

**MINUTES**  
**NAPERVILLE PLAN COMMISSION**  
**October 21, 2009 - 7:00 P.M. – COUNCIL CHAMBERS**

<b>Call to Order</b>		<u>Time:</u> (7:00pm)	
<b>A. Roll Call</b> Commissioners:		<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge	<u>Yes</u> X  X X X X X X X X X  <u>No</u>  X
<b>Staff Present:</b>	Community Planners – Amy Emery , Rory Fancler Project Engineer – Erskine Klyce Project Assistant – Dina Hagen		
	Chairman Brown awarded Mr. Joe McElroy and Mr. William Jepson with a Certificate of Appreciation Award thanking them on behalf of staff, the Commission and the citizens of Naperville for their years of service to the community as members of the Plan Commission.  Chairman Brown welcomed Paul Meschino to the Plan Commission. He was appointed by the City Council on October 6, 2009.		
<b>B. Approve Minutes</b> 9/02/09	Motion to approve by: Meyers Seconded by: Sterlin		Approved ( 8 to 0)
<b>C. Old Business</b>	None		
<b>D. Public Hearings</b>			
<b>PC 09-1-168</b> <b>Kidz Kabaret</b>	<u>Petitioner:</u> Kidz Kabaret (Fair Lady Production), 1665 Quincy Avenue # 143 Naperville, Illinois 60540 <u>Location:</u> 1665 Quincy Avenue (Units 131-143)  <u>Request:</u> Conditional use for a training studio in the Industrial District to occupy 14,271 square feet (Units 131-143). In conjunction with this request, the petitioner requests approval of a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to allow for a reduction in the number of required parking stalls from 104 to 93.  (Published in the Naperville Sun October 4,2009)		

	<p><b>Staff Presentation:</b> Community Planner Rory Fancler conveyed that staff's primary concern was regarding parking. Conditions, agreed upon by the petitioner, are recommended to:</p> <ul style="list-style-type: none"> <li>• Reaffirm that the theater production area is accessory to the acting and theater production classes; and</li> <li>• Provide for adequate parking for Kidz Kabaret and also for future and existing tenants of the multi tenant building.</li> </ul>	
	<p><b>Petitioners Presentation:</b> Len Monson of Kuhn, Heap &amp; Monson (552 S. Washington Street Naperville, Illinois 60540) represented the petitioner Kidz Kabaret citing:</p> <ul style="list-style-type: none"> <li>• Youth Theater Company has successfully operated for 3 years from the subject property and wishes to expand to allow for productions.</li> <li>• The surrounding tenants at the location have normal daytime business hours (8am – 5pm). Kidz Kabaret experiences peak parking demand in the evening and on weekends. Therefore, peak parking demand times are complimentary such that ample parking will be available to meet the needs of all users at various times of the day.</li> <li>• The recommended conditions are mutually agreed upon.</li> <li>• The use is consistent with current uses in the area.</li> <li>• There will be minimal impact to the surrounding tenants.</li> </ul>	
	<p><b>Plan Commission Questions / Discussion</b></p> <ul style="list-style-type: none"> <li>• Commissioner Herzog confirmed that there are reserved parking spaces for the tenant and the variance, if approved, runs with the land use regardless of the tenant.</li> <li>• Commissioner Meschino confirmed the prior use of the building as industrial. It was noted that School District 204 had used the space for classrooms and that there was similar property use in the area.</li> <li>• Commissioner Gustin received confirmation from staff that the production element of the proposed conditional use is accessory to the training studios.</li> </ul>	
	<p><b>Motion:</b> Approve a conditional use for an acting and theater production training studio in the Industrial District and a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the required parking in</p>	

	<p>order to allow Kidz Kabaret to occupy Units 131 through 143 at 1665 Quincy Avenue, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Acting and theater production classes would not be held concurrent with a theater production during normal business hours.</li> <li>2. Production times will be limited to evening and weekend hours, during off-peak times for the surrounding industrial/warehouse tenants.</li> <li>3. In the event that parking at 1665 Quincy Avenue becomes a problem, the city reserves the right to suspend concurrent use of the acting and theater production classes and theater production until such time that the property owner can demonstrate that the parking needs associated with this use are being met.</li> </ol>	
	<p>Motion by: Meyer          Seconded by: Gustin</p>	<p>Approved          ( 8 to 0)</p>
<b>E. Reports</b>	<p>None</p>	
<b>F. Correspondence</b>	<p>Tree Preservation</p> <ul style="list-style-type: none"> <li>• Commission accepted correspondence.</li> </ul> <p>2010 PC Schedule</p> <ul style="list-style-type: none"> <li>• Commission accepted schedule.</li> </ul>	
<b>G. New Business</b>		
<b>H. Adjournment</b>	<p><b><u>Motion to Adjourn:</u></b>          Motion by: Herzog          Seconded by: Sterlin  <b>7:28pm</b></p>	<p><b>Time:</b>          Approved          ( 8 to 0)</p>