to develop the property legally described on **Exhibit A** (“Subject Property”), and as depicted on the signage Exhibit B submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

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

1. The Petitioner, LMI Naperville, LLC, 1300 E. Woodfield Road, Schaumburg, Illinois 60173 is the Petitioner and Owner of the Subject Property (hereinafter the “Owner” or “Petitioner”).

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

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

- a. North: R-1A – White Eagle Golf Course & Subdivision
- b. East: B-2 PUD – Retail & Vacant

- c. South: B-2 PUD – Movie Theatre
  - d. West: R-1A – White Eagle Golf Course & Subdivision
4. The Subject Property is located in Will County, Illinois, and is unimproved.
  5. The Petitioner seeks approval of a sign variance to permit a Monument Sign with a maximum height of four feet, six inches (4'6").
  6. The proposed sign variance requested meets all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

*(a) The plight of the owner is due to unique circumstances and the proposed variances 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.*

Restricting the height of the Monument sign to three feet, six inches (3'6) per the City's Street Graphics Control Ordinance does not allow the petitioner sufficient space to incorporate the name of the proposed development into the Monument Sign which is "The Oaks At Naperville Crossings" and leave sufficient room for landscape materials to enhance the aesthetics of the Monument sign and development. Limiting the sign height to three feet, six inches (3'6") will have the counterproductive result of causing the text at the bottom of the sign to become blocked from sight by landscape material exceeding twelve inches (12") in height, or will cause the Petitioner to have to eliminate landscape enhancements along the base of the sign. The proposed variance allows the Petitioner to install the complimentary landscape materials adjacent to the Monument Sign while providing for proper identification of the development.

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

The hardship has not been created by the Petitioner as the name of the overall subdivision, "Naperville Crossings", has long existed prior to the Petitioner acquiring title to the Subject Property. To properly identify the residential component, the Petitioner desires that the monument sign portray the complete and correct subdivision name, "The Oaks At Naperville Crossings", and in furtherance thereof is requesting the minimum variance necessary to adequately identify the name of the subdivision in a legible manner.

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

The Subject Property is located behind commercial uses in the far Northwest corner of the Naperville Crossings Subdivision. The proposed variance will have a positive effect on the public welfare in that it will allow for the proper identification of the proposed development while also providing for appropriate landscape treatments to enhance the aesthetic appeal of the Monument Sign. The Monument sign will be designed and installed using only quality materials such as stone, EIFS, and a concrete cap to match the character of the overall development which will improve the value of other improvements in the subdivision.

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

The proposed variance will have a positive effect on traffic by allowing the Petitioner to adequately identify the Subject Property, which will in no way endanger the public. In addition, the proposed Monument Sign will be located on private property and adjacent to a private roadway, Showplace Drive, and will in no way obstruct views to any adjacent property. The

sign will be set back from Showplace Drive to insure proper sight lines to and from the development for both pedestrian and vehicular traffic.

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

The proposed variance will be consistent with the character of the neighborhood. The Monument Sign will be located adjacent to commercial properties with monument signage well in excess of 4'6", and will be constructed using materials complimentary to the overall development. The proposed variance will also allow for the use of complimentary landscape materials, which will only serve to enhance the essential character of the neighborhood.

*(f) The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variance will further the intent of the City's Street Graphics Control Ordinance by allowing the Petitioner to construct the Monument Sign in a manner that is legible while preserving the value of property by assuring compatibility of signs with surrounding land uses, enhancing aesthetic appreciation, and promoting the reasonable and orderly display of signage to encourage proper communication between the Subject Property and the community.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) permit a Monument Sign height of four feet, six inches (4'6") (3'6" permitted by Code Section 5-4-8-3.1); and 2) grant such other variances, departures, deviations or other relief which is deemed necessary to approve the development of the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY SUBMITTED this 17<sup>th</sup> day of August, 2012.

PETITIONER:

LMI NAPERVILLE, LLC,  
a Delaware limited liability company

V-M-R

Rosanova & Whitaker, Ltd.  
Attorneys for the Petitioner

State of Illinois        )  
                                  ) ss  
County of DuPage     )

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

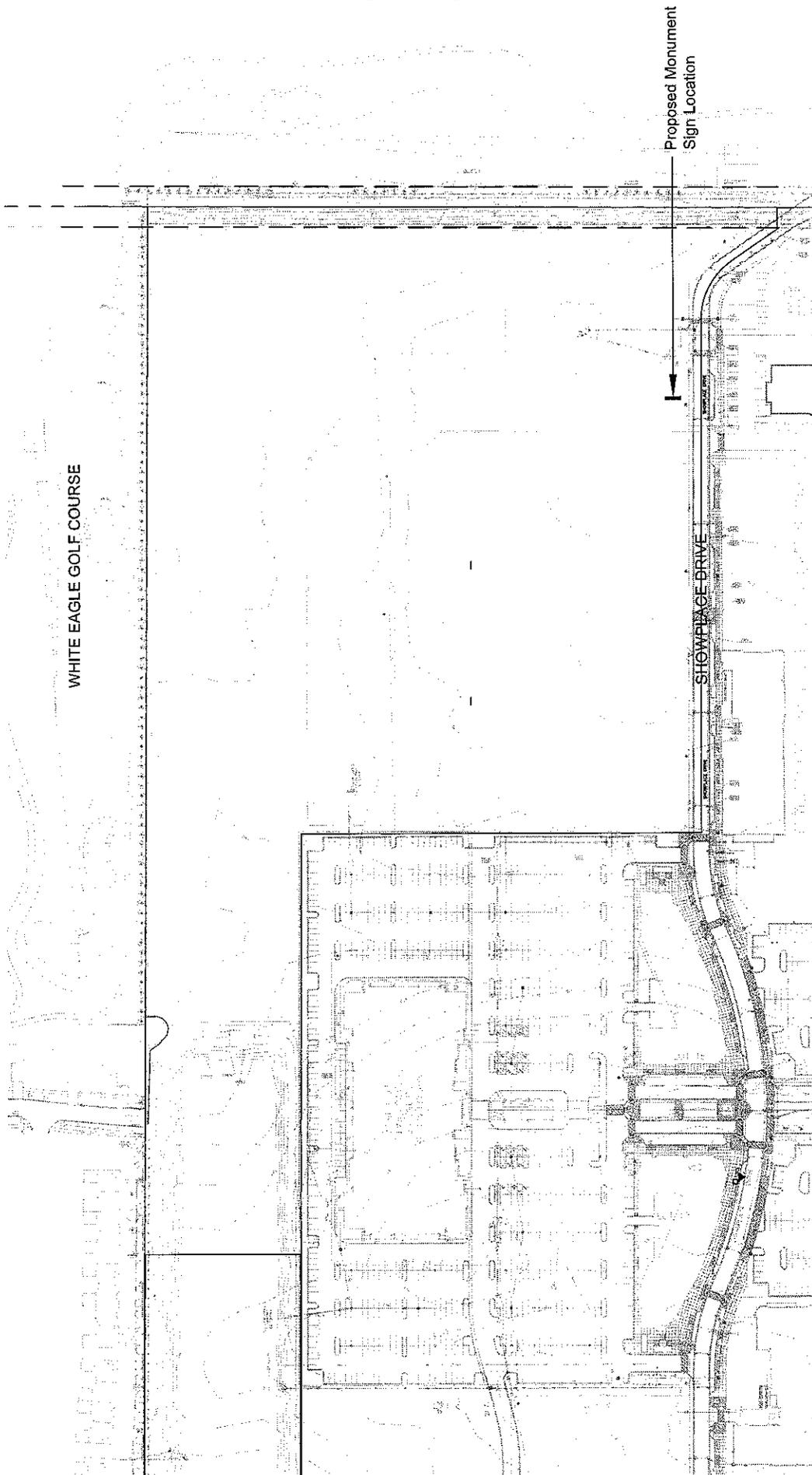
Given under my hand and official seal this 16<sup>th</sup> day of August, 2012.



Connie S. Kubajak  
Notary Public

LEGAL DESCRIPTION

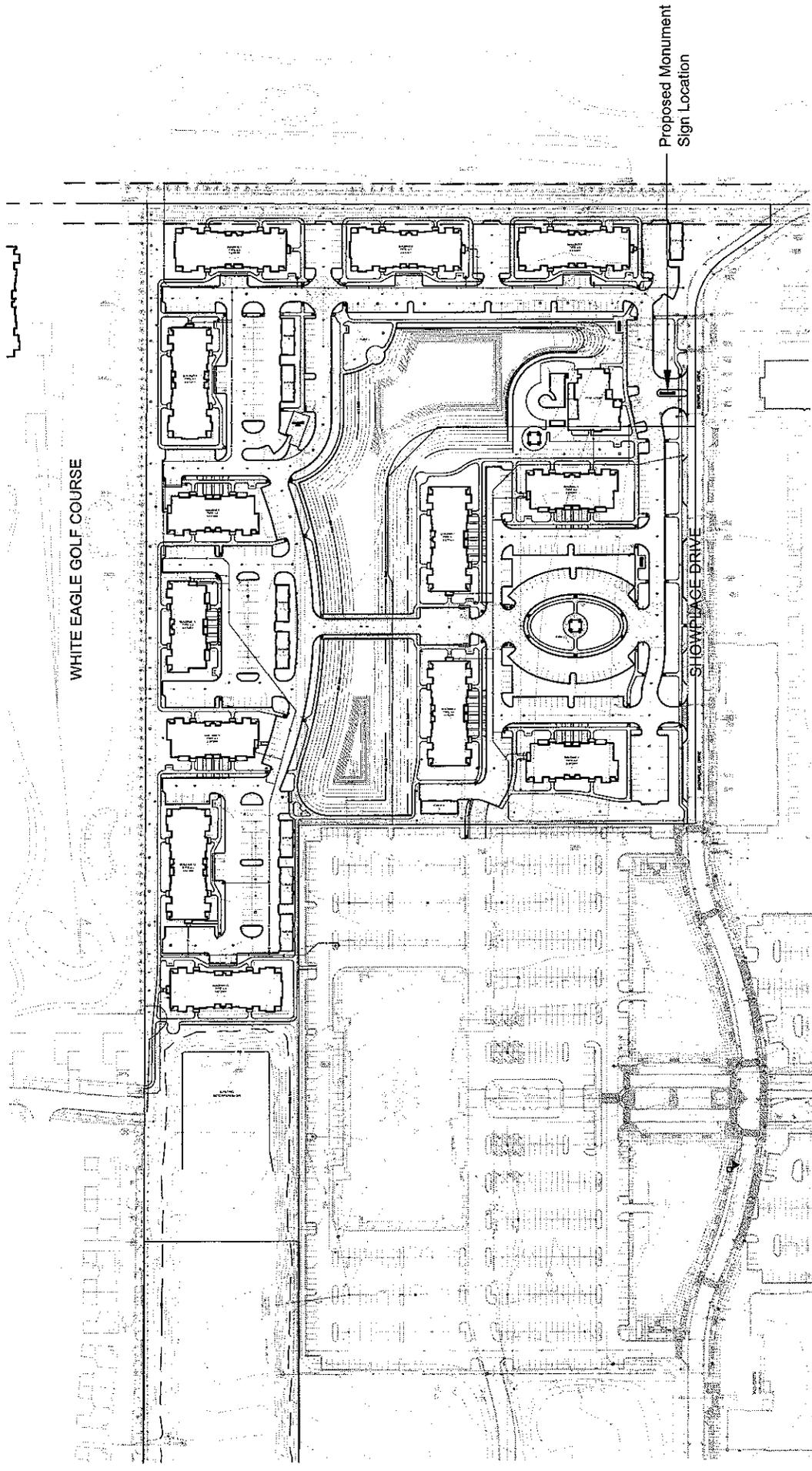
LOT 14 AND LOT 15 IN NAPERVILLE CROSSINGS, BEING A SUBDIVISION IN THE EAST ½ OF SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS.



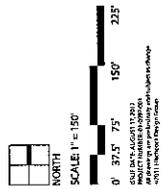
**Monument Sign - Proposed Location**  
**The Oaks at Naperville Crossings**  
 Naperville, Illinois



Lennar Corporation  
 Intech Consultants, Inc.  
 858 Design

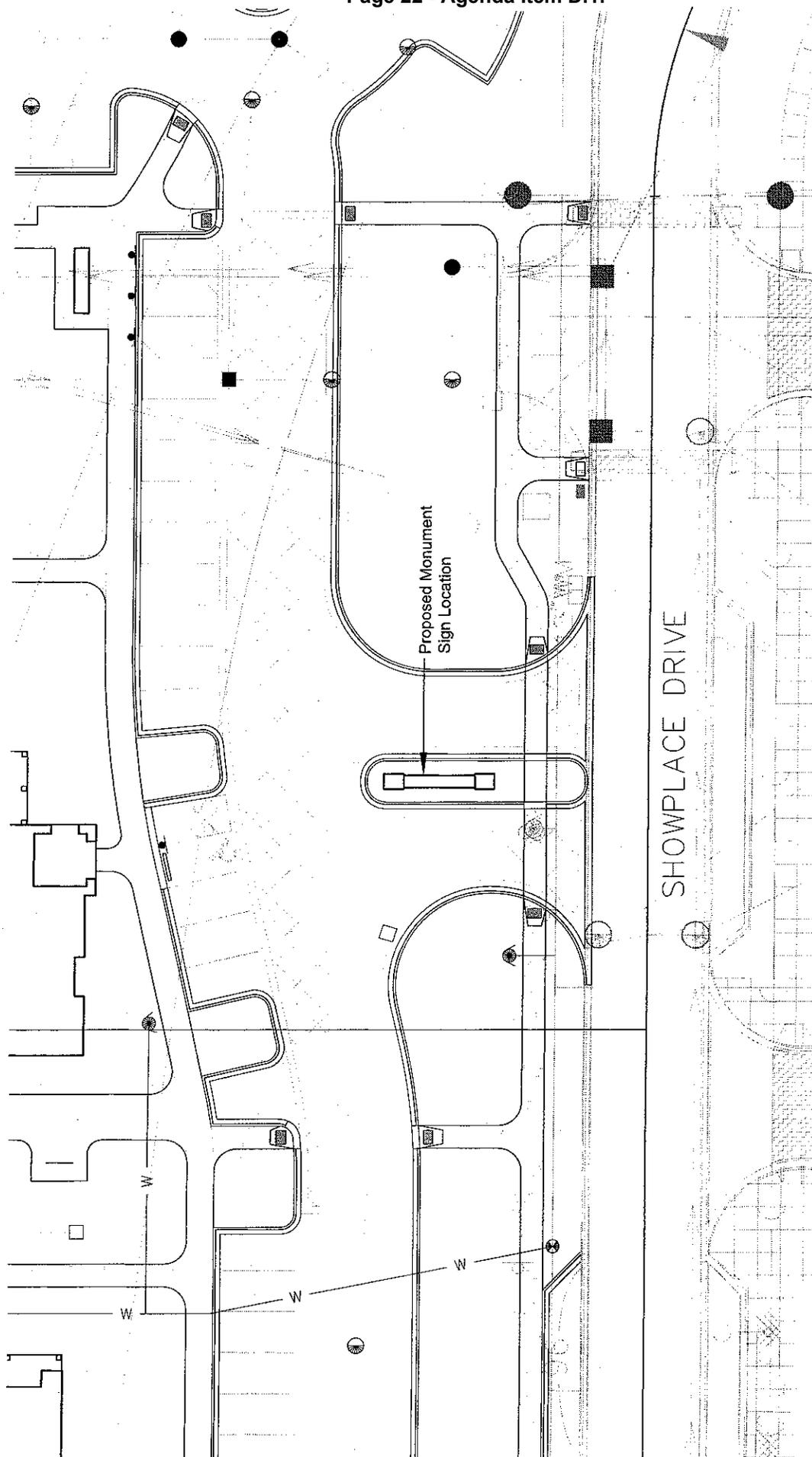


FOR ARCHITECT  
**Lennar Corporation**  
 4400 NORTH  
 Intech Consultants,  
 Inc.  
 BSB Design



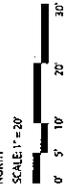
**Monument Sign - Proposed Location**  
 The Oaks at Naperville Crossings  
 Naperville, Illinois





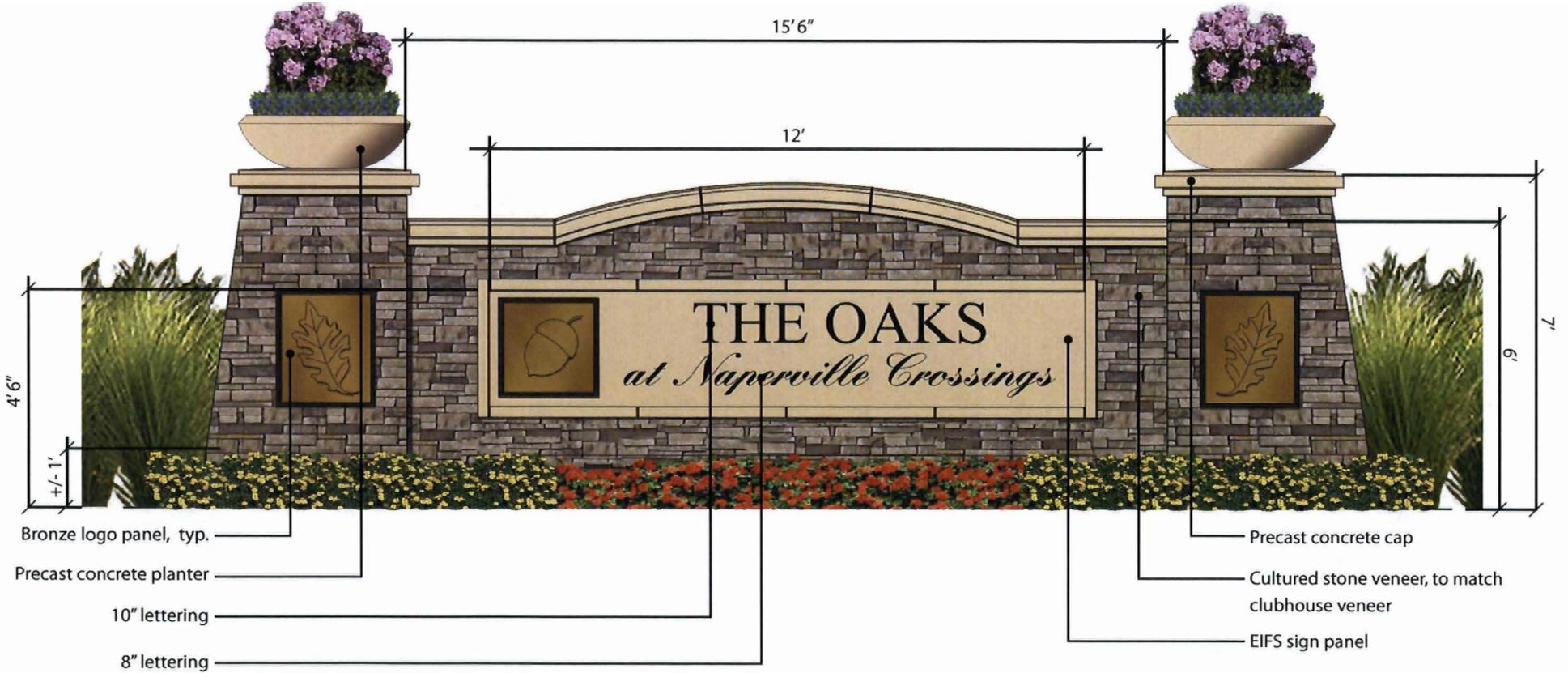
# Monument Sign - Proposed Location Enlargement

The Oaks at Naperville Crossings  
Naperville, Illinois

 NORTH  
 SCALE 1" = 20'  
 0' 5' 10' 20' 30'  

 ALL DIMENSIONS IN FEET  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED  
 © 2011 HITCHCOCK GROUP

PREPARED BY  
**Lennar Corporation**  
 AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER  
 INTECH CONSULTANTS, INC.  
 858 Design



**Monument Sign Elevation**  
**The Oaks at Naperville Crossings**  
 Naperville, Illinois

SCALE: 1/2"=1'  
 0' 1/4" 1/2" 1 1/2"

ISSUE DATE: AUGUST 12, 2012  
 PROJECT NUMBER: 01-0001-001-01-04  
 All drawings are preliminary and subject to change.  
 © 2012 Hitchcock Design Group

PREPARED FOR  
**Lennar Corporation**

IN ASSOCIATION WITH  
**Intech Consultants, Inc.**  
**BSB Design**





# Naperville

## NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

**CASE:**                      **PZC 12-1-107**                      **AGENDA DATE:**                      **9/19/12**

**SUBJECT:**                      504 N. Main Street Fence  
Petitioner: Lakewest Builders, Inc.

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**LOCATION:**                      504 N. Main Street

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Correspondence                      New Business                      Old Business                      Public Hearing

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**SYNOPSIS:**

The petitioner requests approval of a variance from Section 6-2-12:1.4 in order to construct a 6' tall board on board privacy fence in the corner side yard on the property located at 504 N. Main Street.

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**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
N/A		

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

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

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

The subject property consists of approximately 8,322 square feet and is located at the northeast corner of Main Street and Fifth Avenue, with a common street address of 504 N. Main Street. The property is zoned R1B (Medium Density Single-family Residential District). The owners of the property are Mr. and Mrs. Thomas Stephenson, whose address is 504 N. Main Street, Naperville, Illinois 60563. The properties to the north, south and west are also zoned R1B and improved with single-family residences and a park. The property to the east is zoned OCI (Office, Commercial and Institutional District) and is improved with a bank and drive-through.

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

The East Sector Update to the Comprehensive Master Plan identifies the future use of the property as "Low Density Residential".

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<sup>1</sup> Comprehensive Plan documents available at [www.naperville.il.us/complans.aspx](http://www.naperville.il.us/complans.aspx)

504 N. Main Street Fence –PZC Memo – PZC 12-1-107

September 19, 2012

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**PLANNING SERVICES TEAM REVIEW:**

Section 6-2-12:1.4 of the City of Naperville Municipal Code provides that fences up to six (6) feet in height may not extend nearer than ten (10) feet to the corner side property line. The intent of this regulation is to avoid sight line obstructions at corners.

The petitioner requests approval of a zoning variance to construct a 6’ tall board on board privacy fence along the corner side property line of the subject property in order to achieve privacy in their side and rear yards that are immediately adjacent to on-street commuter parking along 5<sup>th</sup> Avenue and a public park to the south, as well as, the Harris Bank drive-through to the east. The proposed fence will help the property owner to better utilize their corner yard space given the small rear yard that remains based on the home’s compliance with the 40’ platted front yard setback (in excess of the 30’ setback required in the R1B district) and the construction of an attached garage with access from the alley.

The petitioner has designed the proposed fence layout at the southeast corner of the property in a manner that avoids any potential sight line obstructions; Engineering staff supports the fence design, as proposed.

*Staff Summary*

Staff finds that the fence variances, if granted, would not alter the essential character of the neighborhood or be a detriment to the adjacent properties. The proposed fence would allow the petitioner to achieve a measure of privacy from the adjacent and highly utilized on-street commuter parking, public park and bank drive-through while also maintaining an unobstructed sight line for vehicular traffic exiting the alley behind the home. Due to the unique orientation of the lot, staff supports allowing a six foot (6’) tall fence in the required side yard. Staff concurs with the petitioner that the requested variances meet the standards for granting a zoning variance as defined in Section 6-5:2 (Standards for Variances) of the Municipal Code.

**ACTION REQUESTED:**

Conduct the public hearing.

**ATTACHMENTS:**

1. 504 N. Main Street Fence – Application – PZC 12-1-107
2. 504 N. Main Street Fence – Disclosure of Beneficiaries – PZC 12-1-107
3. 504 N. Main Street Fence – Legal Description – PZC 12-1-107
4. 504 N. Main Street Fence – Site Plan – PZC 12-1-107
5. 504 N. Main Street Fence – Fence Detail– PZC 12-1-107

# CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 504 N. MAIN STREET

PARCEL IDENTIFICATION NUMBER (PIN) 07-13-212-018

APPLICANT'S NAME: LAKWEST BUILDERS, INC

APPLICANT'S ADDRESS: P.O. BOX 142

CITY: NAPERVILLE STATE: IL ZIP CODE: 60566

APPLICANT'S DAYTIME PHONE: 630-983-5722

E-MAIL ADDRESS: lakewestbuilders@comcast.net

OWNER OF PROPERTY: MR & MRS. THOMAS STEPHENSON

OWNER'S ADDRESS: 504 N. MAIN ST

CITY: NAPERVILLE STATE: IL ZIP CODE: 60563

OWNER'S DAYTIME PHONE: 630-292-1754

ZONING OF PROPERTY: R1B

AREA OF PROPERTY (Acres or sq ft): 8372

List Improvements on property (buildings, fences, pools, decks, etc.)  
New Construction, Single Family Home

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):  
Fence Variance, Section 6-2-12

### EXHIBIT A

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

*[Signature]* 7-24-12  
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 24th day of July, 2012

*[Signature]*  
(Notary Public and Seal)

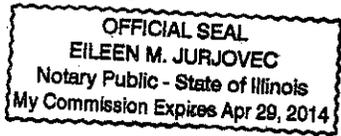


EXHIBIT A

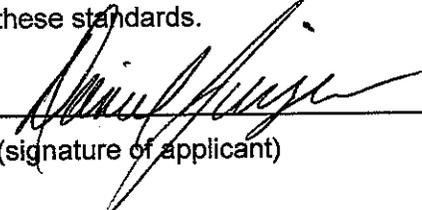
# STANDARDS FOR A ZONING VARIANCE

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

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

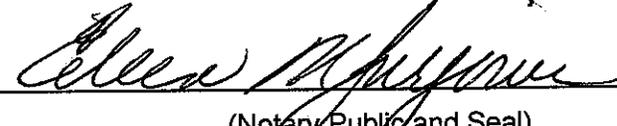
1. The variance is in harmony with the general purpose and intent of this Title; and
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district;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

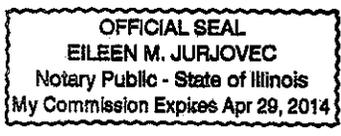
I have reviewed the Standards for a Zoning Variance and understand and acknowledge that my request will be considered based upon the extent to which it fulfills these standards. Further, I understand and acknowledge that I may be required to provide a written explanation detailing how my request fulfills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

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

\_\_\_\_\_  
 7/24/12  
 (date)

SUBSCRIBED AND SWORN TO before me this 24th day of July, 2012

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



CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES

In compliance with Ordinance 85-193, an Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Applicant: LAKEWEST BUILDERS, INC  
Address: P.O. BOX 142  
NAPERVILLE, IL 60566

2. Nature of Benefit sought: FENCE VARIANCE

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

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

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

a. THOMAS JURJOVEC  
b. 13.670 CARRIAGE WAY, NAPERVILLE  
c. Eileen JURJOVEC " " 60570  
d. \_\_\_\_\_

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

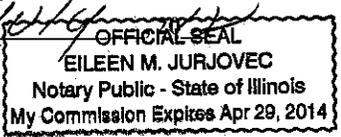
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

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

Signature: [Signature]

Subscribed and sworn to before me this 24th day of July

[Signature]  
Notary Public





*Lakewest*

BUILDERS

*Since 1983*

P.O. Box 142 Naperville, IL 60566 | PH: 630.983.5722 | FAX: 630.904.9349 | E: lakewestbuilders@comcast.net

Lot 2 in Main/Fifth Subdivision Being a Resubdivision of Part of the Northeast Quarter of Section 13, Township 38 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois.

07-13-212-018

1 OF 1	SHEET NO.	504 N. MAIN STREET - NAPERVILLE, IL
S-41652	CLIENT	LAKWEST BUILDERS
JOB NO.	ARCHITECTS	ENGINEERS
	SURVEYORS	
		2368 CORPORATE LANE UNIT 114 NAPERVILLE, IL
		(630) 355-2360
		AE S CONSULTANTS, LTD.
		DRAWN BY
		JP 12/19/11
		CHECKED BY
		GRV 12/20/11

FIELD WORK COMPLETED: DECEMBER 19, 2011

PRINT

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED. ASSURE THE CORRECTNESS OF TITLE, ALSO COMPARE ALL FIELD MEASUREMENTS TO YOUR DEED.

2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SHOWN ON THE RECORDED SUBDIVISION PLAT, REFER TO YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.

3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORDED DIMENSIONS BY 0.07 FEET OR MORE.

4. CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.

5. BUILDING DIMENSIONS AND TIES ARE TO THE BUILDING FOUNDATION, ONLY FOUNDATION HAS BEEN LOCATED, OTHER IMPROVEMENTS MAY EXIST.

**LEGEND**

- FOUND IRON PIPE (IP)
- SET IRON PIPE (SIP)
- FOUND IRON ROD (IR)
- ⊕ FOUND CROSS IN CONCRETE
- CHAIN LINK FENCE
- METAL FENCE
- WOOD FENCE

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LEGISLATIVE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MY LICENSE EXPIRES NOVEMBER 30, 2012.

DATED THIS 21st DAY OF DECEMBER, 2011.

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

STATE OF ILLINOIS  
COUNTY OF DUPAGE  
CITY OF NAPERVILLE

(AS-BUILT)  
TOP OF FOUNDATION:

A	1/EDGE = 709.08	1/EDGE = 709.04
B	1/EDGE = 709.04	1/EDGE = 709.04
C	1/EDGE = 709.57	1/EDGE = 709.57
D	1/EDGE = 709.57	1/EDGE = 709.57
E	1/EDGE = 709.57	1/EDGE = 709.57
F	1/EDGE = 709.57	1/EDGE = 709.57
G	1/EDGE = 710.44	1/EDGE = 709.08

PROPOSED T/F = 709.5  
PROPOSED BASMENT FLOOR ELEVATION = 702.00  
PROPOSED LOT GRADES = XXX.XX

**BENCHMARKS**

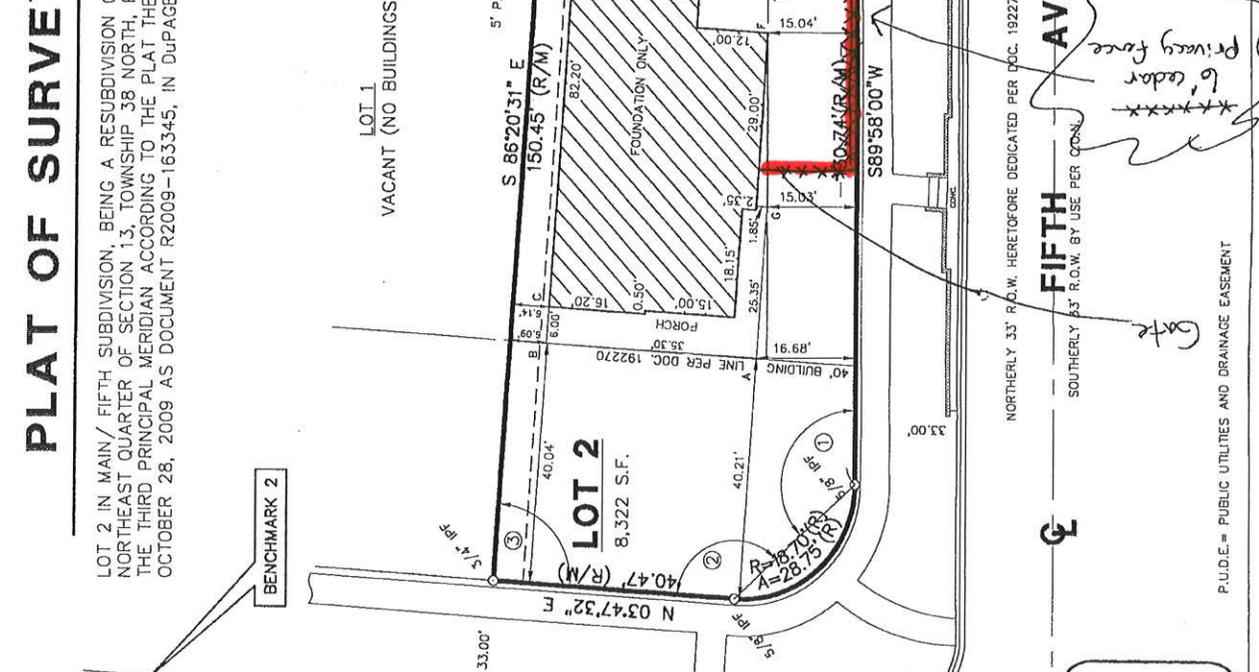
1. SOURCE BM - CITY OF NAPERVILLE BENCHMARK 1595, LOCATED BETWEEN 5TH AND 6TH AVENUE ON THE WEST SIDE OF MILL STREET AT NAPERVILLE NORTH HIGH SCHOOL - BERNSTEIN 3D SECURITY TOP MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (12") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.  
ELEVATION: 690.61 NAVD 1988 DATUM

2. SITE BM - CUT CROSS IN TOP OF CURB APPROX. 2' NORTH OF PROPERTY LINE EXTENDED BETWEEN LOT 1 GREEN ACRES SUBDIVISION AND LOT 1 MAIN / FIFTH SUBDIVISION  
ELEVATION: 707.50 NAVD 1988

3. SITE BM - CUT CROSS IN TOP OF CURB AT PROPERTY LINE EXTENDED BETWEEN LOT 1 HARRIS BANK SUBDIVISION AND LOT 2 MAIN / FIFTH SUBDIVISION  
ELEVATION: 705.64 NAVD 1988

**PLAT OF SURVEY**

LOT 2 IN MAIN / FIFTH SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2009 AS DOCUMENT R2009-163345, IN DUPAGE COUNTY, ILLINOIS.



**ANGLES MEASURED**

1	133°03'46" TO CHORD
2	133°06'42" TO CHORD
3	90°08'03" TO CHORD
4	90°05'18"
5	93°35'11"

5' P.U. & D.E.  
VACANT (NO BUILDINGS)  
LOT 1  
LOT 2  
8,322 S.F.  
N 03°47'32" E  
S 86°20'31" E  
S 03°34'11" W  
S 07°41'00" W  
S 89°58'00" W  
FIFTH AVENUE  
NORTHERLY 33' R.O.W. HERETOFORE DEDICATED PER DOC. 192270  
SOUTHERLY 33' R.O.W. BY USE PER CONN.  
P.U.D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT







# Naperville

## NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

**CASE:** PZC #12-1-084      **AGENDA DATE:** 9/19/2012  
**SUBJECT:** Walmart  
 Petitioner: Walmart Real Estate Business Trust; 2001 SE 10th Street;  
 Bentonville, AR 72716

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

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Correspondence      New Business      Old Business      Public Hearing

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**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 deviation 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.

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**PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
8/22/2012		Continue the public hearing for PZC #12-1-084 to a later date.

**ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Conduct the public hearing.

**PREPARED BY:** Clint Smith, AICP, Community Planner

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**BACKGROUND:**

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 75<sup>th</sup> Street and Beebe Drive. The public hearing for the subject case was opened at the August 22, 2012 Planning and Zoning Commission (PZC) meeting and continued to September 19, 2012 in order to receive additional information, as described below.

**DISCUSSION:**

During the previous meeting held to consider this case, the PZC moved to continue the public hearing to September 19, 2012 in order to allow Walmart to respond to questions from the PZC. In the following sections, staff has included a listing of the questions and provides answers or

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September 19, 2012  
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direction on each topic. Responses have been placed in two sections: the first section addresses issues that affect the requested entitlements and that the PZC should consider when providing recommendations and the second section contains topics that are not subject to review by the PZC, but have been provided for information and background purposes.

Staff has included a site map for the subject properties, which are labeled as Lot 5 and 6. Lot 7 is the stormwater management lot, and it is located to the south and east of the property, separating it from the Forest Preserve. Distances between the Walmart property and the Forest Preserve are also shown.

### **Items for consideration of approval by the Planning and Zoning Commission**

- **City Engineer's opinion on LED lighting as it relates to the necessity for the 42' pole height**

In response for additional information on the use of LED lights, staff felt it was necessary to secure an outside consultant with professional knowledge of current lighting technology. The consultant, Peter Hugh of High Lighting Design, was hired by the City and he reviewed the proposed photometric plan for the City to determine the necessity of LED light being at 42' in height, and review the different requirements for lighting at the two different heights. Mr. Hugh has 25 years of lighting design experience and currently sits on the Board of Directors for the Illuminating Engineering Society.

Staff has summarized some of the key points from Mr. Hugh's report, which has been attached for review:

- The consultant did not find evidence that the optimal height for LED lighting per industry standard is 42'. In his experience working on lighting plans, 25'-35' are the most often used heights.
- LED lights can cause glare, similar to other lighting fixtures. Higher light fixtures can cause noticeable glare from longer distances than shorter poles.
- Lower wattage LED fixtures are available on the open market that could be used on 25' poles at this site.
- The City's requirements for measurement at a height of 3'6", instead of at grade, could lead to light trespass along property lines that is not reflected on the photometric plan.
- The attached sample photometric plan illustrates that Walmart can maintain the number of proposed light poles and still provide adequate lighting with poles at a height of 30'. Additional poles would be required for a 25' poles.

After reviewing the consultant's report, staff maintains their original position recommending denial of the deviation to the 25' light pole height requirement per City code. Staff is of the opinion that the use of 42' poles will have an adverse impact on the aesthetics of the site and the surrounding areas, as the higher fixtures would result in additional light glare. The visibility of the lighting at the proposed height will impact surrounding properties to a greater degree than staff prefers, and requiring shorter poles will minimize this impact by reducing glare. In addition, the 25' poles are similar in height to the building, which provides a consistent and adequately scaled appearance to the overall site; the 42' poles are significantly taller than the building and will be much more conspicuous at this height. Using a shorter pole will require

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additional poles to be installed; however, this is staff's preferred option, as it will have less of an impact on the aesthetics of the overall sight than the use of 42' tall poles. With regards to the consultant's report, he concludes that there are lighting manufactures that have options available at this time that Walmart could utilize to achieve the City's required height and still maintain adequate lighting levels on site.

- **A rendering of the site and building as viewed from the Forest Preserve**

The petitioner has submitted renderings for the site that include the proposed light poles and vegetation. The renderings include three perspectives – from the north, northeast, and east – of the site, with separate renderings for each pole height, for a total of six perspectives.

- **Renderings of the parking lot with 42' and 25' poles**

The petitioner has included renderings as noted above.

- **Petitioner to provide information on lighting design that meets City's standard 25' pole height**

The petitioner has included information on the number of poles and fixtures that would be required at heights of 25' and 40'.

42' Mounting Height = 48 Poles and 89 Fixtures

25' Mounting Height = 73 Poles and 127 Fixtures

- **Examples of the LED light application at existing Walmart**

The petitioner informed staff of an existing Walmart site that utilizes LED lights on 42' light poles. The site is located at 7050 South Cicero Avenue, Bedford Park, IL.

- **Information on the existing roadway lights along Modaff**

The LED lights along Modaff were used to test the efficiency of the lighting type for use as street lights. The poles used were 32' in height, which is typical for street lights along arterials within the City of Naperville. It was found that when LED lights were used (as opposed to traditional light fixtures), additional poles and fixtures were required to achieve the same lighting coverage.

- **Height of the adjacent XSport Fitness building**

The building elevations for the XSport Fitness are attached. For clarity, staff has labeled the height of the two large brick pillars on either side of the main entrance on the east side of the building. The top of these pillars are slightly taller than 42 feet.

- **Revised south elevation of the building to add additional architectural elements**

The petitioner has submitted revised building elevations that incorporate the PZC suggestions for additional architectural detail on the south side of the building. The cornice detail and brick columns are similar to the features on the east and west elevations.

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September 19, 2012  
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**Items for informational purposes**

• **Illinois Department of Natural Resources (IDNR) Review**

Walmart submitted a response to IDNR’s review letter that was presented at the previous PZC meeting. Staff has received a letter of approval for the Walmart project from the IDNR that states all concerns have been met. Staff has attached both letters to this report for review. As a note, IDNR recommendations are not binding, though Walmart has addressed the concerns to the satisfaction of IDNR.

• **Traffic Study**

A copy of the Traffic Impact Study Summary is attached. As a note, all recommended traffic improvements will be required to be installed prior to final occupancy.

• **City Engineer opinion on the impact of the development on the stormwater management area and any features in place to protect the Forest Preserve**

The City’s Engineering Team has reviewed the stormwater management (SWM) area for this site, and has concluded that it is adequate to accommodate the proposed development. The SWM area includes wetland plantings, which is a Best Management Practice utilized on site. The petitioner was required to submit an inspection by a qualified wetland specialist to document that the wetland plantings are present and in a healthy condition. According to the conclusions from the report, the wetland area, “...appears to be functioning as designed, providing an area for the surface water runoff to congregate and move slowly through, providing opportunity for attenuating peak flows, physical entrapment of suspended sediments, uptake of nutrients, and other beneficial water quality functions. We conclude the detention basin is a functioning and beneficial Best Management Practice in managing storm water runoff. The basin is also providing excellent wildlife habitat, which is an additional benefit, not only to natural resources, but from an aesthetic and community diversity perspective from the adjacent park.”

Staff also notes that the management of the stormwater management area is specified in the property covenants. The covenants states that the owner must maintain the SWM area as it was designed and replace any vegetation that dies. The City is also given the authority to maintain the basins if the owner fails to do so, and at sole cost of the owner.

The approved preliminary PUD did designate the use of this property as commercial, and the Southwest Community Area Plan identified it as mixed-use commercial as well. The SWM area was designed with the intent of accommodating runoff from large commercial areas, and staff is of the opinion that the proposed development is consistent with the original conceived land use for this property. Furthermore, there is reassurance that the wetlands will be properly maintained by the property owner (or, as a last resort, by the City) in the future.

• **FAA’s response regarding the development if it is received prior to September 19<sup>th</sup>**

Walmart will respond to this issue at the meeting.

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- **Sightline study/signage proposal for the south entrance on Beebe Drive.**

Staff had required a sightline drawing for the south entrance on Beebe Drive, and upon review, concurs with the recommendations of the petitioner to install a “Blind Entrance Ahead” sign on the approach to the entrance from both directions. These signs will be installed in addition to the existing signage on Beebe near the proposed entrance, which reads “Curve Ahead” and “15 mph”. Staff is of the opinion that the additional signage, in conjunction with the existing warning signage, is adequate to alert motorists of the potential traffic conflicts at this location.

In addition, staff notes that the previously approved PUD plat for the Brach Brodie property, which is attached, indicated that an entrance would be installed in the approximate location that Walmart is proposing, which makes the proposed entrance consistent with PUD plat. The area in question is marked on the plat with black ovals.

### **RECOMMENDATION**

Staff has reviewed the standards submitted for approval of a major change to a PUD, a preliminary/final PUD and subdivision plat, light pole height deviation, and sign deviations, and provides the following recommendations:

1. Approve the major change to the Brach Brodie Property Unit 1 PUD;
2. Approve the preliminary/final PUD and subdivision plat and associated development plans;
3. Approve a deviation to allow a monument sign along a private roadway (Beebe) and signage in excess of the 300 square feet maximum allowed for the north elevation, with the condition that no signage be installed on the west elevation; and
4. Deny a deviation to allow light poles at a height of 42’ on a commercial property.

### **ATTACHMENTS:**

1. Wal-Mart – Site Map – PZC 12-1-084
2. Wal-Mart – Lighting Consultant Report – PZC 12-1-084
3. Wal-Mart – 42’ Renderings – PZC 12-1-084
4. Wal-Mart – 25’ Renderings – PZC 12-1-084
5. Wal-Mart – XSport Fitness Elevations – PZC 12-1-084
6. Wal-Mart – Elevations – PZC 12-1-084
7. Wal-Mart – Walmart Response to IDNR – PZC 12-1-084
8. Wal-Mart – IDNR Approval Letter – PZC 12-1-084
9. Wal-Mart – Traffic Impact Study Summary – PZC 12-1-084
10. Wal-Mart – Detention Basin Report – PZC 12-1-084
11. Wal-Mart – Submitted Letters – PZC 12-1-084
12. Wal-Mart – Storm Water Management Exhibit – PZC 12-1-084



# SE Corner of W 75th Street & Beebe Drive

Walmart





## **MEMORANDUM**

DATE: September 12, 2012  
TO: Clint Smith  
FROM: Peter Hugh  
RE: Naperville Walmart Site Lighting Review  
CC:  
VIA: Email

---

Clint, thank you for allowing Hugh Lighting Design to review the proposed lighting design for the parking area of the Walmart in Naperville. We have been doing architectural lighting design for over 14 years, and I myself have been doing lighting design for 25 years. We are very familiar with exterior/site lighting and have done design for large parking areas of a type similar to this. We are familiar with the referenced Model Lighting Ordinance having served on the IES since 1987 and am currently on the Board of Directors.

Per your request, we are submitting this memo as our report concerning the site lighting proposed for the Walmart Naperville. We have reviewed the photometry plan as provided to us, read the request for variance as well as the DNR concerns, and watched to video presentation given on August 17, 2012. Our comments are as follows:

1. In all of my years of lighting design, including parking, roadway, and general vehicular/pedestrian areas, I have not been told of an "ideal height" of any kind, much less 42'-0. Typically, we have only used higher poles at roadway intersections, sports or open area lighting. The most common heights that we have used are between 25-35'. This allows the area to be lighted to the appropriate light levels while keeping the fixtures within architectural scale, and easier for fixture maintenance.
2. I am extensively familiar with LED and LED fixtures. While the light fixture can be efficient (depending on proper design), it also can be a very bright source to view. LED fixtures, unlike typical metal halide or high pressure sodium sources throws all of its light and brightness in one homogenous beam angle. Current sources have a beam angle which emits 50% of the light beam, and a field angle which extends to where the light dissipates to 10% of the light beam. The main source of glare is that viewed from the

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Oak Park, Illinois 60302  
t: 708.445.0995  
f: 708.667.4546  
e: peter@hughlightingdesign.com

- beam angle which is typically where the shielding of good lighting fixtures is done. Because LED is all beam angle, the entire face of the luminaire is essentially the same brightness. As the light fixture is mounted higher, this brightness becomes visible from further away. Depending on the output of the fixture, this can be seen as glare against a dark sky.
3. The proposer's comments regarding wattages of LED luminaires is not complete. In fact, there are MANY offerings of lower wattage LED fixtures with same light distributions available from quality manufacturers. There may be limited offerings from their proposed manufacturer, but the open lighting market has much more to offer for lighting of this area. We often use lesser wattages and lower heights when necessary to comply or compromise with prevailing ordinances.
  4. Higher poles are not a given to make for more accurate cut off at property lines. Even with the directional nature of LED's, it makes sense that lower heights would allow them to be aimed more precisely. The City's request of light levels to be provided at 3'-6" from grade is an unusual one. Typically, light levels are requested at grade, and IES recommendations follow this. If indeed the light levels are given at 3'-6", then there is still additional light spilling beyond that point. I recognize that the proposer is complying with the request, but the Board should be aware that light is really extending beyond the property lines as shown on the plan.
  5. It appears from the fixture photometry provided to us from the manufacturer's website, that their proposed fixture may light in a more downward vs outward orientation. This may explain the need for height to get the better uniformity throughout the lot. I think a look at other manufacturers whose fixtures offer a wider distribution may help lower pole heights and still meet the required performance criteria. An "additive" lighting solution is often a better and more comfortable one than one that depends on "one fixture for a specific area".
  6. References to the Model Lighting Ordinance (MLO), mean little at this time. The MLO is a model ordinance meant for jurisdictions to consider if they have none of their own, or to adopt in lieu of their existing ones. In itself, it is merely a recommendation by the IES and Dark Sky Association. The BUG listings (backlight, uplight, and glare) are meant to serve as replacement measurements to the existing cut off metrics most commonly used. If the jurisdiction has not adopted the MLO, then none of its recommendations are called into play. I do recommend that the City look into revising their ordinance, and the MLO is a good place to start. The IES is currently looking into producing an "MLO Lite", that simplifies the ordinance as the existing one can be daunting for many to follow.
  7. We ran some sample calculations based on the parking lot under consideration. We used photometry provided from the manufacturers including the proposed manufacturer (Cree), and another one commonly utilized. We have attached a sample field to show the light levels, uniformity, and spacing/quantity differences to hit the footcandle level of 2. It should be noted that the mounting height calculated is 30'-0" with single and dual head fixtures on a pole. The calculations are taken at grade, thus at 3'-6" above, the light levels shown will be higher. We used all calculation criteria regarding light loss factors per the City's ordinance.

What be noted is that with an alternate fixture manufacturer, we were able to obtain the 2 footcandle (fc) required by the City with 30'-0" poles and with fewer fixtures. The control fixture is still a fully cutoff Dark Sky compliant fixture with LED. We used the same locations as were originally located. This is not intended to serve as an alternate design, but to demonstrate that the light levels and lower height can be accomplished. This should also make for a less expensive design for the proposer as we are using shorter poles and fewer fixtures. In addition, the plan shown consumes 2,000 less watts than the originally proposed plan.

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We did calculate the same layout with the original Cree fixture. The numbers do still fall short of the 2fc required, while they are brighter closer to the poles. This supports the photometry that this fixture focuses more light downward.

In summary, it is our view that the City Planning's request for lower poles is not unreasonable. The Property and City can both enjoy a quality lighting experience with long term benefits for both parties. The lower height will also help satisfy concerns by the DNR regarding disruption to the nearby Forest Preserve ecosystem.

In the course of this exercise, we have noted some areas of the current site lighting ordinance that we recommend be revised and upgraded. This includes where calculations are taken, and light loss factors for solid state lighting. As was brought up at the last presentation, LED does bring a new set of rules to the table, and these should be addressed in their own right rather than force older criteria upon them. If there are any questions or comments on anything in this report, please do not hesitate to contact me.

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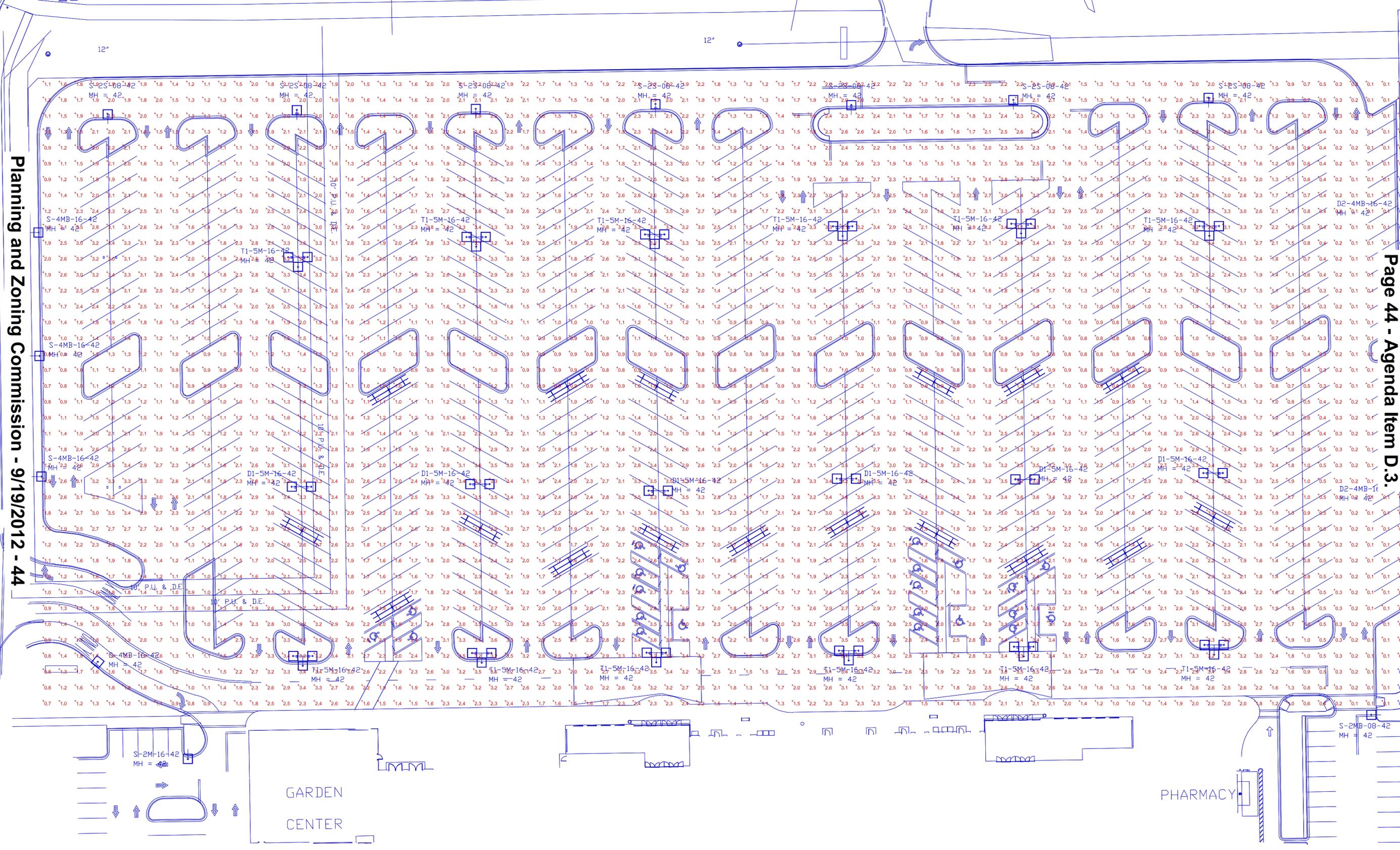
# 75TH STREET

TRAFFIC CONTROL BOXES

EX SIGN REFLECTOR  
OVERHEAD WIRE HEIGHT = 15.7'

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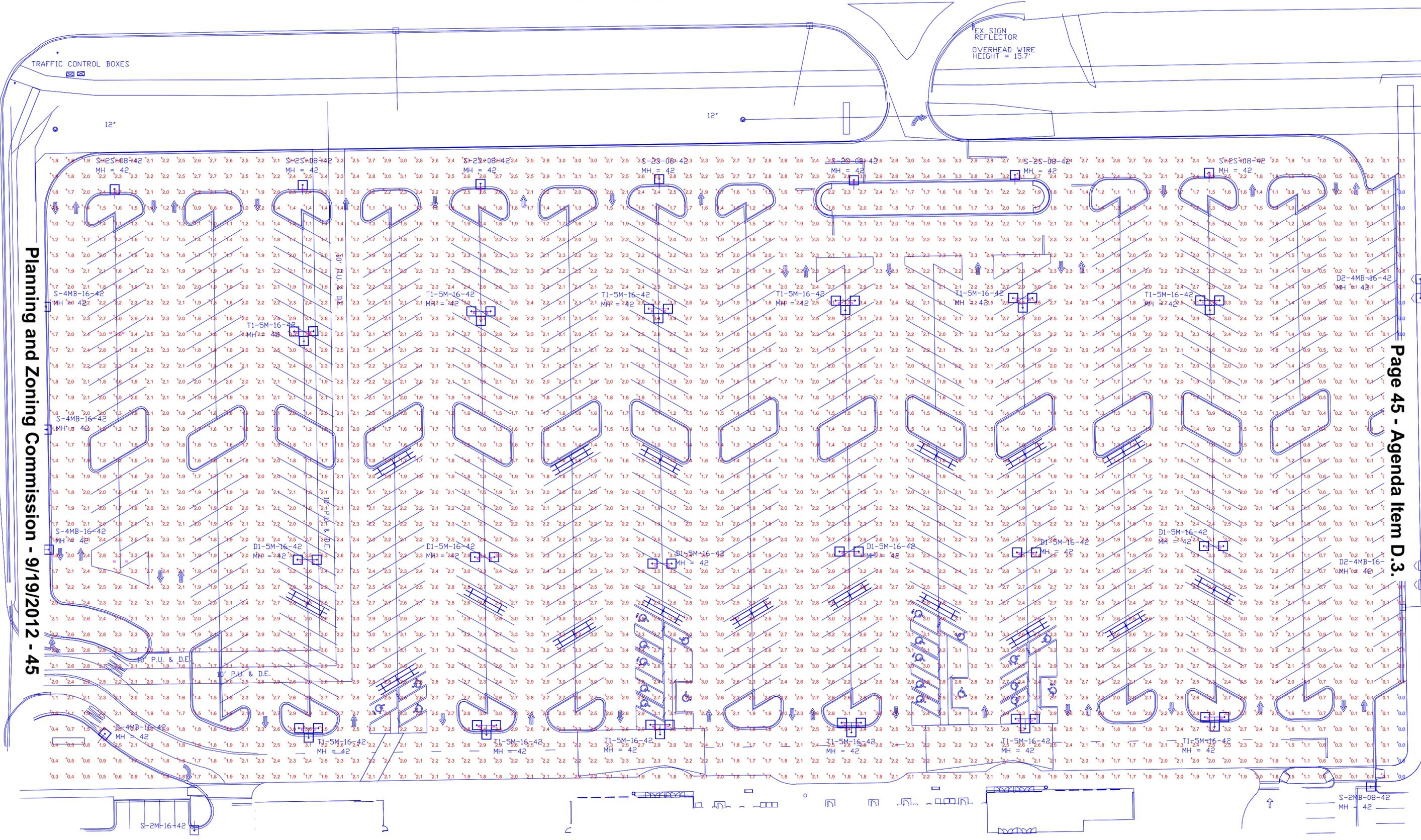
SPEED LIMIT = 50 MPH  
75TH STREET

TRAFFIC CONTROL BOXES

EX SIGN REFLECTOR  
OVERHEAD WIRE HEIGHT = 15.7'

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# CSX2 LED

## LED Area Luminaire



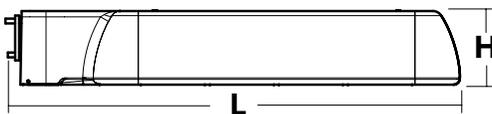
**DESIGNLIGHTS**  
CONSORTIUM

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

<b>EPA:</b>	1.2 ft <sup>2</sup> (0.11 m <sup>2</sup> )
<b>Length:</b>	35-3/8" (89.7 cm)
<b>Width:</b>	18-1/2" (46.9 cm)
<b>Height:</b>	5-7/8" (14.9 cm)
<b>Weight (max):</b>	59 lbs (26.8 kg)



### Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSX2 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

**EXAMPLE: CSX2 LED 4 30B700/40K SR5 MVOLT SPA DDBXD**

Series	Light Engines	Performance Package <sup>1</sup>	Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>
CSX2 LED	3 Three engines (90 LEDs)	<b>530 mA options:</b> 30B530/30K 3000K 30B530/40K 4000K 30B530/50K 5000K  <b>700 mA options:</b> 30B700/30K 3000K 30B700/40K 4000K 30B700/50K 5000K	SR2 Type II	MVOLT <sup>2</sup>	<b>Shipped included</b>  SPA Square pole mounting  RPA Round pole mounting	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) <sup>3</sup> DMG 0-10V dimming driver (no controls) <sup>4</sup> HS House-side shield <sup>5</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> WTB Utility terminal block UT Utility terminal block and closing screws DS Dual switching <sup>7,8</sup>  <b>Shipped separately</b> VG Vandal guard <sup>5</sup> BS Bird-deterrent spikes <sup>5</sup>	DDBXD Dark bronze
	4 Four engines (120 LEDs)		SR3 Type III	120 <sup>2</sup>			DBLXD Black
			SR4 Type IV	208 <sup>2</sup>			DNAXD Natural aluminum
			SR5 Type V	240 <sup>2</sup>			DWHXD White
			FT Forward throw	277 <sup>2</sup>			DDBTXD Textured dark bronze
				347			DBL BXD Textured black
				480			DNATXD Textured natural aluminum
							DWHGXD Textured white

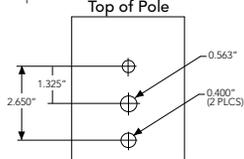
### Accessories

Ordered and shipped separately.

DSS124N 1.5 TJJE U	Photocell - SSL twist-lock (120-277V) <sup>9</sup>
REN480 NM1 J1	ROAM® node (480V) <sup>9</sup>
SC U	Shorting cap <sup>9</sup>
KMA8 DDBXD U	Mast arm adapter (specify finish)
SPA19/MR2 DDBXD U	Square pole DM19 to DM19AS adapter (specify finish)
RPA19/MR2 DDBXD U	Round pole DM19 to DM19AS adapter (specify finish)
CSXHS U	House-side shield (one per light engine)
CSX2VG U	Vandal guard accessory
CSX2BS U	Bird-deterrent spikes accessory

### Drilling

Template #8



CSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

<b>DM19AS</b>	Single unit
<b>DM29AS</b>	2 at 90°
<b>DM28AS</b>	2 at 180°
<b>DM39AS</b>	3 at 90°
<b>DM49AS</b>	4 at 90°
<b>DM32AS</b>	3 at 120° <sup>+</sup>

**Example:** SSA 20 4C DM19AS DDBXD

### Tenon Mounting Slipfitter\* <sup>5</sup>

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

\* For round pole mounting (RPA) only.

### NOTES

- Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 3000K (/30K) and 5000K (/50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net.
- Not available with 347 or 480V.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50% dimming capability via two independent drivers, each operating half the luminaire. N/A with PER, DCR, DMG or WTB.
- Requires an additional switched line.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.





## Exceptional Performance in a Highly Scalable, Low-Profile Design

- AccuLED Optics™ system in distributions to suit every application
- Energy saving LED sources maintain long life with exceptional reliability
- Optional integral occupancy sensor further enhances energy savings
- Replaces up to 1000W metal halide

SustainabLED Design™

**Galleon LED**  
Area/Site Luminaire

# Design Performance Features



## Construction

- Extruded aluminum driver enclosure thermally isolated for optimal thermal performance
- Heavy-wall, die-cast aluminum housing components
- Optional tool-less entry, hinged power door for easy maintenance
- 3G vibration rated
- IP66 rated LED light engine; IP66 housing available

## Electrical Performance

- L70 greater than 50,000 hours
- -40°C to 40°C ambient temperature range
- 10kV protection for common and differential mode surges
- 120-277V 50/60 Hz, 347V 60 Hz, or 480 V 60 Hz operation

## Warranty

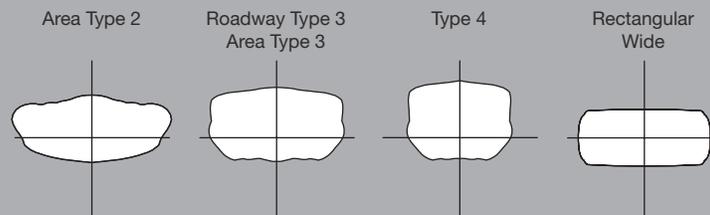
- Five-year limited warranty



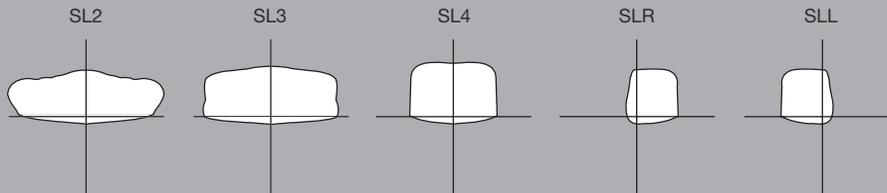
Optional Integral Occupancy Sensor

AccuLED<sup>o</sup>ptics™

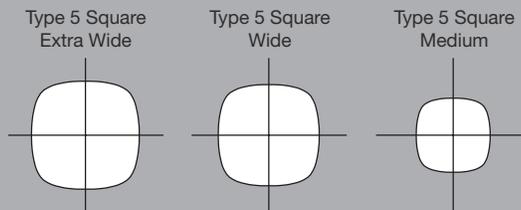
### 5 Asymmetric Distributions



### 5 Spill Light Eliminator Distributions



### 3 Symmetric Distributions



IP66  
Rated

Cooper Lighting and McGraw-Edison logos are valuable trademarks of Cooper Industries in the United States and other countries. You are not permitted to use the Cooper Trademarks without the prior written consent of Cooper Industries.

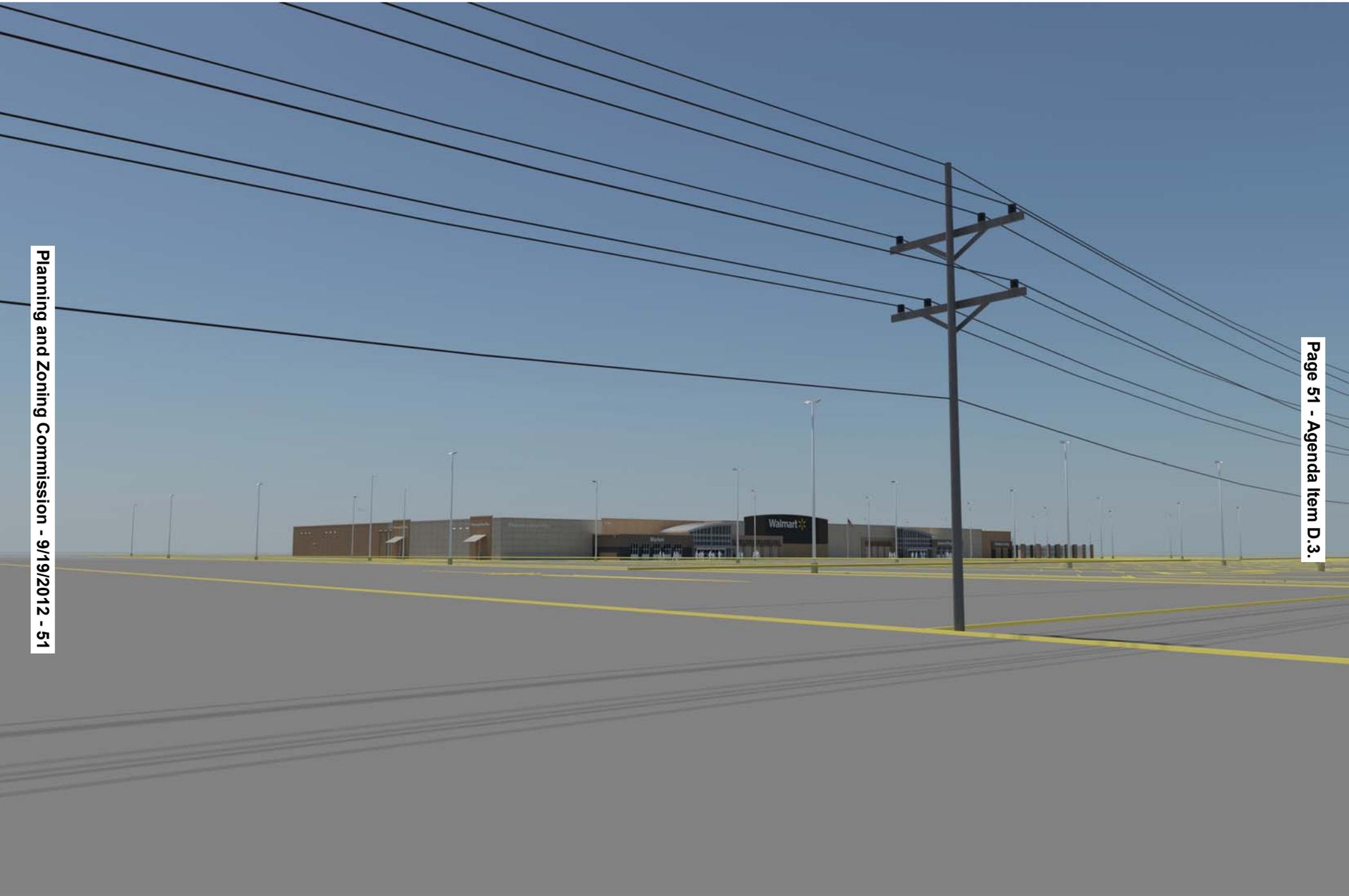
Cooper Lighting, LLC  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-4800  
www.cooperlighting.com

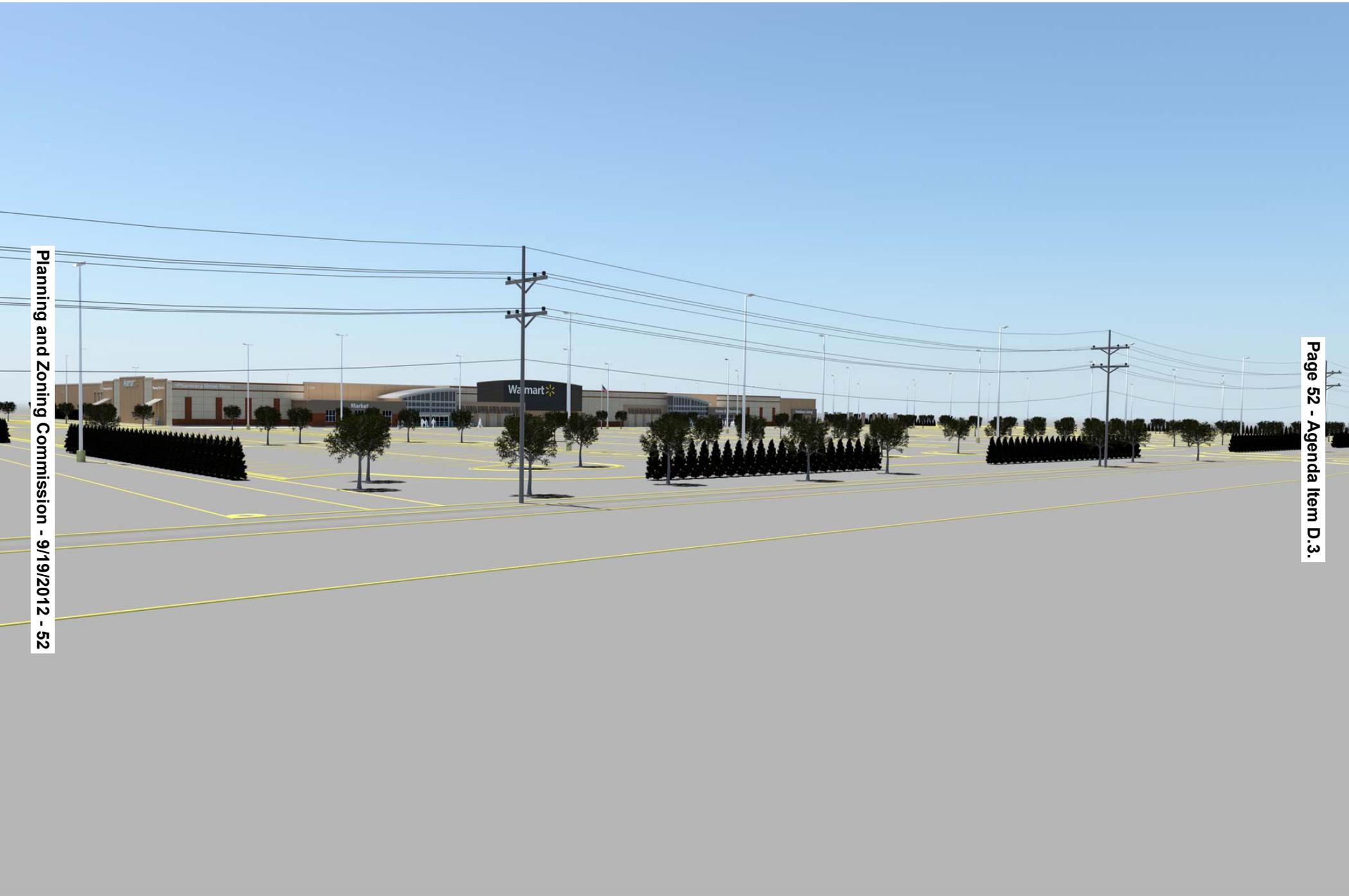


42' Pole Height



42' Pole Height

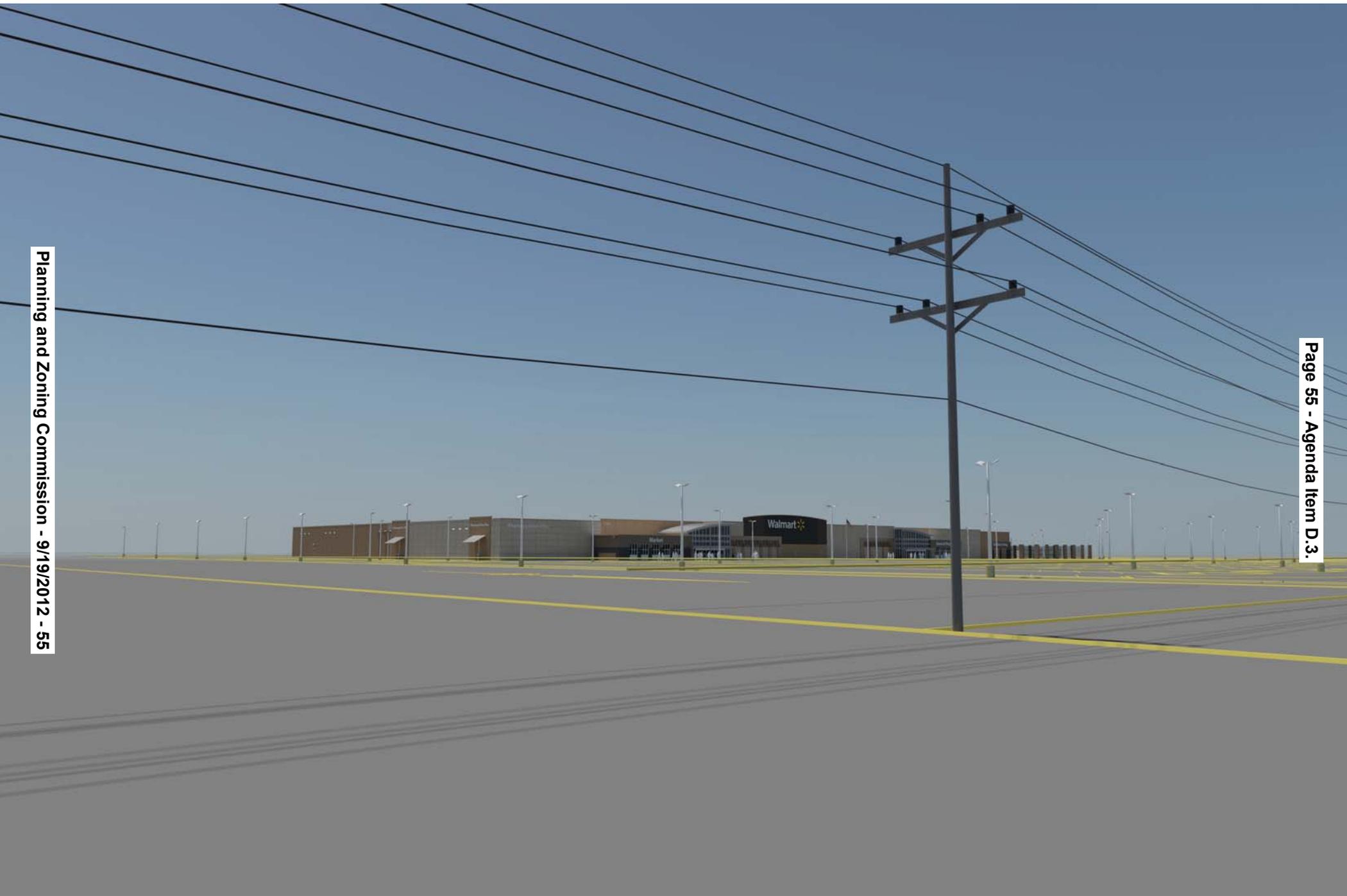


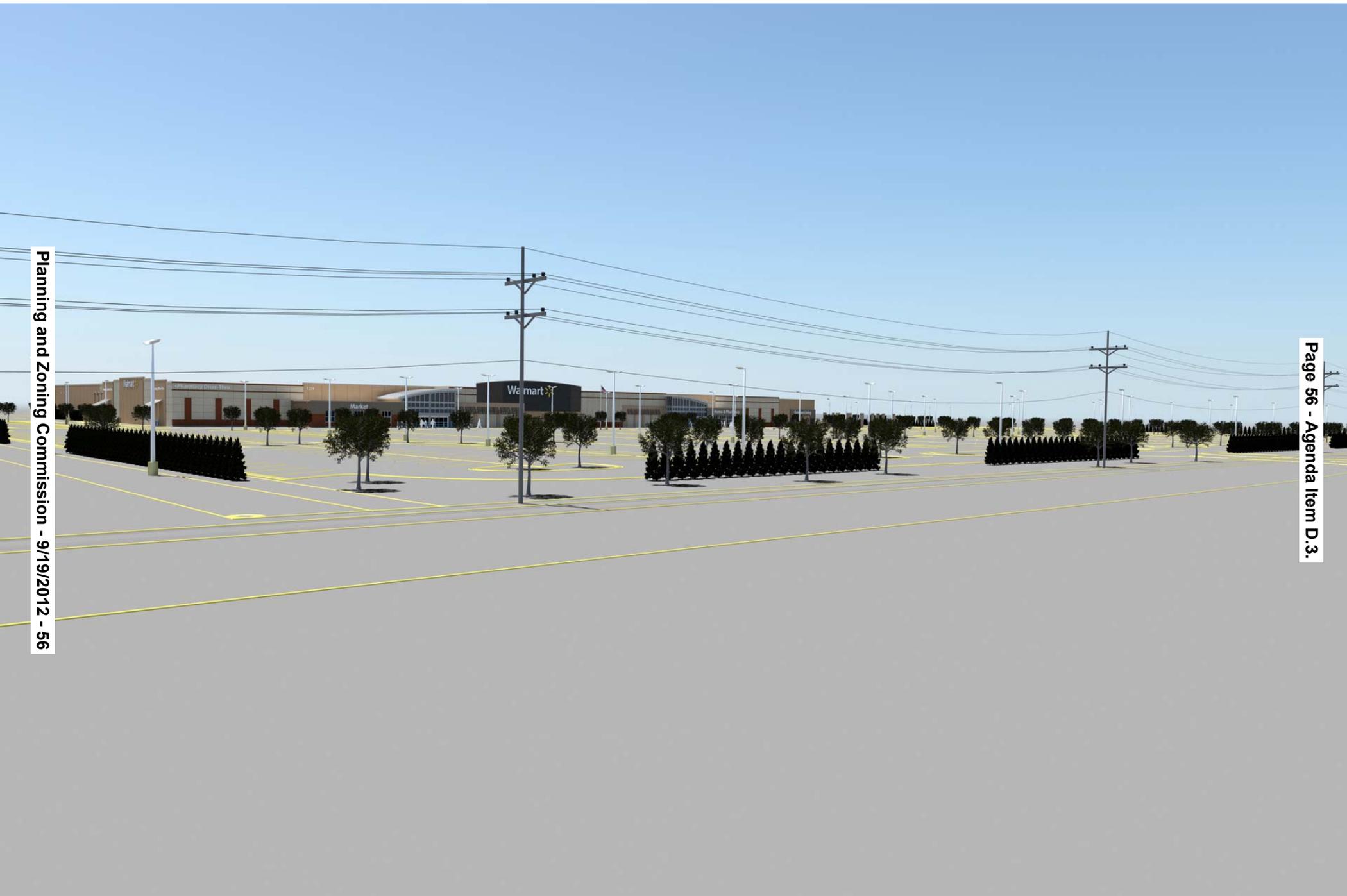




25' Pole Height







038977-2-502

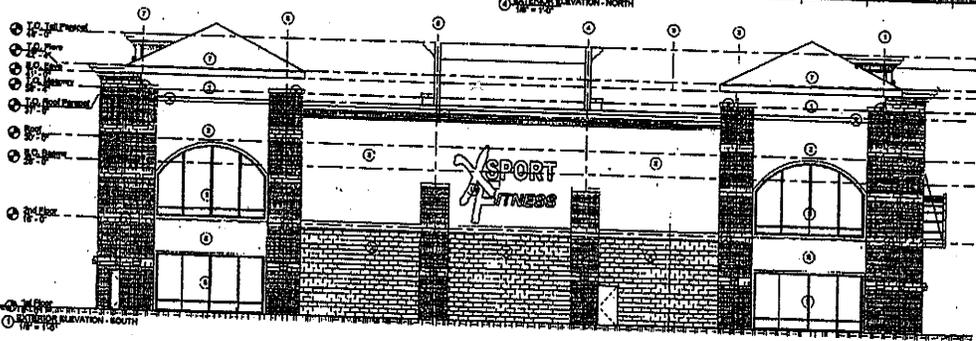
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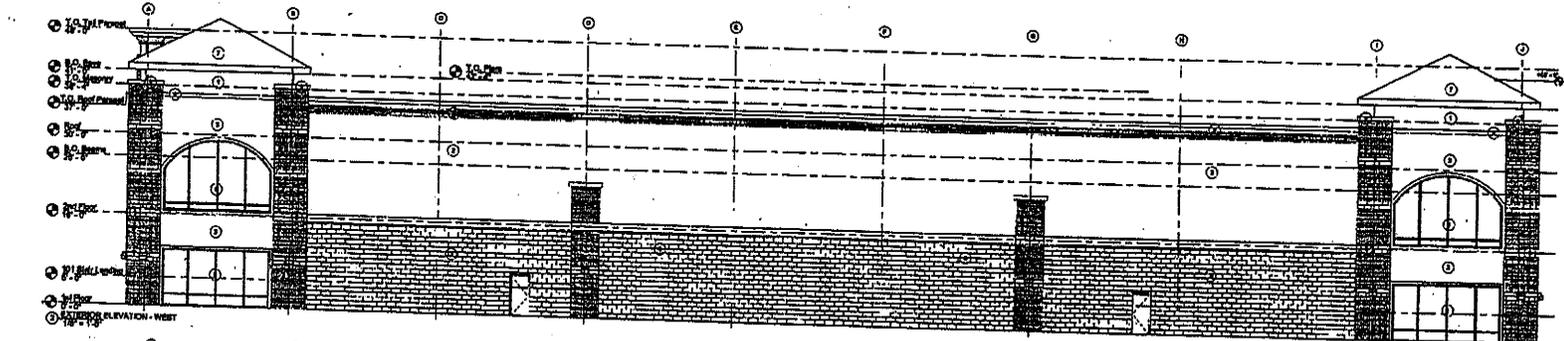
EXHIBIT



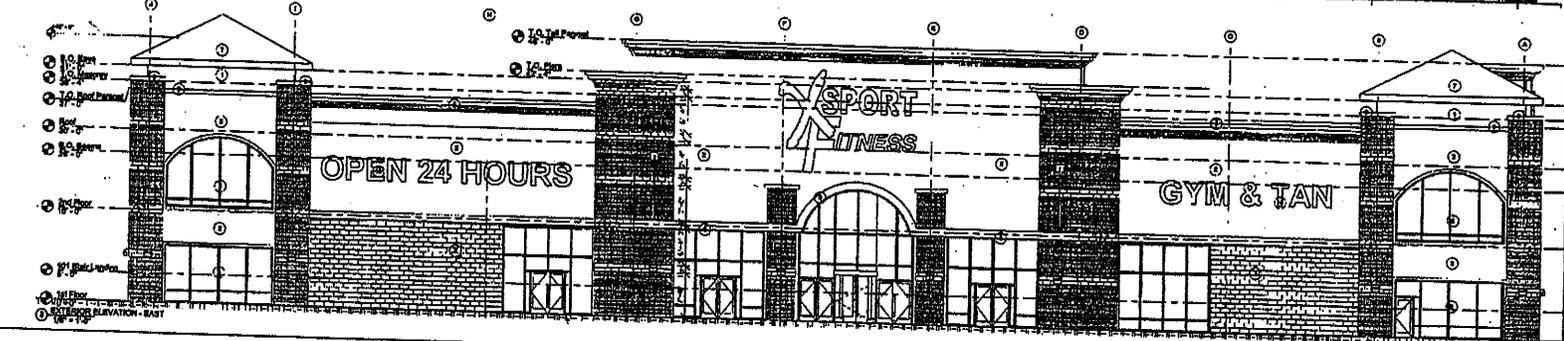
SECTION ELEVATION - NORTH



SECTION ELEVATION - SOUTH



SECTION ELEVATION - WEST



SECTION ELEVATION - EAST

FINISHES LEGEND

- ① PLASTER FINISH - LIGHT TAN COLOR
- ② PLASTER FINISH - BUFF COLOR
- ③ CALU - BUFF COLOR
- ④ UTILITY BRICK VENEER - DARK RED
- ⑤ BLACK ANODIZED ALUM. & 1" INSULATED GLASS, STOREFRONT
- ⑥ ALUM. FABRICA - COPPER COLOR
- ⑦ STANOKS BEAM ALUM. ROOFING - COPPER COLOR
- ⑧ ALUM. WALL COPING - COPPER COLOR
- ⑨ PRECONSTITUTED LIMESTONE CAP - NATURAL FINISH
- ⑩ PLASTIC FACE ILLUMINATED SIGNS - RED & BLUE COLORS

**XSPORT FITNESS**  
700 S. 1000  
HUNTSVILLE, AL

**CAPITAL FITNESS**

I warrant that the Plans and Specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Alabama.

Mark W. Harris  
Professional Engineer  
Registration No. 11122-0017  
Member Since 11/2008

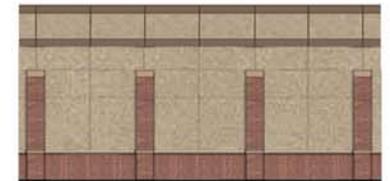
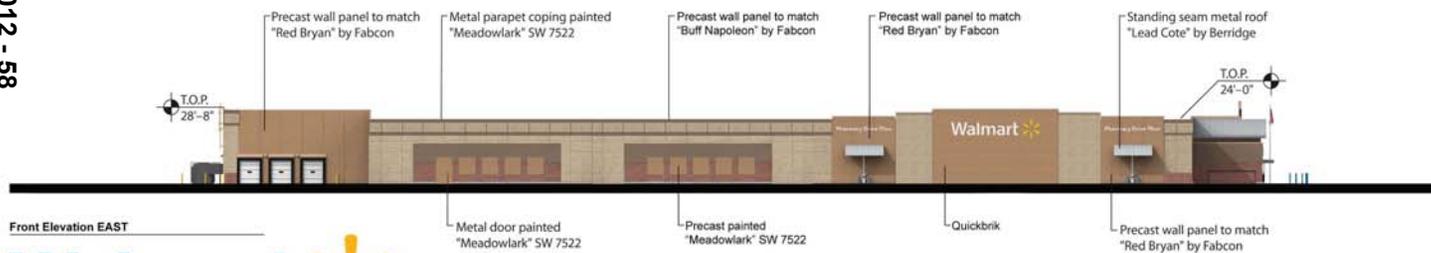
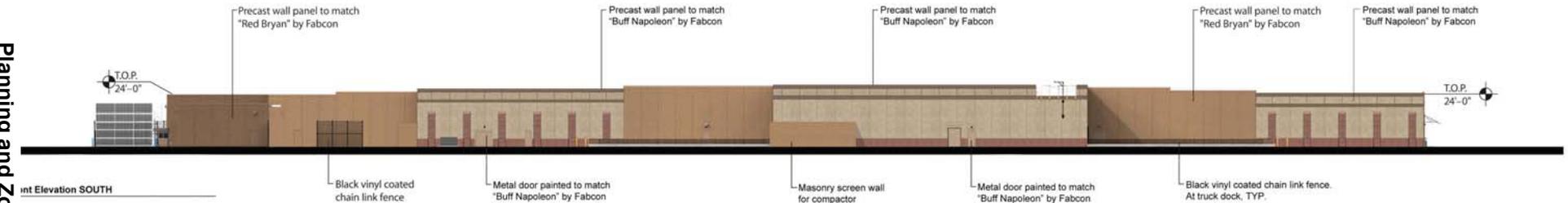
PROPOSED ELEVATIONS

**CRF**  
The Architects Group

**GENEOTTI**

1018 Boone Hwy, Park Ridge  
Miss 38806  
Phone: 647.803.6230  
Fax: 647.268.0291

Project Number:	8189-12
Date:	08.25.12
Drawn by:	
Checked by:	
Scale:	As Indicated
<b>A201</b>	



Sign	Qty.	Height	Length	Area (S.F.)	Total (S.F.)
Walmart	1	5'-6"/8'-0"	37'-3"	298.00	298.00
Walmart	1	4'-6"/6'-6"	30'-6"	149.16	149.16
Market	1	2'-6"	10'-6 1/4"	28.17	28.17
Home & Pharmacy	1	2'-6"	28'-3"	97.66	97.66
Outdoor Living	1	2'-6"	22'-8"	77.17	77.17
Pharmacy Drive-Thru	2	1'-6"	19'-3"	39.00	79.80
Pharmacy Drive-Thru	1	2'-0"	27'-1"	74.78	74.78
<b>Total Building Signage</b>					<b>804.74</b>





Civil Engineers, Architects & Surveyors

August 31, 2012

Ms. Tracy Evans  
Impact Assessment  
Illinois Department of Natural Resources  
One Natural Resources Way  
Springfield, Illinois 62702-1271

RE: Wal-Mart Supercenter #1401-04  
IDNR Project # 1300387

Dear Ms. Evans:

This letter is in response to your EcoCAT consultation letter dated August 1, 2012. Wal-Mart's reply is in ***bold italic*** after each of IDNR's recommendations.

**Recommendation # 1**

Direct runoff to permeable areas and/or utilize stormwater for reuse by;

- Directing roof runoff towards permeable surfaces, drywells, French drains, vegetated swales, or other BMPs instead of non-permeable surfaces;
- Grading impervious surfaces to direct runoff to permeable areas, utilizing level spreaders or other methods to distribute the impervious runoff onto pervious surfaces;
- Using cisterns, retention structures or rooftops to store precipitation or runoff for reuse; and
- Designing pavement edges (e.g., curb cuts) in order to direct water to permeable landscaped areas.

**Response #1:**

***The existing detention basin was designed and approved as part of the Master Plan Design which includes the Wal-Mart property. The grading for the Wal-Mart property will direct stormwater runoff into the existing detention basin located to the east and south of the property. Per the City of Naperville Stormwater Management Permit Application for The Brach/Brodie Property dated September 2002 by Christopher B Burke Engineering, "Best management practices incorporated into the site design include a stormwater detention facility that has been designed to maximize the resident time of incoming runoff to settle out contaminants and sediment particles prior to being discharged through the outlet structure. The stormwater pond has been designed with wetland plantings that will assist in filtering the runoff."***

**Recommendation # 2:**

Vegetated filter strips should be planted with native vegetation to assist with pollutant adsorption, soil stabilization, and provide some water absorption. Filter strips receive runoff thereby slowing runoff speed,



trapping sediment and pollutants, and reducing the rate and volume of storm water runoff from parking lots. Native vegetation is recommended for all areas that will be landscaped, including the detention basin. See the USDA Natural Resource Conservation Service "Illinois Native Plant Guide" and the City of Chicago's, "A Guide to Storm water Best Management Practices" for assistance. Not only will native landscaping aid in pollutant absorption, but it will stabilize the soil, reduce soil erosion, reduce the need for fertilizers and pesticides and will dissuade Canada Geese from congregating near the basins. Upon request, FPDDC Office of Natural Resources can provide a list of native species that occur at Springbrook Prairie. This would provide an easy option of species list development for all landscaped areas.

**Response #2:**

*The existing detention basin has various different varieties of native plants including Water plantain, Beggars ticks sp., Blunt spike rush, Soft rush, Duckweed, Common reed, Floating leaf pondweed, Curly dock, Sandbar willow and Narrow-leaf cattail. The detention basin slopes were planted with prairie species including, Goatsbeard, Purple prairie clover, Coreopsis and Bee balm. The site design includes a stormwater detention facility that has been designed to maximize the resident time of incoming runoff to settle out contaminants and sediment particles prior to being discharged through the outlet structure. The stormwater pond has been designed with native wetland plantings that will assist in filtering the runoff.*

**Recommendation # 3:**

Salt contamination is typically a problem with large parking lots like these. Prevailing winds from the west can cause road salt to form aerosol dusts that can be damaging to aquatic life and native plants. A road salt management program should be in place to limit the amount of salt used and leftover after snowstorms. The use of a non-sodium chloride based product is highly recommended. Sweeping the parking lot weekly is also recommended.

**Response #3:**

*Snow removal policies are coordinated at a local level, utilizing regional labor and resources. While specific contractors have yet to be selected, it can be anticipated that similar practices will be employed consistent with the other uses bordering the preserve (Lowe's Staples, Sports Fitness, Costco, 75<sup>th</sup> Street, Beebe Drive, Book Road, Plainfield-Naperville Road, 87<sup>th</sup> Street).*

**Recommendation # 4:**

In highly urbanized areas non-permeable surfaces, especially public parking areas, likely contain salt (and their cyanide based anti-clumping agents), petroleum products, anti-freeze, and any other pollutants that are washed away during rain events and are absorbed when snow accumulates on plowed surfaces. Therefore, all proposed detention/retention areas should be designed in a manner to "clean" as much water as possible before it is released into any natural area or groundwater system. Therefore it is our recommendation to create multiple settling ponds, planted with native vegetation, at descending elevations for all storm water runoff before water is



released off site. Use of an inverted discharge structure is desirable to keep water leaving the basin as free of pollutants as possible.

**Response #4:**

*The existing detention basin was approved, constructed and established as a part of the master design for the overall development. The existing wetland plantings and shallow permanent pool provide for settling and filtering of pollutants.*

**Recommendation # 5:**

Silt fences, soil stabilization and runoff control measures should be incorporated throughout the entire construction site and during the entire construction period. These should be inspected on a daily basis during construction to ensure they are working properly.

**Response #5:**

*A Stormwater Pollution Prevention Plan will be in place to maintain erosion and runoff control measures for the entire construction site from the beginning to the end of construction and will be inspected daily.*

**Recommendation # 6:**

When artificial lighting is considered essential, mercury vapor, metal halide, or fluorescent lamps should be used in this order of preference. High-pressure sodium lamps should be avoided and even low-intensity incandescent is best excluded due to its high output of infrared and potential impact. Fixtures shielded so that all of the light is directed toward the ground onto vehicular traffic and away from plants should be employed to reduce light pollution and harm to trees. In all cases, up lighting and shining light over great horizontal distances should be avoided. Lights should be turned off or dimmed during off-peak hours to avoid continuous lighting of trees, which has the greatest potential for upsetting normal growth patterns. Commercial lighting tends to have a greater impact from fugitive light. With commercial buildings, lights are usually larger, brighter, placed on higher standards, and may be left on during all hours of darkness. This can draw night-flying insects in and away from their normal locations, impacting the food availability of nocturnal predators and degrading ecological conditions. Placing lighting on timers alleviates some of this concern.

**Response #6:**

*LED light fixtures have been selected for this site to both minimize infrared light and substantially reduce energy consumption. The fixtures have been selected to reduce any light trespass off the property to a level below what the code allows. No "up lighting" is used in this project. The photometrics were based on the model lighting ordinance (June 2011) to promote responsible outdoor lighting practices. This ordinance was co-sponsored by the International Dark Sky Association.*



**Recommendation # 7:**

Fencing and a vegetative buffer strip should be placed on the east and south sides of the property. The vegetative buffer strip serves the dual purpose of preventing litter from entering the INAI site and slowing run-off. The fencing should be inspected weekly and litter removed. A small berm along the edge of the property planted with native shrubs and trees is recommended. This would initially help retain some of the litter and decrease or minimize possible salt intrusion into the preserve. In a number of years the trees may also provide a bit of a screen to reduce some of the light penetration as well, at least during the growing season. Upon request, FPDDC Office of Natural Resources can provide a list of native species that occur at Springbrook Prairie. This would provide an easy option of species list development for all landscaped areas.

**Response #7:**

*Vegetative buffer strips consistent with City Code and similar to other retail developments bordering the nature preserve have been proposed. As an additional buffer the Wal-Mart property will be surrounded by a pond planted with prairie grasses and wetland vegetation where the preserve abuts the property.*

Thank you in advance for the information and please call or email with any comments or questions.

Sincerely,  
CESO, Inc.

DRAFT



## Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

Pat Quinn, Governor  
Marc Miller, Director

September 10, 2012

Randee W. Timms, PE, Project Manager  
*CESO, Inc.*  
8534 Yankee Street, Suite 2B  
Dayton, Ohio 45458

RE: Wal-Mart Supercenter #1401-04  
IDNR Project #1300387

Dear Ms. Timms;

This letter is in reference to the project recently submitted through the EcoCAT (Ecological Compliance Assessment Tool) website. The project is construction of a Wal-mart Supercenter store, parking lot and associated utilities. The initial report generated for this project indicated the presence of protected resources in the vicinity of the project location.

The Department is in receipt of the response letter in which the applicant addresses the recommendations made by the Department as well as the exhibits of the detention basin adjacent to the site. The applicant has adequately addressed the three major concerns of the Department; hydrology, lighting, and litter. The Department is especially pleased with the lighting provisions selected for the site.

Consultation on the part of the Department is completed. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Sincerely,

A handwritten signature in cursive script that reads "Tracy Evans".

Tracy Evans  
Impact Assessment  
(217) 782-7940

cc:

Jenny Skufca, Illinois Nature Preserves Commission  
Eric Neidy, Forest Preserve District of DuPage County  
Transportation, Engineering and Development, Naperville  
Christina Dudley, Cesco Inc  
JD Moon, Terracon



## SUMMARY OF TRAFFIC IMPACT STUDY

The traffic analysis focused on evaluating the current and future traffic conditions at the intersection of 75<sup>th</sup> Street & Beebe Drive under two (2) traffic scenarios as follows:

- Background (Year 2013) Traffic - Represents traffic conditions that would exist on the roadway system during year 2013 without the proposed Walmart Supercenter development.
- Opening Day (Year 2013) Traffic - Represents traffic conditions that would exist during year 2013 with the 184,985 s.f. Walmart Supercenter development.

The scope of the study was developed based on CESO's knowledge of the study area, accepted engineering practice, and communication with the City of Naperville Planning Department, and Dupage County.

### Existing Analysis

An existing analysis was not conducted due to the date of the count. The existing traffic count provided by Dupage County for the 75th Street & Beebe Drive intersection was conducted on July 7, 2011 and was increased by a one (1) percent growth rate for two (2) years to arrive at 2013 Background traffic volumes.

### Background (Year 2013) Traffic Volumes

2013 Background Weekday traffic volumes consist of volumes on the roadway during year 2013 without the proposed Walmart development.

### Background (Year 2013) Analysis

Capacity calculations (using SYNCHRO Version 7.0) were performed for the key study intersection using 2013 Background Traffic Volumes.

Table 1 summarizes the capacity analysis results for 2013 Background Weekday traffic conditions.



**Table 1**  
**Summary of 2013 Background Weekday Intersection Analysis**

INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (LOS)		
			AM PEAK HOUR	MID-DAY PEAK HOUR	PM PEAK HOUR
75th Street & Beebe Drive	Signalized	EBL	E (69.5)	F (313.0)	F (106.9)
		EBT	B (16.8)	B (14.4)	B (17.6)
		EBR	A (6.5)	A (3.6)	A (5.2)
		WBL	E (74.5)	F (402.0)	F (185.4)
		WBT	B (10.8)	B (15.3)	C (21.5)
		WBR	A (3.4)	A (2.1)	A (3.5)
		NBL	E (75.9)	F (95.6)	F (89.3)
		NBT	D (51.1)	E (59.8)	E (58.8)
		NBR	B (10.8)	B (13.8)	B (13.7)
		SBL	E (66.8)	F (130.7)	F (141.5)
		SBT	D (55.0)	E (59.7)	E (58.8)
		SBR	C (29.1)	B (12.7)	B (12.7)
		<b>OVERALL</b>	<b>B (17.5)</b>	<b>E (66.1)</b>	<b>D (37.7)</b>

C – Level of Service

(33.4) – Delay (seconds/vehicle)

\* - Delay &gt; 250 seconds/vehicles

### Walmart Generated Traffic Volumes

The Opening Day (Year 2013) traffic scenario includes construction of a 184,985 s.f. Supercenter development:

Utilizing data contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8<sup>th</sup> Edition, and methods outlined in the (ITE) Trip Generation Handbook, the Year 2013 Walmart generated traffic volumes were calculated and are shown in Table 2.

**Table 2**  
**Walmart (Year 2013) Generated Traffic Volumes**

ITE TRIP GENERATION			TRIP ENDS							
ITE CODE	DESCRIPTION	SIZE (SQ. FT.)	Weekday							
			A.M. Peak (inbound/outbound)		Mid-Day Peak (inbound/outbound)		P.M. Peak (inbound/outbound)		ADT (inbound/outbound)	
813	Stand-Alone Discount Superstore	184,985	173	136	433	433	418	435	4,914	4,914
<b>TOTAL NEW TRIPS</b>			<b>309</b>		<b>866</b>		<b>853</b>		<b>9,828</b>	



The Walmart Generated Traffic Volumes added to the Background (Year 2013) Peak Hour Traffic Volumes served as a basis for the capacity analysis and in development of the recommended roadway improvements for the Opening Day (Year 2013) developmental scenario.

### Directional Distribution Of Walmart Expansion Generated Traffic Volumes

The directional distribution for the Walmart development was based on a combination of existing traffic patterns and population.

The directional distribution of trips generated by the proposed Walmart development is shown in Table 3.

**Table 3**  
**Directional Distribution of Walmart**  
**Development Generated Traffic**

Route	Primary Trip Distribution Approach/Departure					
	A.M. Peak		Mid-Day Peak		P.M. Peak	
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
To/From the SOUTH on Beebe Drive	10%	10%	10%	10%	10%	10%
To/From the WEST on 75 <sup>th</sup> Street	50%	35%	40%	47%	37%	51%
To/From the EAST on 75 <sup>th</sup> Street	40%	55%	50%	43%	53%	39%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

### ESTIMATES OF OPENING DAY (YEAR 2013) TRAFFIC IN THE VICINITY OF THE SITE

Opening Day (Year 2013) traffic volumes in the vicinity of the development are composed of Background (Year 2013) traffic volumes and Walmart Generated traffic volumes.

### Opening Day (Year 2013) Capacity Analysis

Utilizing the Opening Day (Year 2013) Weekday Peak Hour Traffic Volumes capacity calculations were performed for the key study intersection. Table 4 summarizes the results obtained from the analysis.



**Table 4**  
**Summary of 2013 Opening Day Weekday Intersection Analysis**

INTERSECTION	CONTROL	APPROACH	LEVEL OF SERVICE (LOS)		
			AM PEAK HOUR	MID-DAY PEAK HOUR	PM PEAK HOUR
75th Street & Beebe Drive	Signalized	EBL	E (69.5) {E (69.5)}	F (313.0) {F (88.4)}	F (106.9) {E (79.1)}
		EBT	C (21.4) {B (17.2)}	B (15.7) {C (26.4)}	B (19.0) {C (32.0)}
		EBR	A (5.5) {A (4.3)}	A (2.8) {A (5.1)}	A (3.6) {A (7.8)}
		WBL	E (76.4) {E (68.4)}	F (1200.3) {F (90.9)}	F (735.3) {F (83.2)}
		WBT	B (10.8) {B (10.8)}	B (15.3) {C (24.9)}	C (21.5) {C (34.3)}
		WBR	A (3.4) {A (3.4)}	A (2.1) {A (3.5)}	A (3.5) {A (8.0)}
		NBL	F (171.3) {E (78.7)}	F (1168.5) {F (99.4)}	F (1253.5) {E (75.2)}
		NBT (NBTR)	D (51.1) {D (51.1)}	E (59.8) {D (48.7)}	E (58.8) {C (32.0)}
		NBR	B (10.4) {-----}	B (16.4) {-----}	B (13.7) {-----}
		SBL	E (66.8) {E (66.8)}	F (130.7) {E (76.9)}	F (141.5) {E (74.0)}
		SBT	D (55.0) {D (55.0)}	E (61.0) {E (61.0)}	E (59.6) {E (59.2)}
		SBR	C (29.3) {C (29.3)}	B (13.6) {B (13.6)}	B (14.4) {B (13.3)}
		<b>OVERALL</b>	<b>C (25.2) {C (20.1)}</b>	<b>F (257.3) {D (43.6)}</b>	<b>F (188.5) {D (42.9)}</b>

E – Level of Service      (69.5) – Delay (seconds/vehicle)      { } - With Recommended Improvements

In comparing Table 4 with Table 1, the level of service increase occurs for the WB left, and NB left-turn movements. All other movements remain unchanged. By implementing the recommended improvements (see recommended improvement section of the analysis), the level of service for these movements improve to background levels of service.

### Queue Length Calculations

Queue lengths for the key study intersection was calculated using SYNCHRO version 7.0 (50% queue length) for signalized intersections. Based on the results, the existing storage lengths provided will accommodate the queue lengths during the Background, and Opening Day traffic conditions except for the WB left-turn, and NB left-turn movements. With recommended improvements, both left-turn movements will accommodate the proposed queue lengths.

### Traffic Evaluation and Recommendations

Based on the results of this analysis, the following recommendations are made for the Walmart Development based on Background (Year 2013), and Opening Day (Year 2013) traffic scenarios.

### Roadway Improvements

#### Background (Year 2013)

No improvements are required.

#### Opening Day (Year 2013) ~ Proposed Responsibility of Walmart



- **75<sup>th</sup> Street & Beebe Drive**

- (1) Construct an additional WB to SB left-turn lane on 75<sup>th</sup> Street onto Beebe Drive. The existing WB to SB left-turn lane is approximately 315 feet in length. This improvement will create dual 315' WB to SB left-turn lanes.
- (2) Re-stripe the NB thru lane on Beebe Drive to a NB to WB left-turn lane. This improvement would create dual NB to WB left-turn lanes.
- (3) Re-stripe the NB right-turn lane on Beebe Drive to a NB thru/right lane.
- (4) Replace signal heads to accommodate dual WB to SB and NB to WB left-turn movements.
- (5) Modify signal timing splits as follows:
  - AM PEAK HOUR: PH 1/5 = 20%, PH 2/6 = 57%, PH 3/7 = 8%, and PH 4/8 = 15%
  - MD PEAK HOUR: PH 1/5 = 18%, PH 2/6 = 55%, PH 3/7 = 12%, and PH 4/8 = 15%
  - PM PEAK HOUR: PH 1/5 = 19%, PH 2/6 = 51%, PH 3/7 = 15%, and PH 4/8 = 15%
 These minor signal timing changes will help improve the WBL turn movement, and NBL turn movement.

- **75<sup>th</sup> Street & Walmart East Driveway**

No Improvements recommended. Drive to remain unchanged.

- **Beebe Drive & Walmart North Driveway**

Drive to be constructed as a four (4) lane driveway with one (1) outbound exclusive right-turn lane, one outbound thru-left lane, and two (2) inbound lanes.

- **Beebe Drive & Walmart South Driveway**

Construct as a 30 foot wide full access driveway.

## DETENTION BASIN REPORT

PREPARED FOR:

**City of Naperville**

*Located at:*

T38S, R9E, Section 27, City of Naperville  
DuPage County, Illinois

PREPARED BY:

**Timothy Bureau Consulting, LLC**

**Environmental Planning · Litigation Support · Wetlands, Lakes & Streams**

14050 Lockett Lane, Grand Haven, MI 49417

Phone (616) 842-6725 Cell (616) 402-0091

Email: [timothyb@chartermi.net](mailto:timothyb@chartermi.net)

### Introduction

Timothy Bureau Consulting, LLC (TB Consulting) visited the subject property on June 8, 2012. The site is located in Section 27, T38N, R9E, City of Naperville, DuPage County, Illinois. The purpose of the site visit was to determine whether the detention basin has evolved into a self-sustaining and functional wetland.

A number of factors are used to determine whether an area is a wetland. We examine three parameters to assist in our determination. These parameters are a presence of wetland vegetation, hydric soils, and presence of hydrology or indicators of hydrology.

The National Wetland Plant List has been recently revised and categorizes plants according to their ability or inability to thrive in wetland conditions (i.e. wet conditions). They are rated on a scale from obligate wetland plants (OBL) that occur 99% of the time in wetlands to obligate upland plants (UPL) that occur rarely (about 1%) in wetlands. The following table shows the plant indicator statuses:

Table 1. Plant indicator Statuses

Name	Symbol	Occurrence in Wetland
Obligate Wetland Plants	OBL	99%
Facultative Wetland Plants	FACW	67-99%
Facultative Plants	FAC	33-67%
Facultative Upland Plants	FACU	1-33%
Obligate Upland Plants	UPL	1%

We took an inventory of the plants we saw during the site visit. The detention basin was dominated by narrow-leaf cattail in the north-south section and where the basin turned to run east-west, there were open water areas and a greater abundance of plant species. Table 2 shows the plant species we found during our site visit.

Table 2. Plant Species found in the detention basin.

Scientific Name	Common Name	Indicator Status
<i>Alisma subcordatum</i>	Water plantain	OBL
<i>Bidens sp.</i>	Beggarticks sp.	FAC (or wetter)
<i>Eleocharis obtusa</i>	Blunt spike rush	OBL
<i>Juncus effusus</i>	Soft rush	OBL
<i>Lemna sp.</i>	Duckweed sp.	OBL
<i>Phragmites australis</i>	Common reed	FACW
<i>Potamogeton natans</i>	Floating leaf pondweed	OBL
<i>Rumex crispus</i>	Curly dock	FAC
<i>Salix interior</i>	Sandbar willow	FACW
<i>Typhus angustifolia</i>	Narrow-leaf cattail	OBL

As can be seen from the plant species listed in Table 2, all the plant species found in the detention basin are considered wetland species.

The next parameter to investigate is soil. Generally, examining the soil on site can be a great indicator of whether the area is to be considered wetland. This examination is not always helpful in man-made wetlands. We know the entire area surrounding the detention basins has been disturbed, which makes analysis of the soil difficult. We used the DuPage County Soil Survey to look at the native soil on the site. There were two different types historically found on the property. Mudelein silt loam, a somewhat poorly drained soil, and Drummer silty clay loam, which is classified as a poorly drained soil. This information tells us that if a wetland is constructed within either of these soil types, it should convert to a wetland as long as it can get sufficient water. The soils are obviously supporting a healthy community of wetland plants.

Our last parameter is hydrology. The detention basin definitely holds water sufficient to support a wetland. Despite the relatively dry conditions this year has brought, the north-south basin was saturated at the surface and the east-west basin had standing water in it.

Overall, the detention basin meets the criteria for a wetland. When we appraise constructed wetlands, we also look at the overall health of the area by the wildlife observed using it. During our site visit we observed numerous frogs and many bird species using the wetland for feeding, resting, and cover. There were 24 ducks counted in the detention basin, and due to distance it was difficult to identify all the species, but we were positively able to identify mallards and blue-winged teals. The bird species observed are listed in Table 3.

Table 3. Bird Species.

Scientific Name	Common Name
<i>Agelaius phoeniceus</i>	Red-winged blackbird
<i>Anas discors</i>	Blue winged teal
<i>Anas platyrhynchos</i>	Mallard
<i>Ardea alba</i>	Great egret
<i>Icterus galbula</i>	Baltimore oriole
<i>Riparia riparia</i>	Bank swallow

We were also able to observe while on-site, the careful consideration given to the planting on the detention basin slopes. The slopes were planted with prairie species. We observed many different species including, goatsbeard, purple prairie clover, coreopsis, and bee balm. These species can be an additional help in holding slopes in place during large rain events due to their deep rooting ability. They also enhance the plant diversity in the area.

As previously stated, the detention basin has become a successful wetland. It appears to be functioning as designed, providing an area for the surface water runoff to congregate and move slowly through, providing opportunity for attenuating peak flows, physical entrapment of suspended sediments, uptake of nutrients, and other beneficial water quality functions. We

conclude the detention basin is a functioning and beneficial Best Management Practice in managing storm water runoff. The basin is also providing excellent wildlife habitat, which is an additional benefit, not only to natural resources, but from an aesthetic and community diversity perspective from the adjacent park.

### References

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Figure 1 — North-South Detention Basin, facing south. Photo taken 6/08/12.



Figure 2 — Facing southeast near south corner of the detention basin. Mallard pair shown using the wetland. Photo taken 6/08/12.

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2012 Site Photographs  
Detention Basin  
Wetland Determination  
City of Naperville, Illinois



Figure 3—Facing south at corner of detention basin. Photo taken 6/08/12.



Figure 4 — Facing south looking at east-west detention basin. Photo taken 6/08/12.

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2012 Site Photographs  
Detention Basin  
Wetland Determination  
City of Naperville, Illinois



Figure 5— Facing east looking at east-west detention basin. Taken from the storm outlet into the detention basin. Photo taken 6/08/12.

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2012 Site Photographs

Detention Basin

Wetland Determination

City of Naperville, Illinois

**Joseph L. Suchecki**  
**2416 Kingsley Drive**  
**Naperville, IL 60565**

September 4, 2012

Naperville Planning and Zoning Commission  
City of Naperville  
425 Aurora Street  
Naperville, IL 60540

**RE: Naperville Planning and Zoning Commission Agenda Item 12-1-084: Proposed Walmart Supercenter Store #1401-00 Adjacent to Springbrook Prairie Forest Preserve**

Dear Commissioners:

I am Joe Suchecki, Naperville resident and the Natural Resources Volunteer Steward for the Forest Preserve District of DuPage County ("District") at Springbrook Prairie Forest Preserve. As the volunteer steward at Springbrook Prairie, I assist the District in the natural resource restoration of the preserve by conducting vegetation and wildlife surveys, coordinating and holding volunteer workday and education programs, and completing vegetation management such as herbiciding invasive species, cutting brush and trees, and collecting and planting native species seeds and plants

I have been the volunteer bird monitor and steward at Springbrook for 18 years, and probably know the site better than anyone else. Over that time period, Springbrook has been transformed into a high quality natural area that is particularly well known for its diverse and unique populations of nesting grassland bird species. Springbrook has been designated an Important Bird Area of statewide significance by the National Audubon Society and is currently going through the approval process as an Illinois Nature Preserve by the Illinois Nature Preserves Commission and the Forest Preserve District of DuPage County. The bottom line is that Springbrook Prairie is a high quality natural area of regional significance, and it is important that any adjacent land-use and development recognize and protect the ecological value of the site.

Walmart is proposing to construct a supercenter store on the Brach Brodie Property, and the proposed development is the subject of a Planning and Zoning Commission public hearing on September 19<sup>th</sup>. The new store will be bordered by Springbrook on the east and south. After reviewing the plans for the project, I have comments and recommendations on several issues. My recommendations are intended to assure that the development does not adversely impact Springbrook Prairie.

I want to emphasize to you that I do not represent the Forest Preserve District of DuPage

County and that the following views and recommendations are my own and do not necessarily reflect the positions of the District on any issue.

After reviewing the development plans available on the Commission website, I have the following concerns and recommendations.

**1. The final site development plan needs to assure that storm water runoff from the Walmart does not adversely affect the wetlands and other adjacent habitats at Springbrook Prairie.**

The proposed storm water plan simply discharges the water from the buildings and parking lot to the existing storm water retention ponds to the east and south of the development. I believe that those retention ponds eventually discharge to the west and to the wetland area behind the Lowe's building and into Springbrook Prairie. As such, the water quantity and quality will have a direct impact on Springbrook vegetation and the newly-created mitigation wetlands that were constructed at Springbrook by DuPage County.

The final plan needs to assure that the storm water and runoff is adequately filtered and treated so that it does not degrade the wetlands at Springbrook. Since the sensitive and high quality habitats at Springbrook may be impacted, additional settlement and natural filtration of the storm water from the Walmart property are needed. That should include some additional slough and wetland areas directly on the Walmart property to add natural filtration and treatment capacity prior to being discharged to the existing ponds. To that end, perhaps the area proposed as a 10-ft wide bikepath would be better utilized as an on-site wetland/runoff filter (not sure the proposed bike path adds very much value for the public).

Although perhaps beyond the existing city standards, I would like to see Walmart incorporate some innovative storm water management features into the proposed store and parking lot plan such as the use of permeable pavement and/or roof water collection and re-use systems that Walmart has used at other facilities. Such features would minimize the added run-off from the development and help assure that the development will not impact Springbrook.

**2. The height of the lighting poles should be limited to 25 feet as per city standards.**

Walmart has requested a variance to install lighting poles that are 42 ft tall. Those poles would be 17 feet taller than the Naperville standard height of 25 ft in commercial districts and would result in light polls that tower above the height of the proposed building. Such tall light poles would add significantly to the visual impact of the development as viewed from Springbrook Prairie to the south and east and should not be approved.

Although Walmart's rationale for a variance is related to the use of energy-saving LED bulb fixtures, the visual impacts of such tall poles from the adjacent natural area outweighs the potential energy savings. However, I see no reason why Walmart cannot use energy efficient LED lighting on the standard 25-ft poles. With 25-ft poles, the distribution and location of lighting fixtures would have to be re-designed, but Walmart can still realize energy and cost savings through the use of energy efficient LED fixtures. It is also important that light pollution

and intrusion into the adjacent natural habitats be minimized as noted in the Illinois Department of Natural Resources consultation letter.

**3. Additional screening and fencing is needed to prevent garbage and litter from blowing into the wetlands and Springbrook from the south boundary of the development and recycling area.**

The Walmart plan includes truck traffic, loading docks, and the recycling and trash areas on the south side of the building directly adjacent to the existing retention ponds and Springbrook. In fact, the recycling center is located to the south of the driveway, even closer to those areas.

I am very concerned about the potential for garbage and trash from those operations. Currently, I can tell you that there is always a lot of litter and trash blown into the preserve from the current Lowes store to the west. It is a considerable eyesore, and the plastic and other trash blows into the wetlands where it can affect aquatic life as well. I can only hope that Walmart will be a better neighbor than Lowes.

With the loading docks and the trash and recycling operations so close to the property boundary, I believe that additional fencing/containment along the south side of the paved areas is needed to serve as a barrier and to prevent windblown trash from entering the wetlands and Springbrook Prairie. I ask that Naperville work with Walmart to incorporate measures necessary to eliminate the potential for such windblown litter and trash from entering the ponds and preserve.

**4. The use of trees for screening and landscaping purposes should not negatively affect prairie vegetation and grassland birds.**

Conventional wisdom and public perception outside the natural resources/ecological community assumes that planting trees is always good. In fact, when working with native prairie landscapes and grassland birds, that is not the case. Prairie plants are adapted to full sun, and grassland birds find locations with even a few trees and shrubs as unacceptable habitat for nesting. It is a well-known and proven fact that grassland birds will avoid areas with trees and shrubs and will not nest in large areas adjacent to tree lines.

We have been very successful in actually increasing populations of threatened and severely declining grassland birds at Springbrook by removing trees and shrubs from the field as well as tree lines that break up the fields into smaller areas. Consequently, since improving habitat for grassland birds and re-establishing native prairie vegetation are the primary ecological objectives at Springbrook Prairie, it is important that the landscape plan for the Walmart does not adversely impact those resources by creating extensive tree lines for screening purposes.

After reviewing the landscape plan and the recommendation by Naperville staff to place more trees at the south end of the property, I believe that the currently proposed tree planting distribution will not adversely affect grassland bird habitats at Springbrook as long as the tree plantings remain directly adjacent to the paved areas to the south and east of the Walmart parking lot. There is an existing wetland buffer that is already not suitable habitat for grassland

bird species that creates sufficient distance from the proposed tree plantings to suitable grassland habitat so as to not decrease the value of the grasslands as nesting habitat.

However, I understand that there was some discussion by the Commission at the August 22<sup>nd</sup> Planning and Zoning Commission meeting about the need to increase visual screening of the building from the public using the trails at Springbrook. That discussion talked about using more trees to screen the views from the south and east. I believe that it is important that additional trees or tree lines not be used as a visual screening solution if they are closer to the Springbrook property line than what is currently proposed, e.g., perhaps on the south and east side of the existing ponds. Planting trees in any areas away from the proposed parking lots would have a very negative impact on the grassland birds and native prairie and should not be allowed.

In summary, I wanted to point out to the commission that for this particular development and site, additional trees are not always better. Here, adding more trees may actually degrade the habitats at Springbrook. However, in my opinion, the current tree-planting proposal should not adversely affect grassland bird habitat quality at Springbrook.

**5. The proposed landscape plan needs to be revised to incorporate and utilize native prairie species.**

Much of the time that I spend working at Springbrook, as well as many of the volunteer citizen workdays, involves removing and managing non-native invasive species including shrubs and trees. The introduction and invasion of non-native species into the preserve is one of the greatest threats to Springbrook and the District's efforts to re-establish native plant communities.

Many of those invasive and unwanted species enter the preserve from adjacent landscape and ornamental plantings. Two current examples that are particularly troublesome at Springbrook are increasing numbers of Bradford pear trees that are invading the grasslands and flowering rush that has been found along Springbrook Creek and adjacent wetlands. The flowering rush at Springbrook is the first occurrence of that invasive species in DuPage County, and its origin stems from ornamental wetland plantings around a couple of subdivision ponds upstream of the site.

The impact of such invasive species is the loss of native species and degradation of the habitat since invasive species tend to take over and dominate. In addition, efforts to control them create high costs in time, effort, and dollars.

The proposed landscape plan for the Walmart includes many non-native species. With the Walmart property being directly adjacent to Springbrook, the use of non-native species will undoubtedly increase the potential for additional invasive species being introduced to Springbrook. There are many trees, shrubs, and herbaceous plants in the proposed plant list that are simply not compatible with the native prairie vegetation and habitats at Springbrook. In my opinion, this has the greatest potential impact of the Walmart development on Springbrook.

Fortunately, there is a rather simple solution to this problem – develop a landscape plan that

uses native species. Use of native species and plantings also has the advantage of needing less maintenance and watering, and so should save Walmart money in the long run. Rather than creating a problem with a significant potential impact to Springbrook, a proper landscape plan using native prairie species for the site can actually add to the value to the prairie and the District's restoration efforts.

The proposed landscape plan needs to be revised to incorporate native prairie species before the final approval by the city.

With adequate resolution of the above issues, I believe that the construction and operation of a Walmart store at the proposed location can be developed with minimal or no impacts to Springbrook Prairie. I would like to see Walmart implement some of their innovative environmental and energy-savings programs and technology at the Naperville location. I hope that Walmart recognizes the unique nature of Springbrook Prairie in the Chicago region and will accept their responsibility to be a great neighbor for a great preserve. My hope is that Naperville staff, Forest Preserve staff, and Walmart design/engineering representatives will get together and develop a revised and acceptable plan for consideration and approval at the September 19<sup>th</sup> public hearing.

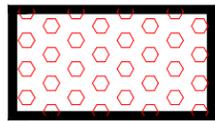
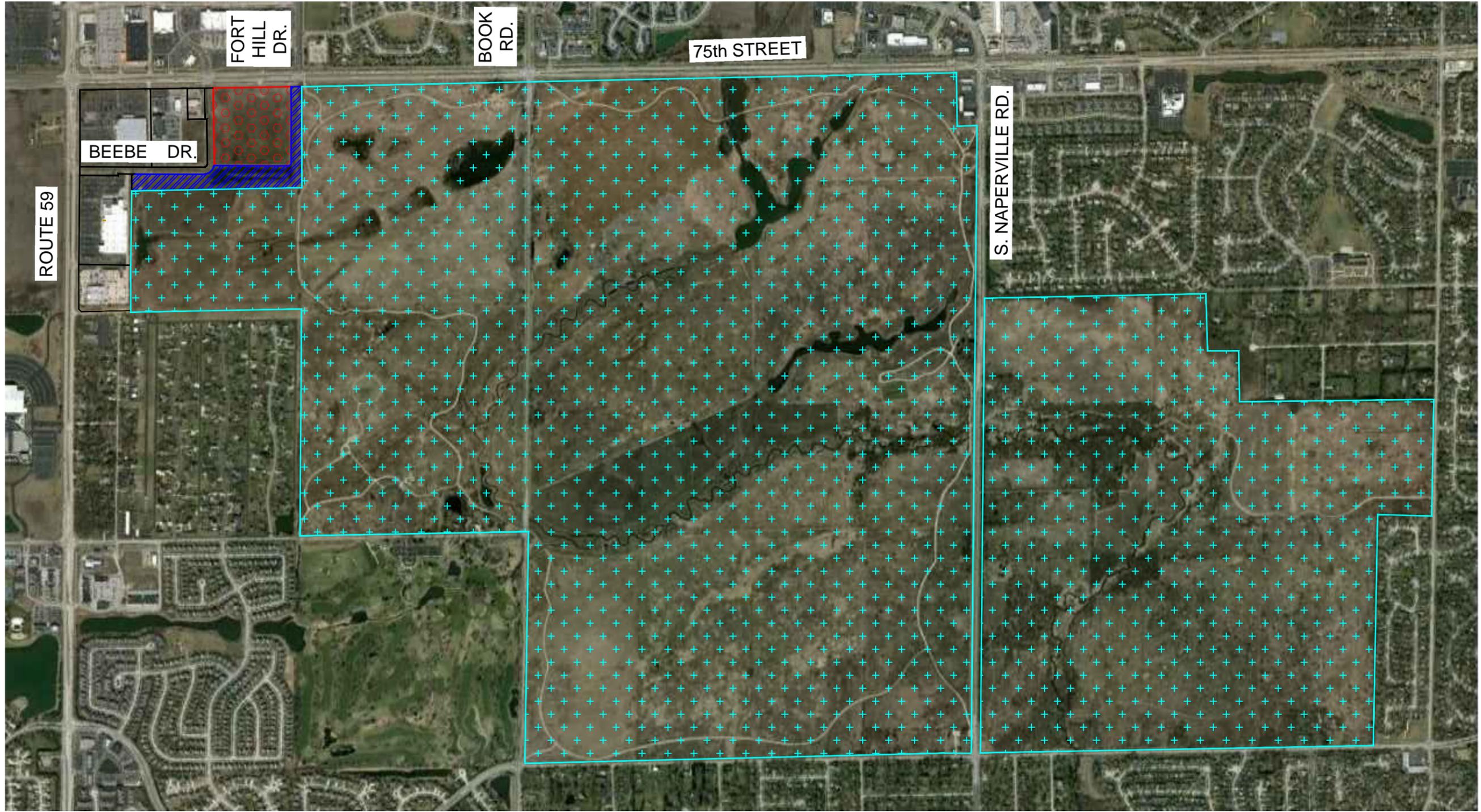
I would be happy to talk with you about these comments and answer any questions that you may have.

Sincerely,

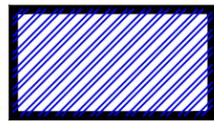
*Joe Suchecki*

Joe Suchecki

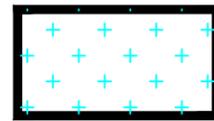
Volunteer Springbrook Steward  
Naperville Resident



PROPOSED  
WAL-MART  
PARCEL  
18.56± AC.



STORM WATER  
MANAGEMENT  
AREA PARCEL  
12.76± AC.



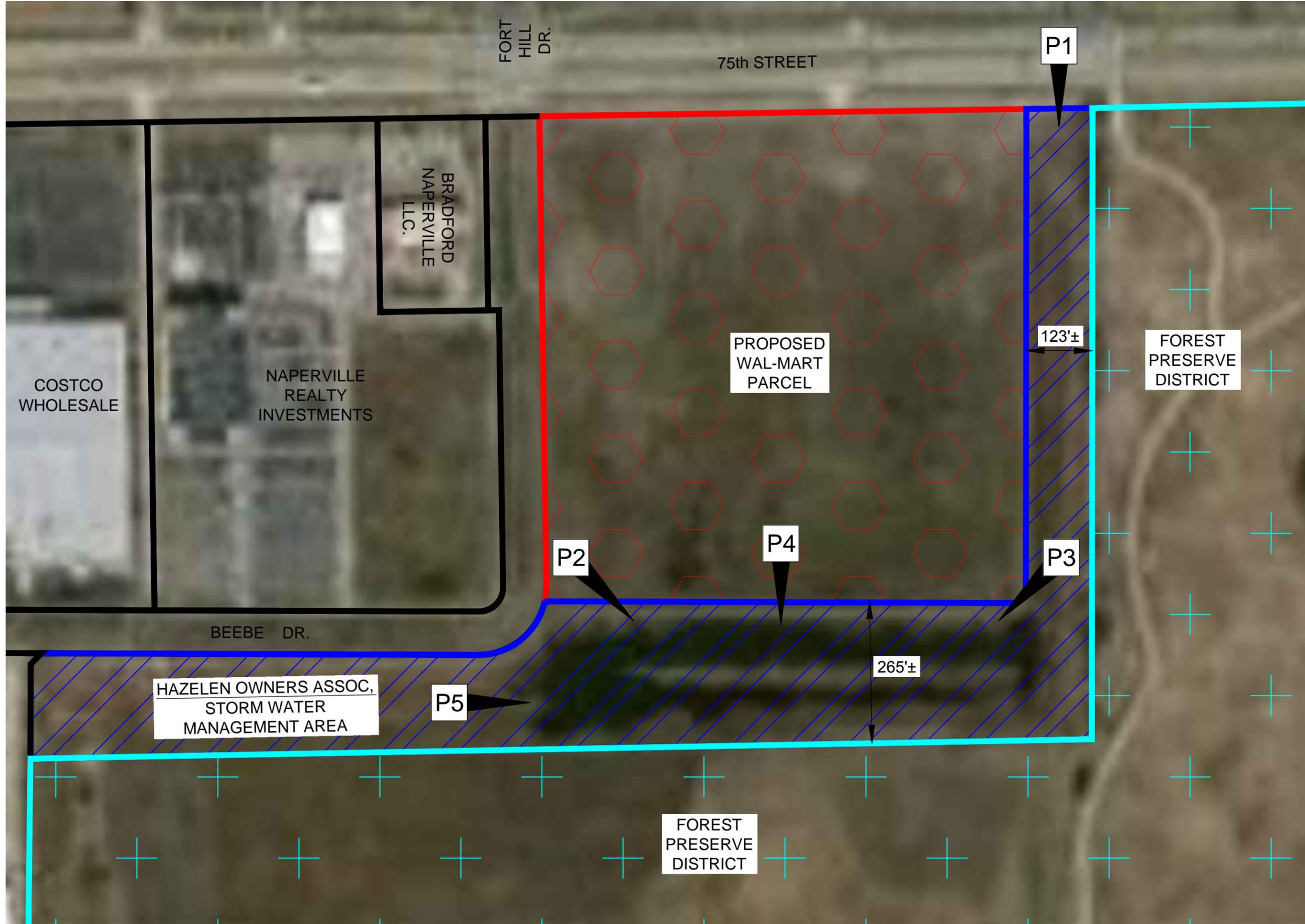
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WAL-MART STORM WATER MANAGEMENT  
& FOREST PRESERVE SITE MAP  
WALMART SUPERCENTER STORE #1401-00  
CITY OF NAPERVILLE DUPAGE COUNTY, ILLINOIS

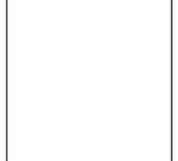
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REVISIONS NO.	DATE	DESCRIPTION

WAL-MART STORM WATER MANAGEMENT & FOREST PRESERVE EXHIBIT

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P1— North-South Detention Basin, facing south. Photo taken 6/08/12.



P2— Facing southeast near south corner of the detention basin. Mallard pair shown using the wetland. Photo taken 6/08/12.



P3—Facing south at corner of detention basin. Photo taken 6/08/12.



P4— Facing south looking at east-west detention basin. Photo taken 6/08/12.



P5— Facing east looking at east-west detention basin. Taken from the storm outlet into the detention basin. Photo taken 6/08/12.

REVISIONS NO.	DATE	DESCRIPTION

WAL-MART STORM WATER MANAGEMENT & FOREST PRESERVE SITE PHOTOS  
 WALMART SUPERCENTER STORE #1401-00  
 CITY OF NAPERVILLE  
 DUPAGE COUNTY, ILLINOIS

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