

SUBMITTAL
COPY

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 1507 WOGDEN AVE.
PARCEL IDENTIFICATION NUMBER (PIN): X 07-15-402-002

I. PETITIONER: Guy DRAGISIC / OLYMPIK SIGN CO.
PETITIONER'S ADDRESS: 1130 N. GARFIELD
CITY: LOMBARD STATE: IL. ZIP CODE: 60148
PHONE: 630-652-4106 EMAIL ADDRESS: GDRAGISIC@OLYSIGNS.COM

XII. OWNER(S): FRANK LASKARIS
OWNER'S ADDRESS: 1507 W Ogden Ave.
CITY: NAPERVILLE STATE: IL ZIP CODE: 60540
PHONE: 630-355-2700 EMAIL ADDRESS: FRANK@FLAGCARS.COM

III. PRIMARY CONTACT (review comments sent to this contact): Guy DRAGISIC
RELATIONSHIP TO PETITIONER: SIGN CONTRACTOR
PHONE: 630-652-4106 EMAIL ADDRESS: GDRAGISIC@OLYSIGNS.COM

IV. OTHER STAFF

NAME: N/A
RELATIONSHIP TO PETITIONER: _____
PHONE: _____ EMAIL ADDRESS: _____
NAME: _____
RELATIONSHIP TO PETITIONER: _____
PHONE: _____ EMAIL ADDRESS: _____

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: B-3 GENERAL COMMERCIAL DISTRICT


AREA OF PROPERTY (Acres or sq ft): 6.78 ACRES

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

SECTION 6-16-5:2.2.4 TO ALLOW
TWO (2) FREE STANDING SIGNS AT TWENTY (20) FOOT
OVERALL HEIGHT

VI. PETITIONER'S SIGNATURE

I, I. Guy DRAGISIC (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) 2-13-23 (Date)

SUBSCRIBED AND SWORN TO before me this 13TH day of FEBRUARY, 20 23

Francine M McGowan
(Notary Public and Seal)



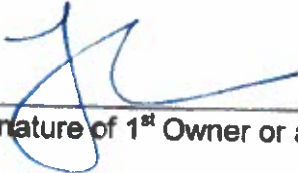
CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

X 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).



(Signature of 1st Owner or authorized agent)

2/14/23

(Date)

(Signature of 2nd Owner or authorized agent)


(Date)

FRANK LASKALIS President

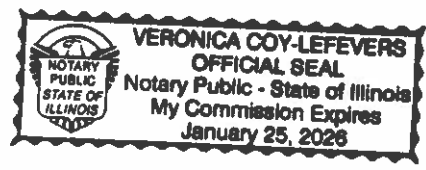
1st Owner's Printed Name and Title

2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 14 day of February, 2023



(Notary Public and Seal)





REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent](#) of the Zoning Code) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.

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

Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").

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

Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?

SEE ATTACHED PAGE

Exhibit 1 : Standards for granting a zoning variance & /or Sign Variance

- # 1 – The two proposed twenty foot tall free standing signs if allowed will in fact be shorter than the two existing free standing signs which are currently twenty two feet in overall height. Both proposed signs will meet all other aspects of your code, and allow motorists to clearly see the dealership's location far enough in advance to signal their intentions & safely enter the dealership's lot.
- # 2 – Shorter free standing signs will not provide the same visibility as a taller free standing sign & may impact a motorist's ability to see the dealership in enough time to safely signal their intentions to turn in possibly causing a traffic problem.
- Both signs if allowed to be installed as proposed at twenty feet in overall height will have no negative impacts on the surrounding properties or any negative impacts on visibilities of either pedestrian or vehicular traffic. They will also be in harmony with signs in the immediate area. (photo attached)

CITY OF NAPERVILLE
PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: GUY DRAGISIL / OLYMPIK SIGN CO.
 Address: 1130 N. GARFIELD LOMBARD, IL. 60148

2. Nature of Benefit sought: SIGN VARIATION

3. Nature of Petitioner (select one):

- | | |
|--------------------|-------------------------------------|
| Individual | Partnership |
| Corporation | Joint Venture |
| Land Trust/Trustee | Limited Liability Corporation (LLC) |
| Trust/Trustee | Sole Proprietorship |

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

SIGN CONTRACTOR REP.

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

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

VERIFICATION

I, Guy DRAGISIC (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, 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 13TH day of FEBRUARY, 2023.

Francine M. McGowan
Notary Public and seal



X

CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

2. Owner: FRANK LASKARIS
 Address: 1507 W DODD AVE.
NAPERVILLE IL 60540

7. Nature of Benefit sought: ZONING VARIANCE

8. Nature of Owner (select one):

- | | |
|--------------------|---------------------|
| Individual | Partnership |
| <u>Corporation</u> | Joint Venture |
| Land | Limited Liability |
| Trust/Trustee | Corporation (LLC) |
| Trust/Trustee | Sole Proprietorship |

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

10. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

X

FRANK LASKARIS President 100% owner

11. Name, address and capacity of person making this disclosure on behalf of the Owner:

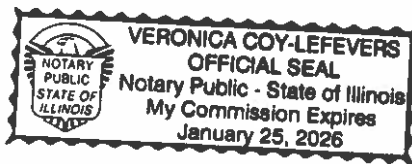
VERIFICATION

I, FRANK LASKARIS (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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: [Handwritten Signature]

Subscribed and Sworn to before me this 14 day of February, 2023

[Handwritten Signature]
Notary Public and seal



CADILLAC
OF NAPERVILLE



October 10, 2022

I, Frank Laskaris, owner of the property / Business located at 1507 Ogden Ave Naperville, IL 60540 do hereby give permission to both Architectural Graphics Inc. / Olympik Sign Co. & their representatives to act as our agents in all matters concerning the variation / permitting process for our proposed new pylon signs.

1507 W Ogden Ave
Naperville, IL 60540
630.355.2700 Office
www.Napervillecadillac.com

A handwritten signature in blue ink, appearing to be "FL", with a long horizontal stroke extending to the right.

Frank Laskaris
President
Cadillac of Naperville
1507 W Ogden Ave.
Naperville, IL 60540
(630)461-6600

... LAND TITLE SURVEY ...

LOT 1 IN QUINCY/ODGEN SMALL BUSINESS CENTER, BEING A SUBDIVISION OF LOT 8 IN BURLINGTON NORTHERN NAPERVILLE INDUSTRIAL PARK UNIT 1 BEING A SUBDIVISION OF PART OF SECTIONS 14 AND 15, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1988 AS DOCUMENT R88-65497, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY CONTAINS: 295,828 SQ. FT. (6.75 ACRES), MORE OR LESS.

NOTES:

1. DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO THE SUBDIVISION PLAT OF QUINCY/ODGEN SMALL BUSINESS CENTER PER DOC. NO. R88-65497.
2. INFORMATION ON SURVEY BASED ON FREEDOM TITLE INSURANCE COMPANY ORDER NO. 7002288 WITH AN EFFECTIVE DATE OF MAY 19, 2017.
3. P.I.N. 07-15-402-002.
4. COMMON ADDRESS: 1507 WEST ODGEN AVENUE, NAPERVILLE, IL
5. PARKING COUNT:

475	REGULAR SPACES
2	HANDICAP SPACES
477	TOTAL SPACES
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY.
7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING JURISDICTION.
8. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE SUBJECT PROPERTY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A BOLD WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THERE ARE NO WETLANDS BEING DELINEATED BY APPROPRIATE AUTHORITIES.

NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FREEDOM TITLE INSURANCE COMPANY TITLE ORDER NO. 7002288 WITH AN EFFECTIVE DATE OF MAY 19, 2017, AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVE(S).

19. An electric easement granted to the City of Naperville recorded as Document No. R71-44448 is not plotted or shown on survey. (Does not affect subject property.)
20. The building lines as shown on the subdivision plat of Burlington Northern Naperville Industrial Park Unit 1 recorded per Document No. R86-154386 are plotted and shown on the survey to the extent possible and practical.
21. The building lines as shown on the subdivision plat of Quincy/Odgen Small business Center recorded per Document No. R88-065497 are plotted and shown on the survey to the extent possible and practical.
22. Public utilities easement as shown on subdivision plat and contained in the certificate appended to the plat of Burlington Northern Naperville Industrial Park Unit 1 recorded per Document No. R86-154386 is plotted and shown on survey to the extent possible and practical.
23. Terms, provisions and conditions contained in special warranty deed record as Document No. R88-040538 (sign easement) is plotted and shown on survey to the extent possible and practical.
24. Easement for public utilities and drainage as shown on the subdivision plat of Quincy/Odgen Small business Center recorded per Document No. R88-065497 are plotted and shown on the survey to the extent possible and practical.
25. A water main easement granted to the City of Naperville recorded as Document No. R88-066556 is plotted and shown on survey to the extent possible and practical.
26. Grant of an electrical easement to the City of Naperville and the Electrical Department recorded as Document No. R88-066567 is plotted and shown on survey to the extent possible and practical.
27. Terms, provisions and conditions contained in agreement to the City of Naperville recorded as Document No. R99-172503 is plotted and shown on survey to the extent possible and practical.

STATE OF ILLINOIS) ss.
COUNTY OF WILL

TO: BYLINE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
FREEDOM TITLE CORPORATION;
SO-LA PROPERTIES, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6, 7(e), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on November 25, 2013.

Dated: JUNE 12th A.D. 2017
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: 
J. Warren Opperman
Illinois Professional Land Surveyor No. 3152 (exp 11-30-18)



FLOOD NOTE:

By graphic showing only, this property is in zone "X" (unrated of the Flood Insurance Rate Map, Community Panel No. 17043C0705 H which bears an effective date of December 16, 2004 which is area of 1% chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile.

No field surveying was performed to determine the zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

COPYRIGHT © 2017
JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design, apparatus, data or concepts described in this document and the attached drawings, in whole or in part by any person whatsoever in carrying out any project, without the written consent of JOSEPH A. SCHUDT & ASSOCIATES.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, IL 60449
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jseeng.com http://www.jseeng.com

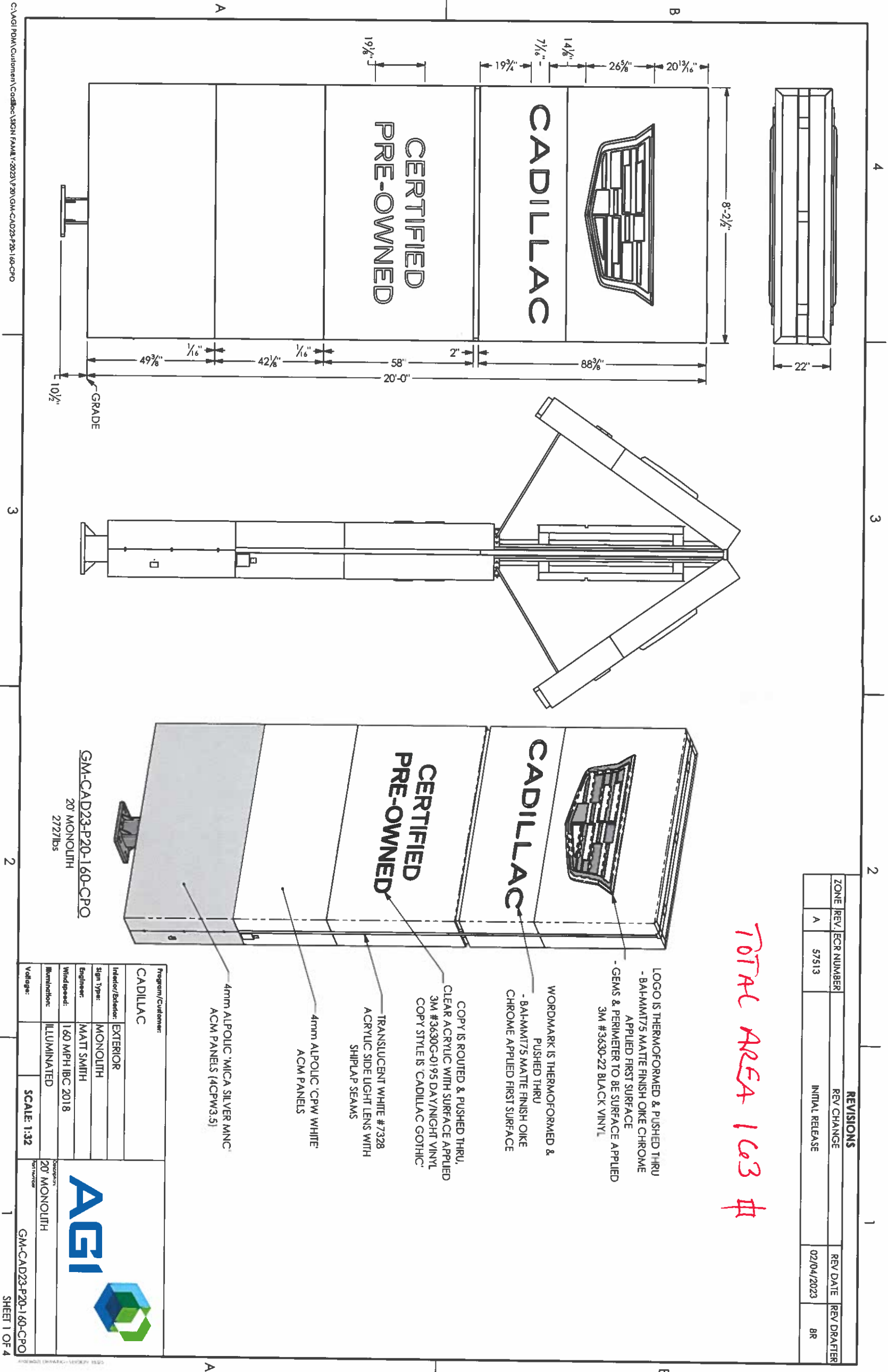
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

06-12-2017
12-17-13
07-29-08

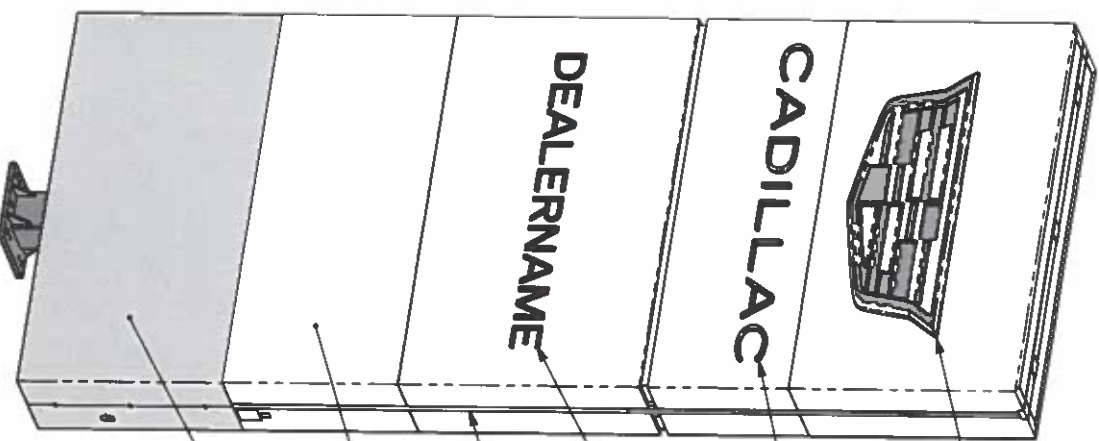
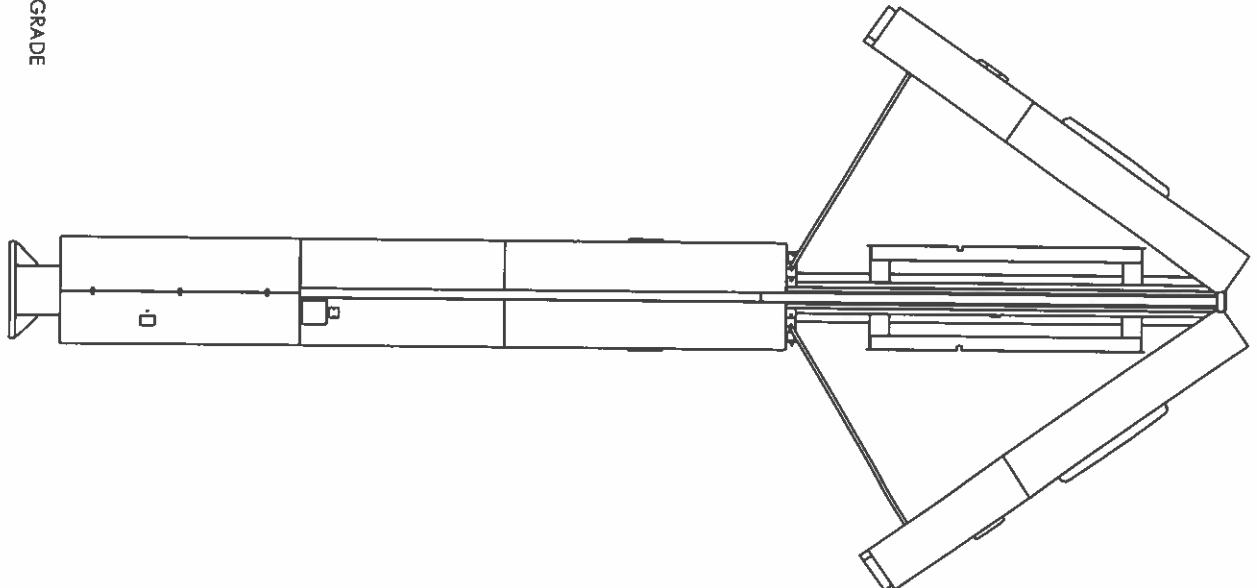
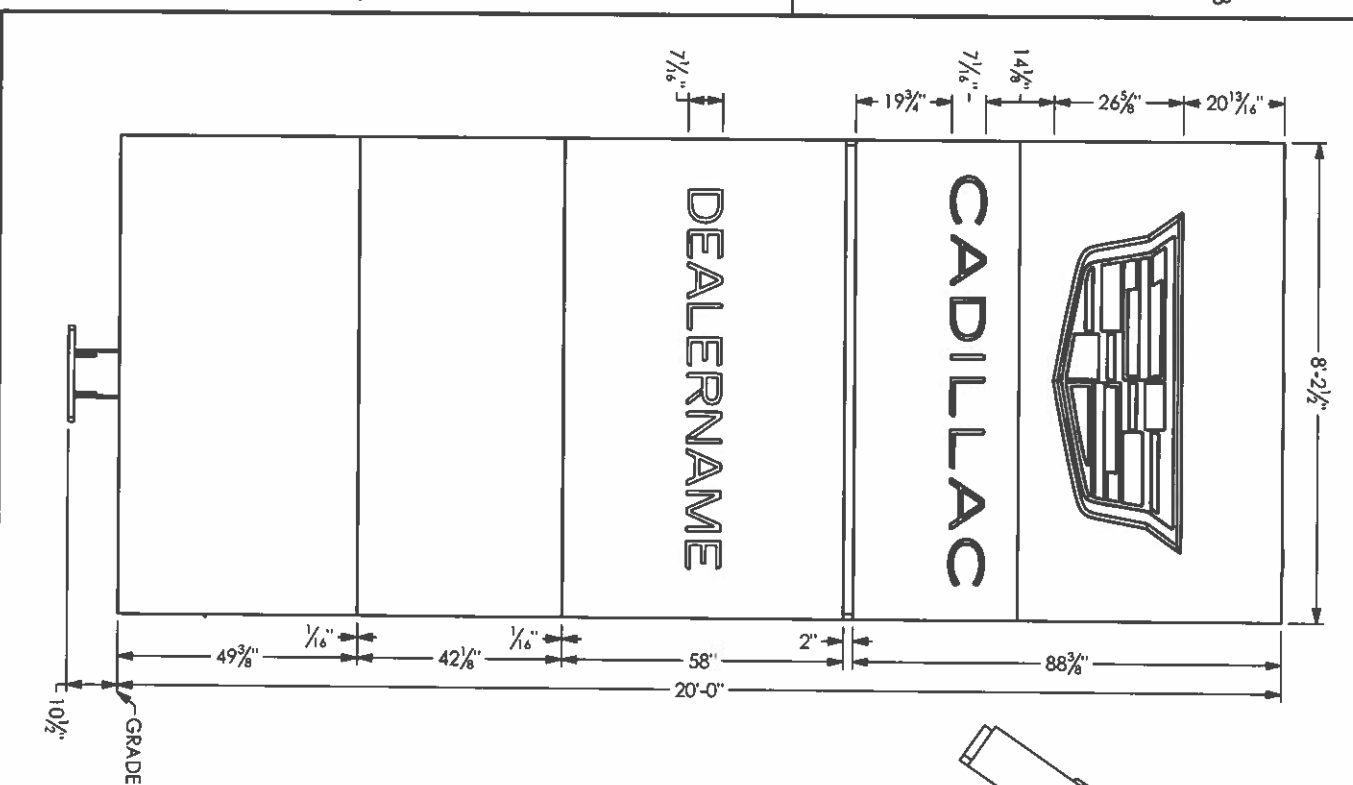
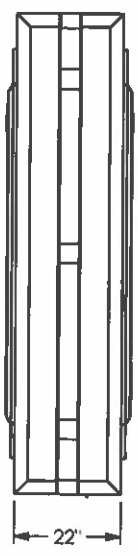
Sheet 1 of 1
08007-009

REVISIONS					
ZONE	REV	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
A	57513		INITIAL RELEASE	02/04/2023	BR

TOTAL AREA 163 sq ft



Program/Customer:		CADILLAC	
Interior/Exterior:	EXTERIOR		
Sign Type:	MONOLITH		
Engineer:	MATT SMITH		
Wind speed:	160 MPH IBC 2018		
Illumination:	ILLUMINATED		
Weight:		SCALE: 1:32	
Manufacturer:		AGI	
Model Number:		GM-CAD23-P20-160-CPO	
Description:		20' MONOLITH	



TOTAL AREA 163 #

REVISIONS					
ZONE	REV	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
A	57513		INITIAL RELEASE	01/25/2023	BR

LOGO IS THERMOFORMED & PUSHED THRU
 - BAL-MAT'S MATTE FINISH OIKE CHROME
 APPLIED FIRST SURFACE
 - GEMS & PERIMETER TO BE SURFACE APPLIED
 3M #3630-22 BLACK VINYL

WORDMARK IS THERMOFORMED &
 PUSHED THRU
 - BAL-MAT'S MATTE FINISH OIKE
 CHROME APPLIED FIRST SURFACE

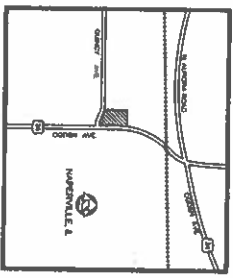
COPY IS ROUTED & PUSHED THRU,
 CLEAR ACRYLIC WITH SURFACE APPLIED
 3M #3630G-0195 DAY/NIGHT VINYL
 COPY STYLE IS 'CADILLAC GOTHIC'

TRANSLUCENT WHITE #7328
 ACRYLIC SIDE LIGHT LENS WITH
 SHIPLAP SEAMS

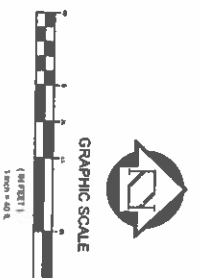
4mm ALPOLIC 'CPW WHITE'
 ACM PANELS

4mm ALPOLIC 'MICA SILVER MNC'
 ACM PANELS (4CPW3.5)

Program/Customer: CADILLAC		
Label/Exterior:	EXTERIOR	
Sign Type:	MONOOUTH	
Engineer:	MATT SMITH	
Windspeed:	115 MPH IBC 2018	
Illumination:	ILLUMINATED	20' MONOOUTH
Voltage:		
SCALE: 1:32		
GM-CAD23-P20-115		

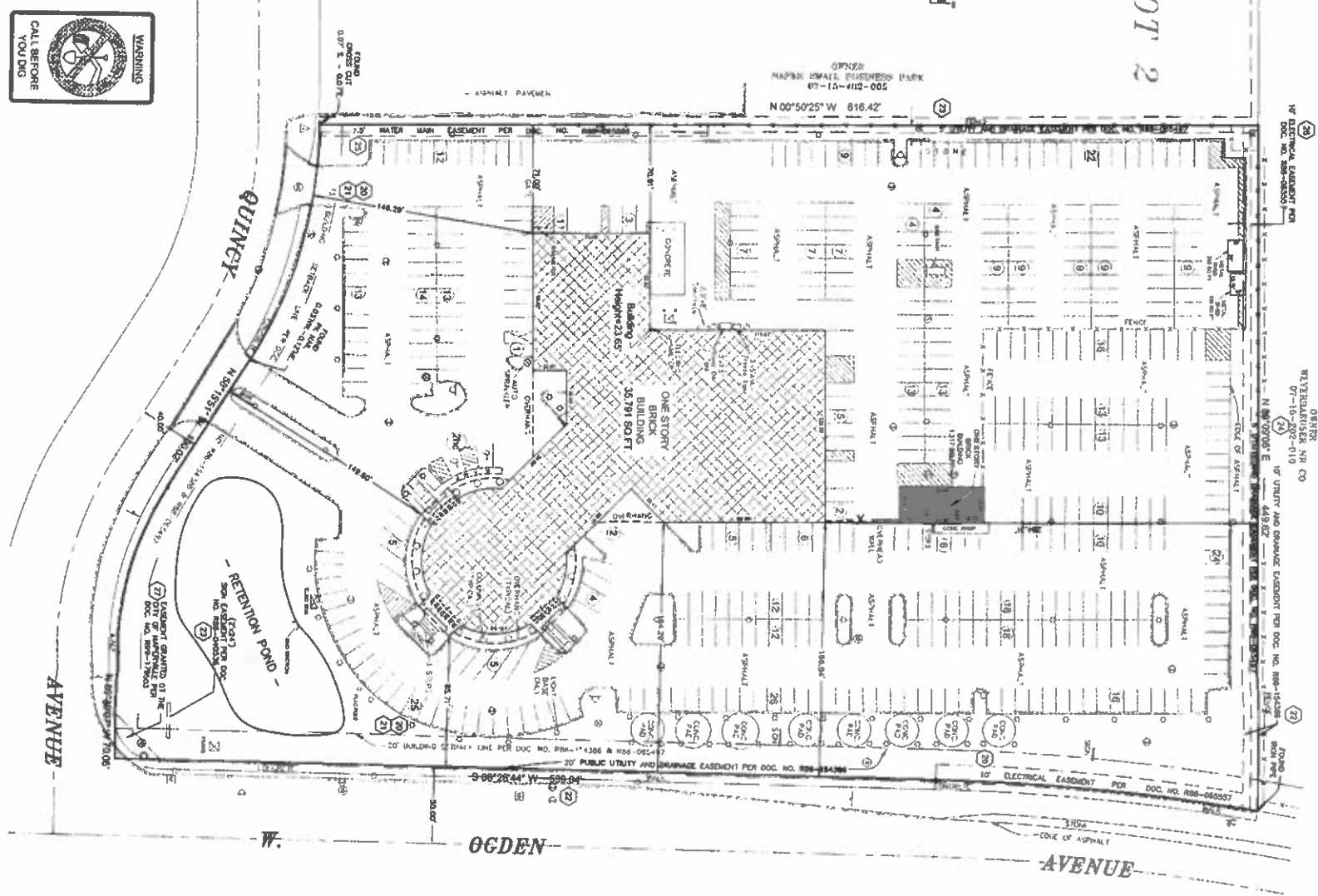


LOT 2



LEGEND	
①	EXISTING ERECTOR EASEMENT
②	EXISTING COVERED SWARTZBERG OVERHEAD WATER MAIN
③	WATER SERVICE LINE FROM WATER VALVE TO WALL
④	WATER VALVE
⑤	WATER LINE
⑥	FIRE HYDRANT
⑦	STORM SEWER WALL
⑧	STORM SEWER CATCH BASIN
⑨	STORM SEWER MANHOLE
⑩	STORM SEWER LINE (8" DIA)
⑪	POWER POLE
⑫	TRANSFORMER BOYFOLD
⑬	LIGHT
⑭	ELECTRIC METER
⑮	TELEPHONE (PARKING)
⑯	TELEPHONE
⑰	UNDERGROUND TELEPHONE CABLE
⑱	ROAD
⑲	UNDERGROUND CABLE LINE
⑳	UNDERGROUND LIGHT CABLE
㉑	LINE (UNDERGROUND) STREET LIGHTS
㉒	OVERHEAD ELECTRIC LINE
㉓	CONCRETE CURB & GUTTER
㉔	GENERATED CURB
㉕	ELECTRIC MOUNT
㉖	TELEPHONE MOUNT
㉗	SMOOTH
㉘	FENCE LINE
㉙	OVERHEAD TREE
㉚	SHED
㉛	PAVED DRIVE
㉜	REGULAR PARKING SPACE
㉝	HANDICAP PARKING SPACE
㉞	EXISTING OVERHEAD ELEVATOR
㉟	EXISTING CONTOUR GRADE
㊱	RECORD DISTANCE
㊲	NOTES CORRESPONDING TO SCHEDULE B

WARNING
CALL BEFORE YOU DIG



ALTA/NSPS
LAND TITLE SURVEY

LOT 1 IN QUINCY/OGDEN SMALL BUSINESS CENTER, BEING A SUBDIVISION OF LOT 9 IN BURLINGTON, 15 TOWNSHIP 24 NORTH, RANGE 6 EAST, COUNTY OF DEARBORN, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1989 AS DOCUMENT #864877 IN DEARBORN COUNTY, ILLINOIS.

PROPERTY CONTAINS: 263,828 SQ. FT. (6.78 ACRES), MORE OR LESS.

- NOTES:
1. DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MEASUREMENTS ARE REFERENCED TO THE SUBDIVISION PLAT OF QUINCY/OGDEN SMALL BUSINESS CENTER PER DOC. NO. 888-88557.
 2. A PROVISION ON THE SURVEY BASED ON RECORD TITLE INSURANCE COMPANY ORDER NO. 702255 WITH AN EFFECTIVE DATE OF MAY 19, 2017.
 3. PLAT 07-15-482-020
 4. COMMON ADDRESS: 1507 WEST OGDEN AVENUE, MARENVILLE, IL
 5. PARKING COUNT: 478 REGULAR SPACES, 478 HANDICAP SPACES, 478 TOTAL SPACES
 6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTHWORK WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY.
 7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING JURISDICTION.
 8. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE SUBJECT PROPERTY.
 9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE QUAMP, SLUMP OR SURFICIAL LANDFILL.
 10. THERE ARE NO WETLANDS BEING DELINEATED BY APPROPRIATE AUTHORITY.

NOTES CORRESPONDING TO SCHEDULE B

- ① THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EJECTA, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT THIS SURVEY IS THE RESPONSIBILITY OF THE CLIENT (BUYER) AND NOT THE SURVEYOR. THE SURVEYOR IS NOT A TITLE COMPANY AND/OR THEIR REPRESENTATIVES.
- ② AN EJECTA IS THE STATEMENT GRANTED TO THE CITY OF MARENVILLE AS DOCUMENT # 871-44488 IS NOT PLotted OR SHOWN ON SURVEY. (Does not affect subject property.)
- ③ THE BUILDING IS AS SHOWN ON THE SUBDIVISION PLAT OF Dearborn Northern Marenville Industrial Park Unit 1 recorded per Document # 888-88557 and shown on the survey. It is the client's responsibility to provide and shown on survey to the building.
- ④ THE BUILDING IS AS SHOWN ON THE SUBDIVISION PLAT OF Dearborn Northern Marenville Industrial Park Unit 1 recorded per Document # 888-88557 and shown on the survey. It is the client's responsibility to provide and shown on survey to the building.
- ⑤ PUBLIC UTILITIES STATEMENTS AS SHOWN ON THE SUBDIVISION PLAT OF Dearborn Northern Marenville Industrial Park Unit 1 recorded per Document # 888-88557 are plotted and shown on the survey. It is the client's responsibility to provide and shown on survey to the building.
- ⑥ THERE ARE NO EASEMENTS OR CONDITIONS CONTAINED IN ANY DEEDS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT THIS SURVEY THAT ARE NOT SHOWN ON THIS SURVEY.
- ⑦ A WATER MAIN STATEMENT GRANTED TO THE CITY OF MARENVILLE AS DOCUMENT # 888-88556 IS PLotted AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- ⑧ THE CITY OF MARENVILLE HAS REVIEWED AND APPROVED THIS SURVEY. THE CITY OF MARENVILLE HAS REVIEWED AND APPROVED THIS SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- ⑨ TERMS, CONDITIONS AND CONDITIONS CONTAINED IN ANY DEEDS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT THIS SURVEY ARE THE RESPONSIBILITY OF THE CLIENT (BUYER) AND NOT THE SURVEYOR.
- ⑩ TERMS, CONDITIONS AND CONDITIONS CONTAINED IN ANY DEEDS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT THIS SURVEY ARE THE RESPONSIBILITY OF THE CLIENT (BUYER) AND NOT THE SURVEYOR.

STATE OF ILLINOIS)
COUNTY OF HALL) SS
TO BEHOLD BANK ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
SOLA PROPERTIES, LLC

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, as established and adopted by the Board of Surveyors and Land Surveyors of the State of Illinois, and that the survey was conducted and approved by a Licensed Professional Land Surveyor in good standing with the State of Illinois, and that the survey was completed on November 20, 2017.

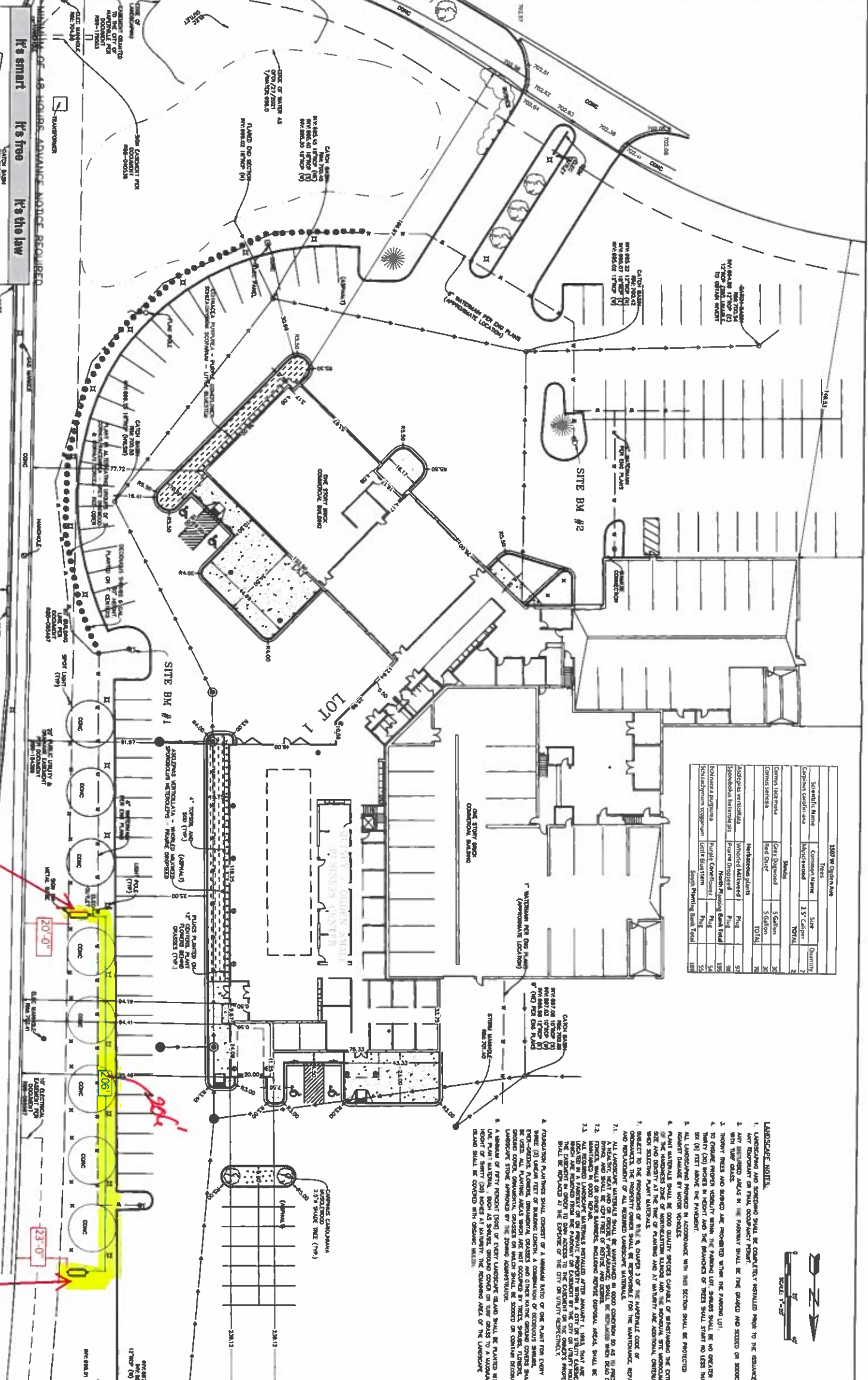
JOSEPH A. SCHUDT
BY: *Joseph A. Schudt*
Joseph A. Schudt & Associates
3152
N. WILSON AVENUE
MARENVILLE, ILLINOIS 61454
PHONE: 708-720-1000 FAX: 708-720-1005
www.jasurvey.com

Joseph A. Schudt & Associates
3152 ENTERPRISE DRIVE, MARENVILLE, IL 61454
PHONE: 708-720-1000 FAX: 708-720-1005
www.jasurvey.com



08-12-2017
12-17-13
Sheet 1 of 1
08007-009

Call before you dig
 800.892.0123



Scientific Name	Common Name	Size	Quantity
Capitata caroliniana	Hardy Kiwifruit	3.5' Calliper	2
		TOTAL	2
Comus americana	Red Dogwood	5 Calliper	30
		TOTAL	30
Adiantum verticillatum	Winged Ailanthus	Plant	50
Shorea robusta	Florida Sweetgum	Plant	50
Edulis persea	Wax Palm	Plant	50
Scandebum coccineum	Red Stinkwood	Plant	50
		TOTAL	150

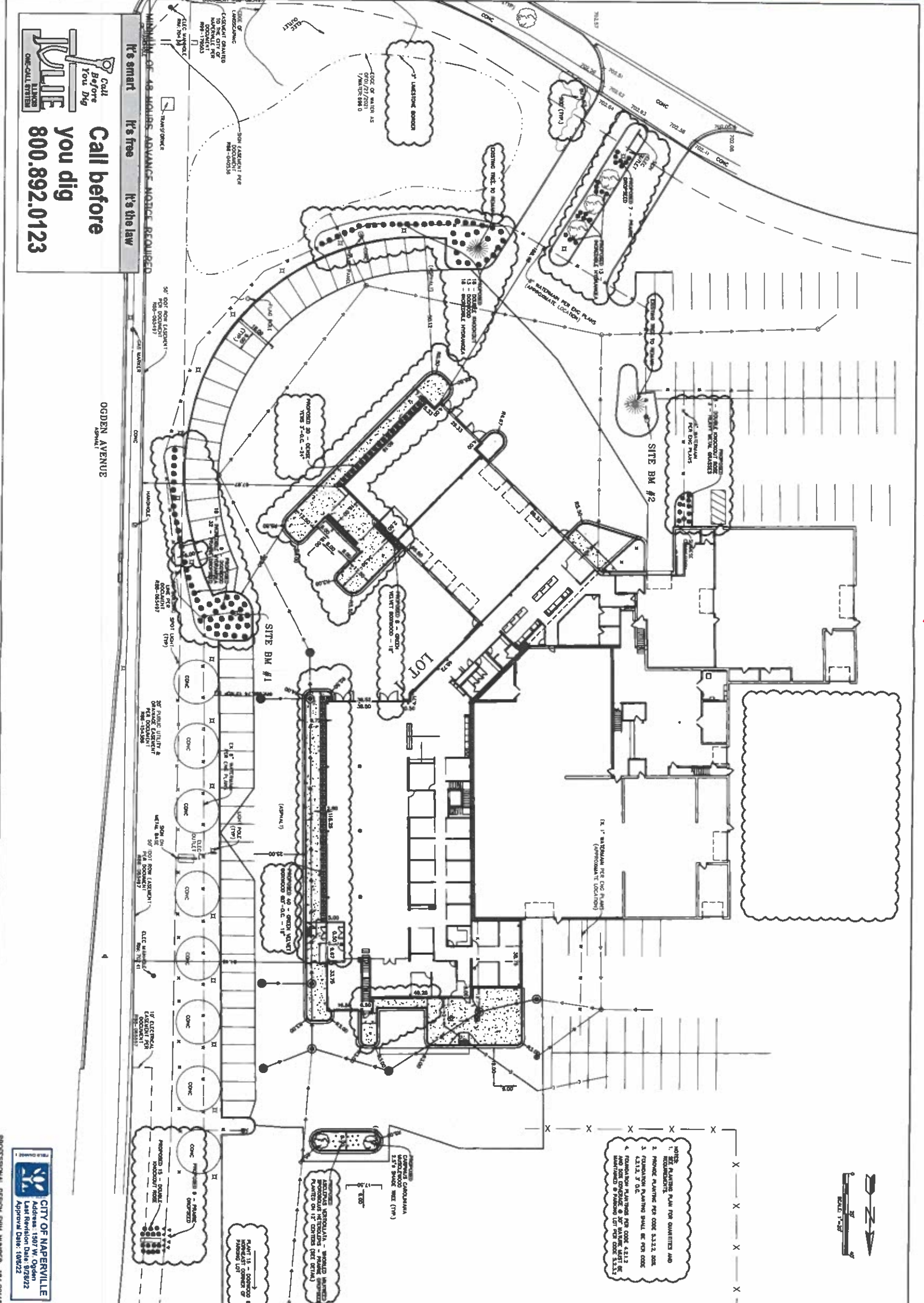


- LANDSCAPE NOTES:**
1. LANDSCAPING AND SOILING SHALL BE COMPLETELY INSTALLED PRIOR TO THE START OF AIR CONDITIONING OR PAUL OCCUPANT FINISH.
 2. ALL PLANTING SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE SOILED.
 3. PLANTING SHALL BE PROTECTED WITH THE PROPOSED LOT.
 4. TO ORDER PLANTS INSTALLED WITHIN THE PROPOSED LOT SHALL BE NO LESS THAN 6" (6) FEET ABOVE THE FINISHMENT.
 5. ALL LANDSCAPING PROVIDED IN ACCORDANCE WITH THIS SECTION SHALL BE PROTECTED AGAINST DAMAGE BY MOTOR VEHICLES.
 6. PLANT MATERIALS SHALL BE GOOD QUALITY SPECIES CAPABLE OF WITHSTANDING THE EXTREMES OF WINTER AND SUMMER WEATHER CONDITIONS. PLANTS SHALL BE INSTALLED AT THE TIME OF FINISHMENT AND AT ALL TIMES AFTER FINISHMENT.
 7. SUBJECT TO THE PROVISIONS OF THIS SECTION, THE LANDSCAPE DESIGN SHALL BE THE PROPERTY OF THE ARCHITECT.
 8. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN GOOD CONDITION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 11. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 12. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 13. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 14. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 15. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 16. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 17. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 18. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 19. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.
 20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN.

L-1.0 SHEET	DATE: 04-15-2021 PROJECT #: W21017.00 DESIGNED BY: KF DRAWN BY: KF CHECKED BY: JRG	CADILLAC OF NAPERVILLE 1507 W OGDEN AVENUE, NAPERVILLE, IL 60540 PROJECT	FLAG AUTOMOTIVE GROUP CADILLAC OF NAPERVILLE FRANK LASKARIS 1507 W OGDEN AVENUE, NAPERVILLE, IL 60540 (630) 355-2700	ENGINEERING RESOURCE ASSOCIATES 2090 WEST AVENUE, SUITE 154 NAPERVILLE, IL 60563 PHONE (630) 363-3900 FAX (630) 363-7121 WWW.ERA-ILLINOIS.COM
	PROFESSIONAL DESIGN FIRM NUMBER: 184.001186	DESCRIPTION:	PRELIMINARY LANDSCAPE PLAN	GPO-20 Certified Pre-Owned

\\PROJETS\Landsc - FLAG\W21017.00\Output\1507 W Ogden Ave Naperville\CAD\DSHEET\W21017 181 - Final.dwg

Call before you dig
 It's smart It's free It's the law
800.892.0123



LANDSCAPE PLAN

CITY OF NAPERVILLE
 Address: 1507 W. Ogden
 Last Revision Date: 9/28/22
 Approval Date: 10/6/22

DATE	04-15-2021	09/28/2022	LANDSCAPING CHANGES
PROJECT #	W21017.00	3/24/2022	CLUB FIELD CHANGES
DESIGNED BY	KF	3/28/2022	PER CITY COMMENTS
DRAWN BY	KF	2/28/2022	PER CITY COMMENTS
CHECKED BY	JPG	1/12/2022	PER CITY COMMENTS
		1/12/2022	PER ARCH. CHANGES

CADILLAC OF NAPERVILLE
 1507 W OGDEN AVENUE, NAPERVILLE, IL 60540
 PROJECT

FLAG AUTOMOTIVE GROUP
 CADILLAC OF NAPERVILLE
 FRANK LASKARIS
 1507 W OGDEN AVENUE, NAPERVILLE, IL 60540
 (630) 355-2700

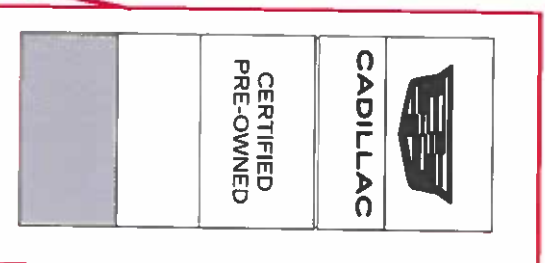
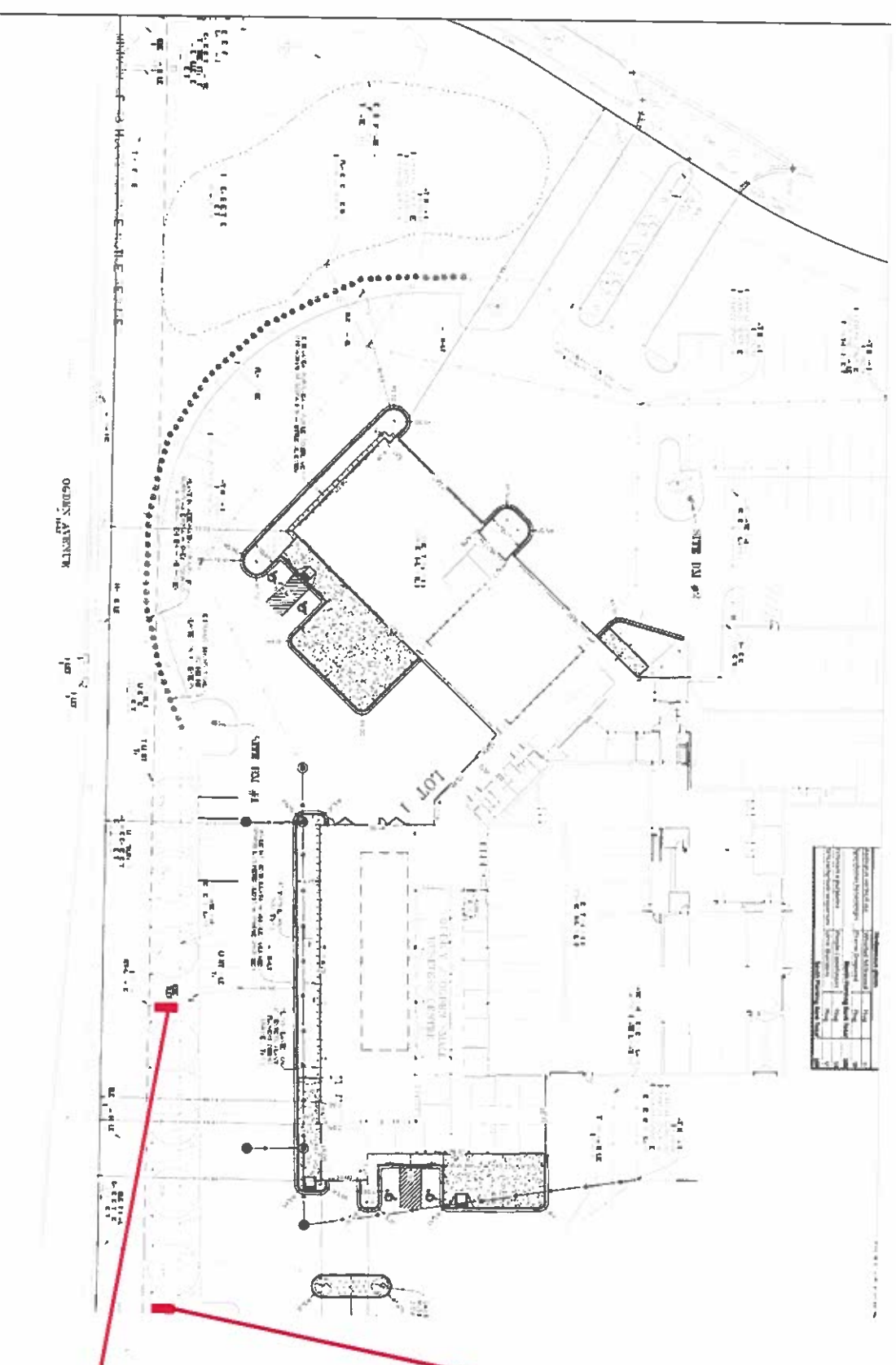
ENGINEERING RESOURCE ASSOCIATES
 3575 WEST AVENUE, SUITE 100
 NAPERVILLE, ILLINOIS 60563
 PHONE (630) 363-2888
 FAX (630) 363-2121
 www.eraonline.com

© PROJECTS/Leads - FLAG W21017.00 Cadillac 1507 W Ogden Ave Naperville CADILLAC VBASE W21017 Chiller.dwg

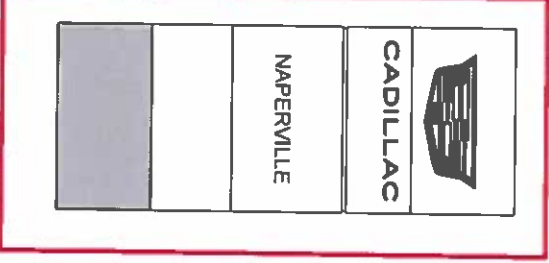
Cadillac Corporate Identity Signage



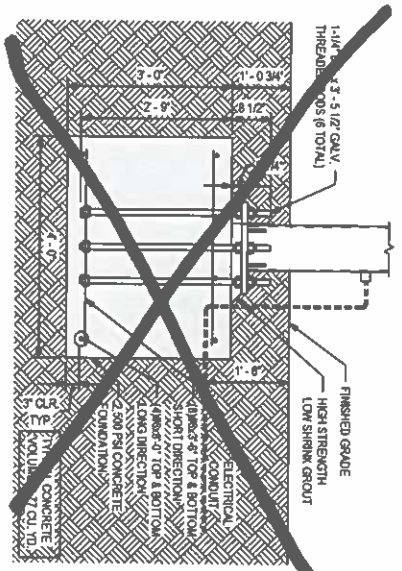
SITE MAP



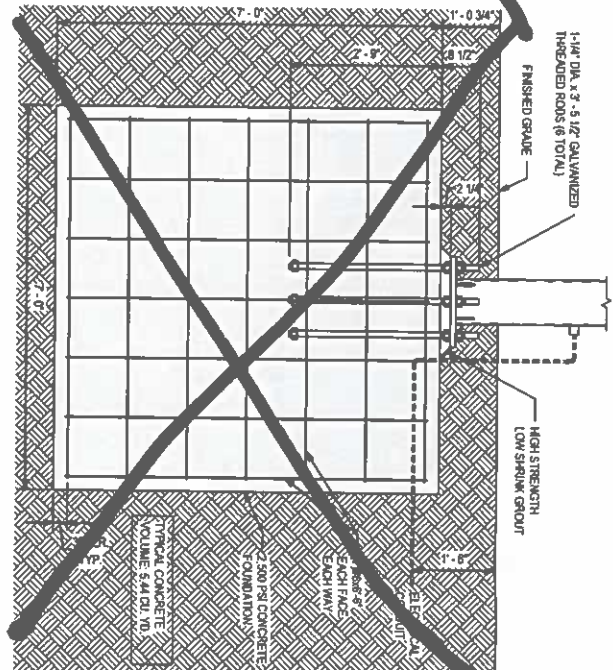
CPO-20 ;
variance -size
TBD



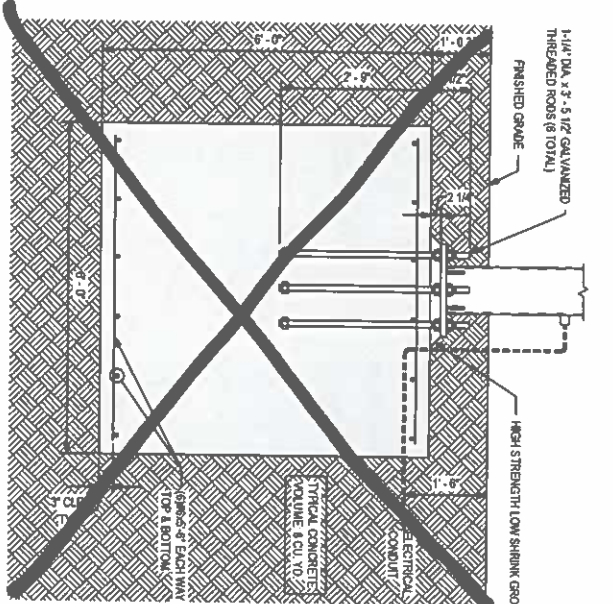
P-20 ; variance
-size TBD



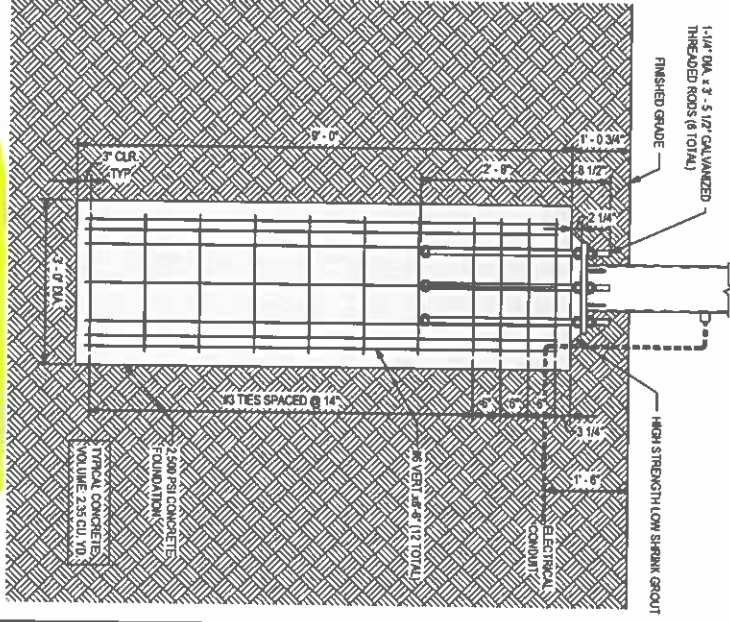
~~FRONT ELEVATION (CAISSON)~~
3/4" = 1'-0"



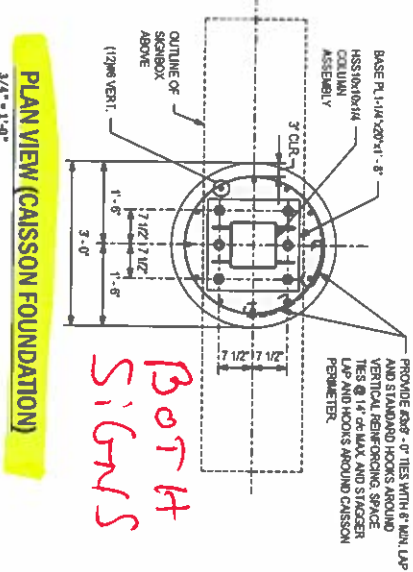
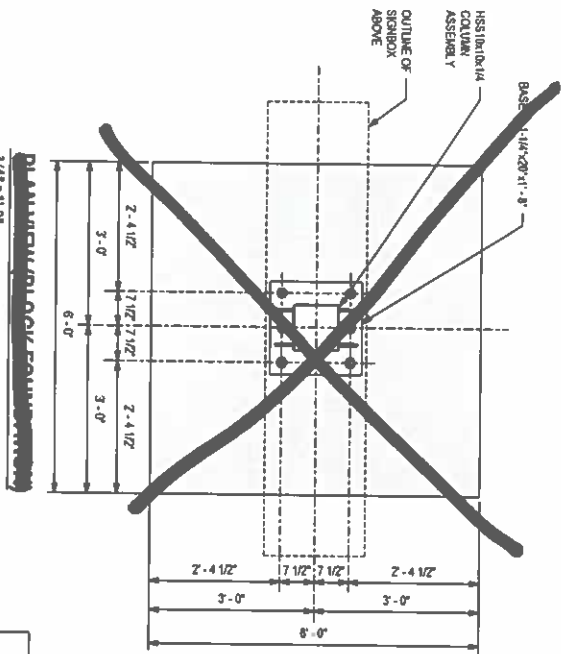
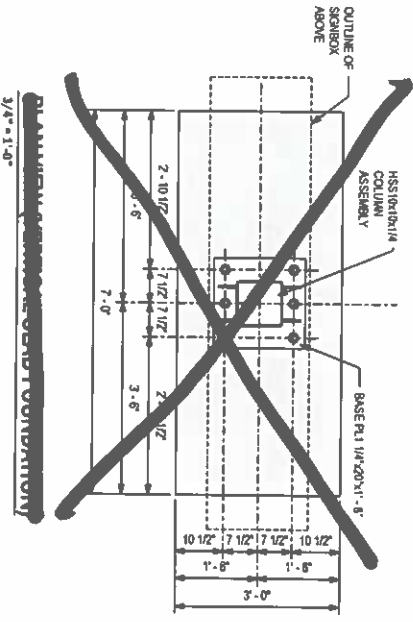
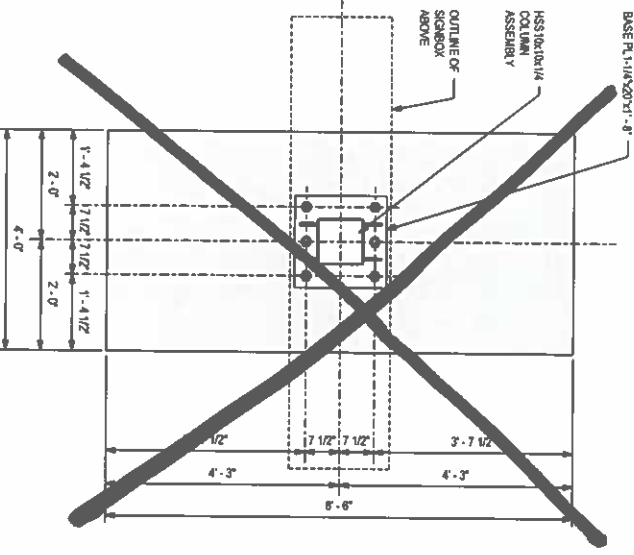
~~FRONT ELEVATION (CAISSON)~~
3/4" = 1'-0"



~~FRONT ELEVATION (CAISSON)~~
3/4" = 1'-0"



FRONT ELEVATION (CAISSON)
3/4" = 1'-0"



PLAN VIEW (CAISSON FOUNDATION)
3/4" = 1'-0"

BOTH SIGNS

PLAN VIEW (SPREAD FOUNDATION)
3/4" = 1'-0"

- FOUNDATION NOTES:**
- FOUNDATIONS ARE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2,500 PSF AND A MAXIMUM LATERAL PRESSURE OF 150 PSF FT OF DEPTH WITH A FACTOR OF SAFETY AGAINST OVERTURNING OF 1.5. SOIL CONDITIONS APPEAR UNSATISFACTORY. THE BEARING CAPACITY SHALL BE VERIFIED BY EXPLORATION.
 - FOUNDATION DEPTH FOR SPREAD FOUNDATION MUST COMPLY WITH LOCAL CODES.

RBA STRUCTURAL ENGINEERING, LLC.
A Subsidiary of Ross Bryan Associates, Inc.
2277 Frying Pan Landing, Dallas, Texas 75228
Phone: 972.991.2500
Fax: 972.991.2500
www.rbastructural.com

PROJECT NO. **CAISSON-20-118-F3**

DATE: **11/12/2012**

SCALE: **AS SHOWN**

DESIGNED BY: **LS**

CHECKED BY: **LS**

APPROVED BY: **LS**

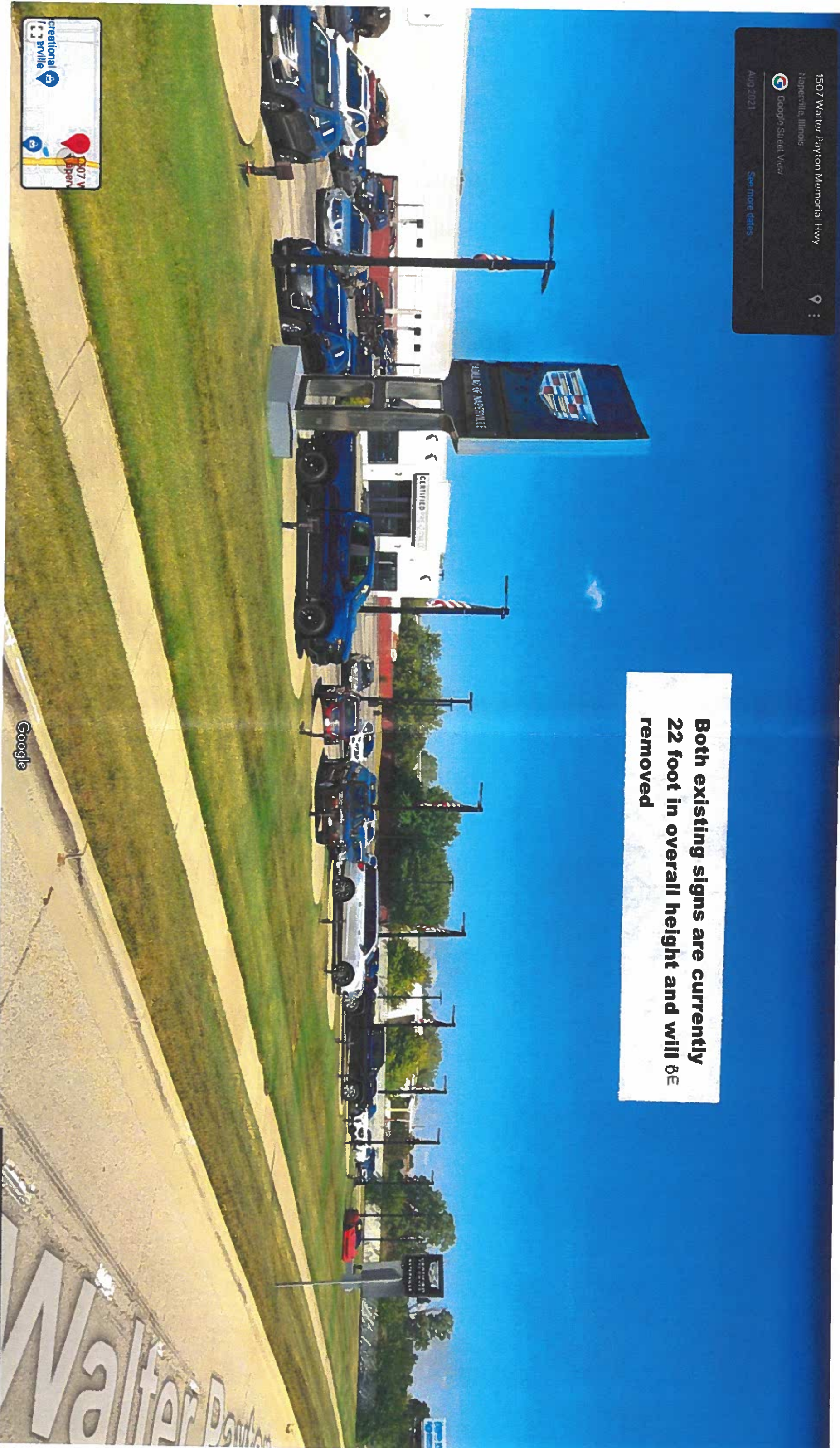
PROJECT LOCATION: **118 N WIND VELOCITY PER 2012 IBC**

PROJECT TITLE: **MASTER FOUNDATION DETAILS**

DATE: **11/12/2012**

1507 Walter Payton Memorial Hwy
Harpersville, Illinois
Google Street View
Aug 2021
See more dates

Both existing signs are currently 22 foot in overall height and will be removed





EAST + WEST VIEWS DOWN RT 34



OPAQUE BACKGROUNDS

