



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
11/07/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the October 17, 2012 Planning and Zoning Commission meeting.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PZC Case # 12-1-103 Standard Market Sign Variance
Petitioner: 1400 Aurora Avenue, LLC; 204 E. Chicago Avenue;
Westmont, IL 60559
Location: 1384-1394 Aurora Avenue, Naperville, IL

Request: Conduct the public hearing for approval of a sign variance from Section 5-4-3 (Prohibited Signs) to permit an off premise sign at 1384-1394 Aurora Avenue.

Official Notice: Published in the Naperville Sun on Sunday, October 21, 2012

2. PZC Case # 12-1-126 1036 N. Webster Street
Petitioner: Ashley Seymour
Location: 10336 N. Webster Street

Request: Conduct the public hearing regarding a variance to allow the covered front porch to encroach 5 feet into the required front yard.

Official Notice: Published in the Naperville Sun Sunday, October 21, 2012

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
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3. PZC Case # 12-1-133 Unity in Naperville Church
Petitioner: Unity in Naperville; 1815 Thornapple Way, Aurora, IL,
60504
Location: 1600 Shore Road, Unit C

Request: Conduct the public hearing to consider the petitioner's request for approval of a conditional use for a public assembly use pursuant to Section 6-8C-3 (I Industrial District: Conditional Uses) of the Municipal Code for the establishment of a church at 1600 Shore Road.

Official Notice: Published in the Naperville Sun on Sunday, October 21, 2012

4. PZC Case # 12-1-124 Midwest Warehouse, 2885 W. Diehl Road
Petitioner: Diehl Road, LLC, 2600 Internationale Parkway,
Woodridge, IL 60517
2885 W. Diehl Road

Request: Conduct the public hearing for approval of a variance to to reduce the number of required off-street parking spaces.

Official Notice: Published in the Naperville Sun on Sunday, October 21, 2012

5. PZC Case # 12-1-134 Springbrook Square Lot 2
Petitioner: Dr. Michael Peski, DDS
Location: 1923 Springbrook Square Drive

Request: Conduct the public hearing for approval of a major change to the PUD, revised final PUD plat, and associated development plans to develop the property with retail and medical office uses.

Official Notice: Published in the Naperville Sun on Sunday, October 21, 2012

6. PZC Case # 12-1-138 Goldfish Swim School
Petitioner: Randall Barba, 1264 Muirwood Ct, Rochester Hills, MI
48306
Location: 1688 Quincy Avenue

Request: Conduct the public hearing for a conditional use for a training studio (i.e., Goldfish Swim School) in I (Industrial District) for the property located at 1688 Quincy Avenue.

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NAPERVILLE PLANNING AND ZONING COMMISSION
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Official Notice: Published in the Naperville Sun on Sunday, October 21, 2012

E. REPORTS AND RECOMMENDATIONS

F. CORRESPONDENCE

G. NEW BUSINESS

1. PZC Case # 12-1-139 Amendments to Title 6 (Zoning) and Title 7 (Subdivision) Regarding Required Notice
Petitioner: City of Naperville Planning Services Team

Request: Direct staff to initiate an amendment to Titles 6 (Zoning) and 7 (Subdivision) regarding required notice.

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 OCTOBER 17, 2012**

Call to Order

7:00 p.m.

A. Roll Call

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

B. Minutes

Approve the minutes of the October 3, 2012 Planning and Zoning Commission meeting.

Motion by: Meyer Approved
Second by: Gustin (8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case #12-1-127
North Central
College Rezoning**

The petitioner, North Central College, requests rezoning of eight (8) parcels to CU (College/University District).

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

Planning and Zoning Commission inquired about:

- The permitted and conditional uses in the CU district.
- Whether the College would have to seek additional permission for uses listed as conditional uses. Liu stated that the North Central College Master Land Use Plan specifies all existing facilities and future college expansions. Any uses or future changes not in compliance with the Master Plan would require additional entitlement process such as an amendment to the Master Plan and a conditional use approval.
- Are there any additional restrictions for Parcel 1 (A. A. Smith House). Liu stated that a façade easement is in place on the A. A. Smith House that prevents changes to the façade of the house.
- Whether Parcel 1 was included in the master plan. Liu stated yes.

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

- West gave an overview of the request including the history related to the establishment of the CU district and the current uses for each parcel.

Planning and Zoning Commission inquired about:

- HPC's review for the three designated historic properties. West stated that the HPC reviewed the rezoning request for Parcels 1, 2 and 7 and recommended approval of the rezoning.
- Whether ECHO was aware of the request. West stated that the petitioner has sent an email to ECHO board members, requesting that ECHO notify their members of the rezoning request via email. No response has been received by the petitioner.
- What specific uses are designated for each parcel in the Master Plan?
- How the College use the A. A. Smith House? Paul Loscheider, Vice President - Business Affairs with North Central College, stated that the College currently uses the A. A. Smith House for meetings, special events, receptions and guest accommodation.
- Whether there have been any complaints for the College's use of the A. A. Smith House. Loscheider indicated no.
- The future use of the existing president house if the new president chooses the A. A. Smith House as his residence. Loscheider stated that it is unknown at this point.
- Whether all the properties will be utilized for college purposes in the future. Loscheider confirmed yes.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – The request is a good clean up. The subject parcels are contiguous to the existing campus.
- Williams – Williams fully supports the rezoning. The applicant is to be commended for bringing the parcels into compliance with the zoning code. Williams is satisfied that the subject parcels will be used for College purposes.
- Herzog – The College has done an excellent job in maintaining the residential properties that they purchased. Herzog appreciates the College's effort in maintaining those properties and believes they will continue to do so.

Planning and Zoning Commission moved to recommend approval of the rezoning of the eight parcels to CU District.

Naperville Planning and Zoning Commission
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Motion by: Gustin
Seconded by: Williams

Approved
(8 to 0)

**E. Reports and
Recommendations**

F. Correspondence 2013 Planning and Zoning Commission Meeting Calendar.

Meyer – November 20, 2013 is the Wednesday before the Thanksgiving, which will be a big travel day. Meyer suggests that such date should be avoided in the future.

G. New Business Williams recognizes the City for receiving an award by DePaul University.

Williams noted that he was happy to see several new projects being constructed around town.

H. Adjournment

7:36 p.m.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC 12-1-103 **AGENDA DATE:** 11/7/2012
SUBJECT: Standard Market Sign Variance
 Petitioner: 1400 Aurora Avenue, LLC; 204 E. Chicago Avenue,
 Westmont, IL, 60559

LOCATION: 1384-1394 Aurora Avenue, Naperville, IL

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner is requesting approval of a sign variance from Section 5-4-3 (Prohibited Signs) to permit an off-premise sign at 1384-1394 Aurora Avenue.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Clint Smith, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property is zoned R1A (Low Density Single-Family Residence District), which allows public utility facilities as a conditional use. The approximately 24-acre parcel is owned by the City of Naperville and is the current location of the Department of Public Utilities Electric Service Center. Standard Market is located directly west of the subject property, is zoned B3 (General Commercial District), and is pending construction of a grocery store.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The existing use of the property is consistent with the 1998 East Sector Plan’s recommendation of an “Institutional” land use.

PLANNING SERVICES TEAM REVIEW:

The petitioner requests a variance from Section 5-4-3 (Prohibited Signs) to allow an off-premise sign for Standard Market to be located on the City’s property, which is directly adjacent to the proposed Standard Market. If approved, the existing City of Naperville sign currently located on the property would be removed and replaced with a new monument sign that would incorporate a

Standard Market – PZC 12-1-103

November 7, 2012

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panel for the Electric Services Center and a panel for Standard Market (*see attachment #3: Sign Final Elevation*). The proposed sign would be constructed of quality materials (limestone base and cornice) at the petitioner's cost and will be located at the southwest corner of Aurora Avenue and the City's access drive.

Currently, the City's access drive is a private drive that provides ingress and egress to the City of Naperville's Electric Service Center at 1384-1394 Aurora Avenue. With the approved development of the Standard Market grocery store on the property to the west of the access drive, the City and the petitioner entered into an access agreement that will allow the public to access Standard Market from the City's access drive (*see attachment #4: Approved Standard Market Site Plan*).

Given the new status of the roadway as an accessible public route, placing signage at the proposed location would be beneficial to the public welfare by identifying the City's drive as an access point to the Standard Market site. In addition, the sign will be located approximately 35 feet from the petitioner's property, which helps minimize the confusion that an off-premise sign can create when not located near the business being advertised. Finally, the proposed sign has been designed such that if Standard Market no longer requires their panel on this sign, it can be removed with little effort, while still maintaining the City of Naperville's signage on the monument sign.

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.

ATTACHMENTS:

1. Standard Market – Application for Sign Variance – PZC 12-1-103
2. Standard Market – Sign Site Plan – PZC 12-1-103
3. Standard Market – Sign Elevation Final – PZC 12-1-103
4. Standard Market – Approved Standard Market Site Plan – PZC 12-1-103

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1400 Aurora Avenue

PARCEL IDENTIFICATION NUMBER (PIN) 07-23-110-011 and -013

APPLICANT'S NAME: 1400 Aurora Avenue, LLC

APPLICANT'S ADDRESS: 204 E. Chicago Avenue

CITY: Westmont STATE: IL ZIP CODE: 60559

DAYTIME PHONE: (630) 320-5955

E-MAIL ADDRESS: vince@standardmarket.com

OWNER OF PROPERTY: 1400 Aurora Avenue, LLC

OWNER'S ADDRESS: 204 E. Chicago Avenue

CITY: Westmont STATE: IL ZIP CODE: 60559

OWNER'S DAYTIME PHONE: (630) 320-5955

ZONING OF PROPERTY: B-1

AREA OF PROPERTY (Acres or sq ft): 8.106

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

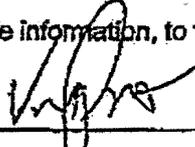
Vacant

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

Applicant seeks a variance to allow an off-premises sign. The proposed sign will be co-located with an existing City sign along an access road where Applicant will receive an easement for ingress and egress. Sign Code Sections: 5-4-3(s); 5-4-5.

EXHIBIT A

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


 _____ 10/8/12
 (signature of applicant) (date)
 EXECUTIVE VICE PRESIDENT

SUBSCRIBED AND SWORN TO before me this 8 day of Oct, 2012



 (Notary Public and Seal)



EXHIBIT A

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

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

1. Applicant: 1400 Aurora Avenue LLC
Address: 204 E. Chicago Avenue
Westmont, IL 60557

2. Nature of Benefit sought: Variance From Sign Code

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: Limited Liability Company

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. See attached.
b. _____
c. _____
d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Vince Priest - Executive Vice President

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, Vince Priest, 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 8 day of Oct, 2012
Katherine Kania
Notary Public



EXHIBIT B

The owner of the property is 1400 Aurora Avenue, LLC.

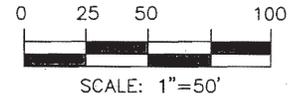
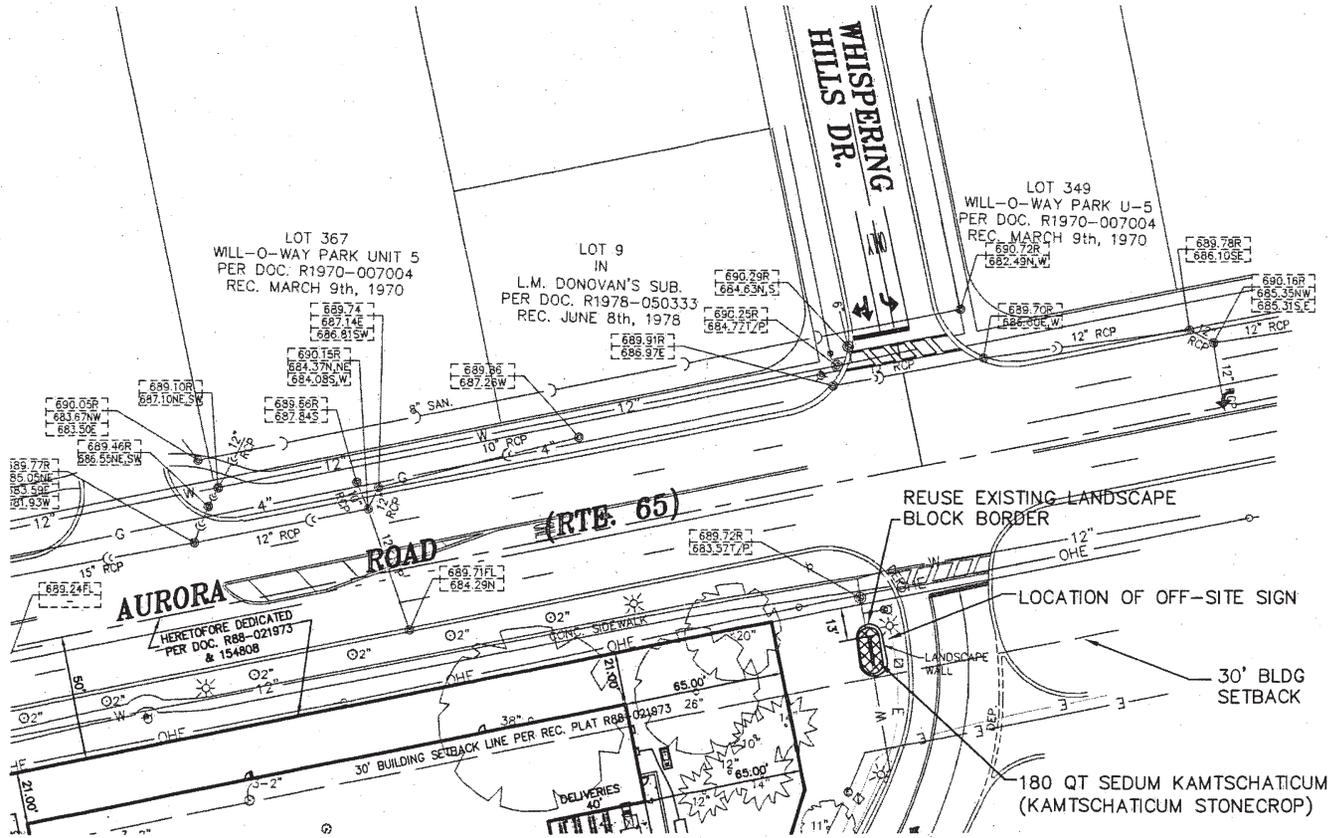
The sole Member of 1400 Aurora Avenue, LLC is Hinsdale Realty, LLC.

The sole Member of Hinsdale Realty, LLC is West Highland Capital Partners, LLLP.

The sole beneficial owners/partners of West Highland Capital Partners, LLLP are:

- 1. Andre and Lisa Radandt, as tenants by the entireties – 204 East Chicago Avenue, Westmont, IL 60559**
- 2. The Radandt Children's Irrevocable Family Trust (4 minor children are the beneficial owners of this family trust).**

SITE PLAN FOR OFF-SITE SIGN FOR STANDARD MARKET - NAPERVILLE



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ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 365-3232 • FAX (630) 365-3287

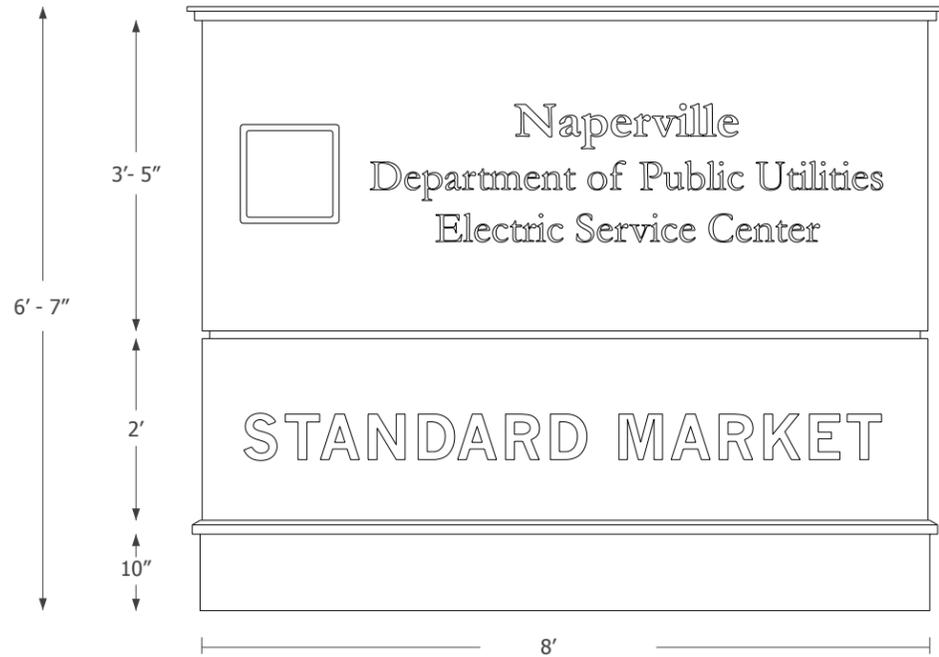
PREPARED FOR:

WEST HIGHLAND CAPITAL PARTNERS, LLLP
204 CHICAGO AVENUE
WESTMONT, IL. 60559
(630) 258-2220

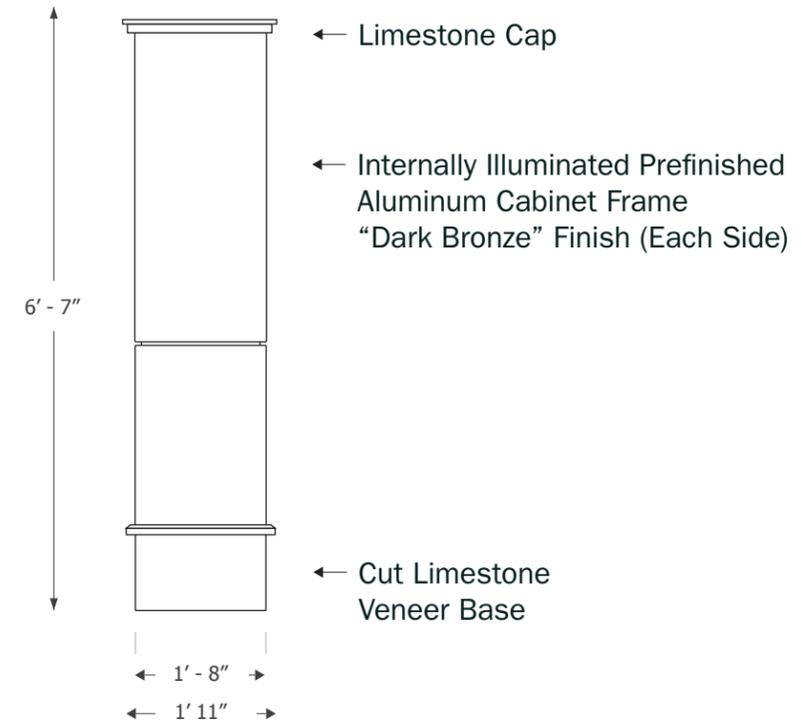
STANDARD MARKET - NAPERVILLE

SITE PLAN FOR OFF-SITE SIGN

DRN./CKD. BY: MAJ/CAH	FILE: 7244_SIGN EXH	SHEET NO.
SCALE: 1"=50'	DATE: 09/19/12	1 OF 1



Front Elevation - Ground Sign "C" (Aurora & Whispering Hills)



Side Elevation - Ground Sign "C" (Aurora & Whispering Hills)

Ground Sign "C" (Monument Sign)

- 6' - 7" x 8' (Overall Dimensions)
- 44 SF Toal Sign Face Area Each Side
 - Naperville Sign occupies 62% Sign area
 - Standard Market occupies 38% Sign area

Ground Sign "C" Option 1B

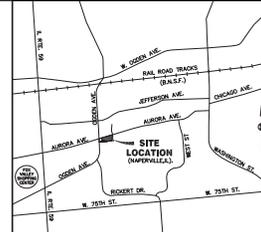


Perspective - Ground Sign "C" (Aurora & Whispering Hills)

SITE PLAN

BENCHMARKS:

- REFERENCE BENCHMARK:
CITY OF NAPERVILLE CONTROL MONUMENT STATION NO. 19
ELEV.=707.68
- CHISEL "X" IN CONCRETE WALK 105'-4" WEST OF THE SOUTHEAST CORNER OF THE CONTINENTAL AUDI DEALERSHIP.
ELEV.=690.61 ROAKE & ASSOC. C.P. #1
 - CHISEL "X" IN CONCRETE WALK AT THE NORTHEAST CORNER OR ROUTE 34 (ODDEN AVENUE) AND AURORA AVENUE.
ELEV.=690.90 ROAKE & ASSOC. C.P. #2



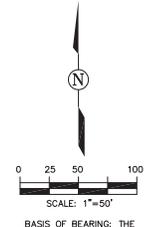
LEGEND	EXISTING	DESCRIPTION
○	○	MANHOLE
○	○	CATCH BASIN
○	○	INLET
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	HEADWALL
—	—	END SECTION
—	—	VALVE & WALK
—	—	VALVE & BOX
—	—	FIRE HYDRANT
—	—	STREET LIGHT
—	—	CONTOURS
—	—	ELEVATIONS
—	—	SIDEWALK
—	—	CURB
—	—	STRUCTURE CALLOUT

LEGEND	ABBREVIATIONS
—	P.U. & D.E.
—	REC.
—	MEAS.
—	I.P.
—	FND.
—	DOC.
—	PUBLIC UTILITIES & DRAINAGE EASEMENT
—	RECORD INFORMATION
—	MEASURED INFORMATION
—	IRON PIPE
—	FOUND
—	DOCUMENT

Monument Sign location

Public access to Standard Market

City access drive



SCALE: 1"=50'

0 25 50 100

BASE OF BEARING: THE MOST SOUTHWESTERLY LINE BEING N86°19'25"W.

SITE DATA

SITE AREA	8.106 AC.
BUILDING AREA	38,000 S.F.
PARKING STALLS REQUIRED	38,000 x 4.5/1000= 171
PARKING STALLS PROVIDED	205 SPS (7 HDPC)
BICYCLE RACKS	171 x 0.05= 9

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1864 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3292 • FAX (630) 366-3267

PREPARED FOR:
WEST HIGHLAND CAPITAL PARTNERS, LLLP
204 CHICAGO AVENUE
WESTMONT, IL. 60559
(630) 258-2220

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	08-24-11	REV. PER CITY REVIEW (LTR 8/17/11)			

STANDARD MARKET, NAPERVILLE, IL
SITE PLAN - PHASE 1
DRN/CD: BY: SRH/CAH FILE: 7244SITEPLAN FLD. BK./PC: . SHEET NO. 1 OF 1
SCALE: 1" = 50' DATE: 07/29/11 JOB NO.: 724.004

1036 N. Webster Street (PCZ 12-1-126)

November 7, 2012

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The proposed covered porch will only encroach into the required front yard and will meet all other setback requirements of the R1B Zoning District. Although a roofed structure, the covered porch will be a single story and maintain a 25' setback from the front property line. Staff finds that such improvement will not alter or destroy the essential character of the neighborhood or be a substantial detriment to the adjacent property. Staff finds that the proposed improvement will be an enhancement to both the property and the neighborhood and supports the request.

The requested variance, if approved, will be subject to compliance with the site plan (Attachment 2) and will only be applicable to the portion of the covered porch inside the 30' front yard setback as shown on the site plan. If the petitioner were to seek additional improvement in the future which encroaches further into the zoning setback, an additional variance and deviation would be required to be processed.

ATTACHMENTS:

1. 1036 N. Webster Street – Development Application – PZC 12-1-126
2. 1036 N. Webster Street – Legal Description – PZC 12-1-126
3. 1036 N. Webster Street – Site Plan – PZC 12-1-126
4. 1036 N. Webster Street – Elevations – PZC 12-1-126

CITY OF NAPERVILLE APPLICATION FOR A ZONING VARIANCE

ADDRESS OF SUBJECT PROPERTY: 1036 North Webster St.

PARCEL IDENTIFICATION NUMBER (PIN) _____

APPLICANT'S NAME: Ashley Seymour & Chris Storkwicz

APPLICANT'S ADDRESS: 1036 North Webster St.

CITY: Naperville STATE: IL ZIP CODE: 60563

APPLICANT'S DAYTIME PHONE: (630) 776-1097

E-MAIL ADDRESS: T5monster86@hotmail.com

OWNER OF PROPERTY: Ashley Seymour

OWNER'S ADDRESS: 1036 North Webster St.

CITY: Naperville STATE: IL ZIP CODE: 60563

OWNER'S DAYTIME PHONE: (773) 495-3033

ZONING OF PROPERTY: Residential

AREA OF PROPERTY (Acres or sq ft): 132' x 50'

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

Addition of front porch approx 32.5' x 5'

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

Reduce the 30ft. front yard set back to approx 25' to build first floor covered porch. Relevant codes:

Title 2-Boards and commissions, Chapter 2-Planning and zoning commission, 2-2-5: Improvements

EXHIBIT A

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

Ashtley Dugan 8/24/12
(signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2012
Nora Schroedter

(Notary Public and Seal)



EXHIBIT A

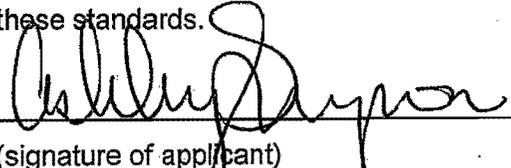
STANDARDS FOR A ZONING VARIANCE

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.


8/24/12

 (signature of applicant) (date)

SUBSCRIBED AND SWORN TO before me this 24th day of August, 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: Ashley Seymour
Address: 1036 North Webster St.
Naperville, IL 60563

2. Nature of Benefit sought: Addition of covered front porch

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

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

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

VERIFICATION
I, Ashley Seymour, 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: Ashley Seymour

Subscribed and Sworn to before me this 24th day of August, 2012.

Nora Schroedter
Notary Public



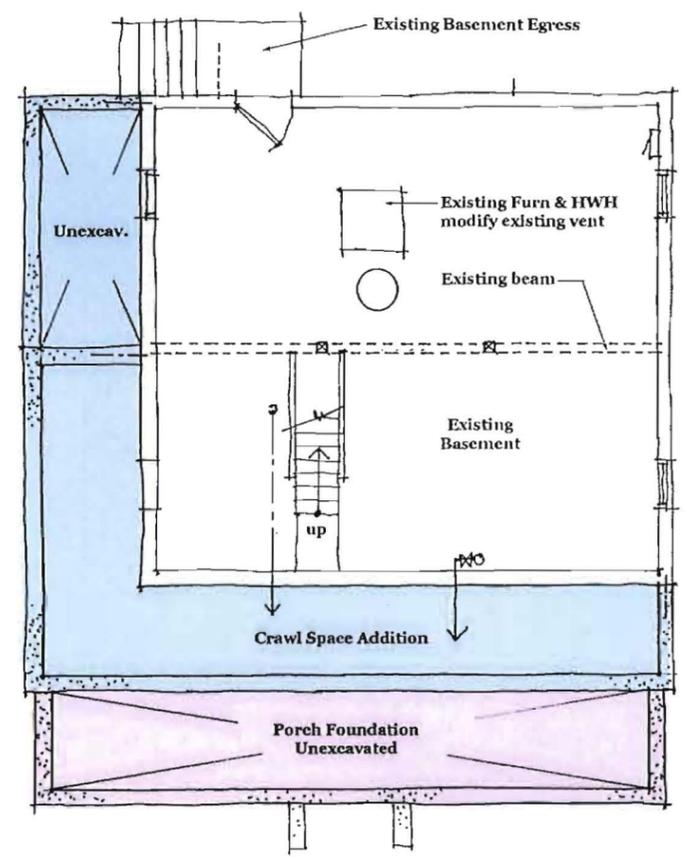
EXHIBIT B

Legal Description
1036 N. Webster Street

LOT 128 IN NAPERVILLE HEIGHTS, BEING A SUBDIVISION IN THE EAST ONE HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1922 AS DOCUMENT 155352, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-12-416-002

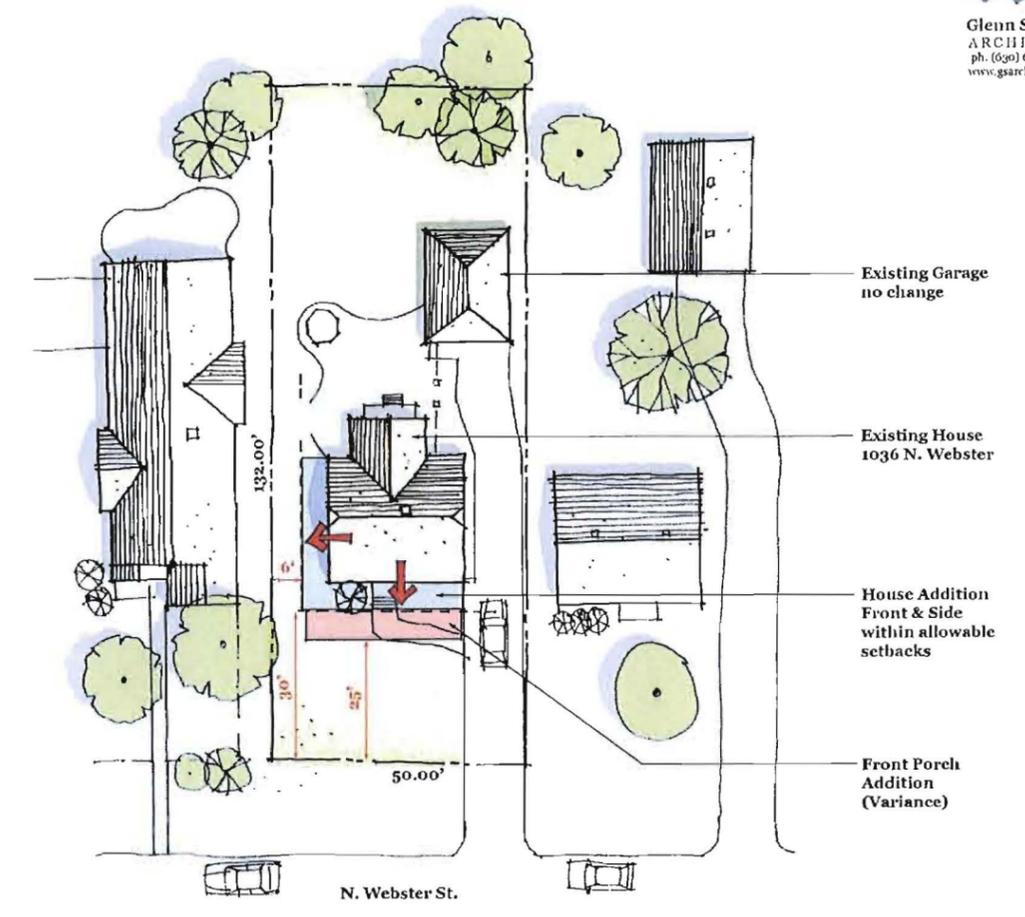
Address : 1036 N. Webster Street, Naperville, IL 60563



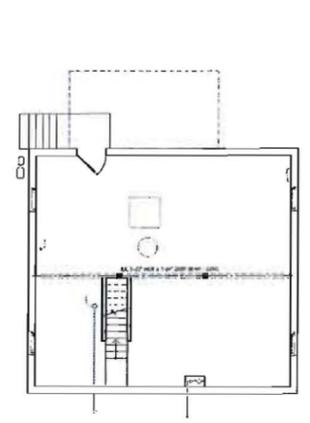
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
0 2 4'
NORTH



Existing Front Elevation



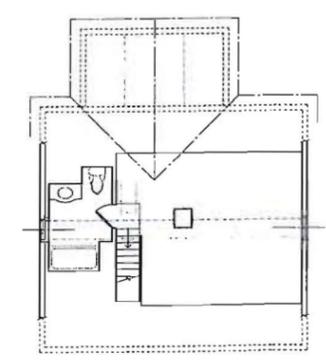
SITE PLAN
SCALE: 1/16" = 1'-0"
0 6' 12'
NORTH



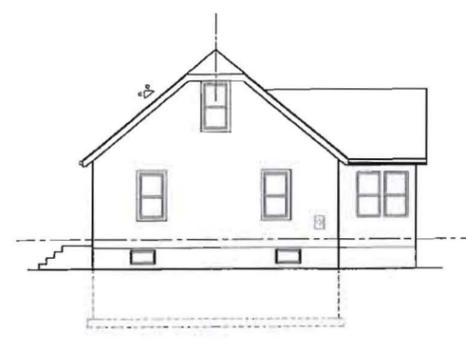
Existing Foundation Plan
scale: 1/8" = 1'-0"



Existing First Floor Plan
scale: 1/8" = 1'-0"



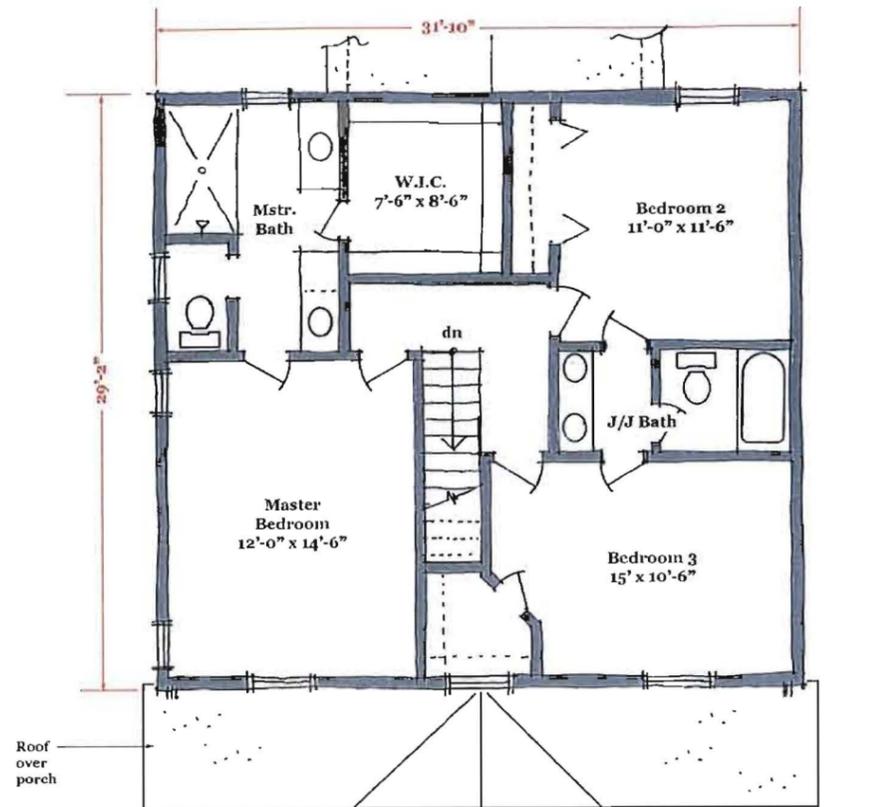
Existing Second Floor Plan
scale: 1/8" = 1'-0"



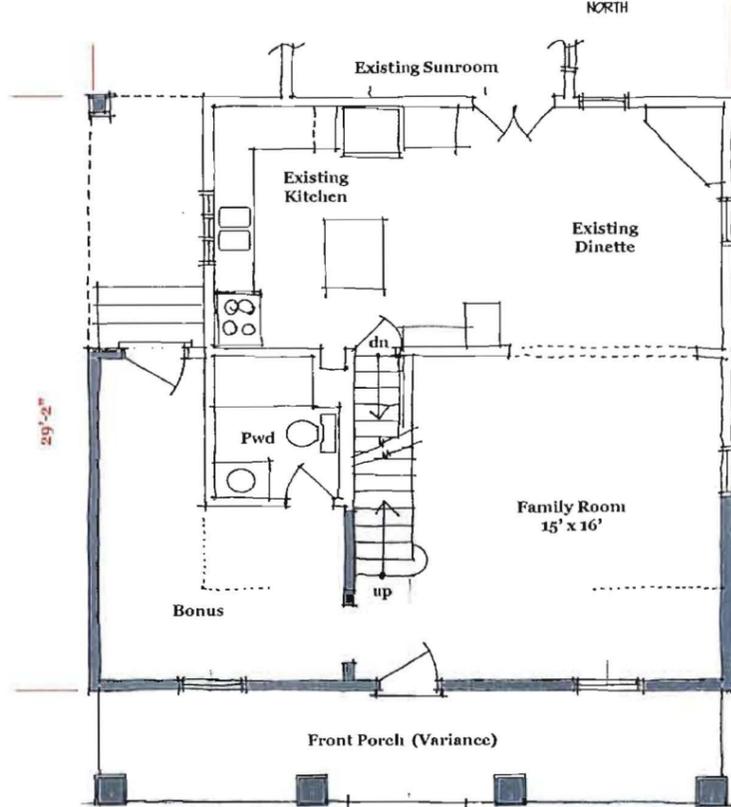
Existing Side Elevation
scale: 1/8" = 1'-0"



Existing Front Elevation
scale: 1/8" = 1'-0"



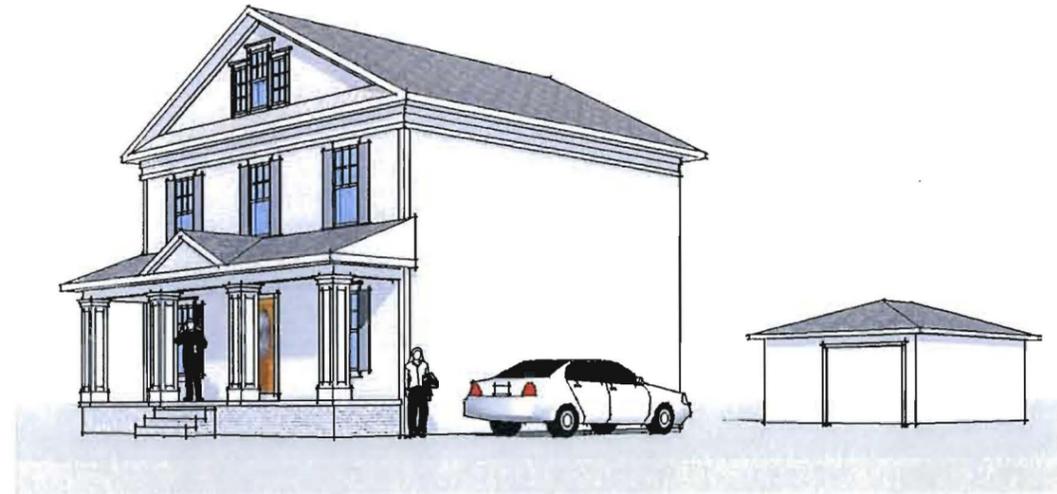
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
+/- 928 sf.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Front Elevation
not to scale



Concept Design

1036 N Webster Naperville, IL 60563

Building Addition with Porch

August 17, 2012



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC 12-1-133 **AGENDA DATE:** 11/7/2012
SUBJECT: Unity in Naperville Church
 Petitioner: Unity in Naperville; 1815 Thornapple Way, Aurora, IL, 60504

LOCATION: 1600 Shore Road, Unit C; Naperville, IL

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use for a public assembly use pursuant to Section 6-8C-3 (I Industrial District: Conditional Uses) of the Municipal Code for the establishment of a church at 1600 Shore Road.

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 zoned I (Industrial) and is currently improved with an approximately 47,000 square-foot, multi-tenant industrial building on 4.33 acres. It is generally located on the west side of Shore Road, approximately 500 feet south of Diehl Road. The subject property is bordered by I (Industrial) to the north, south, and west, with the property to the east zoned OCI (Office, Commercial, & Institutional).

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The proposed use is inconsistent with the Northwest Sector Comprehensive Plan’s recommended future land use of “Manufacturing/Transportation”. However, the underlying zoning of I (Industrial) District is consistent with the comprehensive plan, and a religious institution is allowed as a conditional use in an I District.

PLANNING SERVICES TEAM REVIEW:

The petitioner is requesting a conditional use to allow a public assembly use, specifically for a religious use, in an I District per Section 6-2-29 (General Zoning – Public Assembly Uses) of the

Unity in Naperville Church – PZC 12-1-133

November 7, 2012

Page 2 of 3

Municipal Code. The petitioner is proposing to occupy a 4,438 square-foot unit in an existing 46,067 square-foot building.

The existing building currently has three tenants occupying 19,661 square feet (see attachment #4: Tenant Roster) and six vacant units totaling 26,406 square feet, for a vacancy rate of 57 percent (including the proposed space for the religious use). According to information supplied by the applicant, the operating hours of all the existing businesses falls within a window of Monday-Friday, 7:00 a.m. to 7:00 p.m.

Per Section 6-2-29, religious uses are considered a “public assembly” use and must meet the requirements of that section as well as those of Section 6-3-8 (Conditional Uses). Section 6-2-29 states that requests for a public assembly conditional use should be evaluated based on the following criteria:

1. Total square footage of the proposed use.

The proposed use will occupy 4,438 square feet within a 46,067 square-foot building, or slightly less than 10 percent of the building.

2. Size of the parcel.

The parcel is 4.33 acres. The proposed use should not have an impact on the lot coverage, density, or required setbacks on the parcel.

3. Peak hours of operation and impact on adjacent uses.

The peak hours of the use will be during the worship service on Sunday morning between 9:00 a.m. and 12:00 p.m. No other tenants in the building have hours during this period, and no other adjacent properties appear to operate during this time.

4. Primary and accessory uses of the operation.

The primary use will be religious services held within a sanctuary that will occupy 2,025 square feet of space (45% of the total), with accessory classroom space (15%), office, foyer, and the main entry area (40%).

5. Parking demand and available private parking supply.

The site has approximately 175 parking spaces, with approximately 99 spaces in the front of the building. For a religious use, code requires 1 space/3 seats in the sanctuary, plus any additional parking needed for accessory uses. The sanctuary will have 133 seats, requiring 44 spaces. If the remainder of the space was calculated as office use, then an additional 8 spaces would be required, for a total of 52 spaces. The existing parking on site is adequate to meet the parking demand for this use during the proposed operating hours.

6. Traffic generation and adjacent roadway capacity.

The surrounding roadways currently accommodate the traffic generated by the industrial park during normal business hours, and given the hours of operation for the proposed use, staff anticipates that there will be less total traffic generated from this site during the Sunday hours of operation than during normal hours.

Unity in Naperville Church – PZC 12-1-133

November 7, 2012

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7. Maximization of the highest and best use for the subject property and/or building.

The highest and best use of the subject property would be to utilize the property for its intended use – industrial – which provides the city with an important and diversified source of revenue. An industrial use would also be consistent with the planned future land use in the Northwest Sector Comprehensive Plan. However, this particular unit has been vacant for over two years, and, in addition, five other units in the building are currently vacant. Staff finds that given the longevity of the vacancy of the unit, the proposed religious use for this facility is acceptable.

8. Preservation and enhancement of tax generating potential of the zoning district.

The proposal is to modify an existing tenant space in a multi-tenant industrial building. Staff finds that allowing the proposed use to occupy the building would not prevent it from being converted back to usable industrial space if it is vacated by the petitioner. Furthermore, the site currently contains 21,968 square feet of additional vacant space that can accommodate industrial uses.

9. Extent to which the proposed use, structure, and site design results in an efficient and creative use of the subject property.

There should not be a parking or traffic conflict between the proposed use and the existing uses on site, as they operate during different peak times, which allows for the efficient use of existing parking spaces.

10. Other criteria determined to be necessary to assess compliance with Section 6-3-8 of this Title.

Staff has reviewed the information provided and finds that the petitioner has met the standards for granting a conditional use (Section 6-3-8).

Conclusion

Staff finds that the petitioner has met the review criteria established in Section 6-2-29 (Public Assembly Uses) for granting a conditional use for a religious use, as well as the standards for granting a conditional use per Section 6-3-8.

ATTACHMENTS:

1. Unity in Naperville – Application – PZC 12-1-133
2. Unity in Naperville – Floor Plan – PZC 12-1-133
3. Unity in Naperville – Tenant Roster – PZC 12-1-133
4. Unity in Naperville – Standards for a Conditional Use/Site Photo – PZC 12-1-133

CITY OF NAPERVILLE

APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): UNITY IN NAPERVILLE

ADDRESS OF SUBJECT PROPERTY: 1600 SHORE RD. UNIT C

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-08-204-015

I. APPLICANT: UNITY IN NAPERVILLE

APPLICANT'S ADDRESS: 1815 THORNAPPLE WAY

CITY: AURORA STATE: IL ZIP CODE: 60504

PHONE: 630-499-9968 E-MAIL ADDRESS: REV. KITTY @ UNITYINNAPERVILLE.ORG

II. OWNER: NORTHSIDE MANAGEMENT

OWNER'S ADDRESS: 125 N. HALSTED SUIT 203

CITY: CHICAGO STATE: IL ZIP CODE: 60661

PHONE: 312-879-0880 E-MAIL ADDRESS: NAIAG@BNSM@YAHOO.COM

III. PRIMARY CONTACT (review comments sent to this contact): MARTIN BENDER

RELATIONSHIP TO APPLICANT: CHURCH MEMBER

PHONE: 630-235-5115 E-MAIL ADDRESS: MPBENDER@WOWWAY.COM

IV. OTHER STAFF

NAME: KITTY BENSON

RELATIONSHIP TO APPLICANT: PASTOR

PHONE: 630-499-9968 E-MAIL ADDRESS: REV. KITTY @ UNITYINNAPERVILLE.ORG

NAME: _____

RELATIONSHIP TO APPLICANT: _____

PHONE: _____ E-MAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

- | | |
|---|---|
| <input checked="" 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 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: 4.33

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

PLACE OF WORSHIP FOR SINGLE SUNDAY
MORNING SERVICE

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:

Monty Bender

(signature of applicant or authorized agent)

9/11/12

(date)

SUBSCRIBED AND SWORN TO before me this 11th day of September, 2012

Patricia Beth Sawa

(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: UNITY IN NAPERVILLE
Address: 1815 THORNAPPLE WAY
AURORA IL 60504

2. Nature of Benefit sought: CONDITIONAL USE PERMIT

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. NON PROFIT (CHURCH) NONE
- b. _____
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
MARTIN P BENDER, CHURCH MEMBER
1759 CHIFFSIDE CT. NAPERVILLE

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

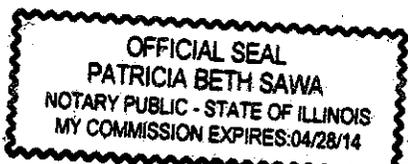
VERIFICATION

I, MARTIN P BENDER, 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.

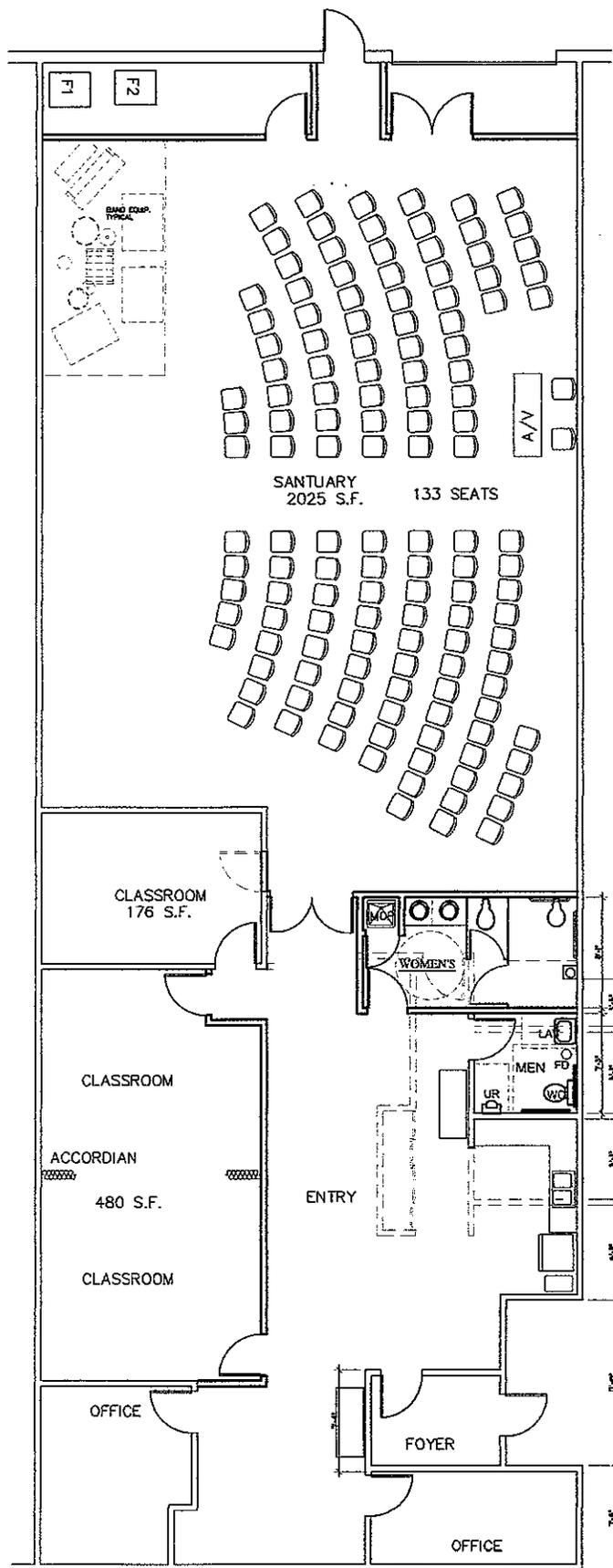
Signature: Martin P Bender

Subscribed and Sworn to before me this 11th day of September, 2012

Patricia Beth Sawa
Notary Public



1600 SHORE RD. UNIT C - UNITY IN NAPERVILLE



1600 SHORE RD. TENANT ROSTER

ADDRESS	TENANT	SQ. FT.	PHONE	HOUR OF OPERATION	EMPLOYEES
A	Vacant	5,049			
B	Vacant	4,303			
C	Proposed for Unity in Naperville Church	4,438		Sunday 9-12	133 for worship service 6 class room teachers 15-20 children
DE	First Environmental	6,932	(630) 778-1200	Mon- Fri: 8-5	22
F	Vacant	4,390			
GH	Herguth Labs	9,429	(888) 437-4884	Mon- Fri: 7-7	6
I	Vacant	4,388			
J	Vacant	3,838			
K	Perfect Air and Home Improvement	3,300	(630) 737-3328	Mon- Fri: 7-5	40
Note: Currently there are 89 parking places in front of 1600 Shore Rd.					
There is additioanl parking in the rear of 1600 Shore Rd.					

EXHIBIT 1
UNITY IN NAPERVILLE CHURCH
1600 SHORE RD. UNIT C

Unity in Naperville Church has been meeting since 2007 in Gregory Middle School in Naperville and desires to establish a permanent place of worship in Unit C, 1600 Shore Rd.

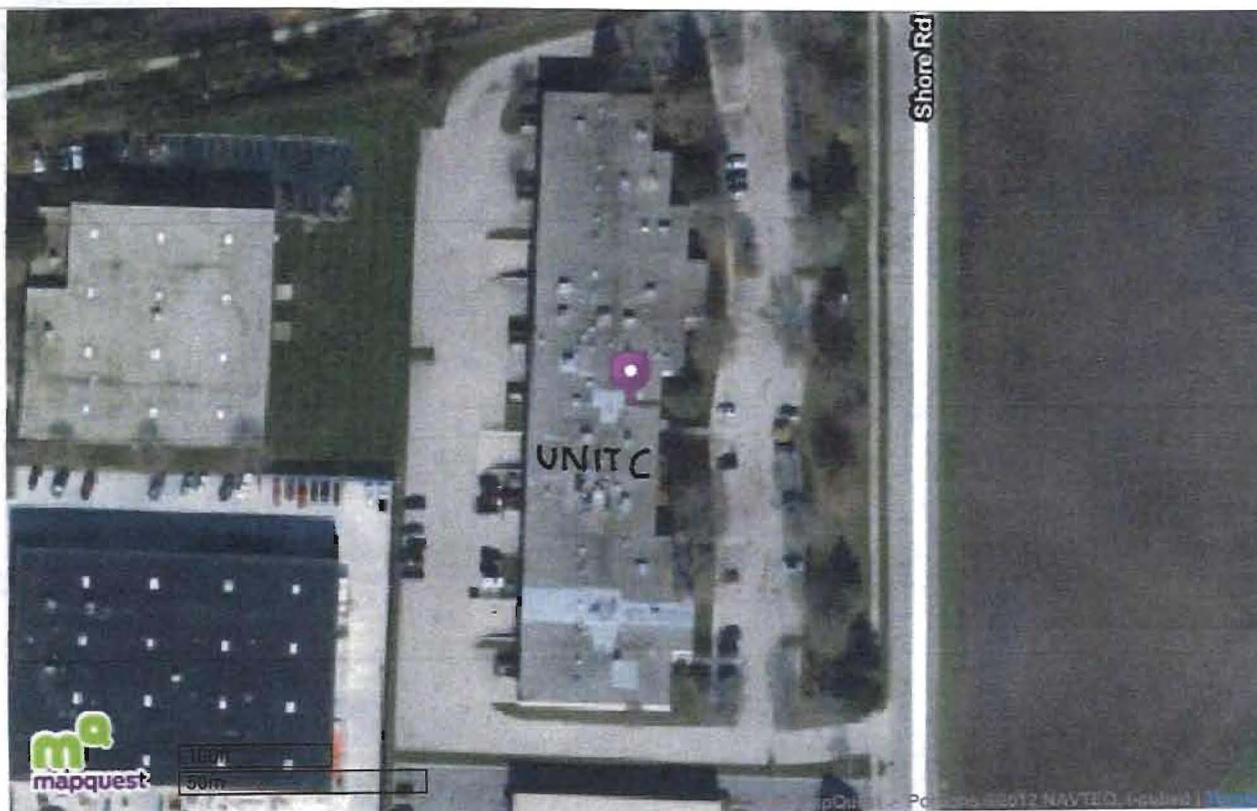
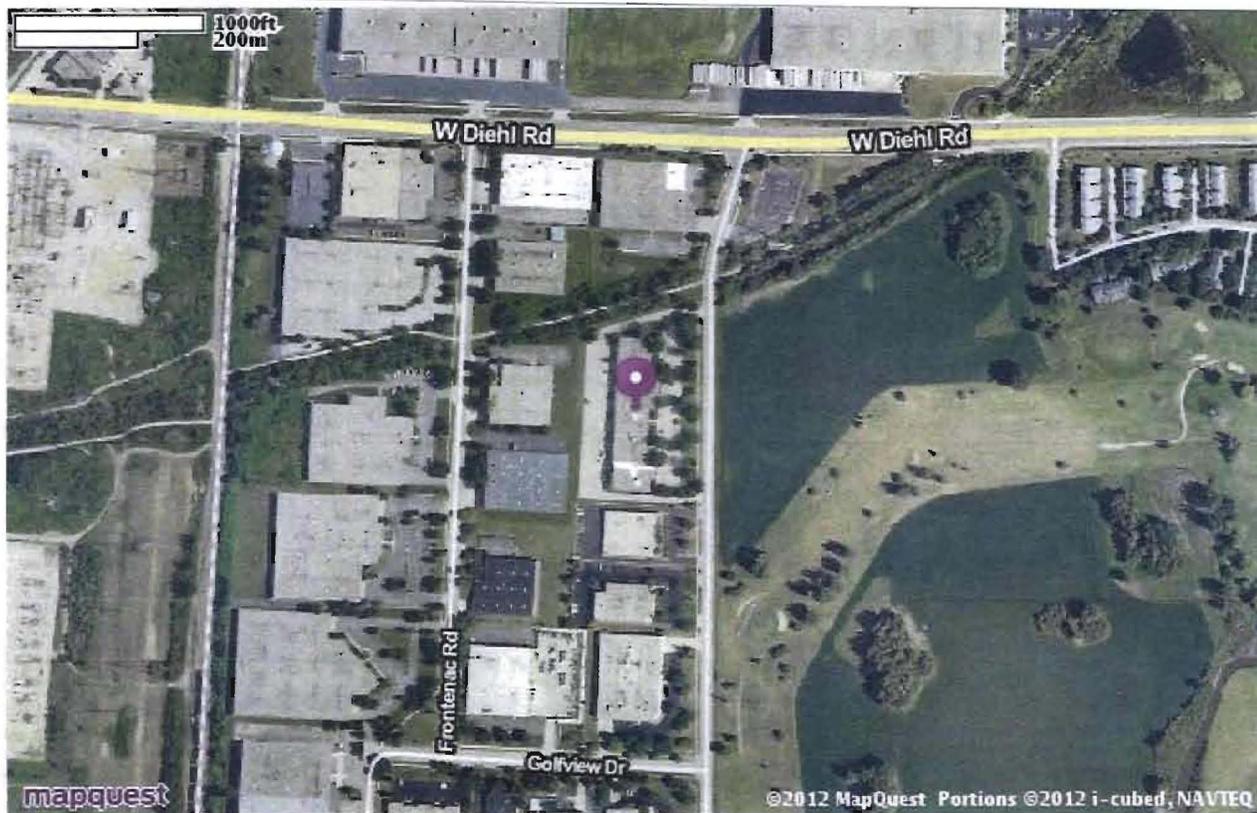
The conduction of our single Sunday service and occasional group meetings will not be detrimental to, nor endanger the public health, safety and welfare.

The intended conditional use will not be injurious to the use and enjoyment of other property in the immediate area nor substantially diminish and impair property values within the neighborhood.

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



Map of:
1600 Shore Rd
Naperville, IL 60563-1049





Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-124 **AGENDA DATE:** 11/7/2012
SUBJECT: Midwest Warehouse
 Petitioner: Diehl Road, LLC, 2600 Internationale Parkway, Woodridge,
 IL 60517

LOCATION: 2885 W. Diehl Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 479 to 116 spaces in order to accommodate an expansion to the existing Midwest Warehouse facility located at 2885 W. Diehl Road.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 24.7 acres and is located on the north side of Diehl Road and the east side of the Canadian National Railroad with a common street address of 2885 W. Diehl Road. The property is zoned I (Industrial District) and is presently improved with a 301,560 square foot warehouse facility, known as Midwest Warehouse, and accessory parking and loading facilities including 30 loading docks, 19 trailer parking spaces and 37 car parking spaces.

PLANNING SERVICES TEAM REVIEW:

The petitioner and owner of the property, Diehl Road, LLC, intends to construct a 177,357 square foot addition to the east side of the existing building and additional parking and loading areas. After the expansion, the subject property would include a 478,917 square foot warehouse, 83 truck loading docks, 58 trailer parking spaces and 116 car parking spaces. Based on an application of the required parking ratio for warehouses (1 space per 1,000 sq.ft.), the proposed facility would require a total of 479 car parking spaces. Therefore, the petitioner requests a

Midwest Warehouse – PZC 12-1-124
November 7, 2012
Page 2 of 3

variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code in order to reduce the number of required parking spaces from 479 to 116 spaces.

To support the variance request, the petitioner provided a parking analysis (Attachment 3) which examined the parking demand for the existing facility and extrapolated such demand to the expanded facility. Based on field observations, the parking ratio for the existing facility is 1 parking stall per employee. The expanded warehouse will be staffed with three shifts, having 50, 16 and 11 employees, respectively. Anticipating that the peak parking demand will occur at shift changes, no more than 66 parking spaces will be required for employee parking based on the parking ratio of 1 space per employee. The parking analysis also indicated that besides employees, other visits to the site are rare and can be accommodated in the remaining parking spaces provided on-site. If additional parking is needed in the future, a parking expansion can be accommodated to the west of the building on the subject property (which is estimated to provide over 150 spaces). The petitioner has also confirmed that all truck traffic can be accommodated in the loading docks and trailer parking areas.

Staff concurs with the findings of the parking analysis that the parking supply of 116 parking spaces will be sufficient to serve the expanded warehouse facility. In order to account for future changes to the site, staff recommends the following condition of approval:

In the event that the facility's parking demands exceed the parking supply of 116 parking spaces, the owner shall take measures (e.g. shift adjustments, construction of new parking spaces, etc.) to meet the parking demands of the facility on site and avoid any overflow parking on Diehl Road.

The petitioner concurs with the condition of approval. The petitioner provided responses to the standards for a zoning variance (Attachment 6). Staff concurs with the petitioner's findings.

Landscaping and Building Elevations

The proposed building addition will be constructed of pre-cast panels with reveals incorporated to be consistent with the existing building. Given the use of the building as a warehouse and the need to remain compatible with the existing building, staff finds the addition meets the Building Design Guidelines. A landscape plan has been submitted, which generally complies with the requirements of Section 5-10-3 (Landscaping and Screening) of the Municipal Code with the exception of lacking shade trees in some of the islands in the east parking lot. Staff will work with the petitioner to modify the landscape plan and bring it into full compliance with the code prior to proceeding to the City Council.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Midwest Warehouse – Legal Description – PZC 12-1-124
2. Midwest Warehouse – Site Plan – PZC 12-1-124
3. Midwest Warehouse – Parking Analysis – PZC 12-1-124
4. Midwest Warehouse – Landscape Plan – PZC 12-1-124

Midwest Warehouse – PZC 12-1-124

November 7, 2012

Page 3 of 3

5. Midwest Warehouse – Building Elevations – PZC 12-1-124
6. Midwest Warehouse – Development Petition – PZC 12-1-124

Legal Description:

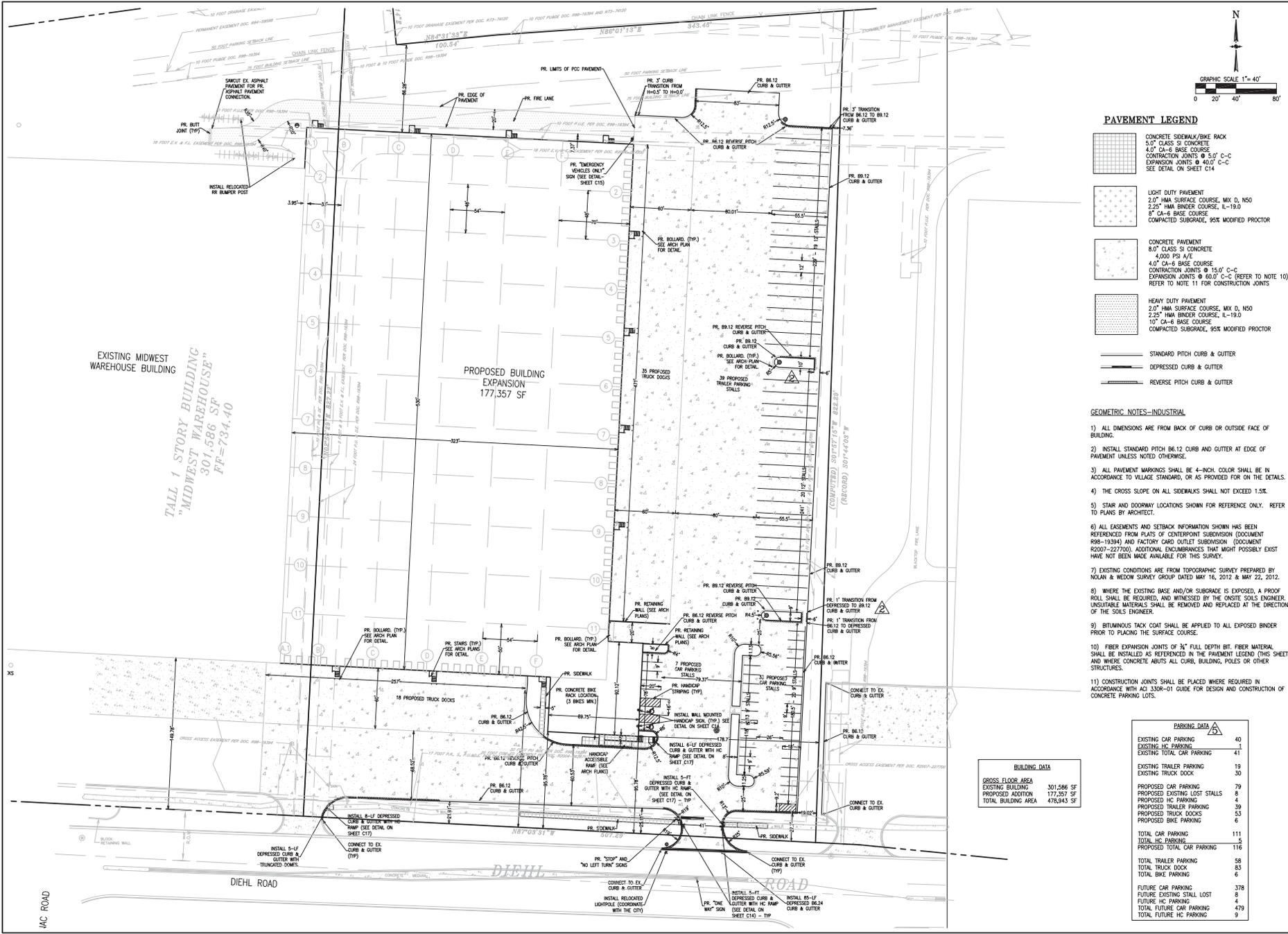
LOT 1 IN CENTERPOINT SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 2, 1998 AS DOCUMENT R98-19394, IN DUPAGE COUNTY, ILLINOIS,

and,

LOT 1 IN FACTORY CARD OUTLET SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2007 AS DOCUMENT R2007-227700, IN DUPAGE COUNTY, ILLINOIS.

Address: 2885 Diehl Road, Naperville, IL 60540

PINs: 07-05-404-005/006



PAVEMENT LEGEND

	CONCRETE SIDEWALK/BIKE RACK 5.0" CLASS SI CONCRETE 4.0" CA-6 BASE COURSE CONTRACTION JOINTS @ 5.0' C-C EXPANSION JOINTS @ 40.0' C-C SEE DETAIL ON SHEET C14
	LIGHT DUTY PAVEMENT 2.0" HMA SURFACE COURSE, MIX D, N50 2.25" HMA BINDER COURSE, IL-19.0 1.0" CA-6 BASE COURSE COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
	CONCRETE PAVEMENT 8.0" CLASS SI CONCRETE 4.000 PSI A/E 4.0" CA-6 BASE COURSE CONTRACTION JOINTS @ 15.0' C-C EXPANSION JOINTS @ 60.0' C-C (REFER TO NOTE 10) REFER TO NOTE 11 FOR CONSTRUCTION JOINTS
	HEAVY DUTY PAVEMENT 2.0" HMA SURFACE COURSE, MIX D, N50 2.25" HMA BINDER COURSE, IL-19.0 1.0" CA-6 BASE COURSE COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
	STANDARD PITCH CURB & GUTTER
	DEPRESSED CURB & GUTTER
	REVERSE PITCH CURB & GUTTER

- GEOMETRIC NOTES—INDUSTRIAL**
- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING.
 - 2) INSTALL STANDARD PITCH 88.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - 3) ALL PAVEMENT MARKINGS SHALL BE 4-INCH. COLOR SHALL BE IN ACCORDANCE TO VILLAGE STANDARD, OR AS PROVIDED FOR ON THE DETAILS.
 - 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 - 5) STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT.
 - 6) ALL EASEMENTS AND SETBACK INFORMATION SHOWN HAS BEEN REFERENCED FROM PLATS OF CENTERPOINT SUBDIVISION (DOCUMENT 898-19394) AND FACTORY CARD OUTLET SUBDIVISION (DOCUMENT R2007-227700). ADDITIONAL ENCUMBRANCES THAT MIGHT POSSIBLY EXIST HAVE NOT BEEN MADE AVAILABLE FOR THIS SURVEY.
 - 7) EXISTING CONDITIONS ARE FROM TOPOGRAPHIC SURVEY PREPARED BY NOLAN & WEDON SURVEY GROUP (DATED MAY 16, 2012 & MAY 22, 2012).
 - 8) WHERE THE EXISTING BASE AND/OR SUBGRADE IS EXPOSED, A PROOF ROLL SHALL BE REQUIRED, AND WITNESSED BY THE ON-SITE SOILS ENGINEER. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE SOILS ENGINEER.
 - 9) BITUMINOUS TACK COAT SHALL BE APPLIED TO ALL EXPOSED BINDER PRIOR TO PLACING THE SURFACE COURSE.
 - 10) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
 - 11) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH AAS 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

BUILDING DATA

GROSS FLOOR AREA	301,586 SF
EXISTING BUILDING	177,357 SF
PROPOSED ADDITION	124,229 SF
TOTAL BUILDING AREA	478,943 SF

PARKING DATA

EXISTING CAR PARKING	40
EXISTING HC PARKING	1
EXISTING TOTAL CAR PARKING	41
EXISTING TRAILER PARKING	19
EXISTING TRUCK DOCK	30
PROPOSED CAR PARKING	79
PROPOSED EXISTING LOST STALLS	8
PROPOSED HC PARKING	4
PROPOSED TRAILER PARKING	39
PROPOSED TRUCK DOCKS	53
PROPOSED BKE PARKING	6
TOTAL CAR PARKING	111
TOTAL HC PARKING	5
PROPOSED TOTAL CAR PARKING	116
TOTAL TRAILER PARKING	58
TOTAL BKE PARKING	6
FUTURE CAR PARKING	378
FUTURE EXISTING STALL LOST	8
FUTURE HC PARKING	4
TOTAL FUTURE CAR PARKING	479
TOTAL FUTURE HC PARKING	9

2	PER CLIENT	2/6/2012	Date
1	PER CITY COMMENTS		
1	PER CITY COMMENTS	2/6/2012	
1	PER CITY COMMENTS	2/6/2012	
1	ORIGINAL PLAN DATE	2/6/2012	
No	Description		

DIMENSIONAL CONTROL AND PAVING PLAN — EAST SIDE
2885 DIEHL ROAD

Page 41 - Agenda Item D.4.

JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1001 N. W. 10th St.
Fort Lauderdale, FL 33304
PHONE: (954) 566-8800
FAX: (954) 566-8801

E882a
1"=40'
C6



S A M S C H W A R T Z
E N G I N E E R I N G

Memorandum

To: Alan Zocher
From: Jeff Meindl, P.E.
Date: October 9, 2012
Re: Midwest Warehouse Parking
Project No: 12-03-3610

This memorandum summarizes our analyses regarding the parking requirements relative to a variance request for the Midwest Warehouse site located at 2885 Diehl Road in Naperville, Illinois.

The existing site contains a 301,560 square foot warehouse facility with 30 truck loading docks. There are 37 permanent parking spaces on site. There is also a fenced service lot on the site but it is not considered as part of the employee parking. That area is currently leased to a separate tenant who will no longer be there after the warehouse expansion is complete.

The warehouse will be expanded by 177,357 square feet to a total of 478,917 square feet, with 53 additional truck docks. A total of 116 parking spaces will be provided and located in areas away from conflicts with the truck docks. The parking requirements per the City of Naperville Ordinance are 1 space for every 1,000 square feet of building area for the expanded warehouse. That is a total of 479 parking spaces. Based on the existing characteristics of the facility, and knowing that the expanded warehouse will continue to operate in a similar fashion, the city parking requirements overestimate the need here. The following sections provide our analyses and recommendations for a parking variance at the Midwest Warehouse site.

Sam Schwartz Engineering (SSE) conducted parking counts at the site on Friday, September 28, 2012. The timing of the counts was set to correspond with the shift change of the warehouse which could result in overlapping parking needs. The following table summarizes the counts:

Time	Number of Cars
3:00pm	45
3:25pm	52
3:35pm	47
4:00pm	47

The shifts at this site are as follows:

- First Shift 7:00am to 3:30pm
- Second Shift 3:30pm to 12:00/2:00am
- Third Shift 10:00pm to 6:00am

Chicago • Los Angeles • Newark • New York • Tampa • Washington D.C.

3100 W Higgins Road, Suite 100 | Hoffman Estates, IL 60169 | T 630.213.1000 | F 630.213.3227
505 N LaSalle, Suite 300 | Chicago, IL 60654 | T 773.305.0800 | F 630.213.3227

Midwest Warehouse Parking
October 9, 2012

2

The number of employees working on September 28 represents the full average capacity of the existing facility. However, construction for the warehouse expansion was ongoing during the time of our counts with at least 20 construction workers present on site. Twenty of the parked cars were attributable to those construction workers. As would be expected, there was an increase in the parking count just before the warehouse shift change. With the construction worker's vehicles subtracted, the employee parking was 32 vehicles.

The total maximum employee count for the existing warehouse is as follows:

- First Shift = 37 (12 office, 25 warehouse)
- Second Shift = 16 (1 office, 15 warehouse)
- Third Shift = 11 (1 office, 10 warehouse)

Based on the characteristics of the existing facility, the parking requirements for the employees is a ratio of 1 employee to 1 parking stall. Parking is currently provided at that ratio.

The total employee count for the expanded warehouse will be as follows:

- First Shift = 50 (15 office, 35 warehouse)
- Second Shift = 16 (1 office, 15 warehouse) (no change)
- Third Shift = 11 (1 office, 10 warehouse) (no change)

Using the existing employee parking ratio of 1 to 1 and applying it to the known maximum number of future employees, the required number of parking spaces for the expanded facility is 50. Given that some overlap will occur at shift changes, the maximum number of employee parking spaces required is 50 plus 16, or 66 total if all employees for first and second shift are present at the same time.

There may also be a limited need for visitor parking. Three parking spaces will accommodate the maximum anticipated visitor count.

Based on the number of employees and visitors for the expanded warehouse, the total parking required is 69 spaces.

The proposed site plan (attached) will accommodate parking for 116 cars. That is greater than the anticipated need of 69 spaces but less than the City requirement of 479 spaces. If the use of the site is changed in the future, parking can be added as also shown on the site plan to provide an estimated 481 spaces, which would be in compliance with the city ordinance. The final site plan for future parking expansion may vary based on Naperville staff engineering review. It is our recommendation that 116 parking spaces be provided now for the Midwest Warehouse expansion with the ability to provide a total of approximately 481 parking spaces in the future if the site use warrants it.

2885 Diehl Road
Naperville, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
30 N. Meigs Avenue, Liberty, Mo. 64068
T 816.285.0200 F 816.285.0204



Landscape Plan

Mark	Description	Date
3	City Comments	08/17/12
2	City Comments	06/29/12
1	City Review	05/29/12

Naperville Project Number
12-1000079

Number
4006P00

Scale
1" = 50'

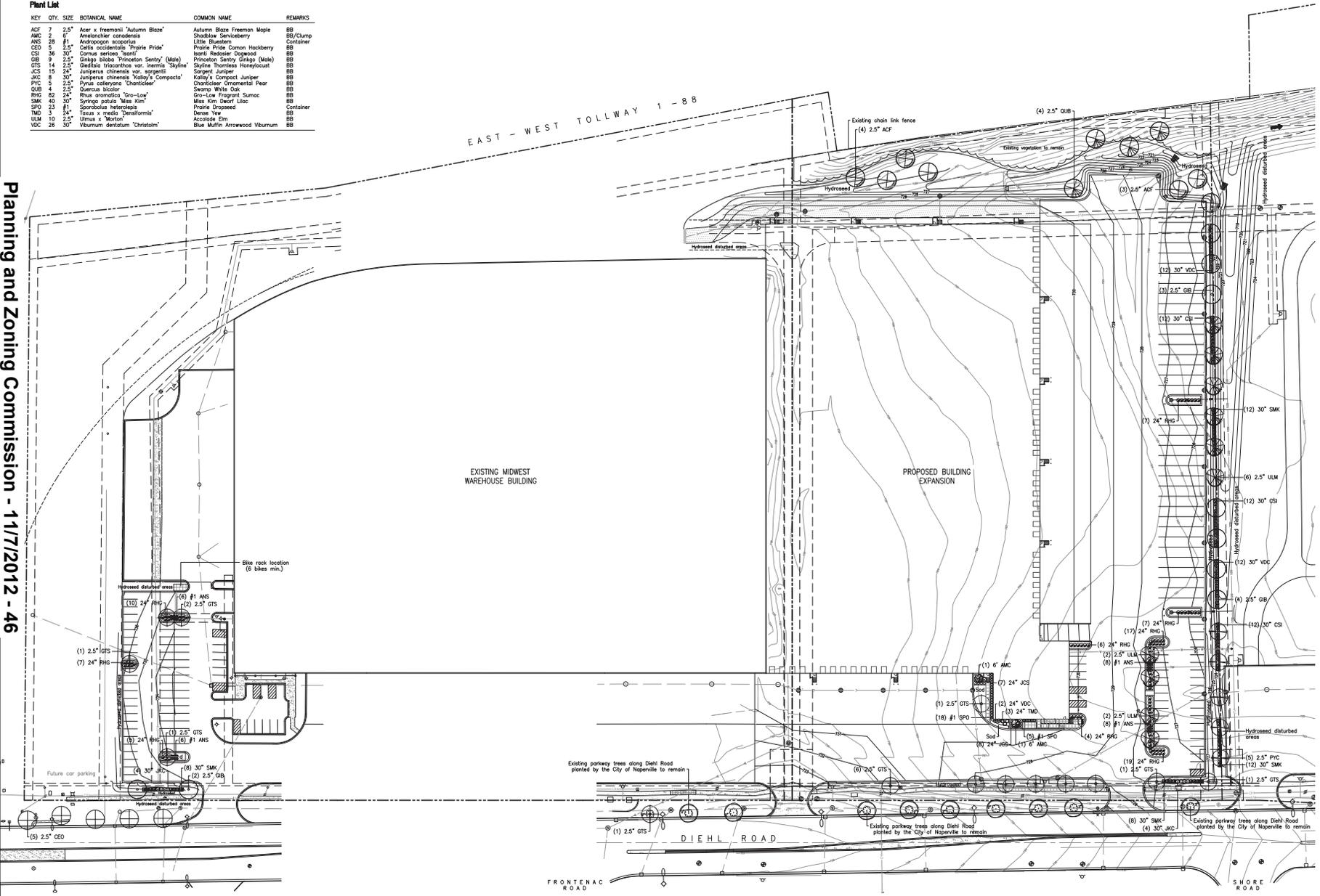
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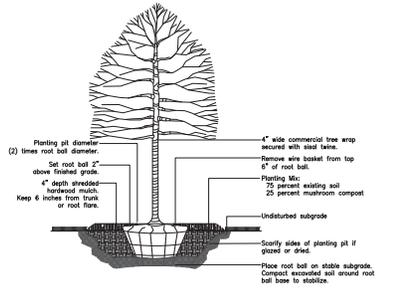
Sheet
L10

Plant List

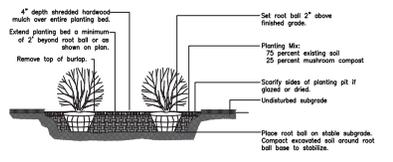
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ACF	7	2.5"	Acer x freemanii "Autumn Blaze"	Autumn Blaze Freeman Maple	BB
AMC	2	6"	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
ANS	26	#1	Andropogon scoparius	Little Bluestem	Container
CEO	5	2.5"	Celtis occidentalis "Triple Pride"	Prince of Wales Cedar	BB
CSI	36	30"	Cornus sericea "Sour"	Isanti Roboest Dogwood	BB
GB	9	2.5"	Ginkgo biloba "Tricolor Sentry" (Male)	Princeton Sentry Ginkgo (Male)	BB
GTS	14	2.5"	Gleditsia triacanthos var. inermis "Skyline"	Skyline Thornless Honeylocust	BB
JCS	15	2.5"	Juniperus chinensis var. sargentii	Sargent Juniper	BB
JKC	8	30"	Juniperus chinensis "Kalujo's Compact"	Kalujo's Compact Juniper	BB
PCS	5	2.5"	Pyrus calleryana "Chanticleer"	Chanticleer Ornamental Pear	BB
QUB	4	2.5"	Quercus bicolor	Swamp White Oak	BB
RHD	82	2.5"	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	BB
SMC	40	30"	Syringa patula "Miss Kim"	Miss Kim Dwarf Lilac	BB
SPO	23	#1	Sporobolus heterolepis	Prairie Droppid	Container
TMD	3	2.5"	Taxus x media "Desiformis"	Dense Yew	BB
ULM	10	2.5"	Ulmus x "Marlot"	Accolade Elm	BB
VDC	26	30"	Viburnum dentatum "Christm"	Blue Muffin Arrowwood	BB

Planning and Zoning Commission - 11/7/2012 - 46

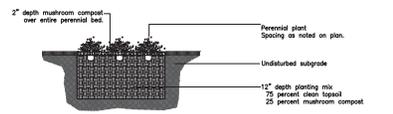




**Detail
Deciduous Tree Planting**



**Detail
Shrub Planting**



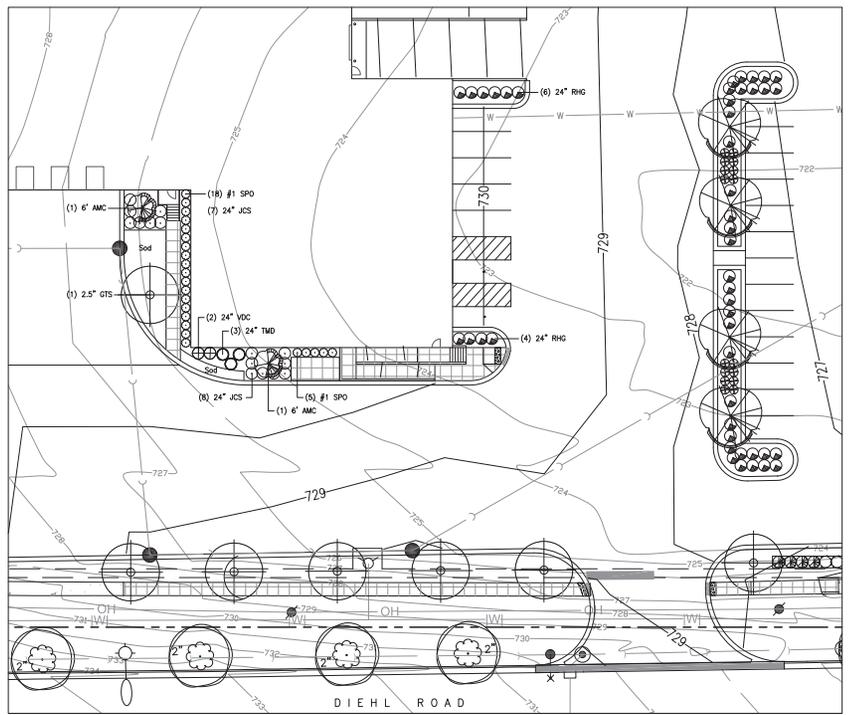
**Detail
Perennial Planting**

Notes

Landscape plants shall comply with the separation distance from utility services and structures as required by subsection 5-10-3.9 of the Municipal Code.
Trees shall be installed a minimum of five feet horizontally from sanitary sewers, sanitary services, waterlines, and water services. Trees shall be installed a minimum of ten feet horizontally from utility structures and appurtenances, including but not limited to manholes, valve vaults, valve boxes and fire hydrants.

Landscape Calculations

Perimeter Landscaping	Required	Proposed
North Perimeter - 530'	8 trees	8 trees
East Perimeter - 822'	12 trees	12 trees
South Perimeter - 507'	7 trees	7 trees
Foundation - 128'	43 plants	46 plants: 46 shrub trees 2 ornamental trees 20 shrubs 23 ornamental grasses
Perimeter Parking Lot Landscaping		
Diehl Road - Front Yard	Required: 206 = 18 shrubs, 0 trees Proposed: 206 = 18 shrubs, 2 trees	
East - Side Yard	Required: 206 = 44 shrubs, 10 trees Proposed: 206 = 44 shrubs, 10 trees	



Midwest Warehouse

2885 Diehl Road
Naperville, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
30 N. Meigs Avenue, Liberty, Mo. 64068
T 816.283.0200 F 816.283.0204



Landscape Plan

Mark	Description	Date
3	City Comments	08/12
2	City Comments	06/28/12
1	City Review	05/29/12

Naperville Project Number
12-1000079

Number
4006P00

Scale
1" = 20'

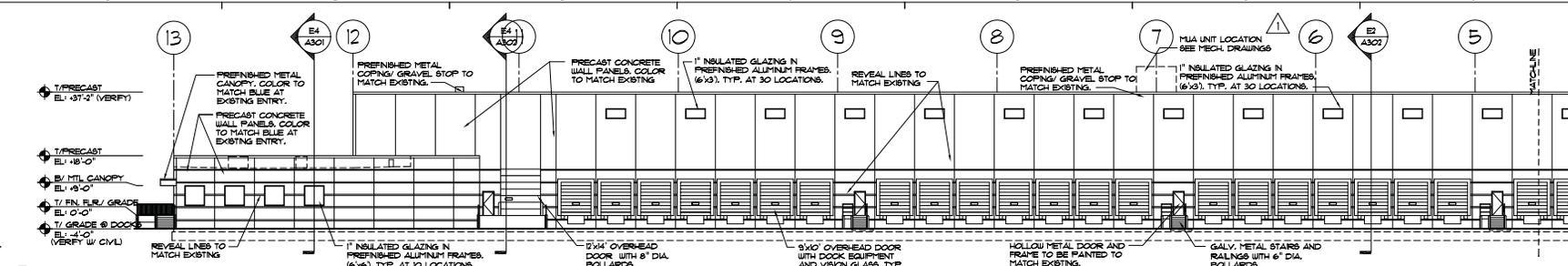
File
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Sheet
L20

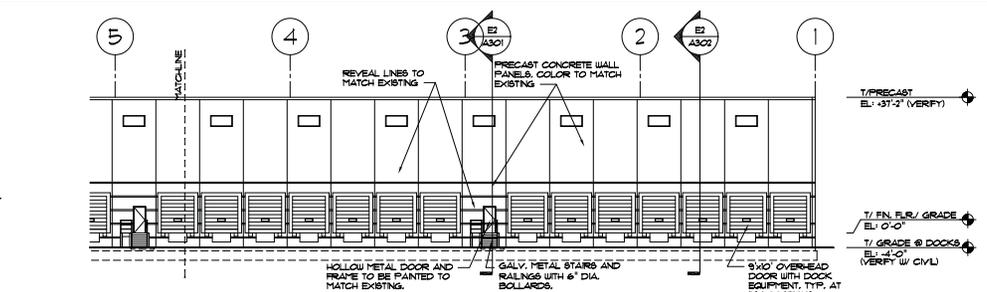
GENERAL NOTES:

1. PRECAST STAIN TO BE APPLIED IN SMALL MOCK-UP AREA FOR QUANT AND ARCHITECT REVIEW AND APPROVAL PRIOR TO STARTING ENTIRE BUILDING.
2. VT = VISION TEMPERED
V = VISION
S = BRANDEL
3. VERIFY ALL FOUNDATIONS W/ STRUCTURAL FOUNDATIONS ARE SHOWN FOR REFERENCE ONLY.
4. PRIMARY DRAINAGE AND SECONDARY OVERFLOW DOWNSPOUT PIPE SIZES TO BE DESIGNED & VERIFIED BY PLUMBING SUBCONTRACTOR IN ACCORDANCE WITH THE GOVERNING CODES & AUTHORITIES.
5. BUILDING ADDRESS NUMBERS TO HAVE 6" LETTERING HEIGHT, AND BE IN A COLOR THAT IS CONTRASTING FROM THE BUILDING. SCRIPT LETTERING SHALL NOT BE ALLOWED. VERIFY ADDRESS LOCATION WITH THE LOCAL FIRE DEPARTMENT.

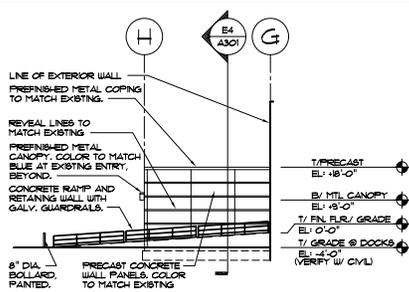
PAINT COLORS:
P1 - XXXX
P2 - XXXX
P3 - XXXX
P4 - XXXX



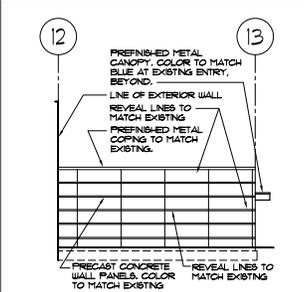
(B) PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



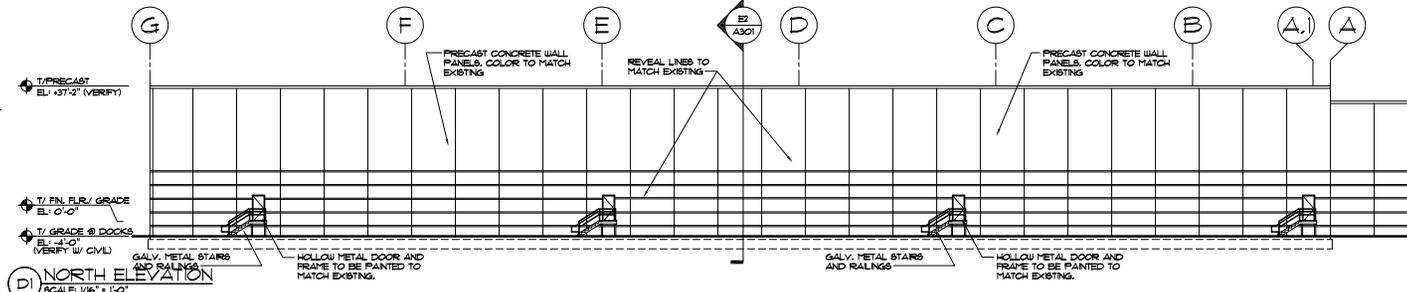
(C) PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



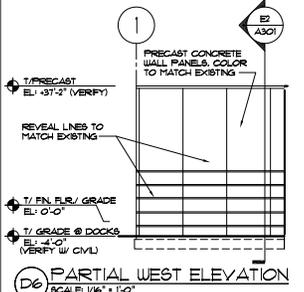
(C5) PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



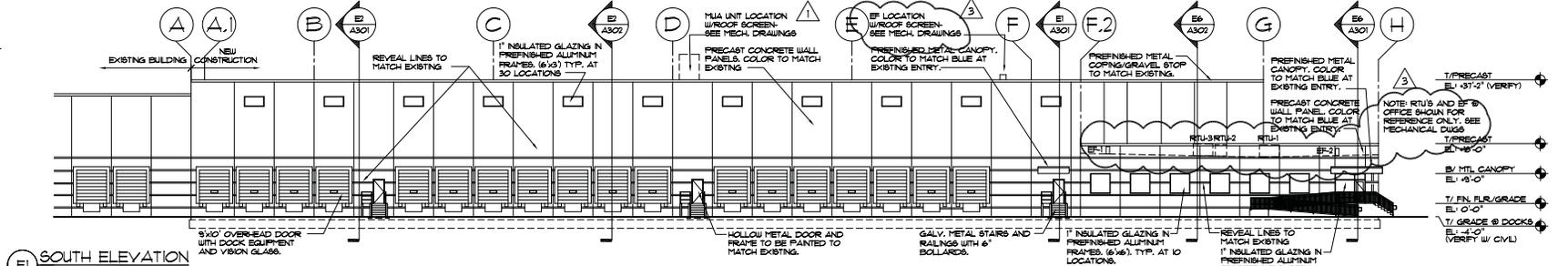
(C6) PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"



(D) NORTH ELEVATION
SCALE: 1/16" = 1'-0"



(D6) PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

no.	date	revision description
3	09-11-12	PERMIT COMMENTS
--	08-15-12	PERMIT COMMENTS
1	07-26-12	PERMIT COMMENTS
--	06-25-12	PLANNING AND ZONING RE-SUBMITAL
--	06-22-12	ISSUED FOR PERMIT
--	06-01-12	ISSUED FOR REVIEW
--	05-15-12	PLANNING AND ZONING SUBMITAL

drawn : LAA
checked : MJB
EXPANSION TO MIDWEST WAREHOUSE
2885 DIEHL ROAD
NAPERVILLE, ILLINOIS

EXTERIOR ELEVATIONS

Job no.	sheet no.
12003	A201

CITY OF NAPERVILLE

APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Midwest Warehouse
ADDRESS OF SUBJECT PROPERTY: 2885 Diehl Road, Naperville, IL 60540
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-05-404-005; 07-05-404-006

I. APPLICANT: Diehl Road, LLC
APPLICANT'S ADDRESS: 2600 Internationale Parkway
CITY: Woodridge STATE: IL ZIP CODE: 60517
PHONE: 630-737-6760 E-MAIL ADDRESS: bradborkowski@midwestwarehouse.com

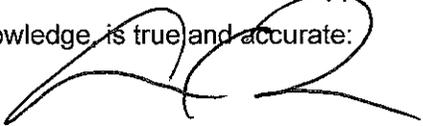
II. OWNER: Diehl Road, LLC
OWNER'S ADDRESS: 2600 Internationale Parkway
CITY: Woodridge STATE: IL ZIP CODE: 60517
PHONE: 630-737-6760 E-MAIL ADDRESS: bradborkowski@midwestwarehouse.com

III. PRIMARY CONTACT (review comments sent to this contact): Gregory L. Dose
RELATIONSHIP TO APPLICANT: Attorney
PHONE: 630-655-6000 E-MAIL ADDRESS: gdose@gsrnh.com

IV. OTHER STAFF
NAME: Alan C. Zocher
RELATIONSHIP TO APPLICANT: General Contractor
PHONE: 847-297-4200 E-MAIL ADDRESS: alan.zocher@pdbgroup.com

NAME: _____
RELATIONSHIP TO APPLICANT: _____
PHONE: _____ E-MAIL ADDRESS: _____

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

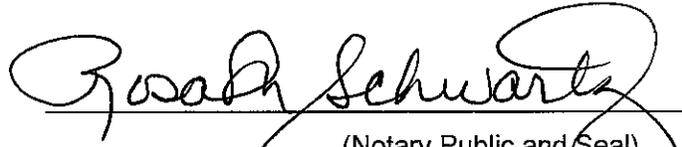


(signature of applicant or authorized agent)

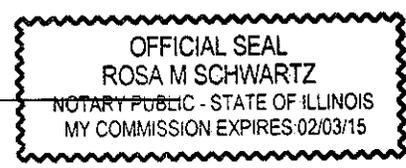
8-30-12

(date)

SUBSCRIBED AND SWORN TO before me this 30th day of August, 2012



(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: Diehl Road East, LLC
Address: 2600 Internationale Parkway
Woodridge, IL 60517

2. Nature of Benefit sought: Parking variance

3. Nature of Applicant (Please circle one):

- | | |
|---|--|
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Trust/Trustee |
| <input 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:
Limited Liability Corp.

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. Ed Borkowski: Revocable Trust
- b. John Borkowski: Revocable Trust
- c. Edward Borkowski: 1999 Gift Trust
- d. John Borkowski: 1999 Gift Trust

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Edward Borkowski
2600 Internationale Parkway, Woodridge, IL 60517

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, Edward Borkowski, 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:

Edward Borkowski
Edward Borkowski

Subscribed and Sworn to before me this 30 day of August, 2012.

Diane Wawronowicz
Notary Public

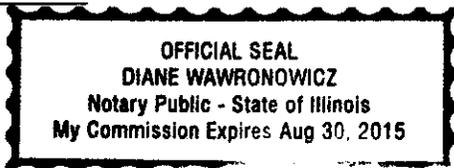


EXHIBIT 9

Section 6-3-5-2: Standards for Granting a Zoning Variance

Applicant: Midwest Warehouse and Distribution System, Inc.
Location: 2885 Diehl Road (07-05-404-005 & -006)
Project: Warehouse Expansion to 478,917 sq. ft. (total) on 24.665 acres
Request: Variance of parking space requirement of 479 spaces (1 per 1000 sq. ft.) to allow initial build out of 116 spaces with land banking of 365 spaces, which can be built out if necessary

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

Response: The variance will provide ample on-site parking spaces to accommodate employees and guests while preserving and enhancing landscaped and buffer areas, and reducing impervious surface.

2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district

Response: The current parking standard does not reflect the reduced staffing requirements of state-of-the-art warehouse operations, which are highly automated. The cost of building out and maintaining parking area that would not be used is an unwarranted hardship given the size of the building.

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

Response: Warehousing in the I-88 corridor is highly competitive, requiring efficient, cost-effective facilities in order to have a reasonable return on investment. Building out and maintaining parking area that would not be used would unacceptably diminish return on investment.

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

Response: The proposed project is consistent with the use of subject property and surrounding area, which are zoned for industrial and warehouse use; the requested parking variance will have no impact on the character and use of the area, and will have no impact on adjacent properties. If additional parking area is needed to accommodate employees and guests, part or all of the land-banked parking area can be built out.

5. The city council shall not vary the provisions of this title concerning permitted uses, conditional uses or the regulation of nonconforming uses

Response: No use variation is requested.



Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

CASE: PZC 12-1-134 **AGENDA DATE:** 11/7/2012
SUBJECT: Springbrook Square Lot 2
 Petitioner: Dr. Michael Peski, DDS

LOCATION: 1923 Springbrook Square Drive

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner is requesting approval of a major change to the Planned Unit Development (PUD), revised final PUD plat, and associated development plans to develop a medical office at Springbrook Square Lot 2.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
NA		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Clint Smith, AICP, Planning Services

EXISTING ZONING, LAND USE, AND LOCATION:

The property is zoned B2 (Community Shopping Center) and is currently vacant. The 38,272 square-foot lot is located on Lot 2 of the Springbrook Square PUD, generally located at the southeast corner of Route 59 and 83rd Street.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The proposed use is consistent with the proposed “Mixed Use Commercial – Retail/Office” land use recommended in the 2002 Southwest Community Area Plan.

PLANNING SERVICES TEAM REVIEW:

The petitioner is proposing to construct a 5,133 square-foot building that can accommodate a retail, office, or medical office use on Lot 2 of Springbrook Square.

Final PUD Plat

The final PUD plat is consistent with the previously approved preliminary/final PUD plat for Lot 2, with one minor exception. The trash enclosure and associated access drive were relocated

Springbrook Square Lot 2 – PZC 12-1-134

November 7, 2012

Page 2 of 2

from the north side of the building to the south side, which staff supports. The petitioner is also requesting a change in the land use for Lot 2. It was originally designated as “Retail”; however, the petitioner is requesting the use be revised to include “retail/office/medical office” to allow flexibility in the use of the building. Staff finds that the conversion of the permitted land use for Lot 2 from retail to a mixed use will not have a detrimental impact on the concept and intent of the development. If Lot 2 is converted from retail to a medical office, the Springbrook Square development would maintain approximately 305,832 square feet of built/planned retail space, which staff finds is still consistent with the Southwest Community Area Plan’s recommendation of an office/retail mixed use development.

Parking for a medical office requires 5.0 parking spaces/1,000 square feet of gross floor area. The proposed site, which requires 26 parking spaces for the 5,133 square-foot building, provides 32 spaces. Of the three proposed uses for this building, a medical office would have the highest parking ratio required by code; therefore, parking should be sufficient for any other use, such as retail or general office, at this location.

Landscape Plan

The plantings proposed on the landscape plan are in full compliance with the City’s landscape requirements and with the landscape plan that was previously approved with the preliminary/final PUD plat for Springbrook Square per Ordinance 06-132. The landscape plan incorporates substantial foundation plantings that will help to minimize the massing of the wall and provide visual interest, as well as parking lot screening along the internal roadways that provides a consistent design throughout the development.

Building Elevations

The building is designed to exhibit a “four-sided” style of architecture, with brick and stone elements on each elevation. The building includes features such as varying roof heights, building articulation across several of the elevations, and a prominent cornice feature. Elements of the design such as brick, style of windows, hipped roof over the entrance, and metal canopy provide a consistent style that blends with the buildings found throughout the rest of the development. Staff has reviewed the building elevations and finds that they are consistent with the Building Design Guidelines and the Southwest Community Area Design Guidelines, as well as with the approved PUD and the existing buildings in Springbrook Square.

ATTACHMENTS:

1. Springbrook Square Lot 2 – Development Application – PZC 12-1-134
2. Springbrook Square Lot 2 – Aerial – PZC 12-1-134
3. Springbrook Square Lot 2 – Final PUD Plat – PZC 12-1-134
4. Springbrook Square Lot 2 – Landscape Plan – PZC 12-1-134
5. Springbrook Square Lot 2 – Building Elevations – PZC 12-1-134

CITY OF NAPERVILLE
APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Springbrook Square Lot 2

ADDRESS OF SUBJECT PROPERTY: _____

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-34-300-028

I. APPLICANT: Dr. Michael Peski, DDS

APPLICANT'S ADDRESS: 720 Brom Court, 201

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: 630-983-9800 E-MAIL ADDRESS: _____

II. OWNER: Land Holding, LLC

OWNER'S ADDRESS: c/o PNC Financial Services, 205 Datura St.

CITY: West Palm Beach STATE: FL ZIP CODE: 33901

PHONE: _____ E-MAIL ADDRESS: _____

III. PRIMARY CONTACT (review comments sent to this contact): Russell Whitaker - Rosanova & Whitaker, Ltd.

RELATIONSHIP TO APPLICANT: Attorney

PHONE: 630-355-4600 E-MAIL ADDRESS: russ@rw-attorneys.com

IV. OTHER STAFF

NAME: Torch Architecture

RELATIONSHIP TO APPLICANT: Architect

PHONE: 630-420-1900 E-MAIL ADDRESS: _____

NAME: CEMCON

RELATIONSHIP TO APPLICANT: ENGINEER

PHONE: 630-862-2100 E-MAIL ADDRESS: _____

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 checked="" 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 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: 38,272 sq. ft.

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

Single story medical office building consisting of approximately 5,000 square feet with a flexible use designation to include retail and office. The proposed development plans are generally consistent with the approved PUD and the existing development.

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

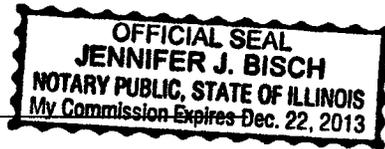
I am authorized to make this application, and the above information, to the best of my knowledge, is true and accurate.

[Handwritten Signature]
(signature of applicant or authorized agent)

9-18-12
(date)

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2012

[Handwritten Signature]
(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: Dr. Michael Peski, DDS
Address: 720 Brom Court, 201
Naperville, IL 60540

2. Nature of Benefit sought: Zoning relief

3. Nature of Applicant (Please circle one):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Natural Person | <input type="checkbox"/> Trust/Trustee |
| <input 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. _____
- b. _____
- c. _____
- d. _____

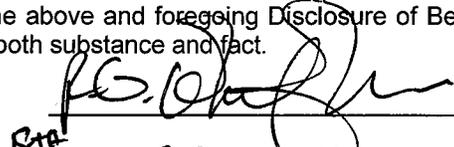
6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Russell Whitaker Rosanova & Whitaker, Ltd., 23 W. Jefferson St., Suite 200, Naperville, IL 60540

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, Russell Whitaker, 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 15th day of SEPTEMBER, 2012.

Jennifer J. Bisch
Notary Public



EXHIBIT 1

LEGAL DESCRIPTION

LOT 2 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-8 (ALL INCLUSIVE) IN GIASSE CENTER – PHASE II, OF PART OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-34-300-028

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.

The Springbrook Square planned unit development was approved by the City in 2006. Individual lots in Springbrook Square were subsequently sold, developed and occupied for various retail, office and service uses. Petitioner seeks to purchase and develop the vacant and bank-owned Lot 2 in Springbrook Square for a dental practice (medical office use). Petitioner's proposed development plans are generally consistent with the approved PUD.

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

The proposed development plans are consistent with the approved PUD and thereby meet the requirements and standards of the PUD regulations and the originally approved Springbrook Square planned unit development.

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

The proposed development plans are consistent with the approved PUD and thereby efficiently utilize the land and adequately provide for transportation and public facilities while preserving natural features as adjudged by the City in approval of the Preliminary/Final PUD for Springbrook Square.

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

Open space, outdoor common area and recreational facilities are accommodated in the overall Springbrook Square development consistent with the approved PUD Plans. Petitioner's proposed plans incorporate pedestrian connections consistent with the overall PUD and a private outdoor patio to further enhance the recreational facilities for staff and clients of the Petitioner's dental practice.

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

No modifications or waivers are sought. In fact, Petitioner proposes to reduce the permitted square footage under the approved PUD by approximately 2,000 square feet.

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

The proposed development plans are compatible with the development of adjacent property in Springbrook Square and the adjacent bank and are generally consistent with the original conceptual plan for Lot 2. Specific changes proposed by the Petitioner include:

- a) the elimination of approximately 2,000 square feet of building area;
- b) the relocation of designated loading area from the north face of the building to the south;
- c) the change in designated use from retail to retail/office/medical office;
- d) The addition of an outdoor patio off the north façade of the proposed building.

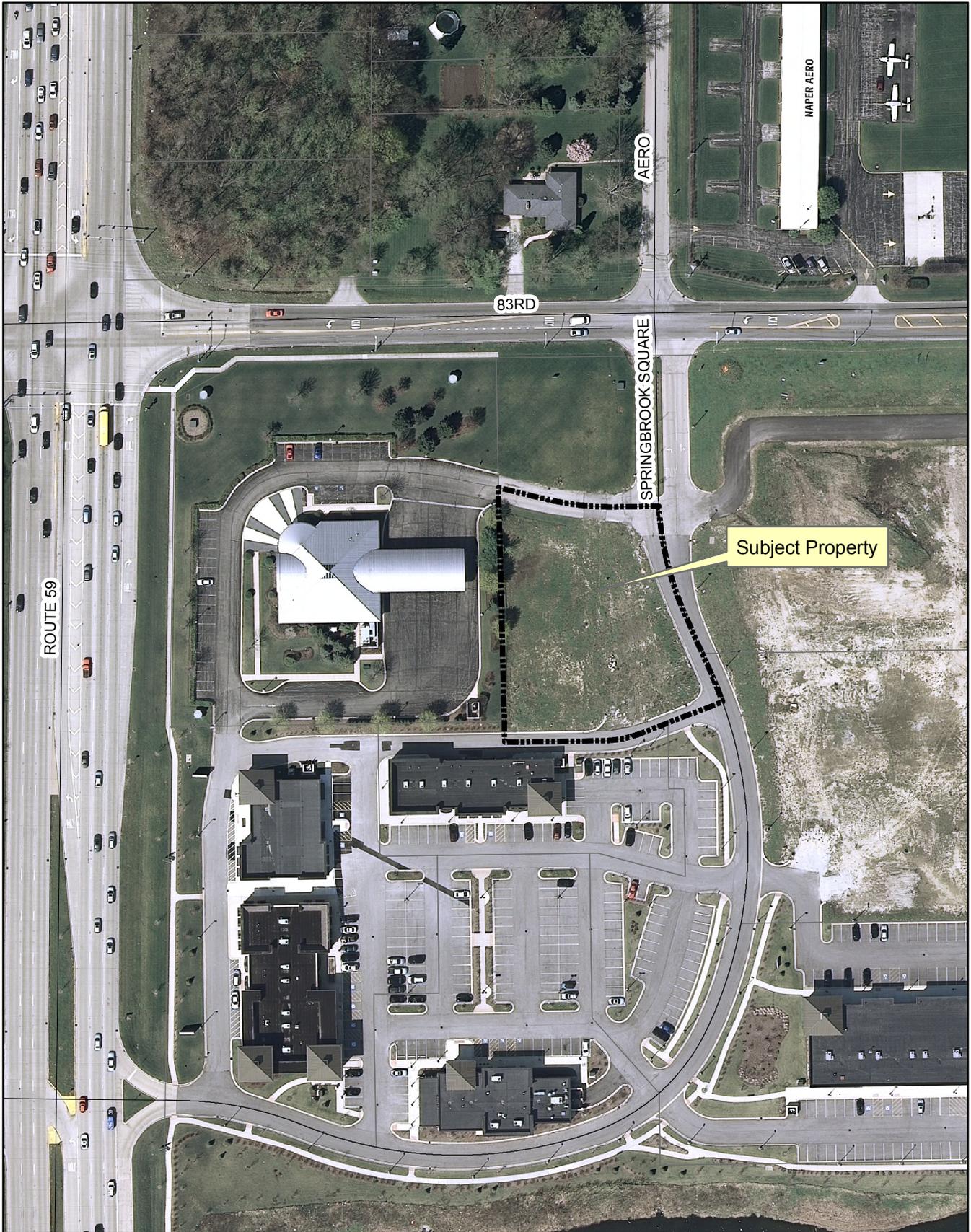
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The proposed development plans are generally consistent with the approved Springbrook Square planned unit development. The elevations of the proposed medical office building are consistent with existing structures in the development. The proposed use change, from retail to medical office, is consistent with the use change recently approved for the adjacent lot 1 (retail to office).



Springbrook Square Lot 2

1923 Springbrook Square Drive



FINAL PLANNED UNIT DEVELOPMENT FOR SPRINGBROOK SQUARE LOT 2

LOT 2 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-8 (INCLUSIVE) IN GIASE CENTER - PHASE II, IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN DUPAGE COUNTY ILLINOIS.

PARCEL INDEX NUMBER
07-34-300-028
ADDRESS:
923 SPRINGBROOK SQUARE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: **NAPERVILLE CITY CLERK**
ADDRESS: P. O. BOX 3020
400 S. EARLE STREET
NAPERVILLE, IL
60566-7020

TOTAL AREA OF P.U.D.
38,272 S.F.
(MORE OR LESS)



- NOTES:**
- REFER TO "STATEMENT OF INTENT AND CONCEPT" ON FILE WITH THE CITY OF NAPERVILLE FOR THIS PLANNED UNIT DEVELOPMENT.
 - BUILDING FOOTPRINT REPRESENTS THE MAXIMUM BUILDING ENVELOPE FOR THE PROPOSED BUILDING. DOOR SWINGS WILL BE ACCOMMODATED WITHIN THE BUILDING ENVELOPE, WITH DOOR LOCATIONS DETERMINED DURING FINAL DESIGN OF EACH BUILDING.
 - THE PROPOSED DEVELOPMENT AS SHOWN HEREON COMPLEIES WITH THE FLIGHT PATH AGREEMENT WITH NAPER AERO CLUB AND EXHIBIT "M" OF THE ANNEXATION AGREEMENT FOR THE SUBJECT PROPERTY APPROVED BY THE CITY OF NAPERVILLE BY ORDINANCE NO. R93-105 WITH A RECORDING NUMBER OF R93-271245.
 - EXISTING CONTOURS SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY BY CEMCON, LTD ON AUGUST 15, 2012.

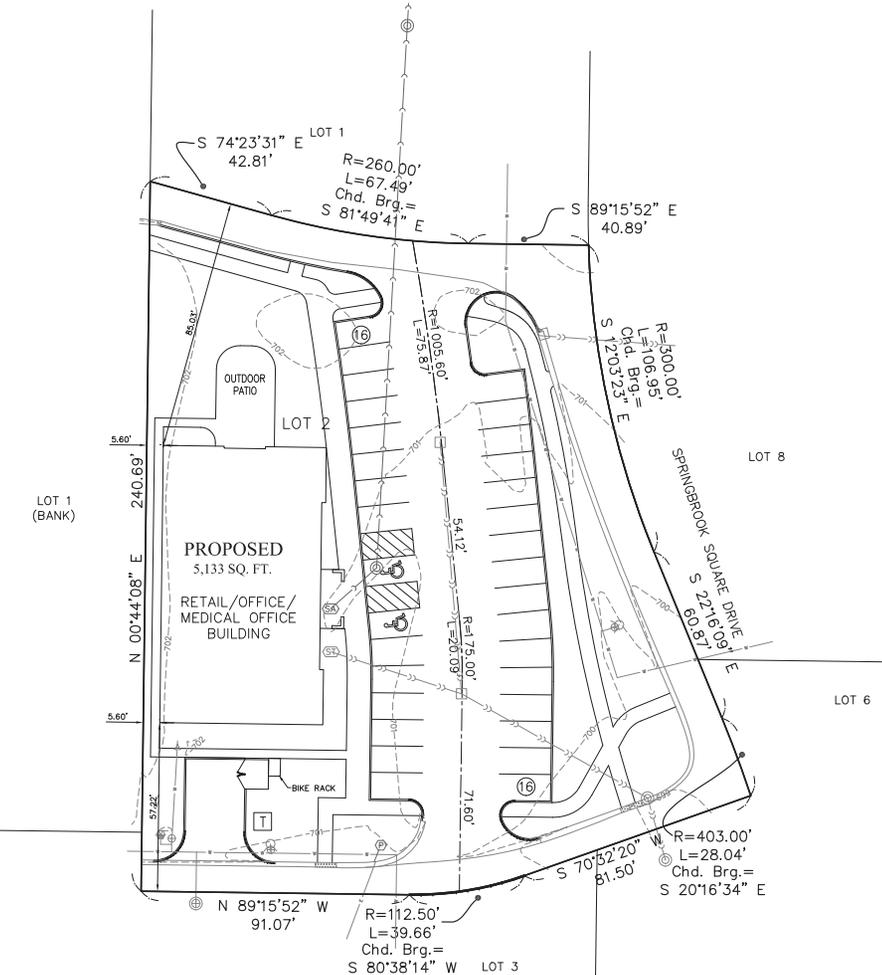
- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - LOT LINE/PROPERTY LINE (Solid Line)
 - ADJACENT/UNDERLYING LINE (Light Solid Line)
 - BUILDING LINE (Long Dashed Lines)
 - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
 - CENTERLINE (Single Dashed Lines)
 - QUARTER SECTION LINE (Double Dashed Lines)
 - SECTION LINE (Triple Dashed Lines)

- SYMBOL/ABBREVIATION LEGEND**
- MANHOLE
 - STORM BASIN
 - TR
 - ER VALVE
 - IRANT
 - VE & VAULT
 - VALVE
 - JTY POLE W/GUY
 - ER POLE
 - JTY POLE W/LIGHT
 - EET SIGN
 - EET LIGHT
 - PHOLE
 - PHONE CANISTER
 - CTRIC CANISTER
 - EXIST. CONTOURS
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - OVERHEAD WIRES
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC CABLE
 - UNDERGROUND PHONE CABLE
 - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
 - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
 - ELEV. TO HUNDRETH IN PARENTHESS INDICATES EXISTING UTRODIAL SURFACE ELEVATIONS (UNLESS OTHERWISE INDICATED)
 - ELEV. TO TENTH INDICATES EXISTING NON-UTRODIAL SURFACE ELEVATIONS
 - DEPRESSED CURB
 - BUFFALO BOX
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - CONCRETE SURFACE
 - SQ. FT. - SQUARE FEET
 - CABLE CANISTER
 - TRANSFORMER
 - FENCE LINE
 - UNDERGROUND PHONE MARKER SIGN
 - UNDERGROUND GAS MARKER SIGN
 - NUMBER OF PARKING STALLS
 - HANDICAP PARKING STALL
 - END SECTION
 - BLDG. - BUILDING

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SITE DATA TABLE

A. ZONING	B2 PUD
B. LAND USE	RETAIL/OFFICE/MEDICAL OFFICE
C. LOT AREA	30,272 S.F.
D. BUILDING S.F.	5,116 S.F.
E. BUILDING HEIGHT	20 FT.
F. PARKING REQUIRED	26
G. PARKING PROVIDED	32
H. ACCESSIBLE PARKING SPACE REQUIRED	2
I. ACCESSIBLE PARKING SPACES PROVIDED	2
J. MAXIMUM ALLOWABLE F.A.R.	0.325
K. PROPOSED F.A.R.	0.134
L. OPEN AREA (S.F.)	9,037 S.F.
M. INTERNAL WALKWAYS/PATIO (S.F.)	4,573 S.F.



- EASEMENT NOTES**
- A PUBLIC UTILITIES, DRAINAGE EASEMENT TOGETHER WITH A SIDEWALK EASEMENT ARE HERETOFORE GRANTED OVER ALL OF UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614 NOW WHICH COVERS LOT 2 AS SHOWN HEREON. EXCEPTING THEREFROM ANY BUILDINGS PLANNED OR CONSTRUCTED WITH THIS DEVELOPMENT.
 - CROSS ACCESS AND SHARED PARKING EASEMENTS ARE HERETOFORE GRANTED OVER ALL PAVED AREAS ON LOT 2 (ALL INCLUSIVE) PER DOC. R2005-37614.
 - EMERGENCY VEHICLE ACCESS EASEMENTS ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE OVER ALL PAVED AREAS ON LOT 2 (ALL INCLUSIVE) PER DOC. R2005-37614.
 - ALL EASEMENTS DEPICTED ON THE PLAT ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE UNLESS OTHERWISE NOTED PER DOC. R2005-37614
 - REFER TO EASEMENT PROVISION STATEMENTS ON SHEET 3 OF GIASE CENTER - PHASE II FINAL P.U.D. OF SUBDIVISION RECORDED AS DOCUMENT R2005-37614 FOR DETAILED TERMS & CONDITIONS

- NOTES**
- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES. DIMENSIONS ENCLOSED WITH () ARE RI DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON A LINE OF FINAL P.U.D. & SUBDIVISION PLAT OF GIASE CENTER - PHASE II BEING S 89°15'52" E (ASSUMED)
- ALL WATERMAIN AND SANITARY SEWERS TO BE PUE ALL STORM SEWERS TO BE PRIVATE AND MAINTAIN THE OWNERS ASSOCIATION.
- ALL ROADWAY TO BE PRIVATE AND MAINTAINED BY OWNERS ASSOCIATION.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY THE OWNER'S ASSOCIATION.
- LOT 2 WILL SHARE PARKING EASEMENTS WITH LOT 1 IN SPRINGBROOK SQUARE.

PREPARED FOR:
Dr. MICHAEL G. PESKE, DDS
720 BROM DRIVE, SUITE 201
NAPERVILLE, ILLINOIS 60540

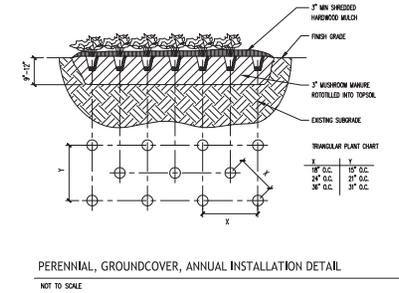
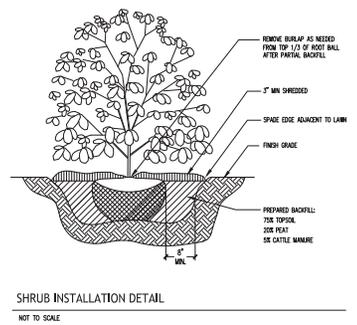
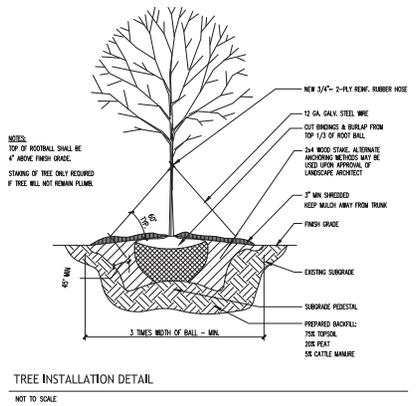
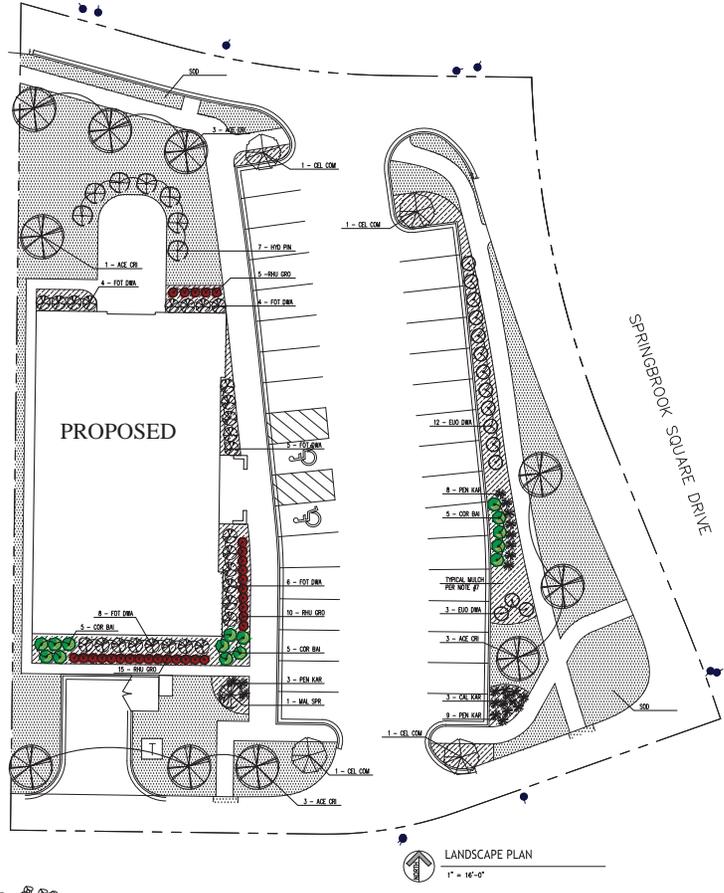
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60502-9675
PH: (630) 862-2100 FAX: (630) 862-2199
e-mail: ccm@cemcon.com

DISC NO.: 807001 FILE NAME: PUD
DRAWN BY: KMS FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-19-12 JOB NO.: 807.001
CITY PROJECT # 12-10000000

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- LANDSCAPING GENERAL NOTES**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND & OVERHEAD UTILITIES & STRUCTURES.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTORS & SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
 - QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES.
 - PROVIDE SOO AT ALL AREAS DISTURBED BY THE WORK UNLESS NOTED OTHERWISE.
 - STAKE THE LOCATION OF ALL TREES PRIOR TO DIGGING HOLES. ANY TREE PLANTED WITHOUT FINAL LOCATION APPROVAL BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
 - ALL TREES IN A SPECIES SHALL HAVE MATCHING FORM UNLESS OTHERWISE NOTED.
 - ALL TREE, SHRUB & GROUND COVER AREAS (EXCLUDING TURF & SLOPED AREAS) ARE TO BE MULCHED PER DETAILS. ALL MULCH TO BE SHREDDED HARDWOOD.
 - LANDSCAPE PLANTS SHALL COMPLY WITH THE SEPARATION DISTANCE FROM UTILITY SERVICES AND STRUCTURES AS REQUIRED BY THE ZONING ORDINANCE OF THE LOCAL JURISDICTION.
 - TREES SHALL BE SET BACK A MINIMUM OF 10'-0" HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOOSES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH GANS. TREES SHALL BE SET BACK A MINIMUM OF 5'-0" HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AS REQUIRED AND APPROVED BY OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.
 - LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CONTACT "CULLIES" (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-982-9123.
 - PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE PROPER DRAINAGE. ROOT BALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE AS ILLUSTRATED ON INSTALLATION DETAILS. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER DRAINAGE PROBLEMS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.
 - PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR MEASUREMENT, BRANCHING AND BALL SIZE SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. PLANT MATERIALS FOR GROUPINGS OR WHERE SYMMETRY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.
 - CONTRACTOR SHALL OBTAIN ONE (1) COMPLETE SOIL EVALUATION PERFORMED BY A CERTIFIED SOIL TESTING LABORATORY, INCLUDING RECOMMENDATIONS FOR SPECIFIC SOIL AMENDMENTS. SAMPLES ARE TO BE TAKEN PRIOR TO INSTALLATION OF PLANT MATERIALS AND ANY ADDITION OF SOIL AMENDMENTS.
 - PRIOR TO ANY OUTSIDE CONSTRUCTION THE CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, SKIPPING, SCRUBBING OF BARK AND SMOTHERING BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS. EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN THE DRIP LINES OF TREES CANOPY. PROTECTIVE FENCING SHALL BE INSTALLED AT THE DRIP LINES OF TREES CANOPIES AND AT THE EDGE OF EXISTING SHRUBS AND PLANTING BED AREAS DESIGNED TO REMAIN.
 - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO WARRANT ALL PLANT MATERIAL FOR THE PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPING SCHEDULE					
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHADE TREES					
	CEL COM	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2" CAL	4
	ACE ORI	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2" CAL	10
	MAL SPR	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2 1/2" CAL	1
SHRUBS					
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	12" BB	30
	COR BAI	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	48" BB	15
	ELO DWA	ELOEYMNIS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	36" BB	12
	FOT DWA	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" BB	27
	HYD PIN	HYDRANGEA PANICULATA 'PINK DIAMOND'	PINK DIAMOND HYDRANGEA	36" BB	7
ORNAMENTAL GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	3
	PEN KAR	PENNSETUM 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL	20



torch
architecture

torch architecture inc
29 s webster st | ste 106
naperville | il 60540
torcharchitecture.com
p | 630 420 1900
f | 630 428 2664

CLIENT
Dr. Michael G. Peske, DOD
720 Brom Drive, Suite 201
Naperville, IL 60540

PROJECT
New Dental Office Building
1923 Springbrook Square Drive
Naperville | Illinois 60540
Project No 12073

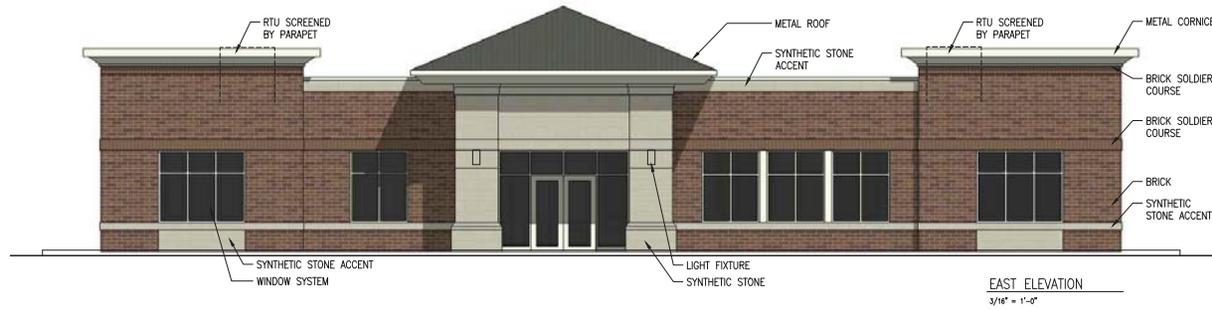
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RC

ISSUE
PUD Submittal
09/19/2012

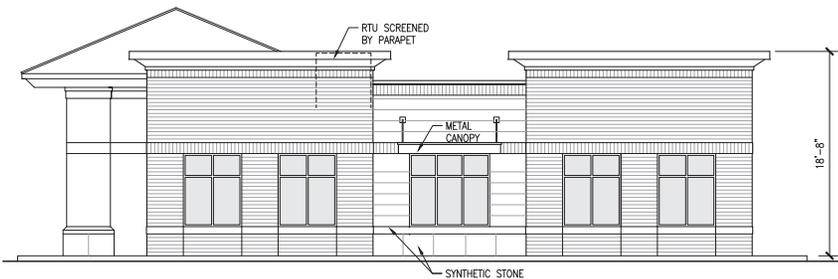
RE-ISSUE

DESCRIPTION
Landscape Plan

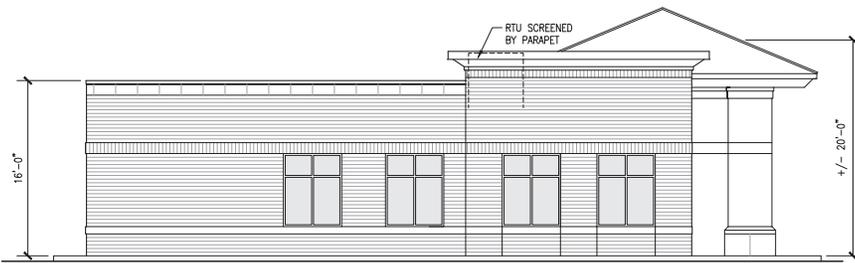
L1 01



EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL NOTES:
BRICK (FIELD), BRICK SOLDIER COURSE,
SYNTHETIC STONE, SYNTHETIC STONE
ACCENTS, METAL ROOF & CORNICE TO
MATCH DEVELOPMENT MATERIAL STANDARDS



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-138 **AGENDA DATE:** 11/7/2012
SUBJECT: Goldfish Swim School
 Petitioner: Randall Barba, 1264 Muirwood Ct, Rochester Hills, MI 48306

LOCATION: 1688 Quincy Avenue

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use for a training studio (i.e., Goldfish Swim School) in I (Industrial District) for the property located at 1688 Quincy Avenue.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

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

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 1.25 acres and is located at 1688 Quincy Avenue. The property is zoned I (Industrial District) and is presently improved with a multi-tenant building and 46 parking spaces.

PLANNING SERVICES TEAM REVIEW:

The building on the subject property consists of a total of 21,000 square feet of gross floor area. Diamond Automotive, an auto dealership, currently occupies 7,000 square feet of the building (all inventory vehicles from the dealership are contained within the building). The petitioner, Randall Barba, requests approval of a conditional use for a training studio in the I district in order to occupy 9,000 square feet of the building with a swim school, known as Goldfish Swim School. In addition, the petitioner plans to convert the remaining 5,000 square feet of the building into a parking garage to accommodate 12 parking spaces.

The proposed Goldfish Swim School will specialize in offering indoor swim classes and programs for children 4 months and up. Such intended use for the subject property is similar in nature to many established uses in the vicinity along Quincy Avenue such as Players Indoor Sports, Naperville Gymnastics, Kidz Kabaret, and the School of Dance and Ballet. The

Goldfish Swim School – PZC 12-1-138
 November 7, 2012
 Page 2 of 3

petitioner has provided responses to the standards for granting a conditional use (Section 6-3-8:2) which are included in Attachment 3. Staff concurs with the petitioner’s findings.

Parking

The petitioner plans to convert 5,000 square feet of the building to 12 garage parking spaces as well as close off an existing garage door and convert the driveway to two (2) parking spaces at the northwest corner of the building. As a result, a total of 60 spaces would be available on site. The City Fire and Engineering Departments has reviewed and approved the preliminary parking layout (Attachment 2). Section 6-1-6 of the Municipal Code provides that any space devoted to off-street parking shall be excluded from the floor area used to calculate the parking requirement. The table below demonstrates that based on the City’s parking requirements, a total of 59 parking spaces would be required for the two tenants in the building. Staff finds that the parking supply on the site exceeds the City’s off-street parking requirements.

Suite	Tenant	Gross Floor Area	Parking Ratio	# of Required Parking Spaces
101	Diamond Automotive	7,000 SF	2 spaces/1,000 SF	14
102	Goldfish Swim School	9,000 SF	5 spaces/1,000 SF	45
103	Off-street parking	5,000 SF	0	0
Total		21,000 SF		59

Conditions of Approval

To ensure sufficient parking supply is provided on the subject property, staff recommends the following condition of approval. The petitioner agrees with the conditions.

- The swim school shall be limited to no more than 9,000 square feet of gross floor area in the building.
- All inventory vehicles from the automotive dealership tenant shall be stored inside the building.
- Approval of the conditional use is subject to conversion of a part of the building into a parking garage and conversion of a driveway into two (2) parking spaces as shown on the preliminary parking layout (Attachment 2). If modifications from the preliminary parking layout become necessary during the final engineering and/or building permit review process, they shall be permitted unless the total parking supply on the subject property is reduced below the parking requirements for all tenants in the building pursuant to Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code. A parking variance is required to reduce the number of parking spaces available on the subject property below the code requirements, which is subject to the Planning and Zoning Commission’s review and the City Council’s approval.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. Goldfish Swim School – Legal Description – PZC 12-1-138
2. Goldfish Swim School – Preliminary Parking Layout – PZC 12-1-138

Goldfish Swim School – PZC 12-1-138

November 7, 2012

Page 3 of 3

3. Goldfish Swim School – Development Application – PZC 12-1-138
4. Goldfish Swim School – Aerial Photo – PZC 12-1-138

Legal Description:

LOT 1 IN BLAISDELL'S RESUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 14 AND SECTION 15 BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS RECORDED OCTOBER 19, 1987 AS DOCUMENT R87-157524.

PIN: 07-15-403-009

Address: 1688 Quincy Avenue, Naperville, IL 60540

PROPERTY: 1688 QUINCY AVE., NAPERVILLE, IL

SCALE 1"=30'

329.14'

(691.12)
(695.28)

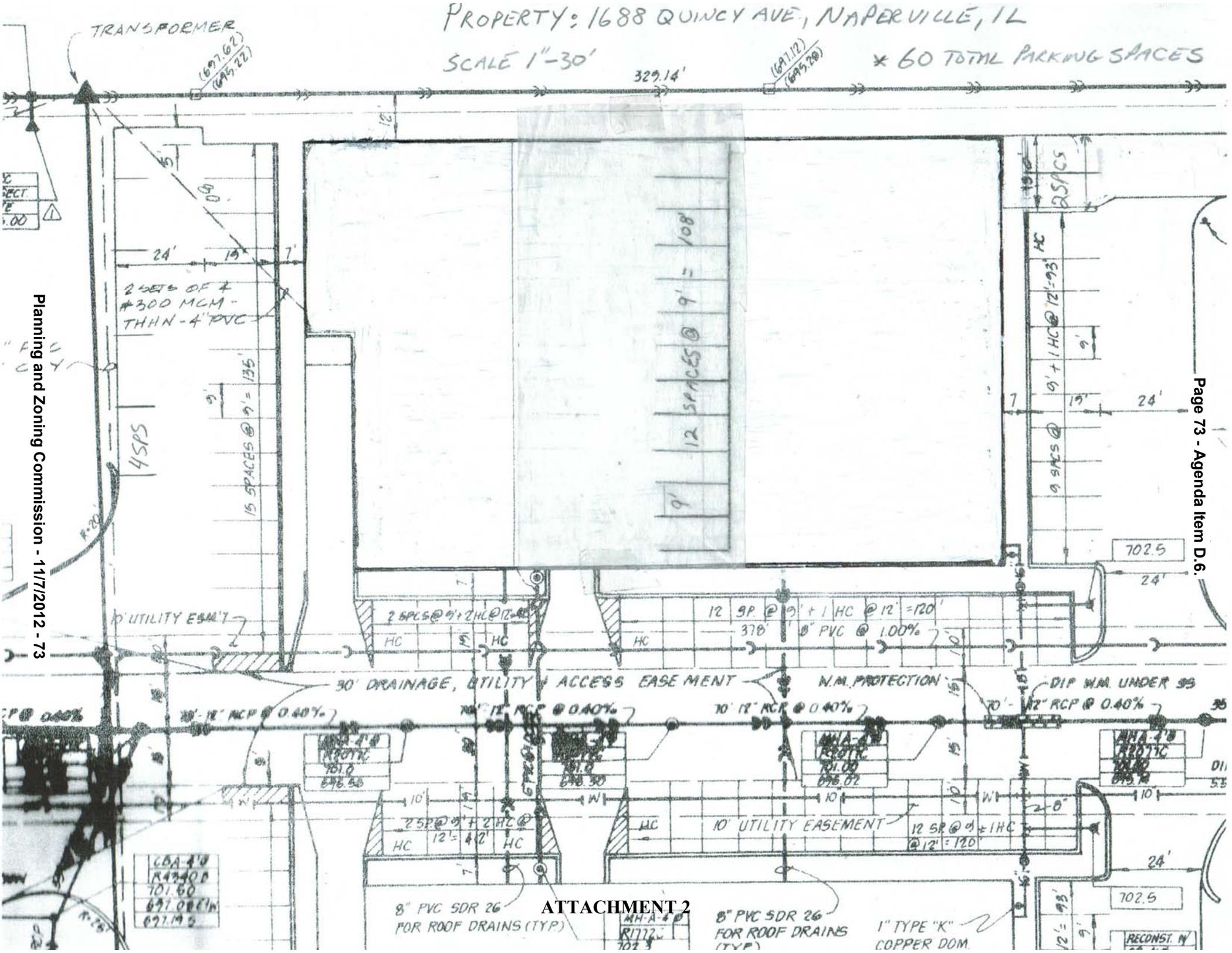
* 60 TOTAL PARKING SPACES

TRANSFORMER

(697.62)
(695.22)

ECT
E
1.00

Planning and Zoning Commission - 11/7/2012 - 73



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ATTACHMENT 2

CITY OF NAPERVILLE

APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Blaisdells Resubdivision
ADDRESS OF SUBJECT PROPERTY: 1688 Quincy Ave. Naperville, IL 60540
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-15-403-009

I. APPLICANT: Randall Barba

APPLICANT'S ADDRESS: 1264 Muirwood Ct
CITY: Rochester Hills STATE: MI ZIP CODE: 48306
PHONE: 248 276 9394/626 644 6568 E-MAIL ADDRESS: rand@antiquereflections.net

II. OWNER: Barcuk, LLC

OWNER'S ADDRESS: 1264 Muirwood ct
CITY: Rochester Hills STATE: MI ZIP CODE: 48306
PHONE: 248 276 9394/626 644 6568 E-MAIL ADDRESS: rand@antiquereflections.net

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

RELATIONSHIP TO APPLICANT: _____
PHONE: _____ E-MAIL ADDRESS: _____

IV. OTHER STAFF

NAME: Wayne Lamothe
RELATIONSHIP TO APPLICANT: Project Manager
PHONE: 972 824 5654 E-MAIL ADDRESS: wlamothe@acs-architects.com

NAME: _____
RELATIONSHIP TO APPLICANT: _____
PHONE: _____ E-MAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

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

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

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

ACREAGE OF PROPERTY: 1.25 acres

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

Naperville Swim School, LLC is requesting a conditional use permit for their location at 1688 Quincy Ave. , Naperville, IL

Attached is a site plan, aerial picture and drawing showing the required parking made to scale.

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:

Randall Barba

10/4/12

(signature of applicant or authorized agent)

(date)

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____

(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: Naperville Swim School, LLC
Address: 1264 Muirwood ct
Rochester Hills, MI 48306

2. Nature of Benefit sought: Conditional Use Permit

3. Nature of Applicant (Please circle one):

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

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

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

- a. Randall Barba 1264 Muirwood ct, Rochester Hills, MI 48306 50% Owner/ partner
- b. Chris Cukrowski 920 Pine Needle trail, Rochester Hills, MI 48306 50% Owner/Partner
- c. _____
- d. _____

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

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

VERIFICATION

I, Randall Barba, 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 4th day of October, 2012.

Notary Public

Naperville Swim School, LLC

1688 Quincy Ave.

Naperville IL 60540

October 3, 2012

City of Naperville

400 South Eagle st.

Naperville, IL 60540

Tenant and Building use ROSTER

Parcel identification Number 07-15-403-009

1. Naperville Swim School, LLC - DBA Goldfish Swim School, will use 9,000 SF and will require 5 parking spaces for every 1,000 SF with a total of 45 spots required.
2. Diamond Automotive, (current tenant), uses 7,000 SF and requires 2 parking spaces for every 1,000 SF with a total of 14 parking spaces.

Randall Barba

Naperville Swim School, LLC

DBA: Goldfish of Naperville

1688 Quincy Ave.

Naperville IL 60540

248 276 9394

RE: APPLICATION FOR DEVELOPMENT APPROVAL

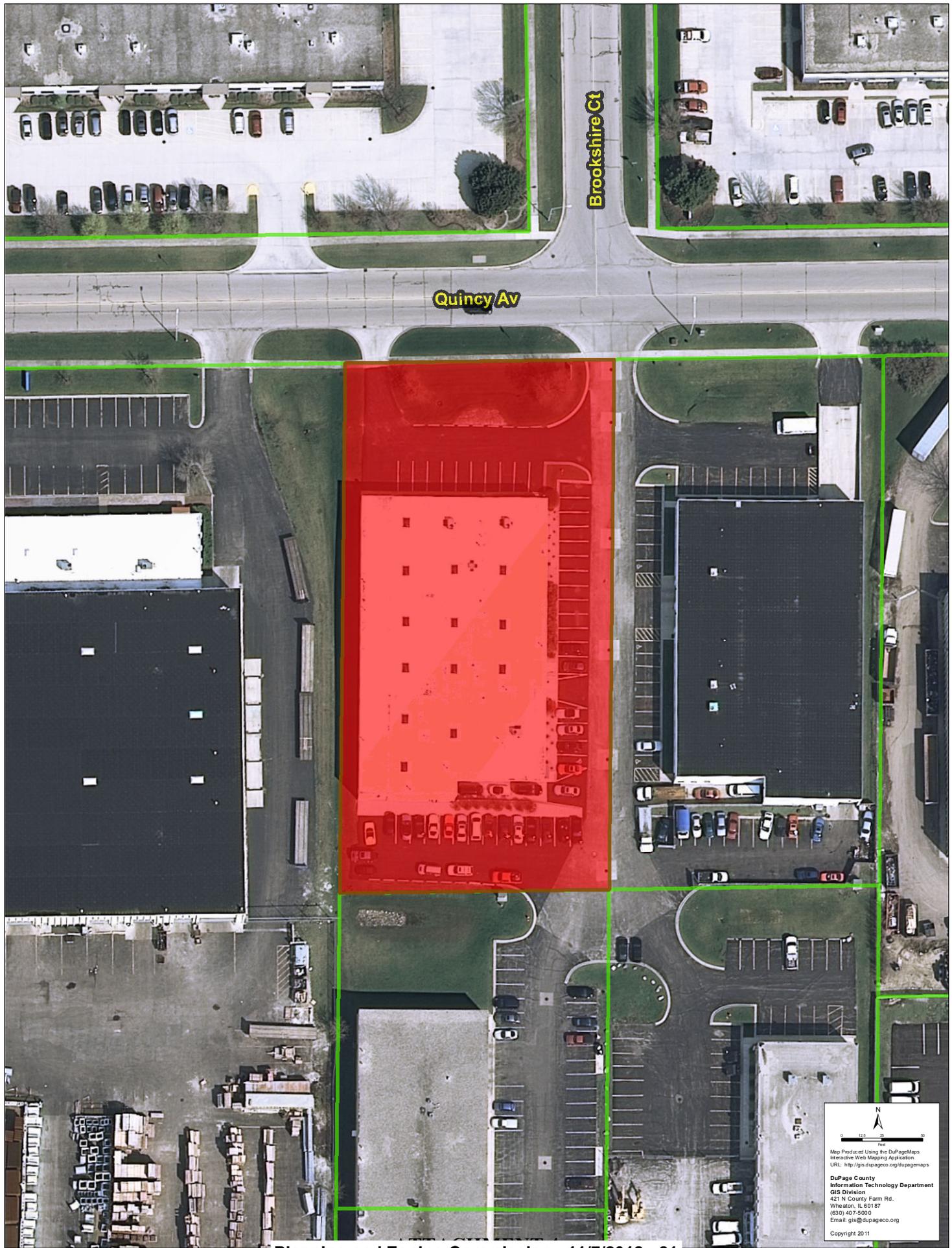
RESPONSE TO EXHIBIT 1 QUESTIONS:

1. The establishment of the Goldfish Swim School on 1688 Quincy Ave will not in any way changes or be detrimental to any of the adjacent and neighboring businesses. We do not anticipate any detriment to any of the adjacent businesses and there will be no negative impact to any other properties on this street and in this area.
2. The conditional use permit will not be injurious to the use and enjoyment of any other property in the immediate area for the purposes already permitted. The use of this new business is actually similar if not the same as other uses on this street. For example there is Naperville Gymnastics and Players Indoor Sports facility, which are both "businesses that Coach and Instruct children" which is the same exact thing that our business will be doing. All of our business activity will be contained within our building and there will be no overflow parking that will adversely affect the other properties.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property. We will for one, have enough parking on site so there

will be no parking issues that affect any adjacent properties. Our use will be contained within our building and the said use, Swim Instructions for children, coincides with the same uses that are already existing on this street and in this area by other existing businesses as follows: Naperville Gymnastics, Players Indoor Sports Center, The School of Dance and Ballet, Kidz Kabaret and the Naperville Baseball Academy. All of which are geared towards instruction of some sort for children.

Swimcerely,

Randall Barba
Goldfish Swim School of Naperville



N
0 15 30 Feet
Map Produced Using the DuPageMaps
Interactive Web Mapping Application.
URL: <http://gis.dupageco.org/dupagemaps>
DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
(630) 407-5000
Email: gis@dupageco.org
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Naperville

NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

PZC CASE: 12-1-139 **AGENDA DATE:** 11/7/2012
SUBJECT: Amendments to Title 6 (Zoning) and Title 7 (Subdivision) Regarding
 Required Notice
 Petitioner: City of Naperville Planning Services Team

LOCATION: n/a

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

Staff is requesting that the Planning and Zoning Commission initiate amendments to Titles 6 (Zoning) and 7 (Subdivision) in order to clarify notice and processing requirements for all zoning and subdivision cases.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
n/a		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Initiate an amendment to Titles 6 (Zoning) and 7 (Subdivision) regarding required notice.

PREPARED BY: Allison Laff, AICP, Planning Operations Manager

Titles 6 (Zoning) and 7 (Subdivision) currently contain information regarding required notice and processing requirements for all zoning and subdivision cases. This information can be found in multiple locations within these ordinances and includes slight variations in notice requirements between the various case types.

Through the proposed amendment, staff seeks to clarify notice and processing requirements, as well as remove burdensome or outdated practices. Proposed amendments include:

- Consolidation and clarification of notice requirements within each ordinance;
- Removal of certified mail requirement, which is both costly for the petitioner, as well as burdensome for the property owner to retrieve and replacement with standard mail requirements;
- Inclusion of standardized public notice requirements for all cases requiring a public hearing, minor changes, and administrative approval; and

Notice Amendments

November 7, 2012

Page 2 of 2

- Elimination of burdensome and outdated policies related to the processing of subdivision plats.

If initiated, staff will provide a detailed overview of the proposed ordinance amendments at a future Planning and Zoning Commission public hearing.

RECOMMENDATION:

Initiate an amendment to Titles 6 (Zoning) and 7 (Subdivision) regarding required notice.