

**AGENDA**  
**NAPERVILLE PLAN COMMISSION**  
**April 15, 2009 - 7:00 P.M. – COUNCIL CHAMBERS**

**Call to Order**

- A. Roll Call**
- B. Approve Minutes** from March 18, 2009
- C. Old Business**
- D. Public Hearings**

PC Case # 1766 Turning Point Campus

Petitioner: Turning Pointe Autism Foundation, 1111 S. Washington Street Naperville, IL.

Location: The subject property is located west of Plainfield-Naperville Road North of Saratoga Road, South of Hamlet Road.

Request: Approval of a conditional use for a planned unit development to permit a school and residential care homes for autistic children, a preliminary/final plat of subdivision for the subject property, a right-of-way vacation, and amendment to the annexation agreement. In conjunction with this request, the petitioner also seeks approval of deviations from:

- Section 6-6C-7: (R2 Yard Requirements) of the Naperville Municipal Code which requires lots in the R2 (Single-Family and Low Density Multiple-Family Residence) to maintain a minimum 25 foot front yard setback; and
- Section 6-6C-5: (R2 Area Requirements) of the Naperville Municipal Code which requires a minimum lot size area of seven acres for primary and secondary schools.

(The Official Notice for PC Case # 1766 was published in the Naperville Sun on March 1, 2009).

**The applicant has requested to continue this case until the May 20, 2009 Plan Commission meeting.**

PC # 1738 City Cell Tower Fire Station #5

Petitioner: City of Naperville, 400 South Eagle Street, Naperville, IL.

Location: 2191 Plainfield-Naperville Road, at the northwest corner of Plainfield-Naperville Road and 87th Street.

Request: Approval of a conditional use to allow a 154-foot telecommunication facility (monopole) in the R1A District. In conjunction with this request, the petitioner also seeks approval of a variance from Section 6-13-4:10 of the Naperville Municipal Code to reduce the minimum required setback from the south property line. The proposed monopole has a setback of approximately 264 feet from the south property line; the code requires 308 feet.

(The Official Notice for PC Case# was published in the Naperville Sun on March 22, 2009).

PC Case # 1752 Coyote Creek Subdivision

Petitioner: Louis and Diane Loosbrock 707 White Bark Ct, Naperville, Illinois 60540

Location: 831 S. Julian Street, north of Gartner Road, in unincorporated DuPage County.

Request: Approval of annexation. Rezoning to the R1A (Low Density Single-Family Residence) upon annexation, preliminary/final subdivision and grant a variance from Section 6-6A-8 to permit the residences to exceed the height limitations.

(The Official Notice for PC Case# 1752 was published in the Naperville Sun on March 29, 2009).

PC Case # 09-1-12 Railway Plaza

Petitioner: Railway Plaza 8, LLC, 123 Washington Street, Suite 300, Oswego, IL 60543

Location: 540 Weston Ridge Drive, immediately north of the City's Route 59 Train Station commuter parking lot.

Request: The petitioner requests a zoning change from R3 to B3 (General Commercial District), a major change to the Railway Plaza PUD, approval of a final PUD plat, a condominium plat, and deviations from Section 6-9-2:4.3 (Off-Street Parking Facilities) and Section 5-10-3 (Landscaping and Screening) to allow for the construction of a 167-space parking lot. The petitioner intends to sell each parking space to commuters as condominium unit.

(The Official Notice for PC Case # 09-1-12 was published in the Naperville Sun on March 29, 2009).

- E. Reports and Recommendations** None
- F. Correspondence** E-mail from Nyberg & Cassioppi
- G. New Business**
- H. Adjournment**