

CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Christian Brothers Automotive Corporation

ADDRESS OF SUBJECT PROPERTY: 3136 Anna Marie Lane Naperville, Illinois 60564

PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-01-04-410-078 (0701044100780000 per GIS)

I. PETITIONER: Christian Brothers Automotive Corporation

PETITIONER'S ADDRESS: 17725 Katy Freeway, Suite 200

CITY: Houston STATE: TX ZIP CODE: 77094

PHONE: (281) 675-6154 EMAIL ADDRESS: ccaln@cbac.com

II. OWNER(S): First National Bank of Brookfield, ATTN: Jan Schultz

OWNER'S ADDRESS: 9136 Washington Avenue

CITY: Brookfield STATE: IL ZIP CODE: 60513

PHONE: (708) 485-2770 EMAIL ADDRESS: schultzj@fnbb.com

III. PRIMARY CONTACT (review comments sent to this contact): Mr. Jonathan Wakefield

RELATIONSHIP TO PETITIONER: Petitioner Representative

PHONE: (281) 675-6120 EMAIL ADDRESS: jwakefield@cbac.com

IV. OTHER STAFF

NAME: Erik Olson - Bollinger, Lach & Associates, Inc

RELATIONSHIP TO PETITIONER: Consulting Engineer

PHONE: (630) 438-6400 EMAIL ADDRESS: eolson@bollingerlach.com

NAME: Kevin Kenniff - Bollinger, Lach & Associates, Inc.

RELATIONSHIP TO PETITIONER: Consulting Engineer

PHONE: (630) 438-6400 EMAIL ADDRESS: kkenniff@bollingerlach.com

V. PROPOSED DEVELOPMENT

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

<input checked="" type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)*	<input type="checkbox"/> Landscape Variance (Exhibit 5)
<input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2)	<input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6)
<input type="checkbox"/> Annexation (Exhibit 3)	<input type="checkbox"/> Sign Variance (Exhibit 7)
<input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication	<input type="checkbox"/> Zoning Variance (Exhibit 7)
<input type="checkbox"/> Rezoning (Exhibit 4)	<input type="checkbox"/> Platted Setback Deviation (Exhibit 8)
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)
<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (Please Specify: _____)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 0.92 Acres

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

Proposed use is a commercial automotive service facility. Proposed structure is a single story building. Site work includes

site grading, underground utilities (water, storm, sanitary, gas, electric, phone), paving, erosion control & final landscaping.

Parking is provided in compliance with current city code. Primary access is provided off of an existing paved roadway

with secondary access provided off of the adjacent commercial development. Please refer to site plans for detail.

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

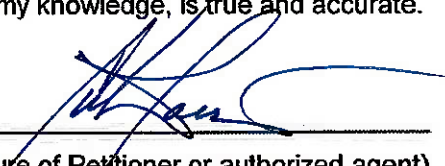
☐ Cash Donation ☐ Land Dedication

Required Park Donation will be met by:

☐ Cash Donation ☐ Land Dedication

PETITIONER'S SIGNATURE

I, Curtis Cain, Director of Property & Facility Development (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)

12/7/17
(Date)

SUBSCRIBED AND SWORN TO before me this 7th day of December 2017


(Notary Public and Seal)



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).

Jan 258
(Signature of 1st Owner or authorized agent)

12-12-17
(Date)

JAN L. Schultz, President
1st Owner's Printed Name and Title

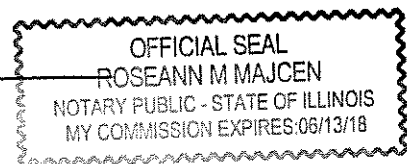
Peter Schultz VP
(Signature of 2nd Owner or authorized agent)

12-12-17
(Date)

Peter Schultz, Vice President
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 12th day of December, 2017

Roseann M Majcen
(Notary Public and Seal)



* Entitlement Submittal Consented to by owner on the Condition
That no entitlements, zoning change or obligations
with respect to the Subject property shall
become effective prior to closing.

* Please include additional pages if there are more than two owners.

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

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

1. Petitioner: Christian Brothers Automotive Corporation
Address: 17725 Katy Freeway, Suite 200
Houston, Texas 77094
2. Nature of Benefit sought: None
3. Nature of Petitioner (select one):
 - a. Natural Person
 - b. Corporation
 - c. Land Trust/Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner: N/A
5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
 - a. Mr. Mark Carr, 17725 Katy Freeway, Suite 200; Houston, TX 77094
 - b. _____
 - c. _____
 - d. _____
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Curtis Cain - Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200; Houston, TX 77094

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, Curtis Cain, 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 7th day of December, 20 17.


Notary Public and seal

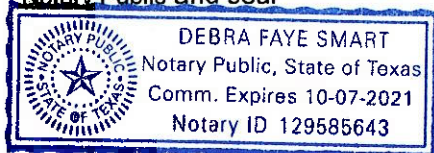


EXHIBIT 1: Section 6-3-8.2: Standards for Granting or Amending a Conditional Use

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

The primary use of the proposed development is automobile repair. Typical repair activities include oil changes, alignment, suspension, exhaust and other minor repairs. Body work is not proposed at this location. The standard proposed hours of operation are 7:00 am to 7:00 pm, Monday through Friday. There is no proposed storage of materials or equipment / vehicles on the outside of the proposed facility outside of normal business operation hours. Contaminates used in the normal operation of the service garage are stored in approved containers in spill protected basins. The floor of the service bay is protected with a non-porous material that is cleaned regularly with a Zamboni style cleaning machine which is emptied into approved storage containers in spill protected basins. Floor drains are placed inside the service bay doors to catch any spills, rainwater or snowmelt brought into the service bays by the vehicles. The floor drains are connected to an oil separator / triple basin which is regularly cleaned and inspected. Contaminants are collected by an outside contract company and disposed of offsite at an approved facility. The proposed development will not be detrimental to, or endanger the public health, safety and general welfare of the surrounding community.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed conditional use will have standard operating hours from 7:00 am to 7:00 pm, Monday through Friday and will remain closed on the weekends. The development provides parking in excess of the ordinance specified values for vehicles and meets the ordinance specified number of bicycle parking spaces. The proposed building will be constructed of high quality, aesthetically pleasing materials. The use of accents, varying building materials, varying roofline, recesses and projections, and an accentuated entrance provide visual interest. Existing trees and shrubs will be preserved and enhanced with the proposed landscaping. The nearest residential property is over 150 feet away across 95th Street which is a four lane roadway with a median. The nature of the repair work provided will minimize impacts to the surrounding residential properties. Sidewalks will be extended to the west and the south as discussed with City staff. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

The development is proposed on a vacant lot located in a community shopping center planned unit development. The adjacent lot to the west is zoned R3-PUD and is developed as a City of Naperville Fire Station. The adjacent lot to the east is zoned B2-PUD and is developed as a commercial property (Andy's Frozen Custard). Property to the south is the R.O.W. of 95th Street. The area to the north is undeveloped property, but is separated from the subject property by Anna Marie Lane. The conditional use requested on the proposed development will have no impact on the normal development and improvement of adjacent properties.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The proposed development is a commercial operation consistent with the surrounding commercial properties. The proposed improvements will be constructed and arranged in such a way so as not to dominate the immediate vicinity or interfere with the development and/or use of neighboring property. The hours of operation are standard business hours and will not adversely impact the business operations or quality of life of the surrounding properties. The building size is within that allowable provided by code, pedestrian and bicycle amenities have been incorporated into the plan, aesthetically pleasing architecture is proposed for the building and final site landscaping is provided to shield and screen the parking areas. The proposed development is not in conflict with the comprehensive plan.

EXHIBIT 2: Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The proposed development is an auto service use which is currently not present in the PUD. The proposed development include bicycle parking and connects walking paths/sidewalks within the development. The building architecture is appealing in the design and incorporation of varied building materials. The proposed site plan is coordinated with the existing adjacent development to the east, providing cross access and completing curbing on the adjacent property. Landscaping is preserved and enhanced on the site to provide an aesthetically pleasing environment and screen the parking areas from residential developments nearby.

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

The proposed development meets the requirements of the planned unit development regulations meeting building setback, building height, building area, vehicle parking, bicycle parking, and engineering requirements of the city. The only deviation from typical development requirements comes in the area of foundation landscaping. The auto service use requires open bay doors on the east and west sides of the building. This prevents the presence of foundation plantings in these areas. The landscaping has been designed to compensate for these plantings elsewhere on the site.

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

The proposed development utilizes the land efficiently and adequately provides for transportation and public facilities. Access is provided off of an existing roadway. Cross access is provided for the adjacent property to the east through a proposed dedicated cross access easement. Sidewalks are extended across the parcel to connect existing pedestrian access. A new sidewalk has been incorporated to connect to the pedestrian access to the south along 95th Street. Vehicle parking and bicycle parking are incorporated in to site plan in compliance with city code. Access to the fire station to the adjacent fire station to the west is not impeded by the proposed development. The existing grade of the property is preserved and not greatly altered. Final landscaping is provided for an aesthetically appealing final site.

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

Open spaces is provided through compliance with established building setbacks and front and side yard setbacks. Recreational facilities are provided through the extension of sidewalks and the connection to existing pedestrian access routes. The proposed development has provided outdoor common areas to the extent practical for a development

of this use on a parcel of this size.

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

The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations. The proposed development meets the requirements of the planned unit development regulations meeting building setback, building height, building area, vehicle parking, bicycle parking, and engineering requirements of the city. The only deviation from typical development requirements comes in the area of foundation landscaping. The auto service use requires open bay doors on the east and west sides of the building. This prevents the presence of foundation plantings in these areas. The landscaping has been designed to compensate for these plantings elsewhere on the site.

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

The proposed development is compatible with adjacent properties and nearby land uses. The proposed development is a commercial development with typical business operating hours. The proposed use will typically be closed on weekends and will not impact the traffic or pedestrian use of adjacent facilities during those expected high use periods. The proposed development has access off of an existing roadway in the subdivision and a proposed dedicated provides cross access to the adjacent property to the east and completes parking lot curbing on that property. The proposed development has been designed to have no impact on the adjacent fire department to the west. Extension of sidewalks and walking paths are incorporated into the design of the site plan. Final landscaping and building architecture will provide an aesthetically appealing development.

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

The proposed development is a modification to an existing planned unit development that has been previously adopted by the City of Naperville. The proposed development meets the objectives of the comprehensive plan and the previously adopted planned unit development and seeks a conditional use approval for the proposed auto service use.

Christian Brothers Automotive Corporation

Proposed Naperville Development

Property Legal Description:

LOT 23 IN THE FINAL PLAT OF RESUBDIVISION OF LOT 11 IN NAPERVILLE CROSSINGS
SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP
37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED APRIL 25, 2016 AS DOCUMENT R2016-029878, IN WILL COUNTY, ILLINOIS.

Property Address:

3136 Anna Marie Lane
Naperville, Illinois 60564

PIN:

07-01-04-410-078