



**NAPERVILLE PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 20, 2011**

**Call to Order**

**7:03 p.m.**

**A. Roll Call**

Present: Bruno, Coyne, Messer, Meyer, Trowbridge, Williams, Edmonds  
Absent: Herzog, Gustin  
Student Members: Uber  
Staff Present: Planning Team – Emery, Forystek, Thorsen

**B. Minutes**

Approve the minutes of July 6, 2011

Motion by: Williams  
Second by: Messer

Approved  
(7 to 0)

**C. Old Business**

**D. Public Hearings**

**D1. PC 11-1-084  
Caribou Coffee**

The petitioner requests a variance from Section 6-7C-7 (B3 Yard Requirements) of the Naperville Municipal Code to reduce the minimum required corner side yard setback for the purposes of constructing an outdoor patio for a coffee shop for the property located at 686 E. Ogden Avenue, PC 11-1-084.

Katie Forystek, Planning Services Team, gave an overview of the request.

- The proposal complies with the Ogden avenue Corridor Enhancement Initiative.

Todd Mosher, Atwell LLC, 1245 E. Diehl Road, Naperville, architect on behalf of the petitioner, discussed the proposal and was available for questions

- An ornamental fence will separate the patio area from the surrounding site elements.
- No exterior sound or lighting is proposed for the site.

Planning and Zoning Commission inquired about

- Proposed fencing materials around the patio area
- The nature of exterior lighting or sound systems and the procedure for permitting such improvements
- The extent to which the proposed use complies with the Ogden Avenue Corridor Enhancement Initiative

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Messer – the variance is reasonable, the patio and coffee shop will be a great addition to the Ogden corridor.
- Williams – agrees with Messer, and finds that the proposal is a win-win.
- Edmonds – finds that the proposal will be an improvement.

Planning and Zoning Commission moved to recommend approval of PC 11-1-084, Caribou Coffee's request for a variance from Section 6-7C-7 for the purpose of constructing an outdoor dining patio.

Motion by: Trowbridge  
Seconded by: Williams

Approved  
(7 to 0)

**D2. PC 11-1-050  
NAR Business Park**

The petitioner requests annexation, amendment to an existing annexation agreement, and zoning upon annexation to I (Industrial District).

Amy Emery, Planning Services Team, gave an overview of the request

- History of annexation and zoning for NAR Business Park was described.
- Future land use is for mixed-use to encourage transit-oriented development including commercial, residential and office uses.
- The proposed zoning case pertains to areas identified for a land swap that is intended to straighten property lines. The City would retain ownership of areas adjoining the railroad.
- NAR has provided the City with right-of-way along North Aurora Road and the cost of future stormwater detention construction and maintenance will be shared among adjacent property owners.
- No development is presently proposed. Prior to development, a subdivision plat will be required to go before the Planning and Zoning Commission and the City Council.
- The current request being considered by the Plan Commission is annexation of a parcel along the EJE&E Railroad and zoning to the Industrial District upon annexation.

Planning and Zoning Commission inquired about

- The nature of future development plans on the subject property
- Plans for development of right-of-way in the future.

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Bruno – noted that the proposal is straightforward and expressed support.
- Williams -- stated that the absence of a plan is somewhat unusual but noted that there are no substantive objections to what is proposed.

Planning and Zoning Commission moved to recommend approval of PC 11-1-150, annexation and amendment to the existing annexation agreement, and zoning upon annexation to the I District.

Motion by: Williams  
Seconded by: Meyer

Approved  
(7 to 0)

**D3. PC 11-1-057  
Children's World  
Subdivision**

The petitioner requests to revoke the existing planned unit development for Children's World/Meadows PUD and rezone the property from R1A (Low Density Single-Family District) to OCI (Office, Commercial, and Institutional District).

Suzanne Thorsen, Planning Services Team, gave an overview of the request

- The proposed OCI zoning is more appropriate than the existing R1A designation.
- OCI zoning would permit office and daycare uses by right. Retail would require approval of a conditional use.

Nick Peters, CB Richard Ellis, address, spoke on behalf of the petitioner

- The property has remained vacant for approximately two years.
- Parking lot will only be slightly expanded to the south toward Market Drive, parking supply will be primarily increased through reconfiguring the existing lot.
- Most interest has been from office and medical office uses. Daycare demand has been soft in this area.

Planning and Zoning Commission inquired about

- The nature of zoning and land use near the subject property.
- The length of time that the property has remained vacant.
- Existing parking and the nature of proposed parking modifications.
- How revocation of the PUD would impact the property.
- The nature of landscaping modifications that will occur.
- The nature of uses that are permitted by right in the OCI District.

Planning and Zoning Commission continued the matter to August 3, 2011.

**D4. 11-1-070  
Freedom Plaza PUD**

The petitioner requests to revoke portions of the Diehl Office Campus planned unit development, a preliminary plat of subdivision, and a conditional use for a planned unit development and a Preliminary Plat of Planned Unit Development for Freedom Plaza. In conjunction with this request, the petitioner seeks deviations from Section 7-4-7 (Land Use) and Section 6-8B-5 (ORI Area Requirements) of the Municipal Code.

This matter was continued to the Planning and Zoning Commission meeting of August 3, 2011.

**D5. 11-1-008  
Lots 1 & 2 of  
Freedom Plaza**

The petitioner requests a major change to Lots 1 and 2 of Freedom Plaza for the purposes of establishing a preliminary PUD plat with a restaurant and full service hotel, and a conditional use for a full service hotel. In conjunction with this request, the petitioner seeks deviations for off-street parking facilities, the ORI bulk requirements and the signage requirements.

This matter was continued to the Planning and Zoning Commission meeting of August 3, 2011.

**D6. 11-1-069  
Full Service Hotel  
Text Amendment**

Amend Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel.

This matter was continued to the Planning and Zoning Commission meeting of August 3, 2011.

**D7. 11-1-007  
CRL LLC**

The petitioner requests a major change to the Preliminary Freedom Plaza Planned Unit Development, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), and to establish a Preliminary PUD Plat and a conditional use for a nursing home (Alzheimer's treatment facility). In conjunction with the request, the petitioner seeks deviations for building height, setbacks and signage.

This matter was continued to the Planning and Zoning Commission meeting of August 3, 2011.

**E. Reports and  
Recommendations**

None

**F. Correspondence**

None

**G. New Business**

None

**H. Adjournment**

7:37 p.m.