



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MAY 4, 2011**

Call to Order

7:01 p.m.

A. Roll Call

Present: Bruno, Trowbridge, Messer, Gustin, Meyer, Herzog, Edmonds
Absent: Meschino
Student Members: Schoch
Staff Present: Planning Team – Forystek, Thorsen

B. Minutes

Approve the minutes of April 20, 2011

Motion by: Gustin
Second by: Trowbridge

Approved
(7 to 0)

C. Old Business

None

D. Public Hearings

D1. PC Case # 11-1-038 Kidz Kabaret (Fair Lady Productions, Inc.)

The petitioner requests a major change to a conditional use for public assembly uses and a training studio in the I (Industrial) District and a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) in order to allow Kidz Kabaret (Fair Lady Productions, Inc.) to occupy and expand uses in an existing tenant space.

Katie Forystek, Planning Services Team, summarized the request.

Len Monson of Kuhn, Heap and Monson, 552 S. Washington Street, attorney on behalf of the petitioner presented the request, noting:

- Theater has been operating in the same location for the past six years but expanded the size of the tenant space following approval in 2009 and there have been no issues to date.
- Petitioner wishes to add additional seats to “spotlight room”, creating a second theater within the space.
- Entrance to the spotlight room is through the theater room. Thus, concurrent use of the two theater spaces is impossible.
- The surrounding uses are industrial; thus, on weekday evenings and all day on weekends parking is adequate to support the theater use although application of off-street parking standards assumes concurrent use.
- There is very low utilization of vehicle parking spaces on the site according to field counts.
- Petitioner agrees to conditions of approval outlined by staff and

described in the staff memorandum (dated May 4, 2011).

Planning and Zoning Commission inquired about parking requirements and calculation of parking

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Gustin – stated that most of the uses in the area are commercial and don't generate high traffic demand and therefore will support the zoning variance.

Planning and Zoning Commission moved to recommend approval of PC 11-1-038, Fair Lady Productions and Kidz Kabaret, seeking a major change to the conditional use to allow for the public assembly use and a training studio and a variance from Section 6-9-3 to reduce the amount of parking required and subject to four conditions proposed by staff page 3 of 4 in memorandum dated May 4, 2011.

Motion by: Meyer
Seconded by: Messer

Approved
(7 to 0)

E. Reports and Recommendations

None

F. Correspondence

None

G. New Business

None

H. Adjournment

7:15 p.m.