

## Feb 2, 2021 Council QA

Wednesday, January 27, 2021 6:43 PM

### I. CONSENT AGENDA:

1. **21-0137** Approve the regular City Council meeting minutes of January 19, 2021

<b>Q:</b>	<b>Please clarify the discussion under new business by adding “electric” security deposits. Thank you</b>	<b>Gustin</b>
<b>A:</b>	The minutes have been modified.	Gallahue

2. **21-0172** Approve the City Council meeting schedule for February, March & April 2021

3. **21-0035** Approve the award of RFP 20-390, Staffing Services, to Addison Group, Pace Systems, Sentinel Technologies and Stivers Staffing for an amount not to exceed \$100,000 and for a two-year term

<b>Q:</b>	<b>As this is a place-mark for future hires, can you provide employee active on-site duty stats by Department?</b>	<b>Gustin</b>
<b>A:</b>	During 2020, the City utilized the previous contracting services for a total of 5 positions (3 Finance, 1 IT and 1 DPW). These temporaries were in place until regular, full-time employees were found to replace the positions. All positions were budgeted.	Sheehan

4. **21-0054** Approve the award of Bid 20-401, Molded Rubber and Cold Shrink Products, to Fletcher-Reinhardt Company, Power Line Supply, T&D Products, UUSCO and Wesco Distributing for an amount not to exceed \$137,095.85 and for a one-year term

5. **21-0081** Approve the award of Cooperative Procurement 21-058, Police Department Vehicle Replacements, to Currie Motors Commercial Center for an amount not to exceed \$231,600

<b>Q:</b>	<b>How much do we estimate the city will collect selling the old vehicles and which fund does that money fall into? The same used to pay for the new vehicles?</b>	<b>Sullivan</b>
<b>A:</b>	Since 2017, the average auction price for these units has averaged \$4,418 per unit. New vehicles for general fund departments are expensed to the capital projects fund. The revenue received from the auction of general fund department vehicles is placed into the general fund. Both expenditures and revenue for utility department vehicles are funded through the appropriate Utility Funds.	Dublinski

6. **21-0119** Approve the award of a 2-year extension to a Cooperative Agreement 17-001, uniform rentals, to Cintas Corporation for an amount not to exceed

\$208,074

Staff recommends this agenda item be tabled until the February 16, 2021 meeting.	Mayer
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- 7. **21-0124** Approve the award of Change Order #2 to Contract 16-173, Leaf Disposal Services, to BioAg, and Contract 18-146, Leaf Disposal Services, to Tri-County Excavation and Construction, Inc., and to Steve Piper and Sons, for an amount not to exceed \$2,740 and a total award of \$285,236
- 8. **21-0146** Approve the award of Change Order #1 to Contract 20-342, Police Department Exterior ADA Upgrades, to Lite Construction, Inc. for an additional 150 days
- 9. **21-0150** Approve the award of Sole Source Procurement 21-075, Navistar Parts and Service, to Rush Truck Centers for an amount not to exceed \$150,000, and for a one-year term
- 10. **21-0161** Approve the award of Change Order #1 to the contract for basic life, accidental death and dismemberment (AD&D), and voluntary life insurance, to Reliastar Life Insurance/VOYA Financial for an amount not to exceed \$13,472.08 and a total award of \$265,472.08

<b>Q:</b>	<b>Has the insurance company paid out any life insurance or AD&amp;D claims to Naperville employees under this policy in the last couple of years?</b>	<b>Sullivan</b>
A:	Yes, in 2019, there were 12 life claims paid and in 2020, there were 9 life claims paid. The City offers this coverage to its employees, employees of the Library and NCTV and retirees.	Sheehan

- 11. **21-0053B** Pass the ordinance amending Chapter 3 (Administration and Enforcement) and Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Regulations) related to deviations, zoning decisions by the City Council and PUD revocations - PZC 20-1-122

<b>Q:</b>	<b>Has staff reviewed the Use Deviation procedure addressing the current Code's Notice for procedure for Conditional Uses? Does what is proposed include provide for evaluation of impact of the proposed Use Variation upon neighboring properties? As basic zoning existing to prevent incompatible land uses from adversely affecting each other does this change pierce that protection?</b>	<b>Gustin</b>
A:	Staff has reviewed the correspondence submitted in response to the proposed text amendment. Staff is proposing to add a new provision (highlighted below) into the proposed text amendment to address the concerns raised through this correspondence. The full revised ordinance is attached. Staff recommends that the revised ordinance be considered by City Council on February 2, 2021.	Laff

12.2. Use Deviations: In accordance with the intent and purpose of this Chapter, consideration may be given in certain instances for deviations that would permit a use which is not a permitted or conditional in the zoning district in which the PUD is located as set forth herein. The City Council shall have the discretion to determine whether the petitioner has satisfactorily demonstrated that the criteria set forth below has been met so as to merit granting the unusual relief of a use deviation in a planned unit development.

- 12.2.1. Unique and unusual circumstances are present; and\_
- 12.2.2. The requested use deviation will be incidental to the principal use of the PUD as principal use is defined in Section 6-1-6 of this Title; and
- 12.2.3. The requested use deviation will not have an adverse impact on current uses in the PUD; and\_
- 12.2.4. The requested use deviation will not have an adverse impact on adjacent properties that would be significantly different than the permitted or conditional uses allowed in the underlying zoning district; and\_
- 12.2.5. One or more of the following criteria are present:
  - 12.2.5.1. The requested use deviation would achieve a land use goal identified adopted pursuant to Title 1 (Administrative), Chapter 2 (Comprehensive Plan) of this Code.
  - 12.2.5.2. The requested use deviation would satisfy an unmet market need as evidenced by a market study or other similar report.
  - 12.2.5.3. The requested use deviation is likely to benefit existing uses in which the PUD is located.\_
  - 12.2.5.4. The requested use deviation is appropriate due to other circumstances or conditions specific to the PUD, including but not limited to, extended and/or high rate of vacancies or changing market conditions.\_

Q:	<b>Provide all names and addresses (city is important) for those who spoke in favor and against zoning ordinance change regarding B2 zoning.</b>	Gustin
A:	One written comment was submitted by Anil Kar in opposition to the requested amendment to allow use deviations in PUDs. This comment was submitted through the City's online speaker sign up form posted for the PZC meeting; the form does not request the submitter's address or city. There were no live speakers during the PZC hearing on this item.	Laff

- 12. **21-0163** Pass the ordinance approving a conditional use in the B3 District for an automobile service station located at 780 and 850 E. Ogden Avenue (Jet Brite) - PZC 20-1-102
- 13. **21-0164** Pass the ordinance approving a variance to Section 6-16-3:7 allowing three ground signs to display off-premises signage at 1351 E. Ogden Avenue - PZC 20-1-051

Q:	<b>Can we have a better site layout that shows the locations of these signs? I don't see them on the landscape plan that was provided in the packet?</b>	Hinterlong
A:	Please see attached.	Kopinski

**J. PUBLIC HEARINGS:**

1. **21-0170** Conduct the public hearing for the Substantial Amendment to the City of Naperville’s Community Development Block Grant (CDBG) Program Year 2019 Annual Action Plan allocating \$708,723 in CDBG-CV CARES Act funding to alleviate the effects of the COVID-19 public health crisis (Item 1 of 2)
  
2. **21-0167** Approve a Substantial Amendment to the City of Naperville’s Community Development Block Grant (CDBG) Program Year 2019 Annual Action Plan allocating and awarding \$708,723 in CDBG-CV CARES Act funding to alleviate the effects of the COVID-19 public health crisis (Item 2 of 2)

<b>Q:</b>	<b>Can we be provided the list of the 94 applicants as well as the list that will be receiving awards? Have these applicants received other funding or are these all the ones that haven’t received any other funding?</b>	<b>Hinterlong</b>
A:	A list of the 18 applicants that have been approved for awards will be emailed to the City Council. The awards were made using the initial \$100,000 of funding that was approved by Council in July 2020. The complete list of all 94 businesses will also be emailed to the City Council. No applicant has received any other funding from the City of Naperville, though some have received funds from other government programs. Grant recipients are restricted from using City funds for any costs for which they have already received funding from another entity. Staff recommends not making the entire list public until the application/review/approval process is complete.	Broder
<b>Q:</b>	<b>How were the calculations determined for each organization receiving funds? Can other organizations apply if they provide mental health care or are they now restricted? Council has in the past submitted recommendations for SSG funds, with the additional funds can the same process be followed?</b>	<b>Gustin</b>
A:	Two programs for homeless persons, Emergency Temporary Housing and Career/Employment Counseling are being managed by DuPage PADS. Two other programs for emergency financial assistance to families whose income has been affected by the COVID-19 pandemic, emergency rent/mortgage/utility assistance and food assistance, are being managed by Loaves and Fishes Community Services. We reviewed expenditures to date and projected needs with these organizations to determine funding needs going forward. For assistance to group homes and transitional housing, funds were added to allow more organizations to request funding. This may also be done with mental health programs if funds will be available. If new applications are accepted for either program, they will be evaluated by a committee composed of staff and residents. Mental health programs are also addressed with a special set-aside in the Social Services Grant program. For FY 2021, a total of more than \$93,000 is being recommended to six mental health programs.	Broder

**L. ORDINANCES AND RESOLUTIONS:**

1. **21-0151** Option A: Concur with the Planning and Zoning Commission and the Petitioner and pass the ordinance granting a variance to permit an internally illuminated sign at 605 South Washington Street.

Option B: Concur with staff and deny the variance to permit an internally illuminated sign at 605 South Washington Street.

<b>Q:</b>	<b>Did this applicant already come to us to have this sign lit during business hours only? Seems I remember him coming to us for working hours only?</b>	Hinterlong
A:	A variance to allow the internal illumination of the existing sign was previously considered by the PZC in 2016. Following the PZC's recommendation for denial, the variance never proceeded to City Council for consideration. Staff believes that this is the first time the City Council is reviewing this request.	Laff
<b>Q:</b>	<b>Under option A, the agenda asks Council to concur with PZC and the petitioner on this variance, but the PZC minutes included say PZC unanimously voted <i>against</i> granting the variance on this matter. It appears that PZC concurs with staff on this matter and should be in Option B. Please advise.</b>	Sullivan
A:	At their January 20 <sup>th</sup> meeting, the PZC recommended approval of the requested sign variance (see excerpt of minutes below). Staff does not concur with the PZC's recommendation. The options, as presented in the agenda, reflect the correct positions of the PZC and staff.  <i>"A motion was made by Chairman Hanson, seconded by Commissioner Losurdo, to adopt the findings of fact as presented by the petitioner and <u>approve</u> PZC 20-1-117, a variance request to Section 6-16-6:4 to permit an existing internally illuminated sign at 605 S. Washington Street.</i>  <i>Aye: 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia</i> <i>Absent: 2 - Fessler, and Robbins"</i>	Laff

2. **21-0168** Concur with staff's recommendation and deny petitioner's requests for: (1) rezoning the subject property from I District to OCI District; (2) a Preliminary Plat of Subdivision; (3) a conditional use for a PUD and Preliminary PUD Plat; (4) conditional uses for retail, restaurants, residential, and two hotels; and (5) various deviations, for CityGate West (PZC 20-1-022)

OR

Concur with the petitioner and pass the ordinance for: (1) rezoning the subject property from I District to OCI District, (2) a Preliminary Plat of Subdivision; (3) a conditional use for a PUD and Preliminary PUD Plat; (4) conditional uses for retail, restaurants, residential, and two hotels; and (5) various deviations, for CityGate West (PZC 20-1-022)

<p><b>Q:</b></p>	<p><b>Have we ever required any other developments to provide a phasing schedule as part of the ordinance? If so, which developments and did they adhere to it?</b></p> <p><b>It is my understanding that Embassy Suites does not have a restaurant within the building? If this is true, why are they allowed to operate without one? Also, why are we paying incentives on top of it if they aren't?</b></p> <p><b>How big is Embassy Suites banquet facility? (How many person capacity)</b></p>	<p><b>Hinterlong</b></p>
<p><b>A:</b></p>	<p>Staff develops proposed conditions specific to each development which are intended to address those aspects of the development which appear to present gaps or vulnerabilities to the City. The requirement for a phasing schedule is directly responsive to the petitioner's request for residential uses on the CGW campus. As noted in the staff report, staff is only supportive of residential uses at this location if they are located in a mixed-use setting. The phasing schedule is requested in order to provide assurances that a non-residential use will be constructed either before or concurrent with the proposed residential uses. Staff cannot recall a comparable development in which this mixed-use requirement needed to be satisfied prior to residential construction (i.e., at the CityGate Centre development, significant office, retail and hotel square footage was already present upon approval of the Lincoln at CityGate Centre apartments).</p> <p>In 2013 (PZC 13-1-004), Embassy suites (constructed on Lot 5 of Freedom Plaza), consisted of a 156,000 square foot full service hotel/conference center, and included 168 rooms, a 1,500 square foot restaurant and a 13,000 square foot banquet facility/meeting space with a capacity of up to 1,080 people. Staff understands that while the Embassy Suites does not offer a full-service restaurant, it does provide breakfast and snack options to hotel guests.</p> <p>Additional restaurants were permitted on Lots 1-4 of the Freedom Plaza PUD, in accordance with the ORI zoning district, since they were proposed in conjunction with the hotel/conference center on Lot 5. The full-service hotel definition permits restaurants to be provided in a campus setting provided that they can offer room service to the hotel. Therefore, while the hotel restaurant is not a full service restaurant, the full service hotel requirements have been met in the Freedom Plaza PUD campus.</p> <p>Staff has also noted support of the above approach (i.e., satisfying the restaurant requirement for a full-service hotel within the CGW PUD) for CGW's proposed Lot 15 hotel. However, staff recommends the inclusion of a condition that requires a restaurant to be operational prior to the hotel opening to ensure that this required amenity has been provided.</p>	<p>Laff/Kopinski</p>

**O. REPORTS AND RECOMMENDATIONS:**

- 21-0088** Approve a request from Indian Prairie Community Unit School District No. 204 to initiate consideration of an amendment to Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments in Lieu Of) of the Naperville Municipal Code applicable to SD204 Land Cash donations

<p><b>Q:</b></p>	<p><b>Can staff please provide the D203 tables so we may compare the proposed 204 tables?</b></p>	<p><b>Sullivan</b></p>
<p><b>A:</b></p>	<p>The attached table is currently applicable to both SD203 and SD204.</p>	<p>Laff</p>

<p><b>Q:</b></p>	<p><b>Not that I have any objection, does Council have authority to deny recommendation from the school board and if so under what ground? When does the new price go in to effect and when is it charged against the developer?</b></p>	<p><b>Gustin</b></p>
<p><b>A:</b></p>	<p>The establishment or revision of a land/cash impact fee for local schools is not mandatory. It is a discretionary, legislative decision by the City Council. While the decision to establish this impact fee is discretionary, if established it must be implemented in a way that is reasonable. The impact fee cannot exceed what is rationally related to the impact of the subject property on the subject schools. Therefore, Council does have the authority to approve or deny the recommendation from District 204 under its discretionary, legislative powers. Finally, if the Council decides to approve revision of the land cash generation tables, it should do so only in reliance on recommendations from credible subject matter experts.</p> <p>If the amended ordinance is adopted, the new donation requirements will be applicable to:</p> <ul style="list-style-type: none"> <li>• A new development located within SD204 boundaries seeking approval of a Final Plat and opting to pay the required cash-in-lieu of land school donation in a lump sum collected by the City prior to recording the plat; and</li> <li>• Any residential building permits submitted for developments located within SD204 boundaries which opted to pay the donation requirement on a per permit basis when their Final Plat was approved. <i>Note: the updated donation amount will apply to these building permits regardless of when their applicable subdivision plats were approved and recorded.</i></li> </ul>	<p>Lord/Laff</p>

ORDINANCE NO. 21 - \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION AND ENFORCEMENT) AND CHAPTER 4 (PLANNED UNIT DEVELOPMENTS) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE REGARDING USE DEVIATIONS, ZONING DECISIONS BY THE CITY COUNCIL, AND PUD REVOCATIONS**

**RECITALS**

- A. WHEREAS**, the Naperville Municipal Code currently prohibits variances which seek to allow for a use which is neither a permitted nor a conditional use in a property's underlying zoning district; and
- B. WHEREAS**, in limited and unique circumstances, it may be appropriate to permit use deviations to be sought; and
- C. WHEREAS**, the proposed amendment to the City's zoning regulations would permit a petitioner to request a use deviation in a PUD if petitioner can demonstrate that specific criteria have been met, including, but not limited to the presence of unique and unusual circumstances in the PUD; that the proposed use will not have an adverse impact on other users in the PUD; and that the proposed use will be incidental to the principal use of the PUD, and
- D. WHEREAS**, the proposed amendment would provide the City Council with flexibility to approve/deny a use deviation request in limited circumstances without permanently changing the characteristics of the underlying zoning district; and
- E. WHEREAS**, the proposed amendment also seeks to amend the PUD revocation process and to delete a conflicting code section pertaining to City Council final approval; and
- F. WHEREAS**, at their January 6, 2021 meeting, the Planning and Zoning Commission conducted a public hearing and recommended approval (vote 6-0) of the proposed amendments to Chapter 3 (Administration and Enforcement) and Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code; and
- G. WHEREAS**, the Naperville City Council has determined that it is appropriate to adopt the amendments to Chapter 3 (Administration and Enforcement) and Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code.

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

**SECTION 1:** The Recitals set forth above are incorporated herein and made part hereof as though fully set forth in this Section 1.

**SECTION 2:** Chapter 3 (Administration and Enforcement) of Title 6 (Zoning Regulations) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the ~~stricken~~ language, as follows:

## CHAPTER - ADMINISTRATION AND ENFORCEMENT

### SECTION:

#### 6-3-3: - CITY COUNCIL:

1. Jurisdiction: \* \* \*
2. ~~Final Action~~ Zoning Decisions By City Council:
  - 2.1. - 2.3. \* \* \*
  - 2.4. All decisions ~~and findings~~ of the City Council related to the Zoning Title (Title 6 – Zoning Regulations), including but not limited to any petition or application for a conditional use, planned unit development, variance, rezoning, or other amendment to a zoning ordinance or to the Zoning Title, shall, in all instances, be the ~~final~~ legislative decisions and shall be subject to judicial review as set forth in 65 ILCS 5/11-13-25(a). ~~may be provided by law. In the case of zoning amendments, variances, conditional uses, planned unit developments and other actions which require that approval or granting thereof be by ordinance, the enactment of the approving or granting ordinance shall be the final administrative decision and shall be subject to judicial review as may be provided by law.~~

#### 6-3-6: - VARIANCES:

1. Authority: The City Council, after receiving a report from the Planning and Zoning Commission containing its findings and recommendations, may vary the regulations of this Title if it finds that the variance requested is in harmony with their general purpose and intent and complies with all of the standards for variances established herein. The City Council shall not vary the provisions of this Title concerning permitted uses, conditional uses or the regulation of nonconforming uses, except as specifically provided in Chapter 4 (Planned Unit Developments) of this Title.
2. Standards For Variances: - 4. Effective Period Of Variance: \* \* \*

**SECTION 3:** Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Regulations) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the ~~stricken~~ language, as follows:

CHAPTER 4 - PLANNED UNIT DEVELOPMENTS

SECTION:

6-4-1: - STANDARDS AND REGULATIONS: - 6-4-2: - PURPOSE AND INTENT:

\* \* \*

6-4-3: - DESIGN STANDARDS AND CRITERIA:

The planned unit development shall be designed to comply with the following standards and criteria:

1. Ownership And Control: - Design : \* \* \*
12. Deviations From Requirements Of This Code: Deviations shall be considered by the Planning and Zoning Commission and are subject to final approval by the City Council.
  - 12.1. Zoning, Landscaping And Subdivision Deviations: In accordance with the intent and purpose of this Chapter, consideration may be offered for deviations from the zoning (~~other than use~~), landscaping or subdivision requirements of this Code. Except for exceptional instances when use deviations may be permitted in accord with Section 12.2 below, tThe determination of whether a planned unit development deviation will be approved for a planned unit development shall be made using the following standards as guidelines:
    - 12.1.1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and
    - 12.1.2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and
    - 12.1.3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.
  - 12.2. Use Deviations: In accordance with the intent and purpose of this Chapter, consideration may be given in certain instances for deviations that would permit a use which is not a permitted or conditional in the zoning district in which the PUD is located as set forth herein. The City Council shall have the discretion to determine whether the petitioner has satisfactorily demonstrated that the criteria

set forth below has been met so as to merit granting the unusual relief of a use deviation in a planned unit development.

12.2.1. Unique and unusual circumstances are present; and

12.2.2. The requested use deviation will not have an adverse impact on current uses in the PUD; and

12.2.3. The requested use deviation will be incidental to the principal use of the PUD as principal use is defined in Section 6-1-6 of this Title; and

12.2.4. The requested use deviation will not have an adverse impact on adjacent properties that would be significantly different than the permitted or conditional uses allowed in the underlying zoning district; and

12.2.5. One or more of the following criteria are present:

12.2.5.1. The requested use deviation would achieve a land use goal identified adopted pursuant to Title 1 (Administrative), Chapter 2 (Comprehensive Plan) of this Code.

12.2.5.2. The requested use deviation would satisfy an unmet market need as evidenced by a market study or other similar report.

12.2.5.3. The requested use deviation is likely to benefit existing uses in which the PUD is located.

12.2.5.4. The requested use deviation is appropriate due to other circumstances or conditions specific to the PUD, including but not limited to, extended and/or high rate of vacancies or changing market conditions.

12.32. Outdoor Common Area And Site Amenity Deviations: Consideration for a deviation to reduce the minimum required percentage of outdoor common area for a planned unit development may be offered, subject to the following standards:

12.32.1. The requested deviation is in harmony with the intent and purpose of this Chapter.

12.32.2. Outdoor common area or site amenities provided in the planned unit development fulfill the objectives of the outdoor common area or site amenity standard to achieve the provision of passive or active recreation, site amenity, environmental protection or beautification.

12.32.3. Alternate site or building improvements are provided which sufficiently enhance purposes related to passive or active recreation, site amenity, environmental protection or beautification.

12.32.4. The planned unit development achieves a level of environmental design or pedestrian amenity above and beyond what is required under otherwise applicable zoning requirements.

12.43. Signage Deviations: Requests for deviations to the sign regulations contained in Title 5, Chapter 4 of this Code may be considered in conjunction with a request for a planned unit development or a change to a planned unit

development in accordance with the standards described in Section 6-4-6 of this Chapter.

6-4-8: - EFFECTIVE PERIOD OF PLANNED UNIT DEVELOPMENT:

1. The planned unit development shall be constructed in a timely manner. The planned unit development shall be subject to revocation under the following conditions:
  - 1.1. Final platting does not occur within two (2) years from the date of approval of the preliminary plat of a planned unit development.
  - 1.2. Construction does not commence and proceed within two (2) years from the date of approval of the final plat of a planned unit development.
  - 1.3. The City Council may extend the time limits in up to one year increments.
2. The City Council may initiate, or the owner (or authorized owner's representative) of the parcel of land on which the planned unit development is to be constructed, may apply for the revocation of the planned unit development. The owner shall be notified, in writing, at least thirty (30) days prior to the City Council's consideration of the revocation if initiated by the City Council.
3. In conjunction with a request to revoke an existing planned unit development, the owner of the parcel of land, or an owner's authorized representative, may concurrently seek the establishment of a new planned unit development or seek rezoning of the parcel of land to an appropriate zoning designation.

In the absence of the owner of the parcel of land seeking to establish a new conditional use for a planned unit development or rezoning of the parcel to an appropriate zoning designation, the City Council may, at its option, direct the Planning and Zoning Commission to conduct a public hearing to determine if the underlying zoning district in which the parcel of land is located remains appropriate for said parcel following the requested revocation of the existing planned unit development. The recommendation of the Planning and Zoning Commission shall be submitted to the City Council for consideration in conjunction with the request to revoke the approved planned unit development. If the City Council determines that the underlying zoning is no longer appropriate for the parcel of land, the City Council may deny the request for revocation of the planned unit development. Alternatively, if the City Council determines that the underlying zoning is appropriate for the parcel of land, the City Council may approve the request for revocation of the planned unit development at which time the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district in which it is located.

~~Upon revocation of a planned unit development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a conditional use unless an amendment or other conditional use is initiated by the City Council or is applied for by the owner of the parcel of land on which the planned unit development was to be constructed and granted by the City Council.~~

**SECTION 4:** This Ordinance shall be in full force and effect upon its passage and approval as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

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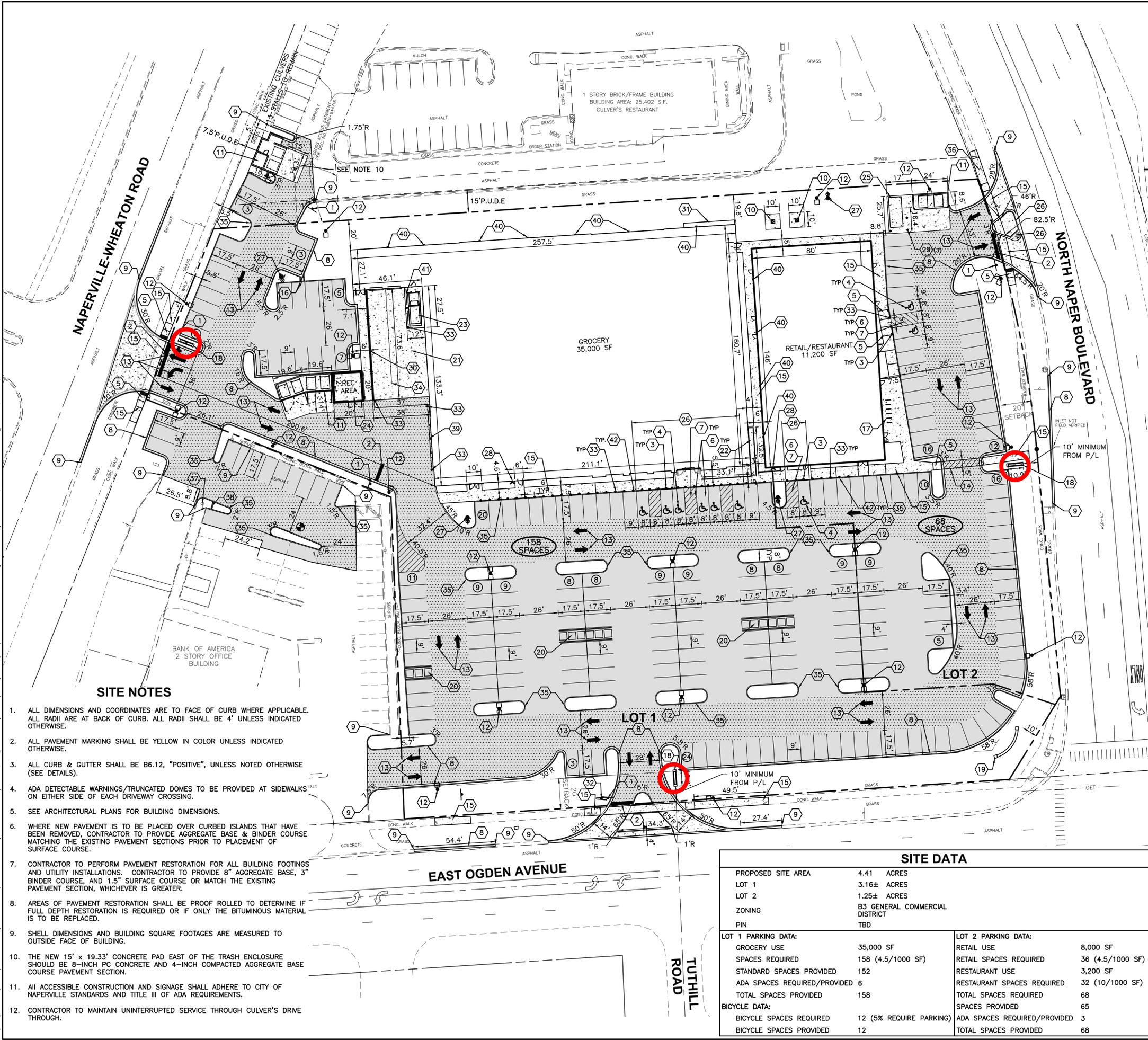
Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk

Layout Job Name: C200 SITE PLAN - OPTION 12  
 Last Saved By: Lodziński, 8/13/2020 10:33:00 AM  
 G:\DE\Clients\Thompson Thrift\080719 Naperville Grocery Store - Naperville, IL\4.0 Disciplines\Civil\Cadd\Cad\Cad\080719-C200-SIT.dwg Plotted By: Lodziński, Jake Plotted August 13, 2020, 11:50:44 AM



### SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK—SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- INDICATES ROW PARKING COUNT
- INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

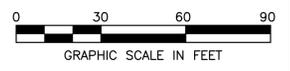
- ### SITE KEY NOTES
- NO. DESCRIPTION
  - 1 "STOP" SIGN, R1-1, 30"X30"
  - 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
  - 3 ACCESSIBLE PARKING SIGN IN 4" BOLLARD
  - 4 ACCESSIBLE PARKING SYMBOL (DETAIL 7/C600)
  - 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING (DETAIL 3/C605)
  - 6 ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS (DETAIL 6/C600)
  - 7 PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
  - 8 B6.12 CURB AND GUTTER (DETAIL 5/C604)
  - 9 BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
  - 10 CONCRETE TRANSFORMER PAD
  - 11 DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
  - 12 LIGHT POLE LOCATION
  - 13 DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
  - 14 CROSSWALK, PAINT 12~4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
  - 15 ADA COMPLIANT CONCRETE WALK (DETAIL 1/C605)
  - 16 2' WIDE DRAINAGE CURB CUT (DETAIL 8/C605)
  - 17 SIX INVERTED-U BICYCLE RACKS ON CONCRETE PAD (BY GC)
  - 18 MONUMENT SIGN (REFER TO SIGNAGE PLANS)
  - 19 PROJECT IDENTIFICATION SIGN (SEE ARCH. PLANS)
  - 20 SHOPPING CART CORRAL (BY TENANT)
  - 21 LOADING DOCK AREA
  - 22 SHOPPING CART STORAGE; 4" CURB (BOTH SIDES) AND RAILING (SEE ARCH. PLANS)
  - 23 TRASH COMPACTOR
  - 24 RECYCLING ENCLOSURE (SEE ARCH. PLANS)
  - 25 GENERATOR PAD FOR 9'X22' GENERATOR
  - 26 DEPRESSED CURB SECTION (SEE DETAIL SHEET C600)
  - 27 FIRE HYDRANT (DETAIL 1/C603)
  - 28 FIRE DEPARTMENT CONNECTION
  - 29 4" REMOVABLE BOLLARD
  - 30 LOADING DOCK WALL WITH HANDRAIL (REFER TO STRUCT. PLANS)
  - 31 ELECTRIC METER BANK (SEE MEP PLANS)
  - 32 DUAL SIDED "DO NOT ENTER" AND "RIGHT TURN ONLY" SIGN
  - 33 4" BOLLARD (DETAIL 6/C605)
  - 34 PAINT 4" WIDE LINE, TRAFFIC YELLOW PAINT
  - 35 BARRIER CURB (DETAIL 8/C604)
  - 36 PROWAG COMPLIANT RAMP WITH LANDING AT BOTH ENDS
  - 37 EXISTING LIGHT POLE TO REMAIN
  - 38 RELOCATED DIRECTIONAL SIGN (REFER TO C100)
  - 39 GUARDRAIL (IDOT STANDARD)
  - 40 DOWNSPOUT (DETAIL 7/C605) (SEE ARCH. PLANS)
  - 41 HANDRAIL AROUND COMPACTOR
  - 42 TRANSITION FROM DEPRESSED CURB TO BARRIER CURB

- ### SITE NOTES
1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB WHERE APPLICABLE. ALL RADII ARE AT BACK OF CURB. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
  2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
  3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
  4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
  5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
  7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
  8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
  9. SHELL DIMENSIONS AND BUILDING SQUARE FOOTAGES ARE MEASURED TO OUTSIDE FACE OF BUILDING.
  10. THE NEW 15' x 19.33' CONCRETE PAD EAST OF THE TRASH ENCLOSURE SHOULD BE 8-INCH PC CONCRETE AND 4-INCH COMPACTED AGGREGATE BASE COURSE PAVEMENT SECTION.
  11. ALL ACCESSIBLE CONSTRUCTION AND SIGNAGE SHALL ADHERE TO CITY OF NAPERVILLE STANDARDS AND TITLE III OF ADA REQUIREMENTS.
  12. CONTRACTOR TO MAINTAIN UNINTERRUPTED SERVICE THROUGH CULVER'S DRIVE THROUGH.

### SITE DATA

PROPOSED SITE AREA	4.41 ACRES
LOT 1	3.16± ACRES
LOT 2	1.25± ACRES
ZONING	B3 GENERAL COMMERCIAL DISTRICT
PIN	TBD

<b>LOT 1 PARKING DATA:</b>		<b>LOT 2 PARKING DATA:</b>	
GROCERY USE	35,000 SF	RETAIL USE	8,000 SF
SPACES REQUIRED	158 (4.5/1000 SF)	RETAIL SPACES REQUIRED	36 (4.5/1000 SF)
STANDARD SPACES PROVIDED	152	RESTAURANT USE	3,200 SF
ADA SPACES REQUIRED/PROVIDED	6	RESTAURANT SPACES REQUIRED	32 (10/1000 SF)
TOTAL SPACES PROVIDED	158	TOTAL SPACES REQUIRED	68
<b>BICYCLE DATA:</b>		SPACES PROVIDED	
BICYCLE SPACES REQUIRED	12 (5% REQUIRE PARKING)	ADA SPACES REQUIRED/PROVIDED	3
BICYCLE SPACES PROVIDED	12	TOTAL SPACES PROVIDED	68



**REVISION**

No.	DATE	DESCRIPTION

**PROJECT No:** 080719  
**DATE:** 06/12/20  
**DES. BY:** RW  
**DR. BY:** DH  
**CKD. BY:** TR

1815 South Meyers Road  
 Suite 950  
 Oakbrook Terrace, IL 60181  
**WOOLPERT**  
 ARCHITECTURAL ENGINEERING (INCORPORATED)  
 630.424.9080  
 FAX: 630.485.3731

**SITE IMPROVEMENT PLANS**  
**NAPERVILLE GROCERY STORE**

1351 EAST OGDEN AVENUE  
 NAPERVILLE, ILLINOIS 60563

**SITE PLAN**

SHEET NO. **C200**

## School Donation Worksheet

Name of Subdivision \_\_\_\_\_

School Donation = **Land** 0.0000      **Cash** \$0.00      = Total Land x \$318,300.00  
 =Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit						
<b>Detached</b>												
<b>Single-family</b>												
2-bedroom	0.120	0.000	0.411	0.000	0.138	0.000	0.222	0.000	1.856	0.000	2.746	0.000
3-bedroom	0.268	0.000	0.486	0.000	0.153	0.000	0.135	0.000	1.913	0.000	2.955	0.000
4-bedroom	0.371	0.000	0.702	0.000	0.259	0.000	0.242	0.000	1.985	0.000	3.532	0.000
5-bedroom	0.386	0.000	0.590	0.000	0.236	0.000	0.242	0.000	2.191	0.000	3.645	0.000
<b>Attached</b>												
<b>Single-Family</b>												
1-Bedroom										0.000		0.000
2-Bedroom	0.206	0.000	0.084	0.000	0.057	0.000	0.030	0.000	1.318	0.000	1.697	0.000
3-Bedroom	0.214	0.000	0.104	0.000	0.039	0.000	0.050	0.000	1.966	0.000	2.374	0.000
4-Bedroom	0.183	0.000	0.271	0.000	0.106	0.000	0.105	0.000	2.102	0.000	2.767	0.000
<b>Apartments</b>												
Efficiency									1.400	0.000	1.400	0.000
1-Bedroom	0.058	0.000	0.032	0.000	0.012	0.000	0.013	0.000	1.653	0.000	1.710	0.000
2-Bedroom	0.129	0.000	0.064	0.000	0.031	0.000	0.038	0.000	1.744	0.000	2.007	0.000
3-Bedroom	0.199	0.000	0.115	0.000	0.073	0.000	0.083	0.000	2.005	0.000	2.475	0.000
<b>People Produced</b>		0.000		0.000		0.000		0.000		0.000		0.000
												0.000