



**NAPERVILLE PLAN COMMISSION
MINUTES OF MARCH 30, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Messer, Meyer, Gustin, Herzog (Acting Chairman)
Absent: Edmonds, Meschino, Trowbridge
Student Members: Schoch (7:30)
Staff Present: Planning Team – Suzanne Thorsen, Katie Forystek
Engineer – Kim Grabow

B. Minutes

Approve the minutes from the March 2, 2011 Plan Commission meeting.

Motion by: Gustin
Second by: Meyer

Approved
(5-0)

C. Old Business

D. Public Hearings

**D1. PC 11-1-016
Donation Boxes**

Petitioner: City of Naperville, 400 S. Eagle Street Naperville, IL 60540

Request: Conduct the public hearing to consider proposed amendments to the Naperville Municipal Code pertaining to donation boxes.

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

- Proposed amendment was included on the Planning Services Team work program for fiscal year 2011.
- The amendment will establish standards and permitting requirements for donation boxes.

Plan Commission inquired about:

- Whether a maximum footprint is proposed and what constitutes a required parking stall.
- How the proposed ordinance will shorten the permitting times.
- Whether existing boxes would be brought into compliance with new regulations.
- The typical footprint of a donation box.
- Whether there would be a procedure in place to allow more than one bin per site.

Public Testimony

- Carlo Cavallero, 1555 W Hawthorne Lane, Suite 4W West Chicago, IL 60185, Attorney on behalf of U'SA Gain spoke generally in support of the ordinance but objected to the limitation of one donation bin per lot or shopping center. A limitation of a single bin per location could result in overflow. He clarified that typical bins are 4'x4' square, about 6.5' tall. U'SA Gain services bins once every six days but may service them once a day or more frequently, as needed.
- Kerri Budding, 2200 South Sixth Street, Springfield Illinois, spoke on behalf of Illinois AMVETS. AMVETS is supportive of the ordinance especially the requirements for maintenance as well as the streamlined process.

Plan Commission Discussion

- Gustin – suggested a square footage guideline for the donation boxes.
- Messer – commented on existing donation boxes in the downtown that are not obtrusive and expressed concern about limiting them in the downtown.
- Herzog – agreed with Gustin and noted that applicants who wish to have more than one box can apply for a zoning variance.

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of zoning text amendments pertaining to donation boxes, with the addition of a provision to Section 2 (Standards) that limits the footprint to a size of twenty square feet.

Motion by: Gustin
Seconded by: Meyer

Approved
(5-0)

D2. PC 11-1-001 Primrose School at Naperville Crossings

Petitioner: Primrose School Franchising Company, 3660 Cedarcrest Road, Acworth GA 30101
Location: Part of Lot 8 of the Naperville Crossings Planned Unit Development, located generally west of Route 59 and north of 95th Street.

Request: Conduct the public hearing to consider a major change to the Naperville Crossings PUD, final PUD plat and zoning deviation, conditional use for a daycare facility and plat of subdivision.

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

Vince Rosanova, Attorney at Rosanova and Whitaker, 23 W. Jefferson Avenue, Naperville IL spoke on behalf of the petitioner.

- Preschool use is appropriate because it doesn't rely on high visibility and can survive with secondary access, and is compatible with existing uses.
- A reciprocal parking agreement is in place for all lot owners, including shared parking and maintenance.
- Extensive landscape treatments will be provided on the property to enhance

the site and add to aesthetic appeal. A play area on the south side of the building would be surrounded by a decorative 6' wrought iron fence.

- Wall signage will be applied to the front of the building in accordance with city codes.
- The proposed single story masonry structure has been designed with 360 degree architecture and enhancements that will add to the visual interest.
- Petitioner agrees to incorporate the two design elements noted in the staff memorandum.
- The shared parking arrangement and complementary peak hours between the theater and preschool lend to the appropriateness of the proposed parking deviation.
- A maximum of 184 students and 22 employees would utilize the school from 6 a.m. to 6 p.m. Petitioner agrees to accommodate all parking on-site after 6 p.m. on Friday.
- Primrose knows based upon experience that parking can be accommodated as proposed.

Plan Commission inquired about

- Parking, including total handicapped spaces and faculty use of on-site parking, as well as the storage of two vans on-site and the adequacy of parking to accommodate peak demand.
- Whether a drop-off would be provided.
- The nature of traffic circulation through the site.
- The residential style of the building as it relates to the tremendous emphasis on building design within Naperville Crossings.
- The window transparency provided on the building and the extent to which it complies with the design guidelines.
- The schedule for construction of the school.
- How the change in use of this lot from parking deck to daycare facility will affect parking supply for the overall PUD.
- The petitioner's agreement with staff's recommendation to incorporate an arched feature and the modified windows and door selection.
- Whether an arched embellishment can be incorporated into the front elevation.
- Whether the window style reflects the adjacent commercial buildings and the scale of the building relative to adjacent buildings.
- Whether a square tower with a hip roof feature can be provided at the entrance, as opposed to the current design.

Mike Thedick, Children's Design Group, 1114 Eagles Creek Way, Acworth GA spoke on behalf of the petitioner and responded to Plan Commission suggestions regarding building design:

- The residential roof is a part of the branding. The Primrose medallion on the front of the building is a requirement.
- An arched stone feature can be added at the front of the building.
- Doors will be flat panel, but a light (window) has to be provided for visibility

to the children.

- Windows need to be operable; however, other window types can be examined.
- A larger cupola can be examined, but there are concerns about scale.
- Petitioner agrees to evaluate the Plan Commission's recommendations relative to building design.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Meyer – expressed concern about the Plan Commission voting on the case without seeing revised plans, particularly given irregularities in the packet submittal related to labeling and modifications presented during the meeting.
- Gustin – supports the school, which will add daytime use to the site. Staff reviews the plans and has the Plan Commission's guidance regarding building modifications.
- Messer – does not have concerns moving the plan forward and believes that it strikes a nice balance between the design of the PUD and the petitioner's branding. Ultimately the product will be good for the development.
- Bruno – likes the project and thinks that it will bring business into the area and adds to the mixed-use character, agrees with comments on design. Agrees with the comments of Commissioners Herzog and Gustin that the Plan Commission needs to see a complete submission and the elevations presented during the meeting are different than what was provided in the packet.
- Herzog – Naperville Crossings represents what the Plan Commission views as the right way to plan a mixed-use development and whatever goes in there should fit and provide an upgraded level of design. The proposed use is complementary to the development. The design is on the right track but needs to go further to incorporate suggestions that will fit with the look of Naperville Crossings.

Plan Commission moved to approve PC 11-1-001, Primrose School at Naperville Crossings, consistent with the staff memo of March 30, 2011 with the following design elements 1) a stone arched element at entrance on east side of building; 2) replace current entry doors with flat panel doors; 3) evaluate options for windows other than double-hung understanding that they would still be operable; and 4) incorporate a design element at the front entrance that would be similar in nature to other buildings on site with a raised hipped roof incorporating the petitioner's design elements for signage and weathervane.

Motion by: Gustin
Seconded by: Messer

Approved
(5-0)

**E. Reports and
Recommendations**

None.

F. Correspondence None.

G. New Business None.

H. Adjournment

8:29 p.m.