



**NAPERVILLE PLAN COMMISSION  
MINUTES OF APRIL 8, 2010**

**Call to Order**

**7:05 p.m.**

**A. Roll Call**

Present: Chairman Brown, Edmonds, Gustin, Meyer, Meschino, Sterlin  
Absent: Herzog, Messer, Trowbridge  
Student Members: Stancey  
Staff Present: Planning Team – Thorsen, Emery, Liu, Zawila  
Engineer – Grabow

**B. Minutes**

Edmonds – Clarified that her concerns about density (noted on page 9) were dismissed due to similarity of the proposed density to the land use plan for the area.

Sterlin – Requested the minutes reflect his attendance at the meeting.

Approve the minutes of March 17, 2010.

Motion by: Meyer  
Second by: Sterlin

Approved  
(6 to 0)

**C. Old Business**

None

**D. Public Hearings**

**D1. PC# 10-1-006  
Knox Presbyterian  
Church**

Request for approval of a planned unit development (PUD) and a major change to the existing conditional use for a religious institution in order to create a church campus

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

Kathleen West, Dommermuth, Brestal, Cobine and West, 123 Water Street, Naperville IL 60540, attorney on behalf of the petitioner:

- The subject property is located one block west of Washington Street
- Two adjoining residential lots are owned by the church, which is requesting the establishment of a campus in order to utilize a play area on one residential lot. The homes will remain used for residential purposes.
- The play area is accessed directly from the church. A fence and landscape screening will be installed around the play area.
- The church has children's programming that is oriented to church members but is open to the public. The Children's Day Out program was described. Approximately 10 to 20 children who participate in the

program will use the outside play equipment at a given time.

- The play area is consistent in scale and use with the residential area. The existing R1A zoning allows schools and preschools, which also provide play areas.
- Kathy West responded to points in a letter from the adjoining neighbor (Robert Snyder) that was forwarded to the Plan Commission:
  - The conditional use and PUD will restrict the use of the two additional lots, providing greater control by the city.
  - Rezoning of the properties is not proposed.
  - The church does not currently plan to change the use of the houses.
  - The church is not proposing any change to its operation, other than the use of the play equipment.
  - Because the church is not changing its programming, there will be no change in traffic or parking.
  - The church programming is not a school.
  - The play area is no different than other facilities in the vicinity (e.g. Elmwood School, St Raphael and Happy Times preschool whose playground equipment abuts single-family homes).

#### **Public Testimony:**

Robert Snyder, 217 W. Gartner Road: Wishes to postpone approval to address issues related to concerns about outdoor storage or meeting space in homes.

Petitioner responded to testimony

- The church will use the houses for residential purposes, but not necessarily staff housing.
- The church met with the neighborhood and does not feel that postponement is warranted.

Plan Commission inquired about:

- The PUD procedures that would be required to modify use of the houses
- Whether the Municipal Code would limit the number of children using the play equipment at any given time
- Whether chain link fencing is permitted and the nature of screening
- Impact to parking for special events

Plan Commission closed the public hearing.

#### **Plan Commission Discussion:**

- Meyer: Stated that in the area, many children often congregate or use playground equipment in one backyard area. The use is consistent with the neighborhood.
- Edmonds: Expressed concern about the number of children using the playground.

- Brown: Feels that the use is compatible with the surrounding neighborhood, and believes that a PUD is a good plan for the area. Believes that the limited hours of operation will reduce the impact of many kids in one area.

Plan Commission moved to recommend approval of PC# 10-1-006 Knox Presbyterian Church, a planned unit development (PUD) and a major change to the existing conditional use for a religious institution in order to create a church campus, which includes the property located at 220 W. Gartner Road in accordance with staff's memo dated April 8, 2010 subject to the following modification:

- that the language on page 14 of the packet, which states that the structures will be maintained as church staff housing, be modified to reflect that the structures will be used for housing.

Motion by: Meyer  
Seconded by: Gustin

Approved  
(6 to 0)

Ayes: Sterlin, Meyer, Meschino, Edmonds, Gustin, Brown

**D2. PC# 09-1-178  
Medical or Dental  
Clinics/Offices Text  
Amendment**

Proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code pertaining to medical or dental clinics/offices and the definition of hospitals

Ying Liu, Planning Services Team, gave an overview of the proposed amendment:

- A key distinction between the hospital and medical office definitions will be operation on a 24-hour basis.
- Regardless of the treatments or procedures offered at a healthcare facility, the primary impacts are associated with the hours of operation and traffic generation.
- The proposed definitions are not in conflict with State of Illinois definitions.
- Clinics are removed as a permitted use in the R4 District and are provided as a conditional use to allow Plan Commission and City Council review.

**Public Testimony:**

Anissa Olley, 101 Springwood: Likes that 24-hour facilities are delineated under the "hospital" definition. Expressed concern that staff does not recommend a separate land use classification for a surgical center, especially with respect to medical waste and safety in a residential neighborhood.

Staff responded to testimony

- Areas in which medical offices may be established as a conditional use for residentially zoned properties (i.e., home-to-office conversion) are located along arterial roads and are subject to City Council approval.

- Home-to-office is not a defined term, but it has a boundary area that is defined within the Municipal Code.
- Medical uses of greater intensity tend to locate in office commercial areas due to facility needs, whereas those that are located in home-to-office areas are of smaller scale.

Plan Commission inquired about:

- State definitions for hospitals as compared to the city's definition
- Whether hours of operation should be incorporated in the text amendment
- Impact of the amendment on late business hours for medical offices
- The city's ability to restrict hours of operation for a conditional use
- Whether there is a need to develop a definition for home-to-office conversions
- Procedures for modifying conditions of a conditional use
- How the amendment was initiated
- Whether the term "hospital" creates an ambiguity for 24-hour facilities that are not hospitals

The following revisions to the text of the Code are recommended:

- Change the term "office" to "office/clinic"
- Eliminate the phrase "or permit overnight lodging for patients" from the office/clinic definition
- Change "and" to "or" in reference to overnight lodging for the definition of hospital
- Change the word "an" to "a" in reference to a building for the definition of hospital

Plan Commission closed the public hearing.

**Plan Commission Discussion:**

- Meyer: Expressed concern about the broad range of land use intensity that falls under the medical offices category.
- Edmonds: It would be difficult to anticipate the range of definitions for medical facilities. The mechanism under which medical facilities can be located (i.e., permitted or conditional use) is the most effective way to regulate the use.
- Brown: Expressed comfort with the text amendment, as it is consistent with state definitions for medical care facilities.

Plan Commission moved to recommend approval of PC#09-1-178, Medical Clinic/Offices and Hospitals Text Amendment, in accordance with staff's memorandum dated April 28, 2010, which amends Title 6 (Zoning Regulations) of the Municipal Code pertaining to medical or dental clinics/offices and the definition of hospitals in accordance with the changes made during the course of the Plan Commission meeting.

Motion by: Edmonds  
Seconded by: Sterlin

Approved  
(5 to 1)

Ayes: Edmonds, Meschino, Sterlin, Gustin, Brown  
Nays: Meyer

**D3. PC# 10-1-014**  
**North Central**  
**College**

Proposed 2010-2020 North Central College Master Land Use Plan and a text amendment to Section 6-7G (College/University District) of the Naperville Municipal Code

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

Paul Loscheider, 30 S. Brainard Street, Naperville IL 60540, Vice President for Business Affairs, on behalf of North Central College (NCC):

- College has held three neighborhood meetings and worked with ECHO on a monthly basis through the planning process for the 2020 Plan.
- The college has been able to reuse and renovate buildings that might otherwise be demolished.
- Although student population has not changed significantly, more students attend full-time and desire to live on campus.
- Fewer resident students bring cars to campus as a result of NCC's parking management efforts.
- Additional parking may be accommodated on the south end of campus if needed, but the college has first employed other management strategies including street parking, off-site shuttle parking, ZipCar, bicycle program, and increase in fees.
- The college will need a new science center for current and future needs. The science center will stay within the boundaries of the college; 3-4 sites are identified.
- A new residence hall or academic building may be constructed in the future, as well as a natatorium between the recreation center and Merner Field House. A pedestrian spine along the alley between Brainard and Loomis is also contemplated.

Kathleen West, Dommermuth, Brestal, Cobine and West, 123 Water Street, Naperville IL 60540, attorney on behalf of the petitioner:

- Minor modifications to the College/University District regulations are proposed to meet the needs of the college and reflect the 2020 Master Land Use Plan.
- A zoning provision is proposed that allows North Central College to request that property not included within the Master Land Use Plan be rezoned to the College/University District, which is necessitated by history associated with the college's land use.

**Public Testimony:** None

Plan Commission inquired about:

- Bicycle programs and coordination
- Whether the provision related to rezoning (proposed 6-7G-10:7) is necessary, given that the college as a landowner has the right to request rezoning
- Procedures for review of new college buildings

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC# 10-1-014 NCC Master Land Use Plan, the 2010-2020 North Central College Master Land Use Plan and a text amendment to Section 6-7G (College/University District) of the Naperville Municipal Code consistent with the new Master Land Use Plan in accordance with staff's memorandum dated April 8, 2010.

Motion by: Gustin  
Seconded by: Meschino

Approved  
(6 to 0)

Ayes: Edmonds, Meschino, Meyer, Sterlin, Gustin, Brown

**D4. PC# 10-1-024  
Keystone Parking  
Deck**

Request for approval of a preliminary/final plat of subdivision and a variance to Section 6-2-14 (Major Arterial Setback) to accommodate a parking deck

Amy Emery, Planning Services Team, gave an overview of the request.

Cynthia Milka, 1751 W. Diehl Road, property owner; and  
Stan Anton, 121 N. Wilmette, Westmont IL, builder on behalf of the petitioner

- Available for questions only

**Public Testimony:** None

Plan Commission inquired about:

- Buildings served by the proposed deck
- Egress from the proposed deck and new curb cuts
- Height of the proposed deck versus the existing buildings

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC Case # 10-1-024 the Keystone Parking Deck, a preliminary/final plat of subdivision and a variance to Section 6-2-14 (Major Arterial Setback) to accommodate a one-story parking deck, in accordance with staff's memorandum dated April 8, 2010 and subject to staff's technical review related to landscaping and elevations.

Motion by: Meyer  
Seconded by: Sterlin

Approved  
(6 to 0)

Ayes: Sterlin, Meyer, Meschino, Edmonds, Gustin, Brown

**D5. PC# 10-1-029  
United Martial Arts  
Studio**

Request for a major change to a conditional use in the B1 District  
(Neighborhood Convenience Shopping Center) to expand United Martial Arts

Jason Zawila, Planning Services Team, gave an overview of the request

Thomas Patrick McGee, 1260 E. Chicago Avenue, the petitioner; and  
Allison Kuchny, 2901 Butterfield Road, Oak Brook IL 20563, realtor on behalf  
of the petitioner:

- The existing business and nature of the expansion was described.

Plan Commission inquired about:

- Parking available on-site
- How vacant sites are included in the parking calculations

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC# 10-1-029, United  
Martial Arts Studio, a major change to a conditional use in the B1 District  
(Neighborhood Convenience Shopping Center) to expand the existing martial  
arts studio (United Martial Arts) from 2,080 square feet to 3,585 square feet in  
accordance with staff's memorandum dated April 8, 2010.

Motion by: Gustin  
Seconded by: Meyer

Approved  
(6 to 0)

Ayes: Sterlin, Meyer, Meschino, Edmonds, Gustin, Brown

**E. Reports and  
Recommendations**

None

**F. Correspondence**

None

**G. New Business**

None

**H. Adjournment**

10:07 p.m.