



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF JULY 24, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON AUGUST 7, 2013**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Frost, Gustin, Hastings, Messer, Meyer, Williams  
Absent: Bruno, Coyne, Dabareiner,  
Student Members: Heavener, Bhatti  
Staff Present: Planning Team – Allison Laff, Ying Liu  
Engineer – Peter Zibble

**B. Minutes**

Approve the minutes of the July 10, 2013 Planning and Zoning Commission meeting.

Motion by: Williams  
Second by: Meyer

Approved  
(6 to 0)

**C. Old Business**

**C1.  
PZC Case 13-1-036  
Training  
Studios/Automotive  
Uses**

Staff is proposing an amendment to the allowances for training studios and automotive uses in various zoning districts, as well as corresponding amendments to the definition and parking requirements for each (continued from July 10, 2013).

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

- Laff reviewed the changes that staff made to the text amendment in order to address the comments from the Planning and Zoning Commission at the last meeting.

Planning and Zoning Commission inquired about:

- Meyer – Clarification on the removal of the reference to training studios from the Definition section.
- Meyer – Clarification on signage allowance for business uses in the RD and ORI districts. Laff – The sign code will take precedent over the signage requirements under the RD and ORI districts.
- Meyer – Clarification on the application of different parking requirements for different uses in the industrial districts. Laff – Staff will

apply the different parking requirements and examine the parking demand vs. supply on the property through the tenant build out process at each time a new tenant is proposed.

- Messer – Do we currently have any uses in the TU district that would fall into the fitness facility definition? Laff – No.
- What would iFly be classified? Laff – It will be classified as a fitness facility.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion: None**

Planning and Zoning Commission moved to recommend approval of PZC Case 13-1-036, a text amendment regarding training studios and automotive uses.

Motion by: Williams  
Seconded by: Messer

Approved  
(6 to 0)

Ayes: Frost, Hastings, Messer, Meyer, Williams, Gustin  
Nays: none

**D. Public Hearings**

**D1.  
PZC Case 13-1-064  
iFly at Naperville**

The petitioner, SkyGroup Investments, LLC, requests approval of a major change to the Freedom Commons Planned Unit Development (PUD), a final PUD plat for Lot 11 of Freedom Plaza, and a sign variance to Section 5-4-5:1 (Commercial Signs: Wall Signs) of the Naperville Municipal Code for the purpose of constructing an iFly facility on Lot 11.

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

Planning and Zoning Commission inquired about:

- Frost – Is the building about 67' tall? Liu – Yes.
- Frost – How tall is the hotel proposed on Freedom Plaza? Liu – It is 98' tall.

Bill Adams, Project Manager for SkyGroup Investments, LLC, spoke on behalf of the petitioner:

- Petitioner showed a video of the iFly facility in Seattle but noted that Naperville's facility will represent a significant upgrade from that facility.
- The proposed facility will give Naperville residents and families an activity to participate in and will become a community icon.

Planning and Zoning Commission inquired about:

- Meyer – What is driving the increased size of the interior skydiving area (the cylinder) in Naperville? Adams clarified that the volume of the cylinder stays the same. However the amount of glass wall has increased and the metal bars on the glass wall have been eliminated, which will allow a better viewing experience.
- Williams – Are two variances being sought? Adams – Yes, one for the PUD and one for the sign. Liu – The petitioner is seeking a major change to the PUD and a sign variance. The major change to the PUD is needed because the subject lot was previously specified for a bank.
- Williams – How do we define this activity? Liu – It is classified as a training studio.
- Gustin – How will the proposed parking lot accommodate the number of visitors estimated per year? Adams – Based on a parking study conducted by the petitioner, the maximum number of parking spaces needed at peak is 36 parking spaces. The maximum number of people that can be in the wind tunnel is 12. The 36 parking spaces will be able to accommodate the flyers, as well as any other customers within the facility (gift shop, viewing, etc.).
- Hastings – The original approval was for a bank and the petitioner is requesting to convert it back to a use which complies with the original intent of the PUD? Liu – Yes, the proposed facility is consistent with the intent of the PUD.
- Gustin – Please describe the landscape design of the development. Adams - Landscape design is intended to be compatible with the overall Freedom Commons development.
- Gustin – Please describe the design of the building. Adams reviewed the building elevations. The building is designed around the function. The wind tunnel is 70' tall out of the ground and is 20' below ground (90' total). The height is necessary to achieve certain wind velocity inside the air tunnel.
- Frost – How does a 67' tall tower fit next to a 1 ½ story restaurant? Adams – The tower physically is pushed toward the northwest corner of the lot. There are parking spaces between the proposed iFly and the restaurant.
- Hastings – Does Cooper's Hawk currently use the subject property as valet parking? Adams – There are currently 3 valet spaces on the subject property which are used by Cooper's Hawk. The petitioner is adding more parking on site and valet parking will discontinue on the subject property. The majority of the valet parking for Cooper's Hawk utilizes the far east row of the east parking lot.
- Hastings – At other facility, do they see people waiting to use the wind tunnel? Will this cause additional parking demand? Adams – About 95% of our times are booked online in advance. There is little waiting to use the wind tunnel since their time is reserved.

**Public Testimony:**

Bill Krug, Owner of Freedom Commons, spoke:

- The ownership is supportive of the proposed use.
- The proposed facility will be a local and regional draw that will bring many people from the Chicago-area to Naperville and will spur additional purchases in Naperville.
- This use will be a great addition to Freedom Commons and will not create adverse impacts on the overall parking supply of the development. It will also have a minimal impact on Cooper's Hawk.

David Brancato, a Naperville resident, spoke:

- Brancato visited an iFly facility in California and thought it was a fun experience.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Frost – Was a little concerned about the height, but will support the proposal.
- Hastings – It will be a great thing for City of Naperville. The location is fantastic and looks forward to using the facility.
- Messer – It is a great use for the site. Was initially concerned about the height, but doesn't believe it will be an issue. Appreciates the building design changes and thinks the sign variance is reasonable.
- Meyer – Believes the use will be a great compliment to Freedom Commons. Understands that the height is driven by function. The sign variance is reasonable based on the location and the size of the building.
- Williams – It is important to stay focused on the land use, rather than the business itself. Presumes that the use will meet building safety standards. No evidence has been presented that would reflect negatively on the proposed land use request. This use will make Freedom Commons better and will draw in out-of-town visitors to spend money in Naperville.
- Gustin – Believes this use meets the PUD standards and adds interest to the development. The location of this use within the development is appropriate. Hours of the facility and the people visiting the facility will not compete with the restaurants. The sign request is reasonable given the design of the building and its orientation on the lot. Has no concern with the landscaping design.

Planning and Zoning Commission moved to recommend approval of PZC Case 13-1-064, a major change to the Freedom Commons Planned Unit Development (PUD), a final PUD plat for Lot 11 of Freedom Plaza, and a sign variance to Section 5-4-5:1 (Commercial Signs: Wall Signs) of the Naperville Municipal Code for the purpose of constructing an iFly facility on Lot 11.

Motion by: Williams  
Seconded by: Meyer

Approved  
(6 to 0)

Ayes: Frost, Hastings, Messer, Meyer, Williams, Gustin  
Nays: none

**D2.  
PZC Case 13-1-065  
Freedom Plaza Final  
PUD**

The petitioner requests approval of a final Planned Unit Development (PUD) plat for Freedom Plaza and associated zoning deviation for the property located on Abriter Court north of Diehl Road and south of Interstate 88.

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

Planning and Zoning Commission inquired about:

- Meyer – The size of restaurant 2 is increased by 1,000 sq.ft., but parking is reduced by 2 parking spaces. Is it correct? Liu – Correct. Parking will still meet code because the original PUD plat, as approved, had a surplus of 100 parking spaces. Parking is shared over the entire development.
- Gustin – Requested clarification regarding the purpose of the off-site shared parking agreement with the University of Illinois.
- Williams – Is the petitioner's request a technical bookkeeping matter? Liu – Yes, the preliminary PUD has been approved and the petitioner is trying to work out all technical details during the final PUD stage.

Russell Whitaker, Attorney with Rosanova and Whitaker, spoke on behalf of the petitioner:

- Agrees with Commissioner Williams' statement that these requests are needed for bookkeeping and to reach technical compliance.

Planning and Zoning Commission inquired about:

- Gustin – What restaurant is going in? Whitaker – It will be Granite City.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion: None**

Planning and Zoning Commission moved to recommend approval of PZC Case 13-1-065, a final Planned Unit Development (PUD) plat for Freedom Plaza and associated zoning deviation for the property located on Abriter Court north of Diehl Road and south of Interstate 88.

Motion by: Williams  
Seconded by: Messer

Approved  
(6 to 0)

Ayes: Frost, Hastings, Messer, Meyer, Williams, Gustin  
Nays:

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

8:12 p.m.