



**NAPERVILLE PLANNING AND ZONING COMMISSION  
FINAL MINUTES OF OCTOBER 17, 2012**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno, Coyne, Frost, Gustin, Herzog, Meyer, Trowbridge, Williams  
Absent: Messer  
Student Members:  
Staff Present: Planning Team – Ying Liu

**B. Minutes**

Approve the minutes of the October 3, 2012 Planning and Zoning Commission meeting.

Motion by: Meyer  
Second by: Gustin

Approved  
(8 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC Case #12-1-127  
North Central  
College Rezoning**

The petitioner, North Central College, requests rezoning of eight (8) parcels to CU (College/University District).

Ying Liu, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- The permitted and conditional uses in the CU district.
- Whether the College would have to seek additional permission for uses listed as conditional uses. Liu stated that the North Central College Master Land Use Plan specifies all existing facilities and future college expansions. Any uses or future changes not in compliance with the Master Plan would require additional entitlement process such as an amendment to the Master Plan and a conditional use approval.
- Are there any additional restrictions for Parcel 1 (A. A. Smith House). Liu stated that a façade easement is in place on the A. A. Smith House that prevents changes to the façade of the house.
- Whether Parcel 1 was included in the master plan. Liu stated yes.

Kathy West, Attorney with Dommermuth, Brestal, Cobine and West, Ltd., spoke on behalf of the petitioner:

- West gave an overview of the request including the history related to the

establishment of the CU district and the current uses for each parcel.

Planning and Zoning Commission inquired about:

- HPC's review for the three designated historic properties. West stated that the HPC reviewed the rezoning request for Parcels 1, 2 and 7 and recommended approval of the rezoning.
- Whether ECHO was aware of the request. West stated that the petitioner has sent an email to ECHO board members, requesting that ECHO notify their members of the rezoning request via email. No response has been received by the petitioner.
- What specific uses are designated for each parcel in the Master Plan?
- How the College use the A. A. Smith House? Paul Loscheider, Vice President - Business Affairs with North Central College, stated that the College currently uses the A. A. Smith House for meetings, special events, receptions and guest accommodation.
- Whether there have been any complaints for the College's use of the A. A. Smith House. Loscheider indicated no.
- The future use of the existing president house if the new president chooses the A. A. Smith House as his residence. Loscheider stated that it is unknown at this point.
- Whether all the properties will be utilized for college purposes in the future. Loscheider confirmed yes.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Gustin – The request is a good clean up. The subject parcels are contiguous to the existing CU Zoning District on campus.
- Williams – Williams fully supports the rezoning. The applicant is to be commended for bringing the parcels into compliance with the zoning code. Williams is satisfied that the subject parcels will be used for College purposes.
- Herzog – The College has done an excellent job in maintaining the residential properties that they purchased. Herzog appreciates the College's effort in maintaining those properties and believes they will continue to do so.

Planning and Zoning Commission moved to recommend approval of the rezoning of the eight parcels to CU District.

Motion by: Gustin  
Seconded by: Williams

Approved  
(8 to 0)

**E. Reports and  
Recommendations**

**F. Correspondence** 2013 Planning and Zoning Commission Meeting Calendar.

Meyer – November 20, 2013 is the Wednesday before the Thanksgiving, which will be a big travel day. Meyer suggests that such date should be avoided in the future.

**G. New Business** Williams recognizes the City for receiving an award by DePaul University.

Williams noted that he was happy to see several new projects being constructed around town.

**H. Adjournment**

7:36 p.m.