



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF NOVEMBER 4, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON NOVEMBER 18, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Martinez, Hansen, Messer, Crawford, Williams, Hastings, Hajek, Peterson, Bansal
Absent: None
Student Member: Butler
Staff Present: Planning Team – Sara Kopinski, Erin Venard
Engineering Team – Ray Fano

B. Minutes

Approve the minutes of the October 21, 2015 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Messer

Approved
(9 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 15-1-096
27W116 48th Street
Annexation and
Rezoning**

The petitioner requests approval of a rezoning to R1 (Low Density Single-Family Residence District) upon annexation for the subject property at 27W116 48th Street, Naperville, IL.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Sara Chavez, 27W116 48th St., Naperville, owner, spoke as the petitioner:

- Available for questions.

Planning and Zoning Commission inquired about:

- Williams – Is the property currently improved with a single-family home? Chavez - Yes.

- Williams - Why are you seeking annexation into the City? Chavez – To connect to the City’s sewage system and to build an addition on to our existing home.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Messer – Supporting.
- Williams – Supporting.
- Hansen – Supporting.
- Martinez – In favor.
- Hastings – Supporting.
- Crawford – In favor.
- Bansal – In favor.
- Peterson – In favor.
- Hajek – In favor.
- Butler – Concur.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-096, approval of a rezoning to R1 (Low Density Single-Family Residence District) upon annexation for the property at 27W116 48th Street.

Motion by: Williams
Seconded by: Messer

Approved
(9 to 0)

Ayes: Hansen, Williams, Hastings, Messer, Peterson,
Crawford, Hajek, Martinez, Bansal
Nays: None
Absent: None

**D2.
PZC 15-1-108
Sleep Clinic Text
Amendment**

The petitioner requests amending Section 6-1-6 (Definitions) and any other sections of the Naperville Municipal Code as necessary to define sleep clinics with overnight operations and allow them as a permitted use in appropriate zoning districts.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Bansal – Do we have many sleep clinics in the City? Kopinski – I believe this is the only facility.
- Martinez – Do we have any traffic studies for this type of project? Kopinski – No, staff did not request a traffic study. The current facility only has 6 beds. Patients arrive in the evening, stay for the night, and leave in the morning.

- Bansal – Are we proposing to restrict the number of beds? Kopinski – No, we are not putting a size limitation on the facility. However, we are recommending that sleep clinics are permitted only in certain business and industrial districts. The City does not regulate operating hours in these districts.

Dan Rheame, Center for Sleep Medicine, spoke on behalf of the petitioner:

- Available for questions.

Planning and Zoning Commission inquired about:

- Martinez – How long have you been in this area and how many patients have you served? Rheame – Started as a contractor with Edward Hospital 15 years ago. After the Edward contract expired, the clinic moved to its current facility on Rickert Drive. The lease on the Rickert Drive facility is expiring in May and the clinic is looking to expand and grow. The clinic will see an average of 1,200 patients per year and between 4 to 6 patients per night. Operations run Monday through Friday. Patients arrive at 8 p.m. and leave at 6 a.m.
- Bansal – If overnight stays are prohibited per Code, how was this Center permitted? Kopinski – The Code was amended to prohibit overnight stays in 2010. This clinic was already in operation at that time and would have been permitted to continue.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Messer – Supporting.
- Williams – Enlightened amendment, worthy of support.
- Hansen – Supporting.
- Martinez – Supporting.
- Hastings – Supporting.
- Crawford – Supporting.
- Bansal – Supporting.
- Peterson – Supporting.
- Hajek – Approve.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-108, amending Section 6-1-6 (Definitions) and any other sections of the Naperville Municipal Code as necessary to define sleep clinics with overnight operations and allow them as a permitted use in appropriate zoning districts.

Motion by: Williams
Second by: Hastings

Approved
(9 to 0)

Ayes: Hansen, Williams, Hastings, Messer, Peterson, Crawford, Hajek,
Martinez, Bansal
Nays: None
Absent: None

F. Correspondence

**F.1 2016 PZC
Calendar**

G. New Business

H. Adjournment

7:16 p.m.