

# CITY OF NAPERVILLE APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Menards of Naperville Second Subdivision  
ADDRESS OF SUBJECT PROPERTY: 715 Fort Hill Drive  
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-22-101-014

**I. APPLICANT:** Randy Morrissey

APPLICANT'S ADDRESS: 1701 Golf Rd  
CITY: Rolling Meadows STATE: IL ZIP CODE: 60008  
PHONE: 847-354-7206 EMAIL ADDRESS: randy.morrissey@53.com

**II. OWNER(S)\*:** Menard, Inc.

OWNER'S ADDRESS: 5101 Menard Drive  
CITY: Eau Claire STATE: WI ZIP CODE: 54703  
PHONE: 715-876-5911 EMAIL ADDRESS: tberg@menard-inc.com

\*If Owner(s) is different than Applicant, please attach a letter from the Owner(s) authorizing  
submission of this Application for Development Approval.

**III. PRIMARY CONTACT** (review comments sent to this contact): Jeff Lietz

RELATIONSHIP TO APPLICANT: Architect  
PHONE: 630-357-2023 EMAIL ADDRESS: jlietz@cvgarchitects.com

**IV. OTHER STAFF**

NAME: \_\_\_\_\_  
RELATIONSHIP TO APPLICANT: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
RELATIONSHIP TO APPLICANT: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT**

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

- |   |  |
|---|--|
| <input 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 checked="" type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3)   | <input type="checkbox"/> Sign Variance (Exhibit 7)                                 |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication                                   | <input type="checkbox"/> Zoning Variance (Exhibit 8)                               |
| <input type="checkbox"/> Rezoning (Exhibit 4)   | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9)                     |
| <input type="checkbox"/> Subdivision Plat   | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9)                  |
| <input type="checkbox"/> Temporary Use  | <input type="checkbox"/> Other   |

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 14.96 acres

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

Construction of an ATM / island and covered canopy in an existing parking lot.

construction will result in the removal of 10 parking spaces.

**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

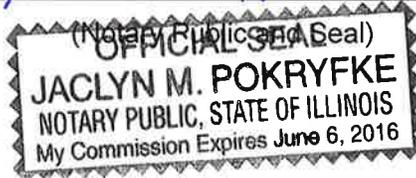
I am authorized to make this Application, and the above information, to the best of my knowledge, is true and accurate:

Randy Morossy  
(signature of applicant or authorized agent)

November 10, 2014  
(date)

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2014

Jaclyn M. Pokryfke



**EFFECTIVE PERIOD OF APPLICATION**

Please note that Applications for Development Approval are only valid for a period of two years from the date of Application submission and that all cases will be closed by the City without further notice to the Applicant after the two year period has expired.



charles vincent george  
ARCHITECTS

December 29, 2014

City of Naperville  
T.E.D. Department  
400 S. Eagle Street  
Naperville, IL 60540

Re: Fifth Third Bank Drive-thru ATM  
715 Fort Hill Drive

Below are the responses to the Exhibits required for the above-referenced project:

**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.
  - a. *Response: The innovative and creative approach is to install an ATM structure within an already developed parcel of land. This eliminates the need to develop additional property.*
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
  - a. *Response: The stand-alone ATM does meet the requirements and standards of the PUD regulations.*
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.
  - a. *Response: The ATM and drive-thru lane efficiently uses the land and provides the proper vehicular access to maneuver thru the ATM and existing parking lot.*
4. Open space, outdoor common area, and recreational facilities are provided.
  - a. *Response: The amendment to the PUD is a stand-alone ATM. Outdoor common area and recreational facilities are not required.*
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.
  - a. *Response: The ATM structure meets the intent of the bulk regulations and subdivision control regulations. The addition of a second primary use on the property is allowed for the PUD with the City's approval.*
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
  - a. *Response: The stand-alone ATM and canopy with brick piers are compatible with the adjacent property and nearby business land uses.*

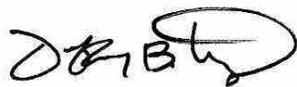
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
  - a. *Response: The proposed ATM fulfills the comprehensive plan by conforming to the 6 general goals listed for the Northwest Sector.*

**Exhibit 6:** Section 6-4-3:12.1: Standards for Approving a PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district:
  - a. *Response: The proposed ATM would not undermine the intent and purpose of the underlying zoning district since it is a business use with less intensity than the Menards use. The reduction of the existing parking lot by 10 spaces for the new ATM will not affect the intent of the existing use, since the existing spaces are more than sufficient for the number of patrons of the store at the busiest time of the week. The 10 spaces being replaced with the ATM are located far away from the store entrance, so as not to impede on daily store operations and vehicular maneuvering in the parking lot.*
2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure:
  - a. *Response: Pursuant to an initial review by the Naperville Electric Department, electrical infrastructure is adequate to serve this facility. No other infrastructure is needed. The reduction in the number of parking spaces will not affect the municipal services and infrastructure.*
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:
  - a. *Response: The ATM will provide added convenience for ATM patrons. The design of the structure will include masonry features which is an added enhancement to the design. The reduction of the parking spaces for the Mendards will not affect the design and amenity enhancement of the PUD since there will still remain more than adequate parking for the store.*

Please do not hesitate to contact me with any questions or comments.

Very Truly Yours  
Charles Vincent George Architects



Jeffrey B. Lietz  
V.P. Commercial Architecture