



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
10/03/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the September 19, 2012 PZC meeting.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PZC Case # 12-1-122 The Oaks Monument Sign - continued from September 19, 2012
Petitioner: LMI Naperville, LLC
Location: 2703 Showplace Drive

Request: Conduct the public hearing regarding a variance to allow a Residentail Development Identification Sign at a height taller than 3' 6" at the property located at 2703 Showplace Drive.

Official Notice: Official notice published in the Naperville Sun on September 2, 2012

2. PZC Case # 12-1-132 Chase Bank at Design Pointe Monument Sign
Petitioner: Icon Identity Solutions
Location: 1396 N. Route 59

Request: Conduct the public hearing to consider a variance for the location of a monument sign closer than ten feet to the front property line along a major arterial roadway for the property located at 1396 N. Route 59.

Official Notice: Official notice published in the Naperville Sun on September 16, 2012

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
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3. PZC Case # 12-1-111 Chase Bank at Cantore Place
Petitioner: JP Morgan Chase Bank N.A.
Location: 2832 S. Route 59

Request: Conduct the public hearing for approval of a major change to a PUD, final PUD plat and associated development plans, and deviations to in order to construct a Chase Bank on Lot 2 of Bailey and Satchel's subdivision.

Official Notice: Published in the Naperville Sun on September 16, 2012

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

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



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF SEPTEMBER 19, 2012**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne, Frost, Gustin, Messer, Meyer, Trowbridge, Williams, Herzog
Absent:
Student Members:
Staff Present: Planning Team – Ying Liu, Tim Felstrup, Clint Smith
Engineer – Andy Hynes

B. Minutes

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

Motion by: Gustin
Second by: Williams
Approved
(9 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case #12-1-122
The Oaks Sign**

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.

Per the request of the petitioner, the Planning and Zoning Commission moved to open the public hearing and table the case to October 3, 2012.

**D2.
PZC Case #12-1-107
504 N. Main St.**

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

Tim Felstrup, Planning Services Team, gave an overview of the request. Dan Jierjuric, Lakewest Builders, Inc. was available to answer the Commission's questions.

Planning and Zoning Commission inquired about:

- The dimensions of the cut corner of the fence adjacent to the alley. Staff indicated that the fence provides a 10' sight triangle at the southeast corner of the property.
- History of the parcel. Felstrup indicated that a variance was previously

approved to allow the house to encroach into the rear yard setback in order to maintain the 40' platted building line.

- What would be allowed by code? Felstrup indicated that the code allows a 4' open or 3' fence to be maintained in the corner side yard. A 6' privacy fence may only be constructed behind the corner side yard setback.
- Is there any discussion about using a shadow box style fence instead of a board-on-board fence? Felstrup indicated no. The petitioner indicated that the preference of owners is to have a solid fence in order to provide privacy and security.
- How long is the fence? The petitioner indicated that the fence is approximately 375' long along the corner lot line.
- Gustin suggested that the fence to be painted white to be compatible with the house.
- What is the purview of the commission regarding the style or color of the fence? Staff indicated that the request variance is to deviate from the corner side yard requirement for the fence. The style or the color of the fence is not dictated by code.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – Gustin was concerned about potential sight distance issues caused by the solid fence. Gustin would not support the fence variance without a condition to require a shadow box style fence to be used.
- Coyne – While Coyne agreed with Gustin’s concerns, Coyne didn’t want to micro-manage the style or color of the fence.

Planning and Zoning Commission moved to recommend approval of a variance from Section 6-2-12:1.4 in order to construct a 6' tall board-on-board fence in the corner side yard on the property located at 504 N. Main Street.

Motion by: Trowbridge
Seconded by: Meyer

Approved
(7 to 2)

Gustin moved to amend the motion to require a shadow-box style fence to be used. There was no second. The motion to amend failed.

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

**D3.
PZC Case #12-1-084**

The petitioner, Walmart Real Estate Business Trust, requests approval of a major change to the Brach Brodie Property Unit 1 PUD; a preliminary/final PUD plat

**Walmart
(continued from 8-
22-12)**

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.

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

Planning and Zoning Commission inquired about:

- Clarification on whether the commission can consider the materials included in agenda packet that are for information only.
- Did IDNR approve the proposed LED lights? Smith indicated that IDNR approved the use of LED lights, but they didn't specifically approve the 42' pole heights.
- Whether Walmart should include native plants in the landscape plan per the letter submitted by Naperville resident Joe Suchecki. Smith indicated that the proposed landscape plan meets the City's landscape code. The City doesn't have any requirement for native plants.
- Whether there had been any follow-up discussion with the Forest Preserve. Smith indicated that based on staff's phone conversation with the Forest District staff, the District prefers some native species to be utilized on the site.
- Whether the Commission has the authority to place additional restrictions to require a fence along the perimeter of the site.

Peter Hugh with Hugh Lighting Design, commissioned by the City as a lighting consultant, was available to answer the Commission's questions.

The Planning and Zoning Commission inquired about;

- Hugh's experience with LED lighting. Hugh indicated he has over 20 years lighting design experience and he has never heard an ideal height for LED fixtures.
- What would be the benefits of 42' poles? Hugh indicated that he questions if there is any benefit with the 42' poles. Hugh provided an alternative design which demonstrates that the same lighting results can be achieved with the same number of 30' poles and fewer light fixtures by using a different LED light fixture. The 42' poles are not the most efficient way and are more difficult to maintain.
- Is there a way to shield LED lights? Hugh indicated it is generally difficult to shield LED lights.
- There is no standardization with LED lights currently.
- Would lowering the poles increase glare and light spills as testified by the Walmart petitioner at the last meeting? Hugh responded that he doesn't agree with the statement and that typically it is the opposite. Hugh gave an example where the 28' poles were used while there is no light spill off the property.

- Is it possible to obtain the same light quality with 28' poles? Hugh indicated that it is possible depending on the manufacturer.
- Would City staff support poles higher than 25' (25' is the code requirement)? Smith responded that staff would be open to consider that.
- Whether the space between the light fixtures and the ground would be illuminated if viewed from an angle? Hugh indicated no.
- Whether drivers could be adversely affected by the 42' poles? Hugh indicated the LED lights at 42' height would be more visible than at 25' height and would produce more glare.
- Whether the residences in a distance can see the lights. Hugh indicated that the higher the lights are, the more people can see.
- Whether the Walmart light fixtures are the most up-to-date technology? Hugh indicated that the type of fixtures he used in his alternative design was just released this year. LED lights are becoming more efficient today. Frost noted that for big companies like Walmart, it is not always possible to use the newest technology.

Aaron Matson, Engineer with CESO, Inc., spoke on behalf of the petitioner:

- Mr. Hugh didn't take into considerations the unique features of the site.
- Walmart selected the very specific light fixture after exhaustive search.
- Lowering the poles to 25' would result in an over 50% increase in the number of poles and a 40% increase in the number of light fixtures.
- The petitioner will complete all improvements recommended by the Traffic Study.

Michael Dudley, Architect with Chipman Design Architecture, Inc., spoke on behalf of the petitioner:

- Dudley reviewed the requested signage variance.
- Dudley reviewed the improvements made to the south elevation of the building.

Planning and Zoning Commission inquired about:

- Height of the building. The petitioner indicated that the parapet wall of the building is 22' tall while the tallest point of the building (which is the Walmart sign) is 28'.
- Whether the need to have 42' poles is due to the specific light fixture that Walmart selected.
- Why the petitioner wants 42' poles since the parking lot can still be lit 25' poles. The petitioner responded that the 42' poles are desired based on economic reasons. With 42' poles, the site would have fewer poles and fewer fixtures, which cost less to install and operate.
- Bruno noted that with the 25' poles, the light fixtures would have lower wattage. Therefore, the increase in the overall energy usage of the parking lot should be less than 40%.
- The Commission noted that cost is not a consideration in Planning and Zoning Commission's decision as long as it doesn't constitute a hardship.

In this case, there is no hardship.

- The Commission appreciates the changes to the south building elevation.
- Williams commends Walmart on the color scheme of the building.
- Whether additional landscape buffer can be added along the east side of the parcel. The petitioner indicated that the east side of the parcel is restrained by existence of a water line and the proposed multi-use path. There is not enough room to add more landscaping. The proposed Junipers along the east lot line will be planted at 6' tall and are expected to grow to 12' tall over time. There is a natural berm and trees on the Forest Preserve land east of the site so that pedestrians on the Forest Preserve path can't see the landscaping along the east lot line.
- Whether there is any invasive species being proposed on the landscape plan.
- Whether the language on the warning sign west of the Beebe Drive entrance can be aggressive. Hynes indicated there is an existing "Curve Ahead" sign on Beebe Drive and the petitioner will add a "Hidden Driveway" sign which contains standard language that the City uses in similar situations.
- Whether the City can have traffic control on private roads. Hynes confirmed yes.

Public Testimony:

Joe Suchecki, Naperville resident, spoke:

- Suchecki is the Volunteer Steward for the Springbrook Forest Preserve.
- The stormwater issues raised in the letter have been addressed.
- Landscape screening won't help much to cover the building; but the proposed elevation changes to the south elevation would mitigate the view of the big building.
- While the proposed lighting won't have an impact on the forest preserve, Suchecki would like to see 25' poles as they are more aesthetically pleasing.
- Fencing on the south side is needed to control debris from being blown into the Forest Preserve. Planning and Zoning Commission inquired that whether a fence along the south property line is needed since it is adjacent to the detention pond.
- Would like to see more native plants along the east and south lot lines.
- The proposed landscape plan may contain invasive species. Suchecki would volunteer to work with Walmart to identify those invasive plants.
- The proposed trees should not have an impact on bird nesting since they are buffered by the detention pond from the Forest Preserve.
- Williams noted that the Forest District has not officially voiced any concern regarding invasive species.
- Trowbridge would like to see Walmart embrace the Prairie and would support the additional condition that Walmart should work with Mr. Suchecki.

- Gustin noted that a mixture of traditional landscaping and prairie species can be used to serve as a transition between the prairie and the building.
- Coyne would not support the conditions since the Forest District has not come forth with comments. Smith added that based on a phone conversation with the Forest District, they indicated that they generally support the letter provided by Mr. Suchecki.

Petitioner responded to testimony:

- The petitioner would like to move forward with the existing landscape plan and but would forward Mr. Suchecki's comments to the landscape architect.
- The subject property offers an opportunity to experiment the 42' poles as it is not immediately adjacent to any residences.

Planning and Zoning Commission discussion:

- Meyer inquired about the height of the utility poles along 75th Street. The petitioner indicated they are approximately 40'-45' tall.
- Herzog – Could there be a compromise for the pole height? Coyne suggested 30' to be consistent with the building height.
- Bruno – The building is mostly 22' tall. The Commission should not pick an arbitrary height.
- Williams – The petitioner has provided alternative design to demonstrate that 25' poles are feasible.
- Gustin – The 25' poles can still offer quality lighting while maintaining appropriate architectural scale to the building and preventing light spill to the Forest Preserve.
- Trowbridge suggested adding a condition that the petitioner meets with City staff and the Forest Preserve regarding invasive species.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – The Forest District has not been forthcoming with their concerns regarding the landscape plan. Williams suggested that the condition stipulate only that staff communicates with the Forest District, but not require that an answer to be received from the Forest District.
- Bruno – Support a condition as recommended by Williams.
- Gustin – There is no enforceability for the landscape condition.
- Herzog – Would not support the condition on the landscaping as this is not required by code.

Planning and Zoning Commission moved to recommend approval of the major change to the Brach Brodie Property Unit 1 PUD.

Motion by: Meyer
Seconded by: Williams

Approved
(9 to 0)

Naperville Planning and Zoning Commission
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Planning and Zoning Commission moved to recommend approval of the preliminary/final PUD and subdivision plat, and associated development plans.

Motion by: Williams
Seconded by: Bruno

Trowbridge moved to amend the motion to add a condition of approval to require City staff contact the DuPage County Forest Preserve District and seek their feedback regarding whether the landscape plan includes any invasive species, and City staff communicate any feedback received to Walmart. Messer seconded the motion to amend.

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

Motion to amend is carried (5-4).

The Commission voted on the main motion with the amendment. Approved
(9 to 0)

Planning and Zoning Commission moved to recommend approval of a deviation to allow a monument sign along a private roadway (Beebe) and signage in excess of the 300 SF maximum allowed for the north elevation, with the condition that no signage be installed on the west elevation.

Motion by: Gustin Approved
Seconded by: Messer (9 to 0)

Planning and Zoning Commission moved to recommend approval of a deviation to allow light poles at a height of 42' on the subject property.

Motion by: Williams Failed
Seconded by: Bruno (0 to 9)

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

10:15 p.m.



Naperville

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 12-1-122 **AGENDA DATE:** 10/3/2012

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

LOCATION: 2703 Showplace Drive

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
9/19/12	D1	Tabled the case to 10/3/12 PZC Meeting.

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Tim Felstrup, Assistant Planner

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

October 3, 2012

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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 16th 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 95th 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 17th 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.

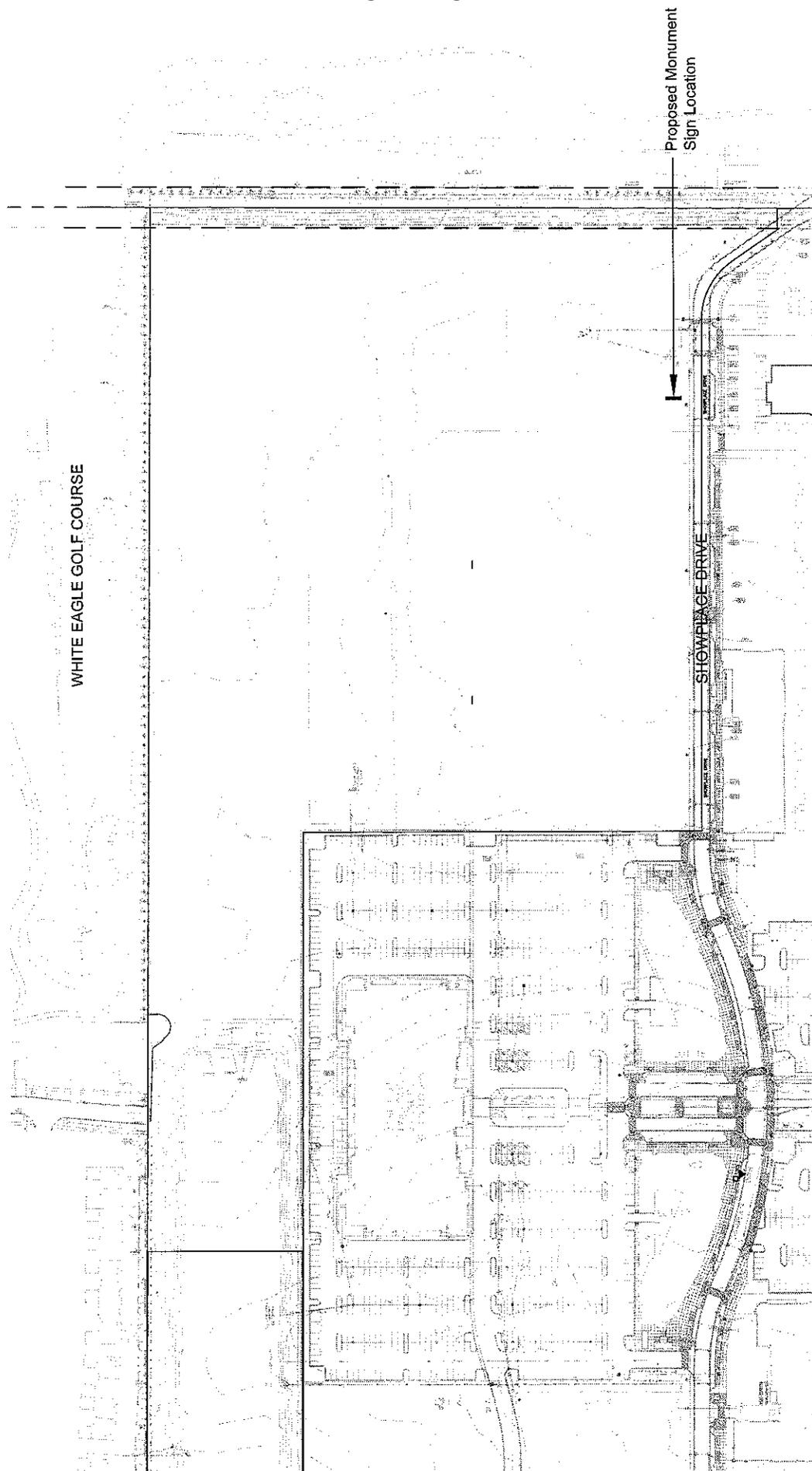
Given under my hand and official seal this 16th day of August, 2012.

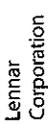


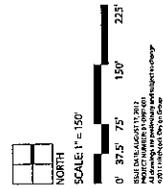
Connie S. Kubajak
Notary Public

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.

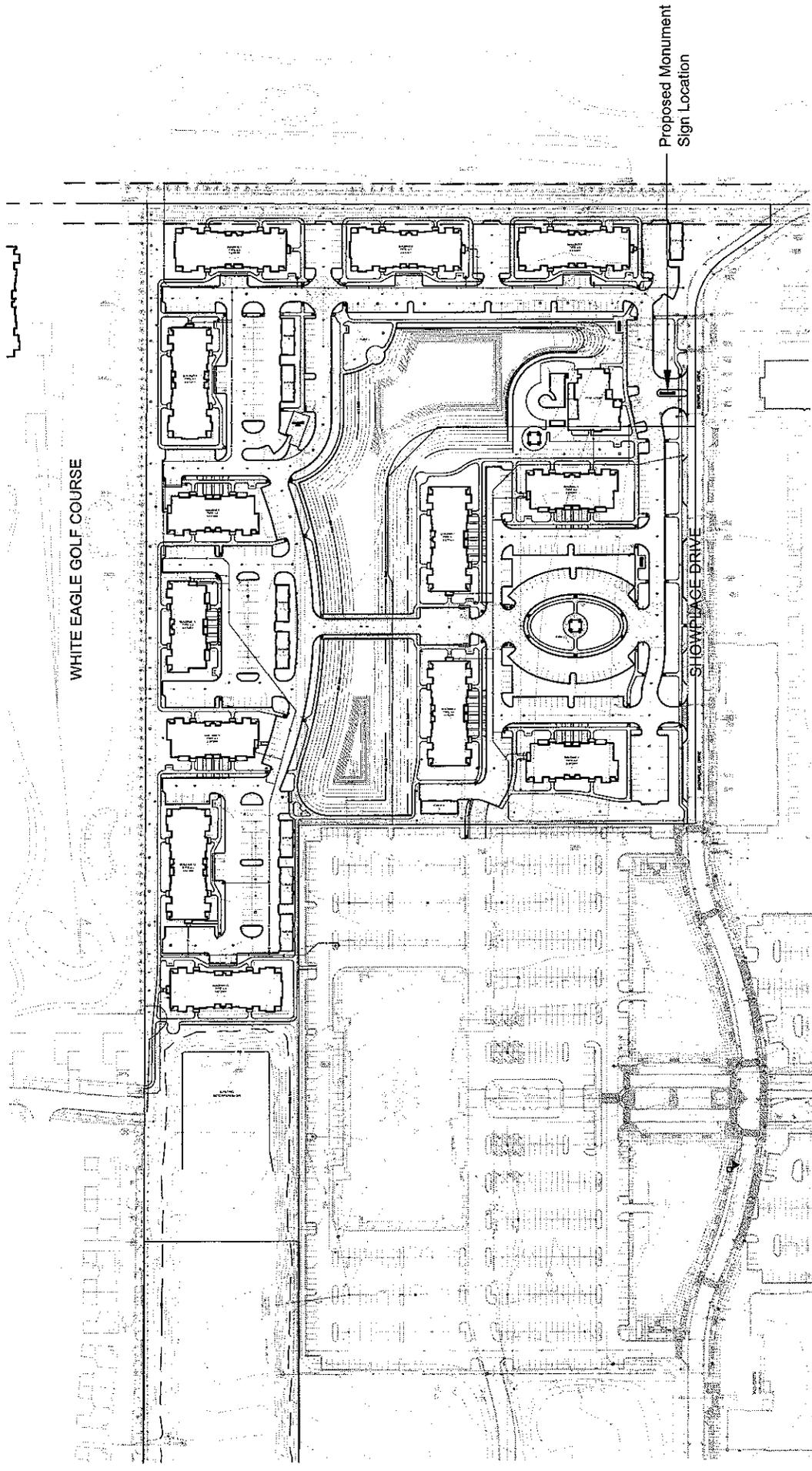



Lennar Corporation
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 Intech Consultants, Inc.
 858 Design

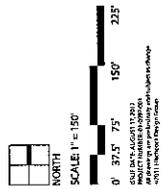


Monument Sign - Proposed Location
The Oaks at Naperville Crossings
 Naperville, Illinois



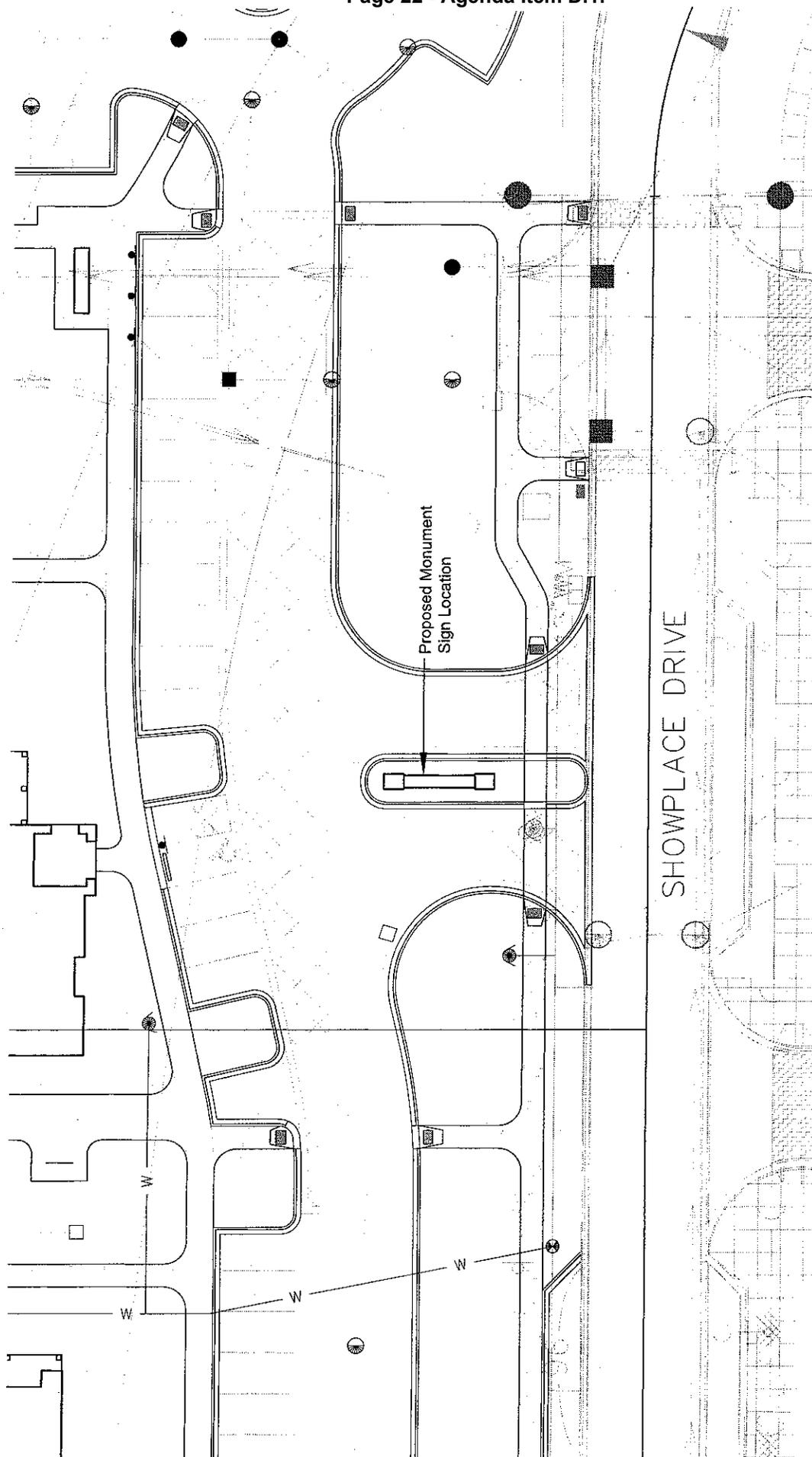


FOR ARCHITECT
Lennar Corporation
 AN ASSOCIATION OF
 ARCHITECTURAL
 CONSULTANTS,
 INC.
 BSB Design



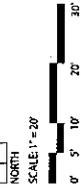
Monument Sign - Proposed Location
 The Oaks at Naperville Crossings
 Naperville, Illinois





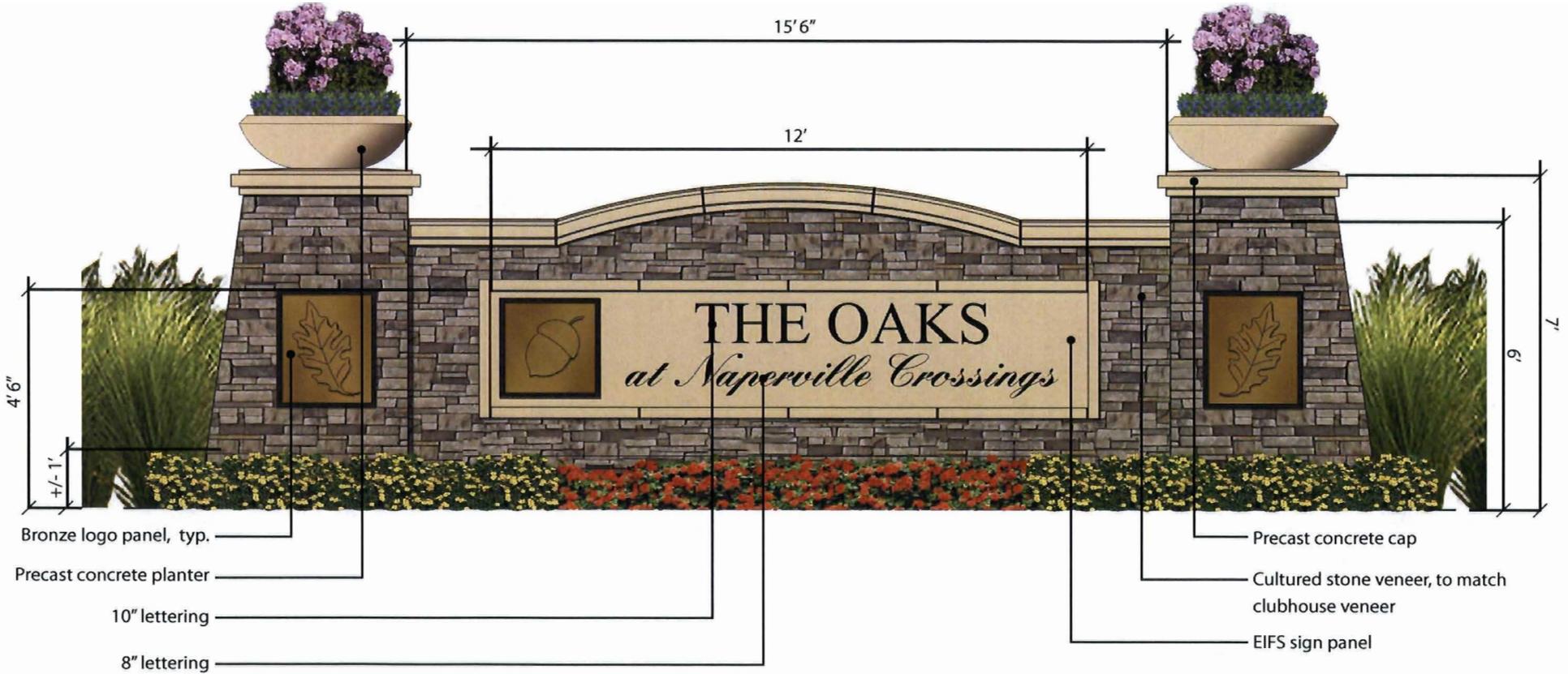
Monument Sign - Proposed Location Enlargement

The Oaks at Naperville Crossings
Naperville, Illinois

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

 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 © 2011 HITCHCOCK GROUP

PREPARED BY
Lennar Corporation
 AN EQUAL OPPORTUNITY 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

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 12-1-132 **AGENDA DATE:** 10/3/2012

SUBJECT: Chase Bank at Design Pointe Monument Sign
Petitioner: Icon Identity Solutions

LOCATION: 1396 N. Route 59

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance from Section 5-4-5:2.6 (Commercial Signs; Monument Signs; Monument Sign Setback (Front Property Line)) of the Naperville Municipal Code to allow construction of a 10’ tall monument sign at a distance of five (5) feet from the front property line for the property located at 1396 N. Route 59.

PLANNING & ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Tim Felstrup, Assistant Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of a 44,113 square foot lot and is located at the southeast corner of Route 59 and Brookdale Road. The property is zoned B2 PUD (Community Shopping PUD) and is improved with a bank and parking lot. The adjacent properties to the south and east are also zoned as B2 PUD (Community Shopping PUD).

PLANNING SERVICES TEAM REVIEW:

Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) requires that any monument sign fronting a major arterial be no closer than ten (10) feet from the front property line.

The Illinois Department of Transportation (IDOT) currently has a widening project underway for Route 59 from Ferry Road to Aurora Avenue, including that portion of Route 59 abutting the subject property. As a result of the expansion, several businesses along the impacted section of

Chase Bank at Design Point Monument Sign – Staff PZC Memo – PCS 12-1-132

October 3, 2012

Page 2 of 3

Route 59 will be required to remove their existing monument signs from their current locations as IDOT acquires additional right-of-way. The Chase Bank at Design Pointe is one of the properties that will be required to remove their existing monument sign as it is currently located on property that will become IDOT right-of-way.

On October 19, 2010, the Naperville City Council directed staff to suspend enforcement of Section 5-4-13:3 (Nonconforming Signs, Relocation of Signs) for businesses along Route 59 that would be impacted by the Route 59 widening project. Given the hardships created by the additional right-of-way takings, Council directed staff to allow for the relocation of existing nonconforming monument signs onto private property without a variance as long as the current setback requirements could be met.

Chase Bank proposes to install a new monument sign on their property along the Route 59 frontage but will not be able to meet the required 10' setback from the front property line as required by Code while also maintaining unobstructed two way traffic circulation through the parking lot. As a result, Chase Bank is seeking a variance to install a new monument sign at a distance of five (5) feet from the front property line. The proposed sign will be located in an existing parking stall toward the south end of the parking lot; Engineering Staff has reviewed the sign for impact on site circulation and visibility and supports the sign location, as proposed.

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 proposed signage will not interfere with either pedestrian or vehicular traffic and will provide needed identification for the business along the Route 59 roadway. The proposed sign area, height, and landscaping are in compliance with the requirements of the Sign Graphics Ordinance. In addition, staff believes that this request is in harmony with the intent of City Council's October 19, 2010 direction to provide additional flexibility to businesses relocating their signage due to IDOT's right-of-way taking along Route 59.

Staff has reviewed the requested variance and finds that the petitioner does meet the standards for granting a variance. As a result, staff recommends approval of a variance from Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) of the Naperville Municipal Code to allow for the installation of the proposed monument sign, which would allow the sign to be setback five (5) feet from the front property line instead of the required ten (10) feet, for the property located at 1396 N. Route 59.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Chase Bank at Design Pointe Monument Sign – Petitioner's Application – PZC 12-1-132
2. Chase Bank at Design Pointe Monument Sign – Legal Description – PZC 12-1-132

Chase Bank at Design Point Monument Sign – Staff PZC Memo – PCS 12-1-132

October 3, 2012

Page 3 of 3

3. Chase Bank at Design Pointe Monument Sign – Site Plan – PZC 12-1-132
4. Chase Bank at Design Pointe Monument Sign – Sign Rendering – PZC 12-1-132

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1396 N. Rte 59

PARCEL IDENTIFICATION NUMBER (PIN) 0710102015

APPLICANT'S NAME: Icon Identity Solutions

APPLICANT'S ADDRESS: 1418 Elmhurst Rd.

CITY: Elk Grove Village STATE: IL ZIP CODE: 60007

DAYTIME PHONE: 847-631-

E-MAIL ADDRESS: kpolka@iconid.com

OWNER OF PROPERTY: Ryan and Ryan (Michael Ryan)

OWNER'S ADDRESS: 33 N. Dearborn St. Ste 1530

CITY: Chicago STATE: IL ZIP CODE: 60602

OWNER'S DAYTIME PHONE: 312.236.1386

ZONING OF PROPERTY: B2 PUD

AREA OF PROPERTY (Acres or sq ft): 44113 sf

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

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

Due to the IDOT construction, we are seeking a variance to relocate existing ground sign which can't be within the required 10' ft set back (Sec 5-4-5: 2-2.5.) Any monument sign fronting a major arterial may be no closer than 10' ft from front property line.

EXHIBIT A

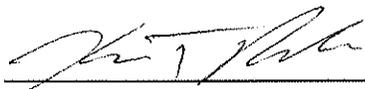
FINDINGS OF FACT FOR SIGN VARIANCES

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

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

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

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

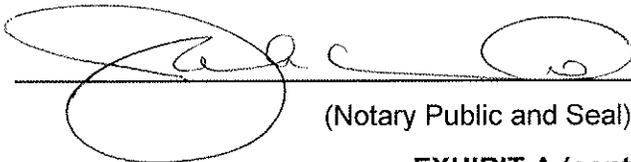


(signature of applicant)

8.28.12

(date)

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



(Notary Public and Seal)

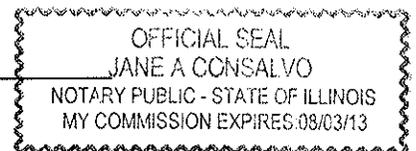


EXHIBIT A (continued)

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: Chase
Address: 1396 N. Route 59
Naperville, IL 60563

2. Nature of Benefit sought: Variation

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

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

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

- a. _____
- b. _____
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Icon Identity Solutions - Contractor / Agent
1418 Elmhurst Rd - Elk Grove Village, IL 60007

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, David Winters, 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 22 day of August, 2012

[Signature]
Notary Public

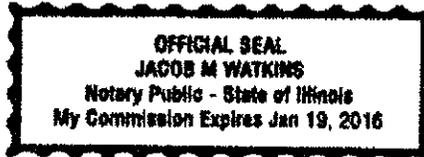


EXHIBIT B

11/02/2011

Job R-91-035-09
FAP 338 (IL 59)
County Du Page
Section Aurora Avenue to Ferry Road
Parcel 1HJ0110

WTG Number: I1-2009DP-4588.0

A.L.T.A. COMMITMENT FORM

Schedule A Continued

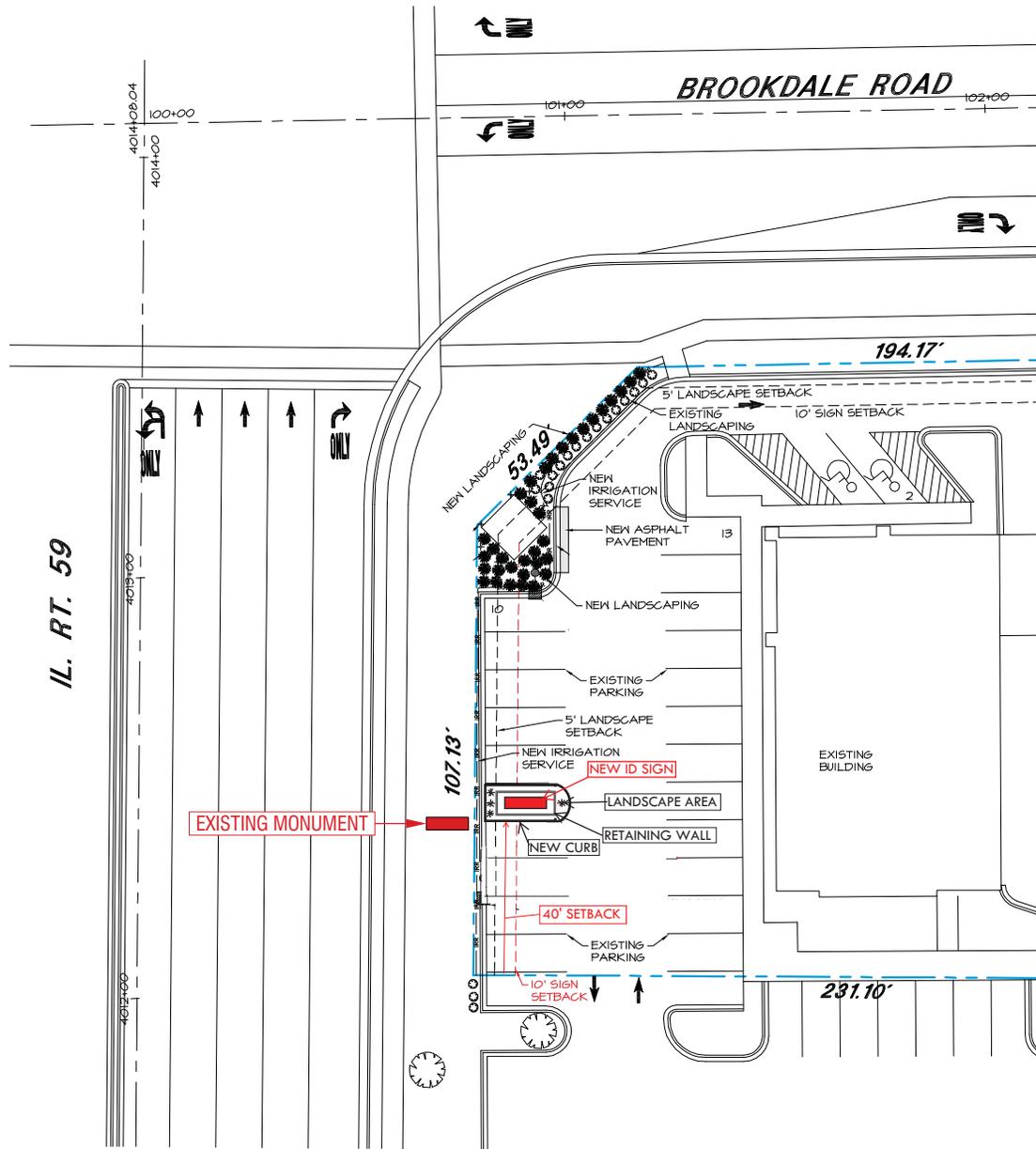
LEGAL DESCRIPTION

LOT A IN DESIGN POINTE, BEING A SUBDIVISION PART OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 2006 AS DOCUMENT NUMBER R2006-055549, IN DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE AND STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 07-10-102-015

ISSUED BY:
Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company



SITE PLAN
 ADDRESS: 1396 N Route 59
 CITY/STATE: Naperville, IL
 ZIP: 60563

PROJECT #: 935
 SUBMITTAL IS: APPROVED
 APPROVED AS NOTED
 REVISED AND RESUBMIT
 CLIENT CONTRACTOR _____ DATE _____
 LOCATION #: 150547
 FILE PATH: Active\BANKS\C\Chase Signagure\Locations\
 935-150547.cdr
Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.

DATE: 08/01/12
 Rev. 1: 00/00/00
 Rev. 2: 00/00/00
 Rev. 3: 00/00/00
 Rev. 4: 00/00/00
 Rev. 5: 00/00/00

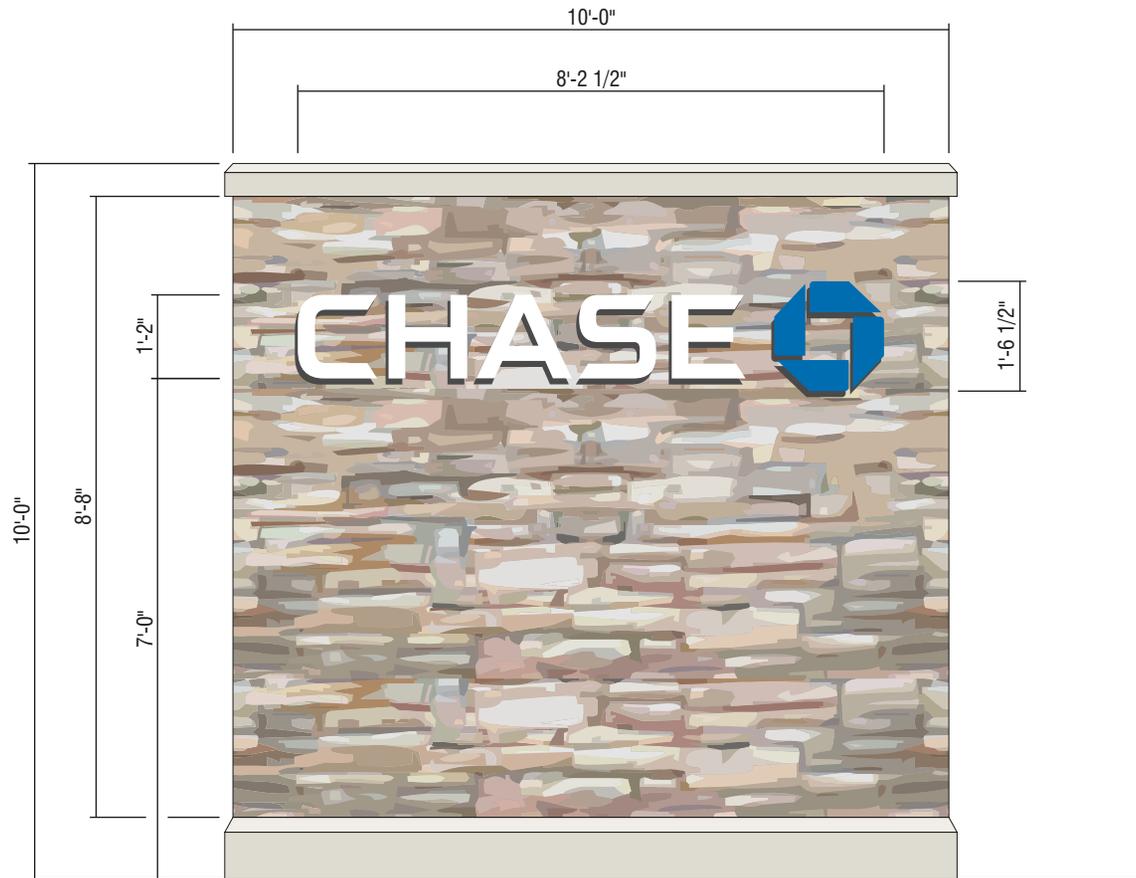
SCALE: N.T.S.
 DRAWN BY: TI
 PAGE #: 2

DRAWINGS PREPARED BY:

The Icon Companies®

Icon Identity Solutions ImageCare Maintenance Services





Standard Chase LIF-WBO-14-s letters to be mounted to developer approved monument design. Scale: 3/8" = 1'

Custom Monument	86.7 Sq.Ft.
Overall Height: 10'-0"	



RECOMMENDATIONS

ADDRESS: 1396 N Route 59
 CITY/STATE: Naperville, IL
 ZIP: 60563

PROJECT #: 935	SUBMITTAL IS: <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #: 150547	FILE PATH: Active\BANKS\C\Chase Signagure\Locations\ 935-150547.cdr	
<small>Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.</small>		

DATE: 08/01/12
Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE: As Noted
DRAWN BY: TI
PAGE #: 3

DRAWINGS PREPARED BY:





Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC #12-1-111 **AGENDA DATE:** 10/3/2012
SUBJECT: Chase Bank
 Petitioner: JP Morgan Chase Bank N.A.,

LOCATION: 2832 S. Route 59

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a major change to a PUD; final PUD plat and associated development plans; a deviation to Section 6:9:2 (Off Street Parking Facilities) to waive the required five-foot setback for parking facilities; and deviations to Section 5:4:13 (Nonconforming Signs) to permit the revision of a nonconforming sign and Section 5:4:5.2 (Monument Signs) to permit two monument signs along a roadway in order to construct a Chase Bank on Lot 2 of Bailey and Satchel's subdivision.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Clint Smith, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The property is currently zoned B2 PUD (Community Shopping Center District) and is improved with a Jewel-Osco gas station and car wash. The site is generally located at the southeast corner of the intersection of Route 59 and Cantore Road on Lot 2 of Bailey and Satchel's Subdivision.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The proposed use is consistent with the "Commercial" land use recommendation in the Southwest Community Area Plan.

PLANNING SERVICES TEAM REVIEW:

The petitioner is proposing the demolition of an existing Jewel-Osco owned gas station/car wash and the subsequent construction of a 3,431 square-foot Chase Bank with associated landscaping

Chase Bank – PZC 12-1-111
October 3, 2012
Page 2 of 4

plans and building elevations. The location will provide a drive through that can accommodate three cars.

Final PUD Plat

The final PUD plat provides details of the site layout and describes the building location, parking, and access throughout the property. The submitted plans are in compliance with City Code in terms of setbacks, required vehicle and bicycle parking, except as noted below.

Landscaping

The petitioner is proposing to maintain a portion of the existing curb and landscaping around the perimeter of the subject property, and the existing landscaping will be credited towards the required landscaping for this site. A majority of the required parkway, perimeter, and parking lot landscaping is met by existing plantings, and new interior parking lot landscaping is provided as required.

The petitioner is requesting a deviation from the requirement in Section 6:9:2 (Off Street Parking Facilities) that parking facilities (which includes drive aisles) be setback from all property lines at least five feet. Along the east property line, adjacent to the drive through area, the petitioner is requesting that the setback be reduced to zero to allow a bypass lane to be installed at the required width of 10 feet. The petitioner's site design includes three drive through lanes on site; however, as the site is currently shown, the City requirement for a 10-foot wide bypass lane causes a conflict with the required parking facility setback. The petitioner is requesting the waiver in order to incorporate the required bypass lane while maintaining the proposed site layout.

The result of a waiver for the five-foot setback would be the relocation of one canopy tree and the loss of an approximately 5-foot wide by 80-foot long area of turf grass. Staff is of the opinion that the deviation request would have a minimal impact on the adjacent properties and is reasonable because of the limited overall impact to the required landscaping for this site. In addition, the proposed plan is an improvement to the existing conditions at the Jewel-Osco gas station. Currently, there is no parking facility setback, landscaping, or curb along a large portion of the east property line. The new bypass lane will be separated from traffic on the Jewel-Osco grocery store property by a concrete barrier curb, improving safety. In addition, the petitioner is proposing to install an additional 9 bushes along the west property line, and will be replacing the existing landscaping on site that has died.

The plan currently does not show any foundation landscaping, which is required by code. Staff has requested that foundation plantings be provided on subsequent plans and recommends installation of foundation plantings as a condition of approval.

Building Elevations

The building will be constructed primarily of durable materials - brick and cast stone veneer and glass - with EIFS along the top of the building located away from the pedestrian area where it could be damaged, which is the preferred location. The building incorporates multiple elements from both the city-wide Building Design Guidelines and the Southwest Community Area Building Design Guidelines, including a primary entry feature with glass doors and a prominent

Chase Bank – PZC 12-1-111
October 3, 2012
Page 3 of 4

tower feature and cast stone knee walls. The design utilizes both horizontal and vertical articulation with several rows of inset brick running across the façade and brick columns located at intervals.

Sign Deviations

The site currently has an existing monument sign along Route 59 in the northwest corner of the property that displays signage for Jewel-Osco and price information for the existing gas station (see page 3 in attachment #6 Sign Package). The petitioner is proposing to maintain this sign with the Jewel-Osco signage still in place. According to Section 5:4:3 (Prohibited Signs), off premise signs (which are signs not located on the same lot as the business they are advertising) are prohibited, and since the new owners of the property will be Chase, any signage on the subject property that is advertising Jewel-Osco would be considered an off premise sign. Since the sign currently exists, when the lot changes ownership, the sign would be considered a nonconforming sign per Section 5:4:13 (Nonconforming Signs) of Municipal Code. However, even though the sign would be considered a nonconforming sign, it would be allowed to continue to exist as long as the sign is not revised. The petitioner is requesting approval of a deviation that would permit the revision of the monument sign panels in order to remove the gas station sign and insert a Chase Bank sign.

The petitioner is also requesting a second deviation for signage that would permit a second monument sign to be constructed along Route 59 exclusively advertising Chase Bank. Per Section 5:4:5.2 (Commercial Signs: Monument Signs), each business in a single-tenant building with a minimum of 100 feet of lot frontage is allowed one monument sign, oriented perpendicular to the public roadway. As mentioned above, the site currently has one monument sign oriented perpendicular to Route 59, and the petitioner is requesting a second monument sign (see page 2 in attachment #6 Sign Package) in the southwest corner of the lot perpendicular to Route 59. Staff notes that the proposed second monument sign is not currently shown on the PUD plans, but is shown on the location plan in attachment #6. Staff has requested that the monument sign be shown in subsequent submittals.

Staff has reviewed the petitioners request for the two sign deviations and accompanying standards for granting a sign deviation and recommends denial of the deviation to revise an existing nonconforming sign to include Chase Bank signage and recommends approval of a second monument sign along a public roadway for a single-tenant building. In regards to the request to revise a nonconforming sign, staff is of the opinion that allowing the existing Jewel-Osco sign to remain is reasonable and is beneficial to the general public – if it were removed, Jewel-Osco would not have a sign presence along Route 59, which is a heavily traveled arterial. However, staff does not find it appropriate to identify Chase Bank on the existing sign given the new monument sign sought exclusively for this business.

If both deviations are approved, Chase Bank could have two monument signs within 200 feet of each other, which is closer together than what is permitted for properties that are allowed two monument signs by right. Accordingly, staff's recommendation would be to deny the request to permit the revision of a nonconforming sign (which is the existing monument sign) and approve the request for a second monument sign along a roadway to allow Chase to have a monument sign along Route 59.

Chase Bank – PZC 12-1-111

October 3, 2012

Page 4 of 4

Conclusion

Staff recommends approval of the major change to the PUD; final PUD plat and associated development plans, with the condition that foundation landscaping be included; associated deviations for the waiver of a five-foot setback for parking facilities and a second monument sign along Route 59; and denial of the request to modify an existing nonconforming sign.

ATTACHMENTS:

1. Chase Bank – Development Application – PZC 12-1-111
2. Chase Bank – Final PUD Plat – PZC 12-1-111
3. Chase Bank – Site Plan – PZC 12-1-111
4. Chase Bank – Landscaping Plan – PZC 12-1-111
5. Chase Bank – Building Elevations – PZC 12-1-111
6. Chase Bank – Sign Package – PZC 12-1-111
7. Chase Bank – Standards for a Major Change – PZC 12-1-111
8. Chase Bank – Variance Standards – PZC 12-1-111

CITY OF NAPERVILLE

APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): LOT 2 of Bailey and Sahtchel's Sub Division

ADDRESS OF SUBJECT PROPERTY: 2832 South Route 59

PARCEL IDENTIFICATION NUMBER (P.I.N.) 01-03-306-001-0000

I. APPLICANT: JPM Morgan Chase Bank N.A

APPLICANT'S ADDRESS: Sarah Glenn - 10 S. Dearborn Street, Floor 15

CITY: Chicago STATE: IL ZIP CODE: 60670

PHONE: 312.732.4025 E-MAIL ADDRESS: sarah.e.glenn@chase.com

II. OWNER: Glazier Naperville LLC

OWNER'S ADDRESS: 824 N. Racine Suite 200

CITY: Chicago STATE: IL ZIP CODE: 60642

PHONE: 312-208-2500 E-MAIL ADDRESS: dabdo71@aol.com

III. PRIMARY CONTACT (review comments sent to this contact): Jason Golub - Nudell Architects

RELATIONSHIP TO APPLICANT: Consultant

PHONE: 312-558-1144 E-MAIL ADDRESS: jgolub@jhn.com

IV. OTHER STAFF

NAME: Tim Reber - Woolpert Civil Engineers

RELATIONSHIP TO APPLICANT: Consultant to Nudell Architects

PHONE: 630-424-9080 E-MAIL ADDRESS: tim.reber@woolpert.com

NAME: Alyson Karbach - NW Sign Industries

RELATIONSHIP TO APPLICANT: Sign Consultant

PHONE: 856-802-1677 E-MAIL ADDRESS: akarbach@nwsignindustries.com

V. PROPOSED DEVELOPMENT

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

- | | |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 4) |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 5) |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Platted Setback Deviation (Exhibit 6) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Rezoning (Exhibit 3) | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Zoning Variance (Exhibit 9) |

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

ACREAGE OF PROPERTY: 0.87

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

Demolition of an existing gas station/car wash.

Construction of a new one story JP Morgan Chase Bank

Financial building.

VI. SCHOOL AND PARK DONATION REQUIREMENTS

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

Required School Donation will be met by:

- Cash Donation Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication

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

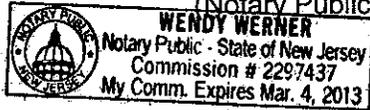
Alysmekaubach
(signature of applicant or authorized agent)

9-4-12
(date)

SUBSCRIBED AND SWORN TO before me this 4th day of SEPTEMBER, 2012

Wendy Werner

(Notary Public and Seal)



EFFECTIVE PERIOD OF APPLICATION

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

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: GLAZIER NAPERVILLE LLC
Address: 824 N. RALINE # 200
CHICAGO, IL 60642

2. Nature of Benefit sought: LANDLORD

3. Nature of Applicant (Please circle one):

- | | |
|-------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Trust/Trustee |
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Land Trust/Trustee | <input type="checkbox"/> Joint Venture |

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

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

- a. JOSH GLAZIER 49.5%
- b. DAN ABDO 49.5%
- c. _____
- d. _____

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

JASON GOLUB - NUDELL ARCHITECTS 307 N. MICHIGAN AVE #818
CHICAGO, IL 60601

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, JASON GOLUB, 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: _____

Subscribed and Sworn to before me this 1st day of August, 20 12

Kaling Cheung
Notary Public



FINAL PLANNED UNIT DEVELOPMENT PLAT
OF
CHASE NAPERVILLE CANTORE ROAD
OF
PART OF HE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREIN FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STATE AND TITLE ACTS.
DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____ SIGNATURE _____
ATTEST: _____ SIGNATURE _____
TITLE: _____ PRINT TITLE _____

NOTARYS CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS
I, _____ NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE ADDRESS, DO HEREBY CERTIFY THAT _____
PRINT NAME _____
AND _____
PRINT NAME _____
IN THE STATE ADDRESS, DO HEREBY CERTIFY THAT _____
PRINT NAME _____
AND _____
PRINT NAME _____
THE SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE _____ AND _____
TITLE _____
THE FOREGOING INSTRUMENT AS SUCH _____ TITLE _____
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND
SAID OWNER REQUESTED THAT I RECORD THIS INSTRUMENT UNDER THE STATE AND TITLE ACTS AND AS THE FREE AND VOLUNTARY ACT OF
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20____.

MY COMMISSION EXPIRES ON _____, A.D. 20____.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION
AT A MEETING HELD THE _____ DAY OF _____, A.D. 20____.
BY: _____ CHAIRMAN
ATTEST: _____ SECRETARY

WILL COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF HILL } SS
THIS INSTRUMENT IN THE RESPONDENT'S OFFICE OF WILL COUNTY, ILLINOIS, WAS FILED FOR RECORD
ON THE _____ DAY OF _____, A.D. 20____.
AT _____ O'CLOCK _____ M. AND WAS RECORDED IN
BOOK _____ OF PLATS ON PAGE _____
RECORDED BY DEEBS _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE _____ DAY OF _____, A.D. 20____.
BY: _____ MAYOR
ATTEST: _____ CITY CLERK

LAND SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
I, STEPHEN R. KREGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #433-00286, HEREBY STATE THAT THIS PLAT
WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN
ACCURATE DEPICTION OF THE PROPERTY.
I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAT ARE SHOWN FOR INFORMATIONAL
PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.
I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.
I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE ZONING AND IS EXERCISING
THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-4 AS HERETOFORE
AND HERETOFORE AMENDED.
I HEREBY STATE THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 171970030, E, PUBLISHED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NO SHADING) AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR
FLOODPLAIN AND THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEYOR UTILIZED THE ABOVE REFERENCED
FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME
OTHER SOURCE.
GIVEN UNDER MY HAND AND SEAL, AT _____ ILLINOIS
THIS _____ DAY OF _____, A.D. 20____.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #433-00286
REGISTRATION EXPIRES / RENEWAL DATE NOVEMBER 30, A.D. 2012



P.L.N. 01-03-306-01-0003

CITY PROJECT NUMBER 12-000

CHASE NAPERVILLE CANTORE ROAD FINAL P.U.D. PLAT
PART OF LOT 2 IN BAILEY AND SATCHEL'S SUBDIVISION, BEING A
SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, WILL COU

WOOLPERT, INC.
1815 South Meyers Road,
Suite 120
Oakbrook Terrace, IL 60181

PROJECT No: 72541
DATE: 07/31/12
SCALE AS SHOWN
DIB

No.	DATE	REVISION





EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



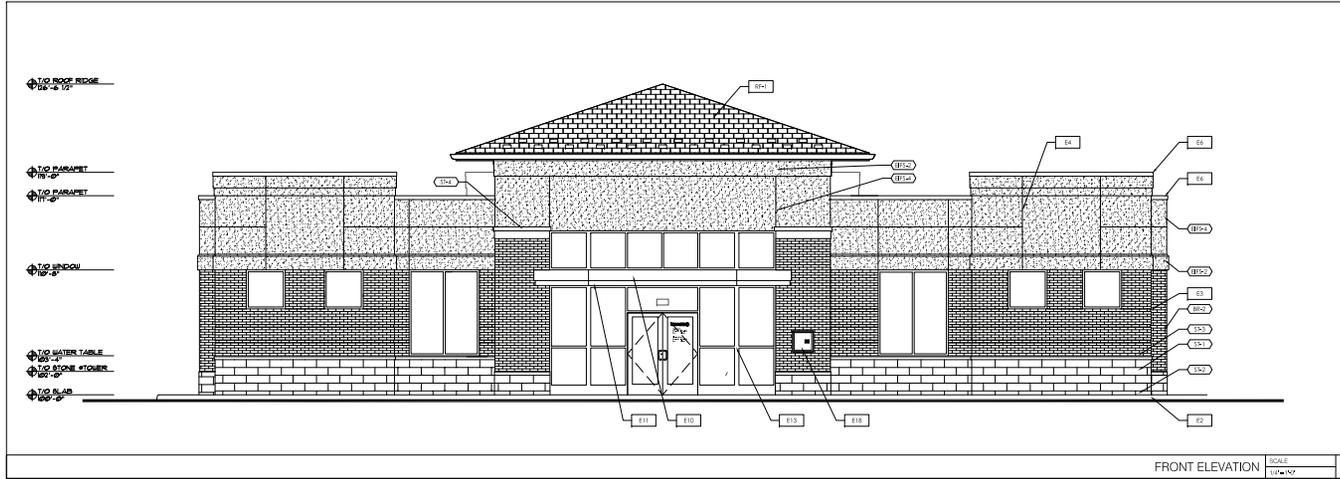
NORTH ELEVATION

PROPOSED EXTERIOR ELEVATIONS

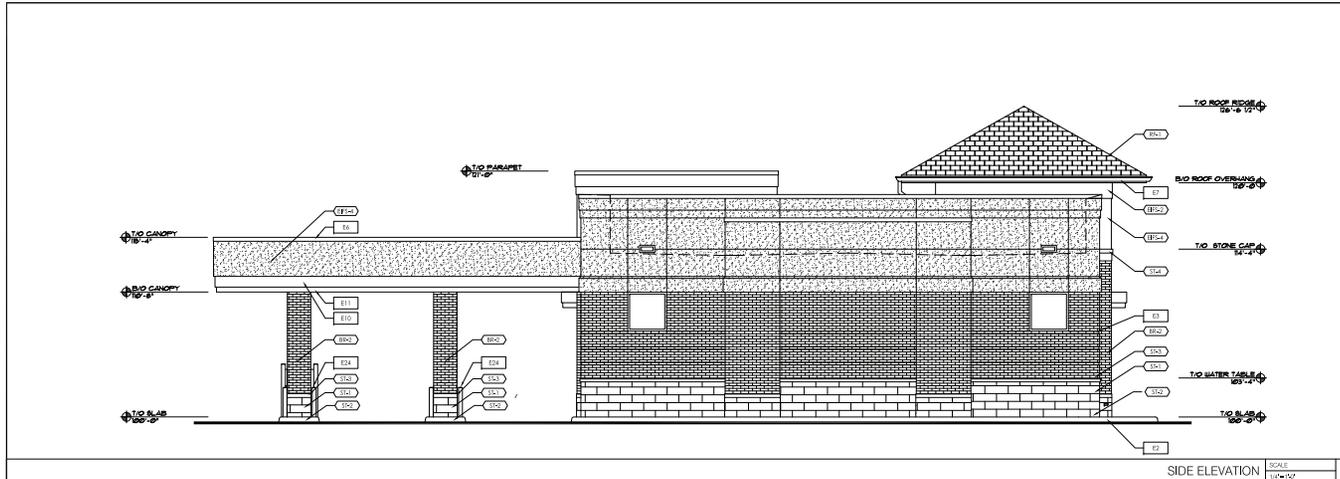
SCALE: N.T.S.
COLORS VIEWED ON A COMPUTER SCREEN AND PRINTED MAY VARY FROM ACTUAL MATERIAL COLORS. REFER TO THE ACTUAL MATERIAL SAMPLES FOR THE CORRECT COLORS.

CHASE Bank- Route 59 and 95th NAPERVILLE, IL

JULY, 25 2012
JHN# 2012-050



FRONT ELEVATION SCALE 1/8\"/>



SIDE ELEVATION SCALE 1/8\"/>

EXTERIOR ELEVATION KEYNOTE SCHEDULE	
E1	CONCRETE FOOTING / FOUNDATION REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
E2	CONCRETE CURB AND BANDS
E3	EPFL 2 1/4\"/>
E4	7\"/>
E5	CONTROL JOINT CORRELATE VERTICAL CONTROL JOINT. SEE REFERENCED DETAIL FOR ADDITIONAL INFORMATION
E6	PRE-FINISHED ALUMINUM CORNING TO MATCH EPFL
E7	GUTTERS AND DOWNSPOUTS 6\"/>
E8	PRE-FINISHED ALUMINUM OVERHANG CORNER TO MATCH EPFL. SEE REFERENCED DETAIL FOR ADDITIONAL INFORMATION
E9	PRE-FINISHED ALUMINUM 4\"/>
E10	METAL PANEL - CHALK BELE PRE-FINISHED ALUMINUM FASCIA TO MATCH EPFL + 8\"/>
E11	METAL PANEL - CHALK BELE PRE-FINISHED ALUMINUM FASCIA TO MATCH EPFLS (SUBMIT COLOR SAMPLES FOR APPROVAL)
E12	SHARDRAL 1 1/2\"/>
E13	STEEPFRONT SYSTEM CLEAR ANGLE AND ALUMINUM FRAMES
E14	HOLLOW METAL DOOR AND FRAME MATCH EPFL. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
E15	MECHANICAL LOUVER PRE-FINISHED ALUMINUM LOUVER TO BLEND WITH ADJACENT WALL SURFACE. REFER TO MECH DRAWINGS FOR ADDITIONAL INFORMATION
E16	ISOLATORS PROVIDE AND INSTALL BY E.C. SEE REFERENCED DETAIL FOR ADDITIONAL INFORMATION
E17	DOOR DOOR TO BE FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDORS. O.C. TO PROVIDE OPENING AND FINISH AS INDICATED BY APPROVED BANK EQUIPMENT GEAR DRAWINGS
E18	DOOR DOOR TO BE FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDORS. O.C. TO PROVIDE 5/8\"/>
E19	DOOR DOOR TO BE FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDORS. O.C. TO PROVIDE 5/8\"/>
E20	DOOR DOOR TO BE FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDORS. O.C. TO PROVIDE 5/8\"/>
E21	DOOR DOOR TO BE FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDORS. O.C. TO PROVIDE 5/8\"/>
E22	ADDRESS NUMBER 1 1/4\"/>
E23	DOOR REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
E24	DOOR DOOR OPERATOR & CARD READER - REFER TO SECURITY DWGS FOR ADDITIONAL INFORMATION

EXTERIOR FINISH SCHEDULE	
FS-1	CAST STONE VENEER MANUFACTURER: SAVANNA PRODUCTS INC. (OR APPROVED EQUAL) PRODUCT: SAVANNA STONE COLOR: SANDSTONE IV FINISH: EXPOSURE NOTES: 2\"/>
FS-2	CAST STONE VENEER COURSE MANUFACTURER: SAVANNA PRODUCTS INC. (OR APPROVED EQUAL) PRODUCT: SAVANNA STONE COLOR: SANDSTONE IV FINISH: EXPOSURE NOTES: 2\"/>
FS-3	CAST STONE VENEER MANUFACTURER: SAVANNA PRODUCTS INC. (OR APPROVED EQUAL) PRODUCT: SAVANNA STONE COLOR: SANDSTONE IV FINISH: EXPOSURE NOTES: SEE REFERENCED DETAIL FOR FINISHES AND SHAPINGS
FS-4	CAST STONE VENEER MANUFACTURER: SAVANNA PRODUCTS INC. (OR APPROVED EQUAL) PRODUCT: SAVANNA STONE COLOR: SANDSTONE IV FINISH: EXPOSURE NOTES: SEE REFERENCED DETAIL FOR FINISHES AND SHAPINGS
FIN-1	STONE VENEER MANUFACTURER: ANDRE BIECK COMPANY (OR APPROVED EQUAL) PRODUCT: SANDSTONE IV COLOR: SANDSTONE IV FINISH: EXPOSURE NOTES: MORTAR COLOR TO BE NATURAL (NO COLOR ADDED) VENDOR: ANDRE BIECK COMPANY CONTACT NUMBER: 800-368-8888
FIN-2	SCAFFOLD MANUFACTURER: RED CORP. (OR APPROVED EQUAL) PRODUCT: RED CORP. (OR APPROVED EQUAL) COLOR: TO MATCH EXTERIOR FINISHES (SEE ARCHITECTURAL DRAWING) FINISH: TO MATCH EXTERIOR FINISHES
FIN-3	EIFE ACCENT BANDS MANUFACTURER: RED CORP. (OR APPROVED EQUAL) PRODUCT: RED CORP. (OR APPROVED EQUAL) COLOR: TO MATCH EXTERIOR FINISHES (SEE ARCHITECTURAL DRAWING) FINISH: TO MATCH EXTERIOR FINISHES
FIN-4	EIFE WALLS / PARAPETS MANUFACTURER: RED CORP. (OR APPROVED EQUAL) PRODUCT: RED CORP. (OR APPROVED EQUAL) COLOR: TO MATCH EXTERIOR FINISHES (SEE ARCHITECTURAL DRAWING) FINISH: TO MATCH EXTERIOR FINISHES
EPF-1	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-2	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-3	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-4	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-5	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-6	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
EPF-7	EXTERIOR PAINT MANUFACTURER: DUNLOP PRODUCT: DUNLOP COLOR: SW 7008 (OFF WHITE) FINISH: SEMI-GLOSS
BCOP	
BS-1	SPINAL FINISHES MANUFACTURER: CERAMTEK PRODUCT: CERAMTEK COLOR: GRANITEWOOD

**J. HOWARD
NUDELL
ARCHITECTS
INC.**

307 North Michigan Avenue
Chicago, IL 60601
T 312 588 1644 F 312 588 1758

OFFICE II

John Thum
770 9th Street
Chicago, Illinois
407 748 8000
jthum@jhna.com
312 588 0000

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DATE: 10/03/2012
DRAWN: JHT

9601

project title

CHASE

Naperville
Rt 58 and 95th

3204 South Route 59
Naperville, IL 60564

sheet title

**EXTERIOR
ELEVATIONS**

DO NOT SCALE DRAWINGS
USE FINISH DIMENSIONS ONLY

project number

2012-060

drawn JHT

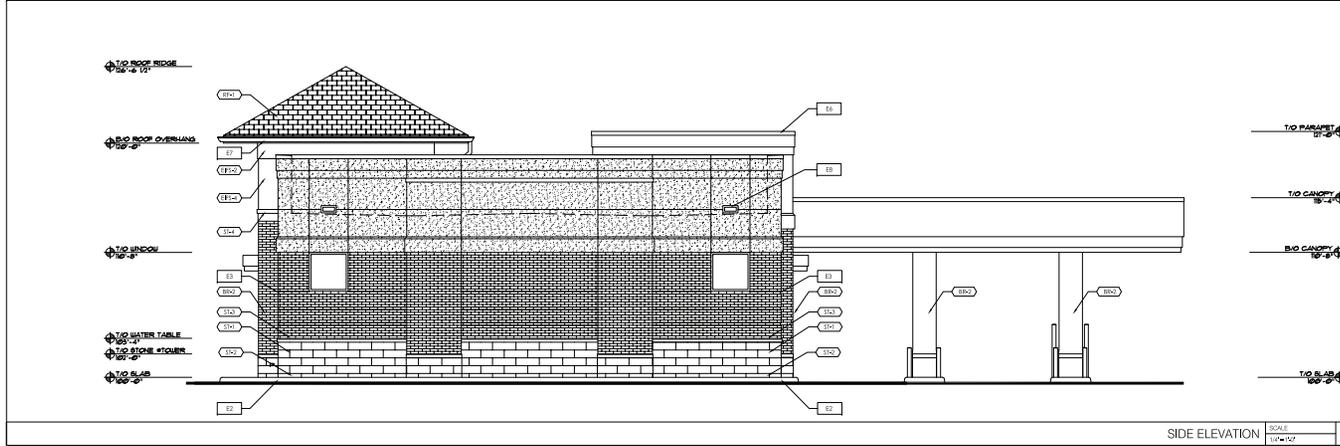
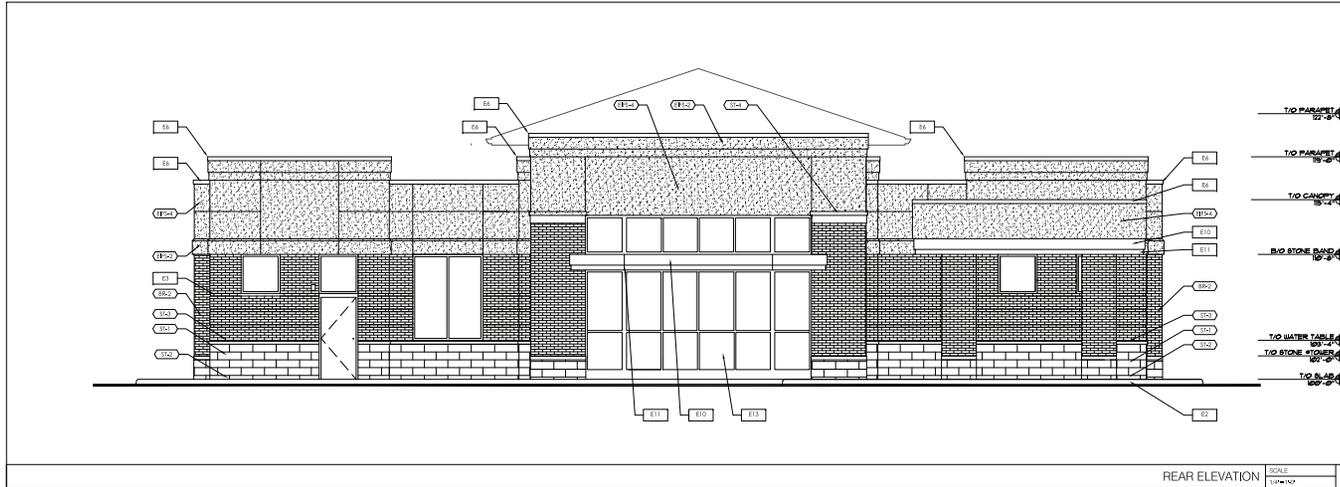
checked JHT

approved JHT

issued for date

sheet

A3.1



EXTERIOR ELEVATION KEYNOTE SCHEDULE

E1	CONCRETE FOOTING / FOUNDATION REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
E2	CONCRETE CURB AND BASES
E3	EXPOSED REVEALATOR 4" HIGH TELLER WINDOW AND BANK EQUIPMENT OPENINGS
E4	WOODS
E5	CONCRETE JAMB
E6	CONCRETE VERTICAL CONTROL JOINT. SEE REFERENCED DETAIL FOR ADDITIONAL INFORMATION
E7	FINISHED ALUMINUM CORNING TO MATCH EPL4
E8	GUTTERS AND DOWNPIPES
E9	1/2" DEEP FINISHED ALUMINUM TYPICAL GUTTERS W/ 4" WIDE x 2 1/4\"/>

EXTERIOR FINISH SCHEDULE

ST-1	CAST STONE VENEER
MANUFACTURER	HANRY CEMENT PRODUCTS INC. (FOR APPROVED EQUAL)
PRODUCT	DANIANA STONE
COLOR	ROCKFACE
FIN	ROCKFACE
MOUSE	24" WIDE x 4" DEEP FINISH (1/2")
SI	24" WIDE x 4" DEEP FINISH (1/2")
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
ST-2	CAST STONE LEANER COURSE
MANUFACTURER	HANRY CEMENT PRODUCTS INC. (FOR APPROVED EQUAL)
PRODUCT	DANIANA STONE
COLOR	ROCKFACE
FIN	ROCKFACE
MOUSE	24" WIDE x 4" DEEP FINISH (1/2")
SI	24" WIDE x 4" DEEP FINISH (1/2")
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
ST-3	CAST STONE 18x6
MANUFACTURER	HANRY CEMENT PRODUCTS INC. (FOR APPROVED EQUAL)
PRODUCT	DANIANA STONE
COLOR	ROCKFACE
FIN	ROCKFACE
MOUSE	24" WIDE x 4" DEEP FINISH (1/2")
SI	24" WIDE x 4" DEEP FINISH (1/2")
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
ST-4	CAST STONE 18x6
MANUFACTURER	HANRY CEMENT PRODUCTS INC. (FOR APPROVED EQUAL)
PRODUCT	DANIANA STONE
COLOR	ROCKFACE
FIN	ROCKFACE
MOUSE	24" WIDE x 4" DEEP FINISH (1/2")
SI	24" WIDE x 4" DEEP FINISH (1/2")
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
BR-0	WEEK VENEER
MANUFACTURER	MOORE STEEL COMPANY (FOR APPROVED EQUAL)
PRODUCT	ROCKFACE
COLOR	ROCKFACE
FIN	ROCKFACE
MOUSE	24" WIDE x 4" DEEP FINISH (1/2")
SI	24" WIDE x 4" DEEP FINISH (1/2")
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
BB-1	SOFT FINISH
MANUFACTURER	NO COOP. (FOR APPROVED EQUAL)
PRODUCT	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
COLOR	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
FIN	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
MOUSE	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
SI	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
BB-2	THE ACCENT BANDS
MANUFACTURER	NO COOP. (FOR APPROVED EQUAL)
PRODUCT	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
COLOR	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
FIN	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
MOUSE	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
SI	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
BB-4	THE WALLS / PARAPETS
MANUFACTURER	NO COOP. (FOR APPROVED EQUAL)
PRODUCT	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
COLOR	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
FIN	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
MOUSE	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
SI	NO MATCH (SEE FINISH SCHEDULE FOR DETAILS)
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-1	EXTERIOR PAINT
MANUFACTURER	SHERRILL-ORANGE
PRODUCT	SHERRILL-ORANGE
COLOR	SHERRILL-ORANGE
FIN	SHERRILL-ORANGE
MOUSE	SHERRILL-ORANGE
SI	SHERRILL-ORANGE
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-2	EXTERIOR PAINT
MANUFACTURER	SHERRILL-ORANGE
PRODUCT	SHERRILL-ORANGE
COLOR	SHERRILL-ORANGE
FIN	SHERRILL-ORANGE
MOUSE	SHERRILL-ORANGE
SI	SHERRILL-ORANGE
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-3	EXTERIOR PAINT
MANUFACTURER	SHERRILL-ORANGE
PRODUCT	SHERRILL-ORANGE
COLOR	SHERRILL-ORANGE
FIN	SHERRILL-ORANGE
MOUSE	SHERRILL-ORANGE
SI	SHERRILL-ORANGE
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-4	EXTERIOR PAINT
MANUFACTURER	SHERRILL-ORANGE
PRODUCT	SHERRILL-ORANGE
COLOR	SHERRILL-ORANGE
FIN	SHERRILL-ORANGE
MOUSE	SHERRILL-ORANGE
SI	SHERRILL-ORANGE
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-5	EXTERIOR PAINT
MANUFACTURER	MATHEWS-PART
PRODUCT	MATHEWS-PART
COLOR	MATHEWS-PART
FIN	MATHEWS-PART
MOUSE	MATHEWS-PART
SI	MATHEWS-PART
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-6	EXTERIOR PAINT
MANUFACTURER	MATHEWS-PART
PRODUCT	MATHEWS-PART
COLOR	MATHEWS-PART
FIN	MATHEWS-PART
MOUSE	MATHEWS-PART
SI	MATHEWS-PART
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
EPL-7	EXTERIOR PAINT
MANUFACTURER	MATHEWS-PART
PRODUCT	MATHEWS-PART
COLOR	MATHEWS-PART
FIN	MATHEWS-PART
MOUSE	MATHEWS-PART
SI	MATHEWS-PART
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY
ROOF	
RS-1	SPHALT/SHINGLE
MANUFACTURER	CERTIFIED
PRODUCT	RESISTANCE AIR
FIN	RESISTANCE AIR
MOUSE	RESISTANCE AIR
SI	RESISTANCE AIR
CONTACT NUMBER	SEE REFERENCED DETAIL FOR PROVIDER AND QUANTITY

J. HOWARD NUELLE ARCHITECTS INC.

307 North Michigan Avenue
Chicago, IL, 60611
T 312 688 1644 F 312 688 1758

OFFICE II

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875 WEST WISCONSIN
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NORTH AVENUE
846 584 9900

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DATE: 10/03/2012
CONTRACT: 10A-012

9601

project title

CHASEO

Naperville
Rt 50 and 95th

3204 South Route 59
Naperville, IL 60564

sheet title

EXTERIOR ELEVATIONS & BUILDING SECTION

DO NOT SCALE DRAWINGS UNLESS INDICATED OTHERWISE

project number

2012-060

drawn JG

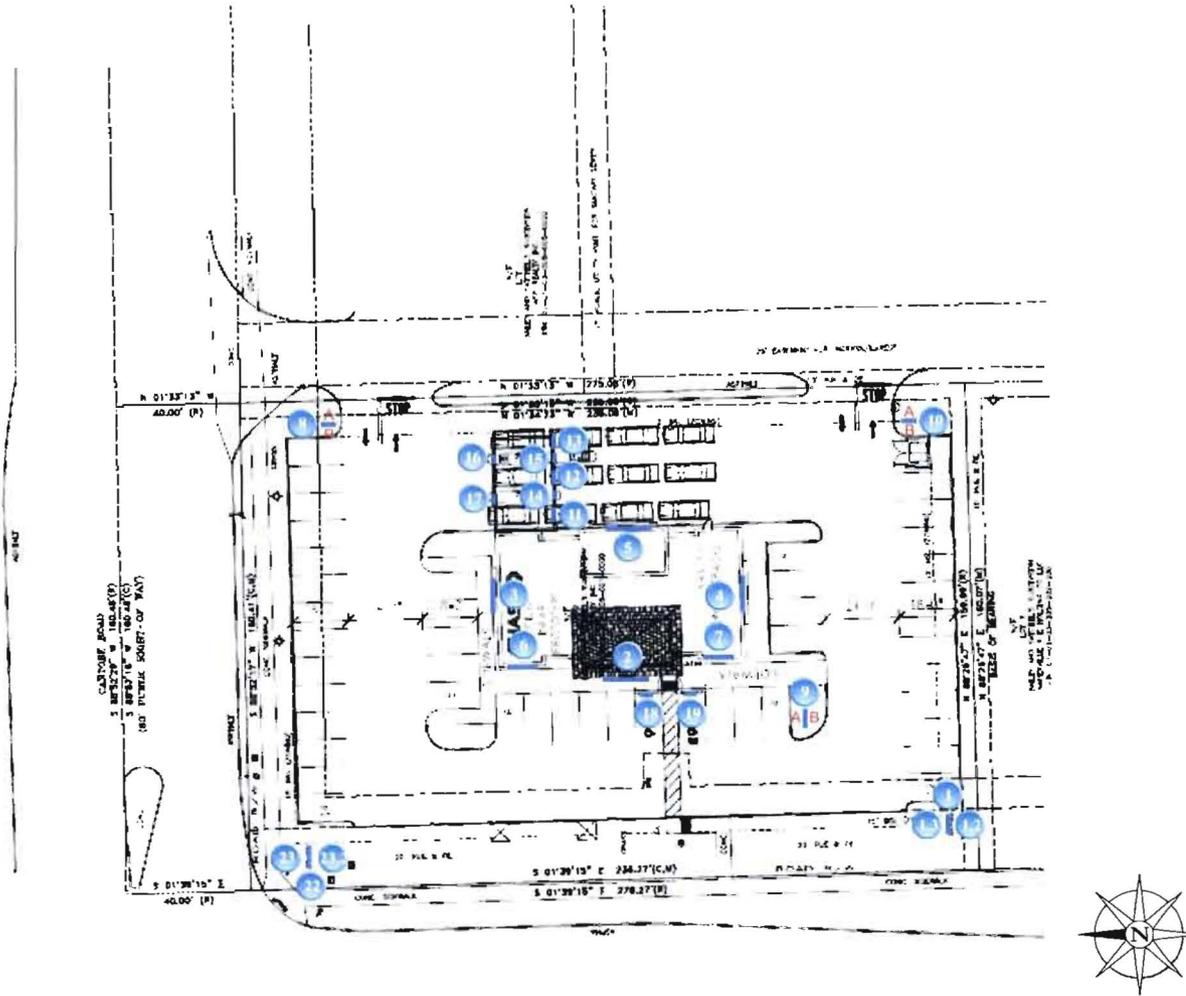
checked JG

approved JHN

issued for date

sheet

A3.2



SIGN SCHEDULE					
Proposed Sign Inventory					
Site #	#	Sign Code	Description	SF	Comments
26969	1	M-50-CUST	Monument		BRICK BASE
26969	1.2	FCO-6	Flat Cut Out Letters		
26969	1.3	FCO-6	Flat Cut Out Letters		
26969	2	UF-WBO-30	Channel Letters		
26969	3	UF-WBO-30-CUST	Channel Letters		BOTTOM FEEDS
26969	4	UF-WBO-20-CUST	Channel Letters		BOTTOM FEEDS
26969	5	UF-WBO-30	Channel Letters		
26969	6	SCU-OCT-EXT-48	Exterior Octagon		
26969	7	SCU-OCT-EXT-48	Exterior Octagon		
26969	8	D-5	Directional		
26969	9	D-5	Directional		
26969	10	D-5	Directional		
26969	11	DU-B-R	Lane Designator		
26969	12	DU-B-R	Lane Designator		
26969	13	DU-C-R	Lane Designator		
26969	14	TC-CL-W	Clearance		
26969	15	TC-CL-W	Clearance		
26969	16	TC-P-HADA	Regulatory		
26969	17	TC-P-HADA	Regulatory		
26969	18	TC-P-DADA	Regulatory		
26969	19	TC-P-CADA	Regulatory		
26969	20	TOP-FS-DU-NHED	ATM Topper - Narrow		
26969	21	SSB	Self Service Banker		
26969	22	PPTEMP-DB-HD	Coming Soon		
26969	23	MT-D	Multi Tenant Sign		
26969	23.2	MT-D	Multi Tenant Sign		
				Total Proposed SF	Variance
				Total Allowable SF	Recommend

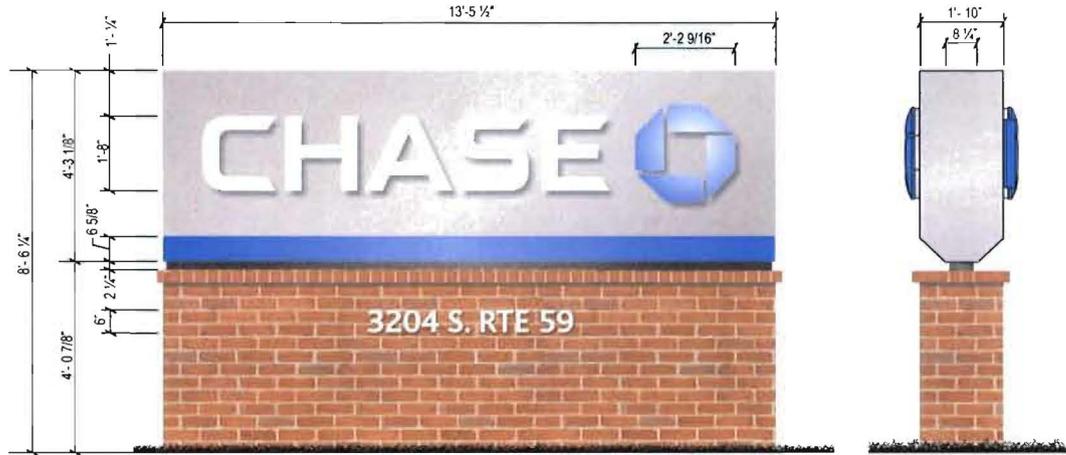


CLIENT NAME CHASE	ADDRESS 3204 S Route 59 Naperville IL 60564	SITE 26969	PAGE NUMBER 2	DRAWING NUMBER 12-4274-01
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CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NEW JERSEY 08057 P - 856.802.1677 F - 856.802.0412

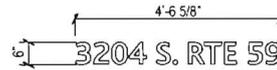
FLORIDA 2416 SAND LAKE RD. ORLANDO, FL 32809 · TEXAS 1170th ST. GRAND PRAIRIE, TX 75050 & 10950 MAHAFFEY RD. TOMBALL, TX 77975 · NORTH CAROLINA 120 CASCADE DR. CONCORD, NC 28027
 OKLAHOMA 1108 SOUTH 4th ST. SUITE 200 CHICKASHA, OK 73018 · CALIFORNIA 42445 AVENIDA ALVARADO TEMECULA, CA 92590 · MEXICO CALZADA DEL BAJIO, NO 5050, MODULO 1 Y 2, PARQUE INDUSTRIAL EL BAJIO TECATE, BAJA CALIFORNIA MEXICO

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1 Monument Sign- M-50-CUST
Scale: 3/8" = 1'-0"
CUSTOM BRICK BASE TO MATCH BLDG COLOR

NOTE:
UL LABELS ARE TO BE PLACED ON THE SIDE OF THE SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.



1.2 1.3 FLAT CUT OUT LETTERS - FCO-6
Scale: 3/8" = 1'-0"

NOTES:

Routed aluminum face finished MP 19891
Chase nickel, fabricated letters with white acrylic faces and 6046 blue acrylic returns.
Formed ACRYSTEEL 6046 Blue acrylic logo.
Angled bottom light panel with ACRYSTEEL 6046 blue acrylic.

FABRICATION NOTE(S):
UL LABELS ARE TO BE PLACED ON THE SIDE OF THE SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.
SIGN TO BE FAB'D TO MATCH LINK SPEC. DRAWING B224003 (M-50-MONUMENT). FOUNDATION TO MATCH AUGURED OPTION.

CLIENT NAME CHASE	ADDRESS 3204 S Route 59 Naperville IL 60564	SITE 26969	PAGE NUMBER 4	DRAWING NUMBER 12-4274-01
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CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NEW JERSEY 08057 P - 856.802.1677 F - 856.802.0412

FLORIDA: 2416 SAND LAKE RD. ORLANDO, FL 32809 · **TEXAS:** 1170th ST. GRAND PRAIRIE, TX 75050 & 10950 MAHAFFEY RD. TOMBALL, TX 77975 · **NORTH CAROLINA:** 120 CASCADE DR. CONCORD, NC 28027

OKLAHOMA: 1108 SOUTH 4th ST., SUITE 100 CHICKASHA, OK 73018 · **CALIFORNIA:** 42445 AVENIDA ALVARADO TEMECULA, CA 92590 · **MEXICO:** CALZADA DEL BAJIO, NO. 5050, MODULO 1 Y 2, PARQUE INDUSTRIAL EL BAJIO TECATE, BAJA CALIFORNIA MEXICO



EXISTING ELEVATION



PROPOSED ELEVATION



NOTES:

3/16" WHITE PLEX FACE W/ VINYL GRAPHICS
APPLIED FIRST SURFACE

23 23.2 CO-LOCATED MULTI TENANT SIGNAGE - MT-D
Scale: NTS

SIZES TO BE VERIFIED

VERIFY IF T-BARS WILL NEED TO BE MODIFIED TO CONTAIN CONTINUOUS FACE

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	3204 S Route 59 Naperville IL 60564	26969	5	12-4274-00

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OKLAHOMA 1108 SOUTH 4th ST. SUITE 200 CHICKASHA, OK 73018 - CALIFORNIA 42445 AVENIDA ALVARADO TEMECULA, CA 92590 - MEXICO CALZADA DEL BAJIO, NO. 5050, MODULO 1 Y 2, PARQUE INDUSTRIAL EL BAJIO TECATE, BAJA CALIFORNIA MEXICO

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EXHIBIT 1

Exhibit 1: Section 6-3-8:2 Standards for granting or amending a conditional use

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

Responses

1. The proposed bank branch with drive thru lanes will not be detrimental or impose any threat to the public health, safety or welfare. A bank branch will have relatively less operating hours and less traffic than the existing gas station and car wash. In order to construct the bank branch the developer will be required to remove all Underground Storage Tanks containing fuel and remediate any necessary hazardous soil. This will improve the overall environmental condition of the site once the gas station is demolished.
2. The removal of an existing gas station and construction of a freestanding bank branch should be viewed as a more desirable development and should not have any negative impacts on adjacent property values.
3. The exchange of the existing conditional use for the automobile drive thru and the proposed bank branch with drive thru lanes is expected to draw less traffic than a typical gas station. This should have very little effect on the existing development.

EXHIBIT 2

Exhibit 2: Section 6-4-7 Standards for granting or amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.
4. Open space, outdoor common area, and recreational facilities are provided.
5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Responses

1. The overall PUD will not be affected by the proposed development in Lot 2.
2. The existing PUD does meet the requirements. The proposed redevelopment of Lot 2 is consistent with the PUD.
3. The physical design of the PUD is not changing. The footprint of the building on Lot 2 is the proposed change.
4. No open space or outdoor common area is being affected by this proposal.
5. This proposal is in compliance with zoning regulations.
6. This PUD is compatible and comparable to adjacent PUD and developments within the surrounding areas.
7. The PUD fulfills the objectives and comprehensive plans of the City of Naperville.

EXHIBIT 7: Section 5-4-14: Justification for Granting a Sign Variance

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

The sign variance being proposed by Chase bank requests first, that an existing non-conforming off-premise ground sign be allowed to remain both in appearance and in its current location and second, that an additional ground sign be allowed at the subject property.

The property in question was previously owned by Jewel and was modified to include a panel for the gas station that was added to the corner. The multi-tenant panel that currently advertises Shell gasoline will need to be removed and replaced once the Shell is gone. The Jewel store is set back considerably from the street with multiple retail buildings blocking its wall signage. The monument is the only sign on Route 59 that advertises Jewel's presence in the center. Removing the Jewel sign would create a significant hardship to Jewel and its ability to generate new business and maintain a successful relationship with the community.

With that being said, Chase is allowed two single tenant monument signs on this property by code; the first on Route 59 and the second on Cantore Rd. Chase is choosing to pass on the sign on Cantore Rd completely and concentrate its efforts on the Route 59 presence. However, Chase will need a variance for its single tenant monument sign to be located on the same property with the non-conforming Jewel sign. Chase is proposing that the sign be located on the opposite end of the property facing Route 59 to decrease potential clutter and to allow adequate visibility to both sign.

The ground signage at this potential development is extremely unique to this property and is not self-imposed by the businesses in question. By following the strict letter of the code the city will force one of these businesses to give up the branding that is greatly needed on this busy thoroughfare. This situation would normally not exist in a development and has only become problematic now that this property is being sold and developed by separate owner with separate business interests. There are likely few other businesses that would find themselves in similar situations and be able to argue the need for this additional signage as effectively.

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

The existing Jewel sign was installed prior to Chase's interest in developing the subject property.

EXHIBIT 7: Section 5-4-14: Justification for Granting a Sign Variance

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

The new Chase sign will be an improvement to the visual appeal of Route 59 and the surrounding area and allowing both signs on the property creates no circumstance that could be considered detrimental to the area.

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

Approval of the new Chase sign and approval to leave the existing Jewel sign will promote the potential customer's ability to enter the site more efficiently thus decreasing the likelihood of traffic accidents due to sudden lane changes. The requested signage will not impair visibility to the adjacent property.

The proposed variations will not alter the essential character of the neighborhood.

The requested signage is consistent with other businesses on Route 59 providing a unified look in the City of Naperville.

The proposed variation is in harmony with the spirit and intent of this Chapter.

The code limits ground signage quantity and size so as not to create visual clutter however it also allows businesses the opportunity to market their product and services effectively, both of which will be upheld by granting this variance.