



<p><b>Lot # 1</b></p>	<p>Naperville Illinois</p> <p><u>Request:</u> Approve a major change to the Springbrook Square PUD to change the permitted uses on Lot 1 to allow mixed use of the site to accommodate future retail, professional office and/or medical office tenants.</p> <p>(Published in the Naperville Sun on Wednesday December 16, 2009)</p>	
	<p><b>Staff Presentation:</b> Community Planner Amy Emery presented an overview citing:</p> <ul style="list-style-type: none"> <li>• The municipal code requires a major change be processed if the land use within a PUD changes.</li> <li>• The requested land use is allowed within the B2 zoning district.</li> <li>• No changes to the layout, landscaping, parking or building on Lot 1 are requested. The site complies with all municipal code requirements.</li> </ul>	
	<p><b>Petitioners Presentation:</b></p> <ul style="list-style-type: none"> <li>• No presentation was provided by the petitioner.</li> </ul>	
	<p><b>Public Testimony:</b></p> <ul style="list-style-type: none"> <li>• No public testimony was provided.</li> </ul>	
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Commissioner Trowbridge received clarification from Ms. Emery that a major change to a PUD is required by the municipal code if a land use change is requested. The approved PUD allows for only retail use on Lot 1. The petitioner is seeking to also allow medical and professional office uses.</li> <li>• Commissioner Gustin received clarification from Ms. Emery that the B2 zoning district allows for office uses.</li> <li>• Commissioner Edmonds inquired as to staff's position with respect to the original intent for retail on Lot 1. Ms. Emery stated that staff views the expansion of market opportunities for Lot 1 (to also include medical or professional office) as a positive benefit for the Springbrook Square PUD. The overall PUD includes a mix of retail and office uses. As such the proposed use of Lot 1 is compatible.</li> </ul>	
	<p><b><u>Motion to Close the Public Hearing:</u></b>          Motion by: Trowbridge          Seconded by: Herzog</p>	<p>Approved (8 to 0)</p>

	<b><u>Motion:</u></b> Approve a major change to the Springbrook Square PUD to change the permitted uses on Lot 1 to allow mixed use of the site to accommodate future retail, professional office and/or medical office tenants.	
	Motion by: Meyer Seconded by: Gustin	Approved (8 to 0)
<b>E. Reports</b>	None	
<b>F. Correspondence</b>	None	
<b>G. New Business</b>	None	
<b>H. Adjournment</b>	<b><u>Motion to Adjourn:</u></b> Motion by: Gustin Seconded by: Meyer <b>Time: 7:08pm</b>	Approved (8 to 0)