

CITY OF NAPERVILLE
PETITION FOR ZONING VARIANCE



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 55 Shuman Blvd, Naperville, Illinois

PARCEL IDENTIFICATION NUMBER (PIN): 08-06-300-014

I. PETITIONER: Parvin-Clauss Sign Co, on behalf of Midwest Orthopaedics at Rush

PETITIONER'S ADDRESS: 165 Tubeway Dr

CITY: Carol Stream STATE: IL ZIP CODE: 60188

PHONE: 630-510-2020X4000 EMAIL ADDRESS: mclauss@parvinclauss.com

II. OWNER(S): IPX Metrowest Investors, LLC

OWNER'S ADDRESS: 200 S. Michigan Ave, Suite 901

CITY: Chicago STATE: IL ZIP CODE: 60604

PHONE: 312-673-2800 EMAIL ADDRESS: edanner@equuspartners.com

III. PRIMARY CONTACT (review comments sent to this contact): Mary Clauss, Parvin-Clauss Sign Co

RELATIONSHIP TO PETITIONER: Sign Company

PHONE: 630-510-2020X4000 EMAIL ADDRESS: mclauss@parvinclauss.com

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: ORI

AREA OF PROPERTY (Acres or sq ft): 11.36 Acres

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

Variance from Section 6-16-5:2.2.2.8.2 (Tollway Property Allowance/Sign Area) to install a sign that exceeds a maximum sign area of 120 sq. ft.; Variance from Section 6-16-5:2.2.2.8.3 (Tollway Property Allowance/Height) to install a sign that exceeds the maximum height allowance of 25 ft.

VI. PETITIONER'S SIGNATURE

I, Mary Clauss, Parvin-Clauss Sign Co (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

(Signature of Petitioner or authorized agent)

5/9/19
(Date)

SUBSCRIBED AND SWORN TO before me this 9th day of May, 2019

(Notary Public and Seal)



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VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

Kelly C. Gibbel
(Signature of 1st Owner or authorized agent)

Evan V. Danner
(Signature of 2nd Owner or authorized agent)

2/11/2019
(Date)

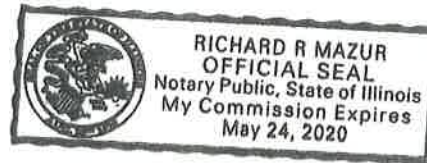
2/11/2019
(Date)

Kelly C. Gibbel - Vice President
1st Owner's Printed Name and Title

Evan V. Danner - Vice President
2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 11 day of February, 2019

Richard R. Mazur
(Notary Public and Seal)



IPX METROWEST INVESTORS, LLC

5/16/2019

City of Naperville

Re: 55 Shuman Blvd – Petition for Zoning Variance – Exhibit 1

IPX MetroWest Investors, LLC respectfully requests the following variances:

A Variance from Section 6-16-5:2.2.2.8.2 (Tollway Property Allowance/Sign Area) to install a sign that exceeds a maximum sign area of 120 sq. ft.: In order to be seen from I-88, and to accommodate the layout of the business name, it is necessary for the sign face to exceed 120 square feet.

A Variance from Section 6-16-5:2.2.2.8.3 (Tollway Property Allowance/Height) to install a sign that exceeds the maximum height allowance of 25 ft: As test studies proved, the height of the sign must exceed 25 feet due to the height of the berm along I-88. Results of the sample sign test showed that a sign installed at less than 40 feet in height was not visible from the highway.

In regards to the standards for granting a zoning variance and/or sign variance per the City of Naperville's petition for zoning variance packet, below are the responses in regards to erecting a monument sign along I-88 at 55 Shuman Boulevard.

- 1) The variance is in harmony with the general purpose and intent of the Title and the adopted comprehensive master plan. We feel the variance requested in no way will conflict or compromise the City of Naperville's master plan nor the purpose and intent of the zoning code.
- 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. Similar to other office buildings located in Naperville that are located along I-88, we would like to erect a monument sign however due to the I-88 frontage being encumbered by existing topographical conditions and mature trees, we are seeking approval for the monument sign to be up to 40 feet tall so that it will be viewable by the public when driving on I-88.
- 3) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. As previously stated, many other buildings located in Naperville along I-88 already have monument signs so the approval of the variance would not cause any inconsistencies among surrounding properties. We do not believe any adjacent properties will be impacted by the variance. Internationally renowned architect Helmut Jahn designed 55 Shuman Boulevard, the building contains unique architectural elements, and those elements have been incorporated into the design of the proposed monument sign.

Thank you for your consideration on the proposed variance and we look forward to response or any additional questions.

Regards,



Evan V. Danner
Vice President

Midwest Orthopaedics at Rush
55 Shuman Boulevard
Naperville

PIN: 08-06-300-014

PARCEL 1:

LOT 2 IN SP METROWEST SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST AND SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2005 AS DOCUMENT NUMBER R2005-282381, IN DUPAGE COUNTY ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER, UNDER, ACROSS, IN AND UPON THE COMMON AREAS, AND SUCH OTHER EASEMENTS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAPERVILLE OFFICE PARK DATED AUGUST 28, 1977 AND RECORDED AUGUST 29, 1977, AS INSTRUMENT NUMBER R77-75890, IN THE OFFICIAL RECORDS OF DUPAGE COUNTY, ILLINOIS, AND AMENDED BY THAT CERTAIN CORRECTION TO LEGAL DESCRIPTION (EXHIBITS A AND B) TO NAPERVILLE OFFICE PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED SEPTEMBER 30, 1977, AND RECORDED OCTOBER 8, 1977, AS INSTRUMENT NUMBER R77-91082, IN SAID OFFICE RECORDS, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION FOR NAPERVILLE OFFICE PARK DATED JULY 17, 1978 AS INSTRUMENT NUMBER R78-69898, IN SAID OFFICIAL RECORDS.