



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF JUNE 6, 2012**

Call to Order

7:01 p.m.

A. Roll Call

Present: Bruno, Coyne, Frost, Gustin, Messer, Meyer, Trowbridge, Williams, Herzog
Absent:
Student Members:
Staff Present: Planning Team – Allison Laff, Ying Liu, Tim Felstrup

B. Minutes

Approve the minutes of the May 16, 2012 Planning & Zoning Commission meeting subject to the amendment that adding “between the petitioner, subdivisions and their residents” to the second sentence of the second paragraph on Page 6 of 8.

Motion by: Gustin
Second by: Meyer

Approved
(9 to 0)

C. Old Business

D. Public Hearings

**D1. PZC
Case # 12-1-069
Rose Hill Farm
Townhomes**

The petitioner is requesting a variance from Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to increase the height of the sign from 42 inches to 52 inches.

Timothy Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about

- Whether the new sign would be located within the subdivision common area.
- Who would maintain the sign. Staff indicated that the subdivision would maintain the sign.
- Whether any lighting would be provided for the sign. Staff responded there will be external lighting to illuminate the sign.
- Sign materials. Staff confirmed that it will be a mixed of materials to replace the old wood sign.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – Approves the new location (out of the parkway) and the material (which is not wood) for the sign.

Planning and Zoning Commission moved to recommend approval of PZC Case # 12-1-069 for a variance from Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to increase the height of the sign from 42 inches to 52 inches.

Motion by: Meyer
Seconded by: Messer

Approved
(9 to 0)

**D2. PZC Case
12-1-038
McDonald's on 75th**

The petitioner requests approval of a variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 91 to 67 spaces for an existing McDonald's restaurant located at 892 W. 75th Street.

Ying Liu, Planning Services Team, gave an overview of the request.

Henry Stillwell, Attorney with Rathje & Woodward, LLC, spoke on behalf of the petitioner:

- The growth in drive-through usage prompted McDonald's to introduce the side-by-side drive-through.
- The side-by-side drive-through would dramatically improve the efficiency of the drive-through.
- The geometrics of the drive-through have been carefully designed to maximize the efficiency of the facility.
- If more stacking is necessary, McDonald's will use cones to direct traffic to circulate around the building before entering the drive-through lane.
- Parking is driven by the length of stay of customers.
- The petitioner found that a maximum of 50 parking spaces would typically be required for a McDonald's restaurant with a PlayPlace.

Planning and Zoning Commission inquired about:

- The difference between the subject property and the previous McDonald's proposals.
- Whether staff has any concern with the length of the stacking lane.
- The new design represents a reduction of handicap parking spaces. The petitioner indicated that with the reduction of the total number of parking spaces, the accessible spaces have been reduced but still meet code requirements.
- Noted that other adjacent businesses generate high parking demands.

Public Testimony:

Lisa Whipple, an adjacent Naperville resident, spoke:

- Concerned about the impacts of potential lighting changes on the site. The petitioner responded that the parking lot lighting would not be changed. Decorative wall sconces would be added to the building to provide soft downward lights to illuminate the building.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – The parking spaces being removed are rarely used. The side-by-side drive-through will improve stacking on the site.
- Coyne – Dual drive-through will help the efficiency of the parking lot. Will support it.
- Frost – Believes McDonald’s is different from a traditional restaurant. Has less concern with losing parking spaces. There had been stacking problems on the site, but believes the proposed improvement will not make the problem worse but only improve it.
- Gustin – Is not comfortable with the extent of the parking variance due to losing more than 30 parking spaces. Believes that the commercial complex is dense and lack of parking will not benefit the area as a whole. Will not support the variance.
- Trowbridge – Some parking spaces rarely got used on the subject property. Believes the project will be an improvement. Will support it.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-038 for a variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 91 to 67 spaces for an existing McDonald’s restaurant located at 892 W. 75th Street.

Motion by: Trowbridge
Seconded by: Bruno

Approved
(8 to 1)

Ayes: Bruno, Coyne, Frost, Messer, Meyer, Trowbridge,
Williams, Herzog
Nays: Gustin

**D3. PZC Case
12-1-056
340 Shuman Blvd.**

The petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the number of parking spaces required for a manufacturing/laboratory facility to be located at 340 Shuman Drive.

Allison Laff, Planning Services Team, gave an overview of the request.

Paul Wasicki, Petitioner/Facility Supervisor, spoke on behalf of the petitioner:

- The company currently has 25 employees and is looking to expand to 50

employees at the proposed location.

- There are spaces on the site to build more parking, but prefers to keep the existing landscaped area intact.

Planning and Zoning Commission inquired about:

- Whether there is space on the site to build additional parking.
- If additional parking is needed, would the petitioner be able to encroach into the landscaping/detention areas. Staff responded that additional staff review and approval would be required to determine whether they can encroach into the landscaping and detention areas.
- Whether the City can require a fee from the petitioner if they are not in compliance with the condition of approval. Staff indicated that staff would work with the petitioner to solve any future parking problems, but if the problem persists, staff would fine the petitioner based on the existing code provisions.
- Whether the petitioner agrees to the condition of approval and understands the risk.
- The nature of the customer showroom area.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – Appreciates the new jobs and business growth that this petition would bring to the City.
- Gustin – Supports the petition, which would bring jobs to the City.
- Messer – Given the proposed use of the building and the fact that the prior tenant had not had any problem with parking, will support it.
- Herzog – Welcomes the petitioner to Naperville. Supports the variance.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-056 for a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the number of parking spaces required for a manufacturing/laboratory facility to be located at 340 Shuman Drive.

Motion by: Gustin
Seconded by: Messer

Approved
(9 to 0)

**D4. PZC Case
12-1-068
Handi-Foil**

The petitioner requests approval of a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 454 to 330 spaces for the manufacturing/warehousing facility located at 2275 W. Diehl Road.

Ying Liu, Planning Services Team, gave an overview of the request.

Mitchell Carrel, Attorney with Freeborn & Peters LLP, spoke on behalf of the petitioner:

- No changes are proposed to the building or the parking lot.
- Based on 30 years of experience with the company, believes there will be a surplus of parking spaces available on the site.

Pete Perkins, Petitioner, spoke on behalf of the petitioner:

- Introduced the company and its products.
- Hopes to move half of the existing operations at the Wheeling facility to Naperville.
- Anticipates a total of 352 employees divided in three shifts (175, 115, 62) at the Naperville location during non-peak seasons. During the peak season, there will be a total of 380 employees in three shifts (190, 115, 75).
- The peak seasons of the facility starts in mid August and ends in mid November.
- A large majority of existing employees do ride-share.

Planning and Zoning Commission inquired about:

- Understands that Statement of Intent and Agreement for Diehl Road is not subject to the Planning and Zoning Commission's review, but wants to understand the impacts of this agreement on parking requirements for the site.
- Peak employee counts for the proposed facility.
- Peak season for the proposed facility.
- Whether the petitioner agrees to the condition of approval.
- Whether accessible parking spaces are being provided on the site.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – Appreciates the new jobs that will be brought to the City.
- Frost – There will be a surplus of parking which will allow future growth of the company. Will support the case.
- Messer – Is comfortable to support the case with staff's condition.
- Herzog – Concurs with other commissioners. Fully supports the case.

Planning and Zoning Commission moved to recommend approval of PZC 12-0-068 for a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 454 to 330 spaces for the manufacturing/warehousing facility located at 2275 W. Diehl Road.

Motion by: Gustin
Seconded by: Meyer

Approved
(9 to 0)

**D5. PZC Case
12-1-050
Health Care at
Monarch Landing
Lot 1B**

The petitioner requests approval of a preliminary plat of subdivision, a conditional use for a nursing home in OCI (Office, Commercial and Institutional District), a major change to the Monarch Landing Planned Unit Development (PUD), and a preliminary PUD plat for Lot 1B in order to develop an assisted living and nursing facility on Lot 1B of Monarch Landing.

Ying Liu, Planning Services Team, gave an overview of the request.

Russell Whiteker, Attorney with Rosanova & Whitaker Ltd., spoke on behalf of the petitioner:

- Introduced the new owner of Monarch Landing, Naperville Senior Care, LLC.
- Provided an overview of the existing conditions, the planned uses and the status of the PUD.
- The proposed Health Care Center is downsized from what was approved in the Monarch Landing PUD and is intended to be open to the public.
- A deviation is being sought to reflect a settlement agreement regarding park donations between the petitioner and the Park District.
- Reviewed access and circulation of the site.
- Residents will have the ability to walk throughout the campus.
- The use would generate very low amount of traffic.
- There is a 9' berm along Route 59 to provide screening for the proposed facility.
- The restricted access on Route 59 and the restricted internal circulation were intentional in order to provide security for the existing Monarch Landing campus while allowing the Health Care Center to be open to the public.
- The subdivision is for financial purposes and there is no intention for a separate ownership for the proposed Lot 1B.

Planning and Zoning Commission inquired about

- Whether the development is within the city limits.
- The nature of the facility.
- The deviation regarding park donations is not subject to the Planning and Zoning Commission's review.
- Whether the security gate along Ferry would be eliminated. The petitioner indicated no.
- What measures that the petitioner takes to protect the safety of the residents.
- How the security of the existing campus would be maintained with the proposed entrance on Route 59 not gated. The petitioner indicated that the internal drive will be gated to allow only one way traffic going north.

- Concerned that the proposed right-in/right-out access on Route 59 doesn't provide sufficient access for the development since people leaving the site cannot make a left turn to go south on Route 59. Is concerned that emergency vehicles exiting the site cannot turn south to Edwards Hospital.
- Is concerned that the internal drive connecting the Health Care Center with the Ferry Road entrance only allows one-way traffic going north. People leaving the Health Care Center will not be able to utilize the Ferry Road entrance through the internal drive.
- Whether the west façade of the parking garage can be further improved.
- Whether the Certificate of Needs process would generate any changes to the plans. The petitioner responded that the Certificate of Needs process would usually follow the municipality entitlement process, as it is a stricter process.
- Is concerned that residents of the existing residential units east of the TC and AL buildings would be able to see the mechanical units on proposed one-story building. The petitioner indicated that the residential units are at a significant distance away from the proposed facility.
- What is the projected use for Lot 1A.
- Would the people from the existing campus be able to access the back door of the TC building? The petitioner indicated that residents in the existing campus would be able to access the proposed facility.

Public Testimony: None

Planning and Zoning Commission moved to continue PZC 12-1-050 to July 5, 2012 and requested the following from the Petitioner and staff:

- A copy of the traffic study.
- Requested the City Engineer's presence at the July 5, 2012 meeting to address traffic concerns.
- An overall site plan to include the new building and the rest of the PUD.
- The petitioner to investigate alternatives to improve internal circulation of the site to allow people (customers, staff, residents, and emergency vehicles) to utilize the Ferry Road entrance.
- Information about way finding signage on the site.

**D6. PZC Case
12-1-054
Pure Land Center**

The petitioner requests approval of a conditional use for a cultural institution in B3 (General Commercial District) for the property located at 1120 E. Ogden Avenue.

Ying Liu, Planning Services Team, gave an overview of the request.

Bert Tan, Petitioner, spoke:

- The background and existing operations of Pure Land Center.
- The parking needs of the facility.
- Attendees of the special events would mostly be from out of town and would be bused from the hotel. The rest of the attendees would typically

carpool.

Planning and Zoning Commission inquired about

- The parking requirements for assembly uses. Staff responded that the proposed facility is classified as a cultural institution, not as a community center or a religious institution. The special events only occur up to two times a year.
- Whether the City can regulate the number of seats in the building.
- Whether the Children Center inside the facility would include a daycare component and how long are the children's classes.
- Whether there is any off-site shared parking location available to accommodate potential overflow parking from the site.
- The reasons for moving the facility from Lisle to Naperville. The petitioner indicated that they are looking for a bigger space.
- Whether the petitioner can place no-parking signs in the public right-of-way.
- Whether the attendees of the special events are typically families and therefore would carpool. The petitioner confirmed yes.
- Whether the petitioner intends to rent the activity room to other community groups. The petitioner responded that they do not intend to rent out the facility.
- Concerned about that parking is insufficient on the subject property for the special events.
- Whether Burlington Avenue and East Avenue are incorporated.

Public Testimony:

Steve Baumgartner, an adjacent Naperville resident, spoke:

- Ownership of the strip of land next to the parking lot
- Concerned that the row of bushes along the parking lot would be altered.
- Have not experienced spillover parking from the subject property.
- Does the petitioner have any plan to alter the building?
- Agrees with the condition for no parking on the street.
- What is the process to increase the occupancy of the building beyond 150 seats.

Petitioner responded to testimony

- Is not going to change the building elevations or alter the bushes at the edge of the parking lot.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – Don't see the need for the restrictions. The special events only occur twice a year and would be a minor intrusion to the neighborhood on an occasional basis.

- Coyne – Agrees with Bruno. Not concerned with parking since the special events are only two times a year.
- Gustin – Suggests that the petitioner entertain a shared parking agreement with neighboring properties if parking becomes a problem.
- Williams – Agrees with Bruno and Coyne. The restrictions apply to all tenants in the building, not just to the petitioner.
- Herzog – Believes that the restrictions are reasonable.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-054 for a conditional use for a cultural institution in B3 (General Commercial District) for the property located at 1120 E. Ogden Avenue, subject to the conditions included in the staff report dated June 6, 2012 and with the addition of the following conditions:

1. The accountant office shall be closed during any of the special events.
2. The petitioner shall work with the city to come up with a plan to post no-parking signs in the adjacent public streets.

Motion by: Meyer
Seconded by: Williams

Approved
(9 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

10:50 p.m.