



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MAY 18, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Trowbridge, Messer, Gustin, Meyer, Herzog, Edmonds
Student Members: Uber
Staff Present: Planning Team – Forystek, Thorsen
Code Enforcement -- Terreberry

B. Minutes

Approve the minutes of the May 4, 2011 Planning and Zoning Commission meeting.

Motion by: Gustin
Second by: Meyer

Approved
(7 to 0)

C. Old Business

D. Public Hearings

D1. PC 11-1-046
936 Cherry Hills
Lane

The petitioner requests a variance from Section 6-6A-7 (R1A, Yard Requirements) of the Naperville Municipal Code to allow for the construction of a covered front porch that encroaches approximately 2' at the greatest point of encroachment into the minimum required thirty-foot (30') front yard setback.

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

Tom Belgio, 936 Cherry Hills Lane, the petitioner was available for questions.

Planning and Zoning Commission inquired about the extent of the proposed variance.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

Gustin expressed support for the variance and the proposed porch as an asset to the neighborhood.

Planning and Zoning Commission moved to recommend approval of PC 11-1-046 requesting a variance to the 30' front yard setback for the encroachment of a covered front porch.

Motion by: Trowbridge
Seconded by: Gustin

Approved
(7 to 0)

D2. PCS 11-1-055
Harvest Bible Chapel

The petitioner proposes to install a 204-square-foot banner on the east elevation of the building, which already has a 227.5-square-foot wall sign, and exceed the maximum square footage of wall signage allowed on the elevation. In order to install the banner and exceed the maximum square footage allowed for wall signs, the petitioner requests a variance from Section 5-4-5:1.2 (Commercial Signs; Wall Signs; Wall Sign Area) of the Naperville Municipal Code.

Russ Whitaker of Rosanova and Whitaker, 23 W. Jefferson Avenue, Suite 200, attorney of on behalf of the petitioner, requested that the case be continued to June 8, 2011 in order to establish an comprehensive sign package for the campus.

Staff expressed concurrence with the request.

The Plan Commission continued the case to June 8, 2011.

D3. PC 11-1-052
Sky High Sports
(2244 Corporate
Lane)

The petitioner requests a conditional use for an athletic training facility under the provisions of 6-8B (ORI District) of the Naperville Municipal Code and a variance to reduce off-street parking (Section 6-9, Off-Street Parking).

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

Jerry Raymond, 2244 Corporate Lane, Naperville IL, the petitioner, gave an overview of the proposed use, an indoor trampoline fun center.

Planning and Zoning Commission inquired about

- How the proposed land use is situated in relation to existing properties.

Public Testimony:

- Jim Donovan, 2180 Corporate Lane, is an adjacent property owner who expressed concern about conflicts with truck traffic and pedestrians.

Petitioner responded to testimony

- The petitioner typically operates this use in light industrial areas. There are 125 existing parking spaces, which is in excess of what other facilities provide.
- The busy times are weekends and off-peak hours. Petitioner would be willing to work with the adjacent property owner to address parking concerns.

Planning and Zoning Commission inquired about

- If landscaping would be provided to deter pedestrian access to adjacent parcels.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Bruno – expressed support for safety improvements for pedestrian and the ability of adjacent property owners to address those concerns.
- Herzog – expressed support for the land use concept.
- Edmonds – agrees with Herzog.

Planning and Zoning Commission moved to recommend approval of PC 11-1-052 Sky High Sports requesting a conditional use and variance for off-street parking on the condition that an agreement is reached with staff and neighboring property owner to reach an agreement as it relates to pedestrian safety.

Motion by: Bruno
Seconded by: Herzog

Approved
(7 to 0)

E. Reports and Recommendations None

F. Correspondence None

G. New Business None

H. Adjournment

7:25 p.m.