

PETITION FOR ZONING VARIANCE



ADDRESS OF SUBJECT PROPERTY: 2708 Forgue Drive (Lot 2 in the Cantore Place Resubdivision)

PARCEL IDENTIFICATION NUMBER (PIN): 07-01-03-307-131

I. PETITIONER: 5995 Naperville Self Storage, LLC

PETITIONER'S ADDRESS: 600 West Van Buren St., Suite 204

CITY: Chicago STATE: IL ZIP CODE: 60661

PHONE: 773-416-1676 EMAIL ADDRESS: dhuber@thebscgroup.com

II. OWNER(S): 5995 Naperville Self Storage, LLC

OWNER'S ADDRESS: 600 West Van Buren St., Suite 204

CITY: Chicago STATE: IL ZIP CODE: 60661

PHONE: 773-416-1676 EMAIL ADDRESS: dhuber@thebscgroup.com

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

RELATIONSHIP TO PETITIONER: Attorney (Rosanova & Whitaker, Ltd.)

PHONE: 630-355-4600 EMAIL ADDRESS: vince@rw-attorneys.com

IV. OTHER STAFF

NAME: Jenny L. Baxter

RELATIONSHIP TO PETITIONER: Bridgewater Construction Management, Inc. (Sr. Project Mgr)

PHONE: 630-515-1332 EMAIL ADDRESS: jennyb@bridgewatercm.com

NAME: Jim Caneff

RELATIONSHIP TO PETITIONER: Engineer (Roake & Associates)

PHONE: 630-355-4490 EMAIL ADDRESS: jcaneff@roake.com

Name: Chris Urbanczyk - Architect
Phone: (847) 291-9570
Email: cu@urbanassociates.net

Name: Paul Rzewski - Comet Neon Inc. (Sign Vendor)
Phone: (630) 656-1085
Email: Paul@cometneon.com

CITY OF NAPERVILLE
PETITION FOR ZONING VARIANCE



Exhibit A

V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: OCI ("Office, Commercial, & Institutional District")

AREA OF PROPERTY (Acres or sq ft): 1.3 Acres

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

Sign variances to permit a monument sign on the southeast corner of Forge Dr. and access driveway to Property; a wall sign on the west facade facing Route 59 (including variance to permit 200 sq ft sign); and a wall sign on the south facade facing Route 59 and Cantore Drive.

VI. PETITIONER'S SIGNATURE

I, _____ (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)

(Date)

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

(Notary Public and Seal)

CITY OF NAPERVILLE
PETITION FOR ZONING VARIANCE



Exhibit A

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)

(Signature of 2nd Owner or authorized agent)

8/26/18

(Date)

(Date)

Devin Huber Managing Member

1st Owner's Printed Name and Title

2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 26th day of JUNE, 2018

(Notary Public and Seal)



CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

EXHIBIT B

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. Petitioner: 5995 Naperville Self Storage, LLC
Address: 600 West Van Buren Street, Ste. 204
Chicago, IL 60661

2. Nature of Benefit sought: Sign Variances

3. Nature of Applicant (select one):

- | | | | |
|------------------------|--------------------------|------------------|-------------------------------------|
| a. Natural Person | <input type="checkbox"/> | d. Trust/Trustee | <input type="checkbox"/> |
| b. Corporation | <input type="checkbox"/> | e. Partnership | <input checked="" type="checkbox"/> |
| c. Land Trust/ Trustee | <input type="checkbox"/> | f. Joint Venture | <input type="checkbox"/> |

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:
Devin Huber, 600 West Van Buren, Ste 204, Chicago, IL 60661- Manager

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

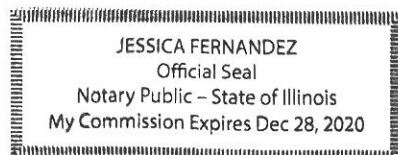
VERIFICATION

I, Devin Huber, 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 26th day of June, 2018

Notary Public and Seal



Disclosure of Beneficiaries

- a) JUH 5995 NSS LLC – Managing Member – 235 Douglas Avenue, Naperville, IL 60540
 - a. Devin Huber – Sole Member – 235 Douglas Avenue, Naperville, IL 60540

- b) SRH Ventures – Member – 600 W. Van Buren, Chicago, IL 60607
 - a. Devin Huber – Member – 600 W. Van Buren, Chicago, IL 60607

- c) CJP Holdings LLC – 2271 Palmer Circle, Naperville, IL 60564
 - a. Christopher Jon Pilat – 2271 Palmer Circle, Naperville, IL 60564

- d) Leigh Properties LLC – 30 W. Jefferson Ave., Naperville, IL 60540
 - a. Kristen Whitaker – 30 W. Jefferson Ave., Naperville, IL 60540

- e) Pearl Development LLC – 840 N. Main Street, Naperville, IL 60540
 - a. Rachel Rosanova – 840 N. Main Street, Naperville, IL 60540

- f) Monte J. Huber Living Trust Dated August 1, 2009, Monte J. Huber as Trustee
 - a. Monte J. Huber, Beneficiary – 1652 W. Melrose St., Chicago, IL 60654

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF NAPERVILLE)

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR
SIGN VARIANCES**

THE UNDERSIGNED Petitioner, 5995 Naperville Self Storage, LLC an Illinois limited liability company (hereinafter the “Petitioner”) respectfully petitions the City of Naperville (the “City”) to: (i) grant a sign variance from Section 6-16-3 of the City’s Municipal Code (the “Sign Code”) to permit a monument sign to be located on the southeast corner of Forgue Drive and the Petitioner’s private access driveway to the property legally described on **Exhibit A** (the “Property”); (ii) grant a sign variance from Section 6-16-5-2 of the Sign Code to permit a wall sign to be located on the west façade of the Property; (iii) grant a sign variance from Section 6-16-5-2 of the Sign Code to permit a wall sign to be located on the south façade of the Property; and (iv) grant such other variances, departures or deviations as may be necessary to permit the installation of the signs as depicted on the elevations attached hereto as **Exhibit B**.

In support of this Petition, the Petitioner represents to the City as follows:

1. Petitioner is currently constructing a self-storage facility (“CubeSmart”) which is located east of Forgue Drive, south of Leverenz Road, and North of Cantore Road in Naperville.
2. CubeSmart is located north of a detention basin and behind numerous businesses fronting Route 59, which makes visibility difficult.
3. Access to CubeSmart is by way of a private access drive located off of Forgue Drive, as depicted on **Exhibit C**.
4. Due to the unique location of the Property, Petitioner requests approval to install a monument sign approximately forty-five (45) square feet in size on the southeast corner of Forgue

Drive and the private drive to properly direct traffic to the Property. The monument sign will have a masonry base to compliment the character of the Property and the Cantore Subdivision.

5. The City of Naperville Sign Code section 6-16-3 requires that monument signs are located on the same lot as the use and prohibits off-premise signs.

6. As the property where the access drive will be located is owned by CSH Naperville, LLC (“CSH”), the Petitioner entered into a Sign Easement Agreement with CSH Naperville, LLC (“CSH”) whereby CSH granted Petitioner the right to install a monument sign on the southeast corner of Forgue Drive and the private drive to CubeSmart.

7. Pursuant to section 6-16-5.2 of the Sign Code, wall signs are permitted on facades with street frontage or facades adjacent to parking areas.

8. CubeSmart only has street frontage and parking on the north side, thereby only allowing CubeSmart to have signage on the North façade on the Property, which faces the CSH assisted living facility and is oriented towards Leverenz Drive.

9. Due to the unique configuration of the Property and insufficient identification with signage solely on the north façade, Petitioner requests approval to install: (i) a wall sign on the west façade (facing Route 59) approximately 195 square feet; and (ii) a wall sign on the south façade (facing Cantore Drive) approximately 149 square feet.

10. The requested relief meets the requirements for a zoning variance under the Naperville Municipal Code, Section 6-3-6:2 and is appropriate based on the following factors:

A Sign Variance to Permit a Monument Sign on the Southeast Corner of Forgue Drive and the Private Access Drive to the Property

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

A stated purpose of the Sign Code is to “advance the economy of the City by recognizing

the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public.” The Property is located two rows back from Route 59 off a private drive accessed from Forgue Drive. The proposed monument sign will be critical in identifying the location of the private drive to CubeSmart to avoid confusion among customers and ensure they find the entrance to the Property with ease.

b. 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

The Sign Code only permits a ground sign on the Petitioner’s own Property, which is situated approximately 300 feet east of Forgue Drive. Any monument sign on the Petitioner’s Property would not be visible from Forgue Drive due to the unique location of the Property resulting in unusual conditions not generally found in other properties.

When subdivided in 2016, the Property was granted an access easement over the shared private access drive from Forgue Drive as its primary point of access to the Property. The access road is not identified with traditional street signs and the monument sign is necessary to provide identification at the entrance of the private drive. Therefore, the requested monument sign is necessary adjacent to Forgue Drive and strict enforcement of the Sign Code would result in exceptional hardships not generally found in other properties.

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

The proposed sign will be constructed with quality materials consisting of a masonry base designed to mirror the materials used in constructing CubeSmart. The proposed monument sign compliments the adjacent buildings and meets all setback, siteline, and area requirements set forth in the Sign Code. Therefore, if granted, the variance will not alter the essential character of

the neighborhood and will not be a substantial detriment to adjacent property.

A Sign Variance to Permit a Wall Sign on the West Façade of the Property

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

A stated purpose of the Sign Code is to “advance the economy of the City by recognizing the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public.” However, pursuant to section 6-16-5.2 of the Sign Code, wall signs are only permitted on facades with street frontage or facades adjacent to parking areas. Although the building is visible from both Forge Drive and Route 59, the Property technically has no street frontage along Forge Drive because CubeSmart is accessed by a private access drive connecting to Forge Drive. Therefore, signage is only allowed on the north facing façade facing the back side of an assisted living facility which is of little communication value. The west façade is the most critical façade in order to provide visibility to CubeSmart from Forge Drive and Route 59. Granting this variance ensures adequate site identification and will therefore encourage effective communication to the public.

b. 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

The location of the Property creates a unique set of circumstances creating a significant hardship in identifying the Property. The Property does not have Route 59 or Forge Drive frontage. The Property’s configuration existed before the Petitioner acquired the Property. Without the proposed variance, Petitioner will be required to operate a business without proper signage, which is contrary to the intent of the Sign Code fostering effective communication between signs and the public. Approval of the variance will encourage better communication

between Petitioner and the general public fulfilling the stated purpose of the Code and provides for a successful business.

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

A senior living facility operates north of the Property and east of the Property is a residential community. A detention basin is located south of the property and west of the Property are businesses and retail uses operating off of Route 59. The wall sign will be placed on the west façade of the building and therefore the sign will reach the traffic traveling along Forgue Drive and Route 59. The wall sign will have no impact on residential uses to the east and north of the Property.

A Sign Variance to Permit a Wall Sign on the South Façade of the Property

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

A stated purpose of the Sign Code is to “advance the economy of the City by recognizing the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public.” However, pursuant to section 6-16-5.2 of the Sign Code, wall signs are only permitted on facades with street frontage or facades adjacent to parking areas. Although the building is visible from Cantore Drive and Forgue Drive, the Property technically has no street frontage along either roadway. Therefore, signage is only allowed on the north facing façade facing the back side of an assisted living facility. The south façade is an important façade in order to provide visibility to CubeSmart from Forgue Drive as well as Cantore Drive. Granting this relief helps ensure adequate site identification and will therefore encourage effective communication to the public.

- b. 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

The location of the Property together with the nature of the surrounding neighborhood creates a unique set of circumstances creating a significant hardship in identifying the Property. The Property does not have roadway frontage on the south façade and this configuration existed since the Property was originally subdivided in 2016. Without the proposed variance, Petitioner will be required to operate a business without proper signage, which is contrary to the intent of the Sign Code fostering effective communication between signage and the public. Approval of the variance will encourage better communication between Petitioner and the general public fulfilling the stated purpose of the Code and provides for a successful business.

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


A senior living facility operates north of the Property and east of the Property is a residential community. A detention basin is located south of the Property and west of the Property are businesses and retail uses operating off of Route 59. The wall sign will be placed on the south façade of the building in order to reach traffic traveling along Cantore Drive. The wall sign will be strategically installed near the west end of the south façade as depicted in **Exhibit B** (south elevation). Therefore, the proposed sign will have no effect on the residential community to the east of the Property.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: (i) grant a sign variance from section 6-16-3 of the Sign Code to install a monument sign on the southeast corner of Forge Drive and the private access drive; (ii) grant a sign variance from Section 6-16-5-2 of the Sign Code to permit a wall sign to be located on the west façade of the Property; (iii) grant a sign variance from Section 6-16-5-2 of the Sign Code to permit a wall sign to be located on the south façade of the Property;

and (iv) grant such other variances, departures, deviations or other relief which is deemed necessary to approve the installation of the proposed sign as depicted on the plans submitted herewith.

RESPECTFULLY SUBMITTED this 9th day of August, 2018.

PETITIONER:
5995 NAPERVILLE SELF STORAGE, LLC

By: 

Vincent M. Rosanova
Attorney for Petitioner

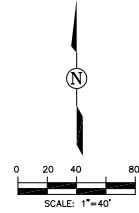
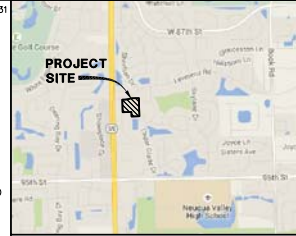
EXHIBIT A
LEGAL DESCRIPTION

LOT 2 IN CANTORE PLACE LOT 1 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016-094478.

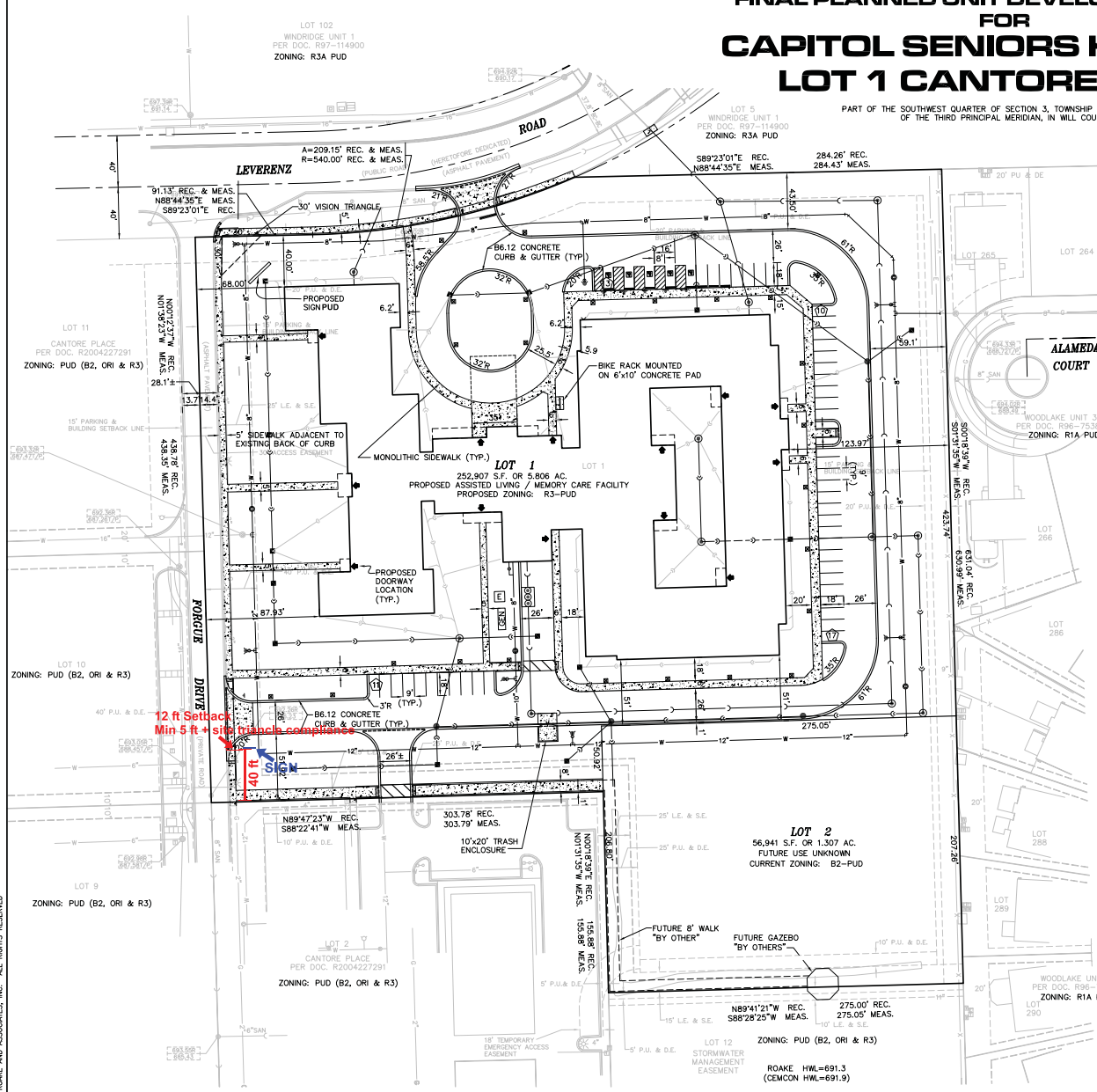
FINAL PLANNED UNIT DEVELOPMENT PLAT FOR CAPITOL SENIORS HOUSING - LOT 1 CANTORE PLACE

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PIN: 07-01-03-307-131



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



LEGEND

PROPOSED	EXISTING	DESCRIPTION
○	○	MANHOLE
○	○	CATCH BASIN
○	○	INLET
○	○	VALVE & VAULT
○	○	VALVE & BOX
○	○	FIRE HYDRANT
○	○	STREET LIGHT
○	○	POWER POLE
○	○	GAS VALVE
○	○	TELEPHONE MANHOLE
○	○	TELEPHONE PEDESTAL
○	○	ELECTRIC MANHOLE
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC HAND HOLE
○	○	CABLE TELEVISION PEDESTAL
○	○	ROADWAY/HANDICAP SIGN
○	○	STORM SEWER
○	○	SANITARY SEWER
○	○	WATERMAIN
○	○	FORCEMAIN
○	○	END SECTION
○	○	CORRUGATED METAL PIPE
○	○	ELECTRIC LINE
○	○	GAS LINE
○	○	TELEPHONE LINE
○	○	FIBER OPTIC CABLE

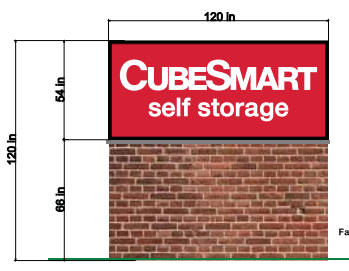
BENCHMARKS

- REFERENCE BENCHMARKS:**
- CITY OF NAPERVILLE STATION NO. 1003: LOCATED AT THE SOUTHWEST CORNER OF LEVEBRENZ ROAD AND STONELEIGH COURT.
ELEVATION= 691.88 (NAVD88)
 - CITY OF NAPERVILLE STATION NO. 1501: LOCATED AT THE SOUTHWEST CORNER OF GRASSMERE ROAD AND KINGBIRD COURT.
ELEVATION= 691.72 (NAVD88)
 - SBM#1: CUT CROSS ON THE TOP OF CURB OF THE WEST CURB RETURN OF THE SOUTH CURBLINE OF THE INTERSECTION OF LEVEBRENZ ROAD AND FORGUE DRIVE (PRIVATE ROAD). SAID CROSS IS 20.94 FEET SOUTH AND 36.94 FEET WEST OF THE CENTERLINE INTERSECTION OF LEVEBRENZ ROAD AND FORGUE DRIVE.
ELEVATION= 696.56
 - SBM#2: CUT CROSS ON THE TOP OF CURB ON THE EAST CURBLINE OF FORGUE DRIVE (PRIVATE ROAD). SAID CROSS IS 43.34 FEET NORTH AND 12.94 FEET EAST OF A SANITARY MANHOLE IN THE CENTER OF FORGUE DRIVE 5.74 FEET NORTH OF THE SOUTHWEST CORNER OF THE PROJECT SITE.
ELEVATION= 692.74
- NOTE: VERTICAL DATUM (CITY) USED BY ROAKE AND ASSOCIATES, INC. IS 0.634 FEET LOWER THAN DATUM USED BY CEMCON LTD. FOR THE UNDERLYING SUBDIVISION.

Monument Sign Naperville IL.

COLOR SPECIFICATIONS:

■ PMS 186C	■ WHITE PAN FACE	■ BLACK PAINT
------------	------------------	---------------



R2

DF Cabinet

LEGAL DESCRIPTION

LOT 1 IN CANTORE PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2004 AS DOCUMENT R2004-227291, IN WILL COUNTY, ILLINOIS.

CITY PROJECT NO. 15-10000079

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ROAKE AND ASSOCIATES, INC.
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1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL. (630) 366-9232 • FAX (630) 366-9297

PREPARED FOR:
CAPITOL SENIORS HOUSING
600 WEST GERMANTOWN PIKE, SUITE 400
PLYMOUTH MEETING, PENNSYLVANIA 19462
TEL. (202) 469-8400
FAX. (202) 469-8407

ROAKE HWL=691.3
(CEMCON HWL=691.9)

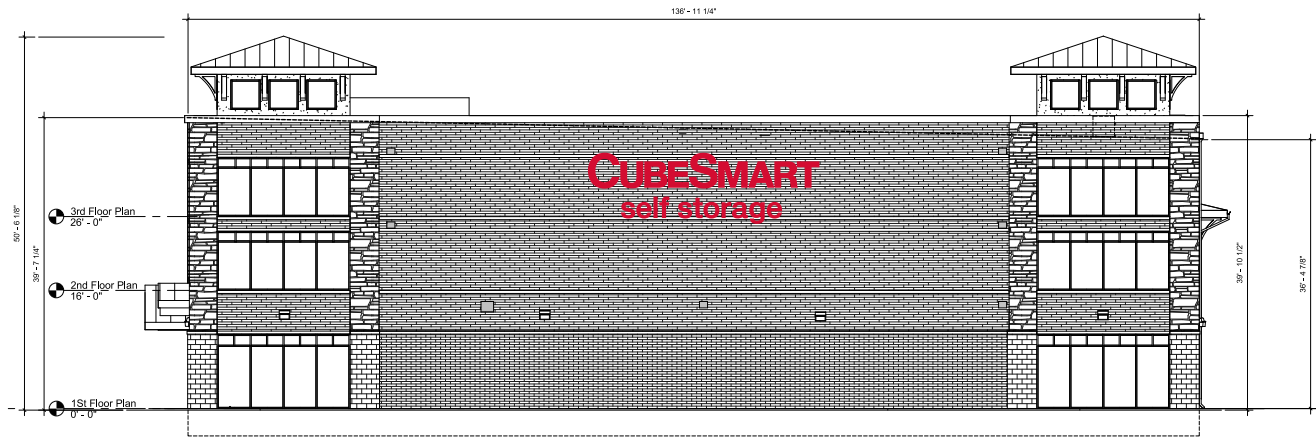
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/05/15	REVISED PER CITY REVIEW (9/22/15)			

CAPITOL SENIORS HOUSING - LOT 1 CANTORE PLACE

PLANNED UNIT DEVELOPMENT

DRN./C/D. BY: P/M/J/C	FILE: 8051E	F.L.D. BK./PG.: 259/47-52	SHEET NO. 1
SCALE: 1"=40'	DATE: 09/04/15	JOB NO.: 805.001	OF 2

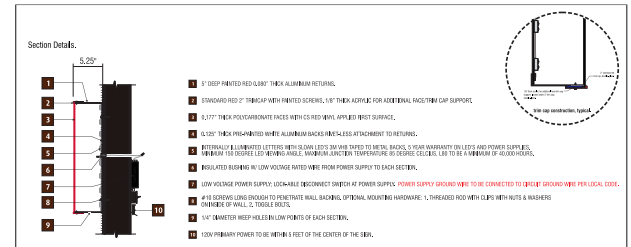
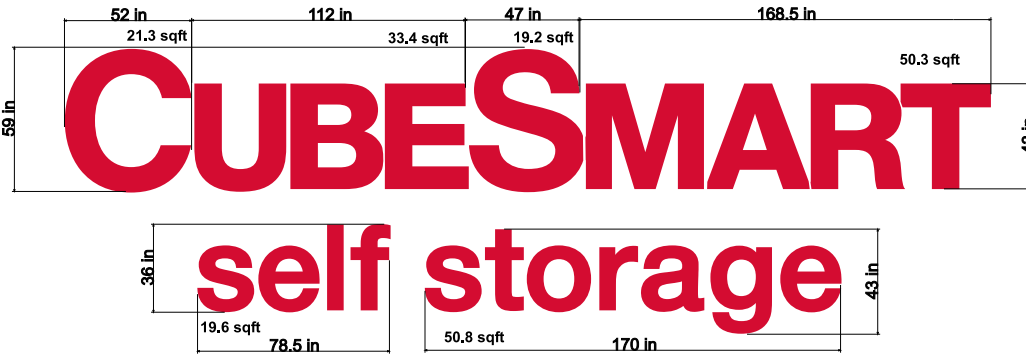
West elevation - UL Listed Flush Mount Channel Letters



West Elevation

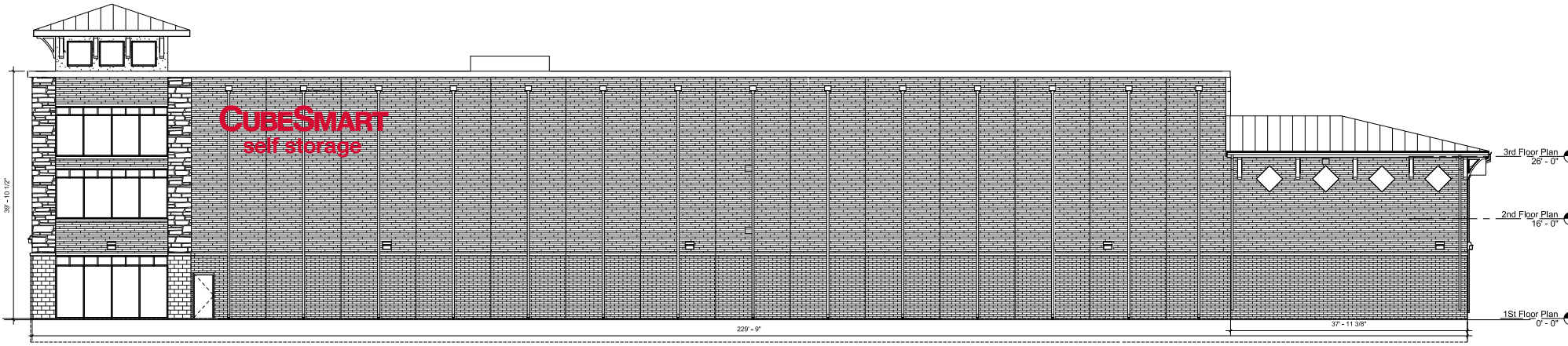
West Elevation
1/8" = 1'-0"

194.6 sqft



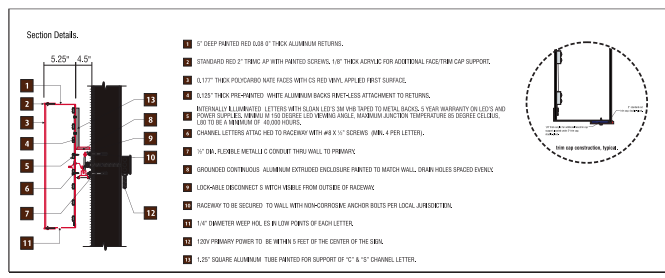
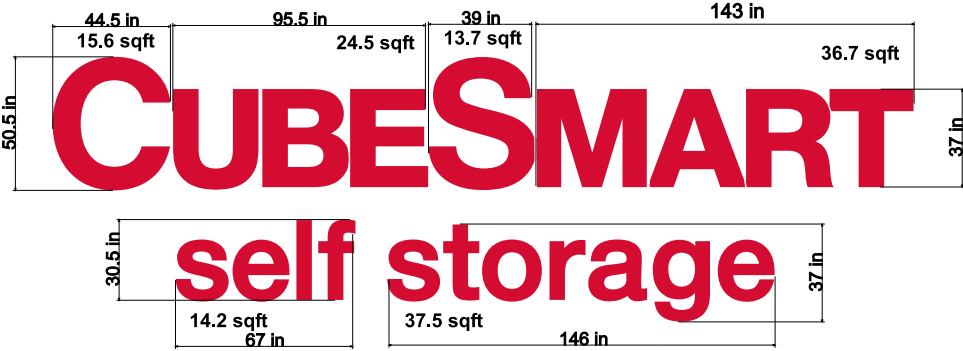
R6

South Elevation - UL Listed Raceway Mounted Channel Letters



① South Elevation
1/8" = 1'-0"

142.2 sqft



R6