



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF FEBRUARY 18, 2015**

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

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Frost, Gustin, Hansen, Martinez, Messer, Crawford, Williams, Hastings
Absent: None
Student Members: None
Staff Present: Planning Team – Sara Kopinski, Erin Venard, Derek Rockwell

B. Minutes

Approve the minutes of the February 4, 2015 Planning and Zoning Commission meeting.

Motion by: Coyne
Second by: Williams

Approved
(9 to 0)

C. Old Business

**C1.
PZC 14-1-148
Mitchell
Resubdivision**

The petitioner has submitted a modified petition and plans that are currently under staff review. The petitioner will be required to present the modified petition and plans at a future public hearing before the PZC, for which new legal notice will be provided.

D. Public Hearings

**D1.
PZC 14-1-143
Kettell's
Consolidation**

The petitioner requests rezoning of the subject property from R2 (Single-Family and Low Density Multiple-Family Residence District) to OCI (Office, Commercial and Institutional District) zoning.

Derek Rockwell, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about: None

Len Monson, Attorney, 552 S. Washington Street, spoke on behalf of the petitioner:

- Reiterated staff's overview, with emphasis on the fact that no site modifications are proposed in conjunction with the rezoning request.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion: None

Planning and Zoning Commission moved to recommend approval of PZC 14-1-143, rezoning of the subject property from R2 (Single-Family and Low Density Multiple-Family Residence District) to OCI (Office, Commercial and Institutional District) zoning.

Motion by: Coyne
Seconded by: Williams

Approved
(9 to 0)

Ayes: Coyne, Williams, Frost, Martinez, Hansen, Hastings,
Crawford, Messer, Gustin
Nays: None

**D2.
PZC 14-1-142
First Midwest Bank**

The petitioner requests a continuance of the public hearing to consider a variance from Section 6-7I-4:6 (Required Conditions) of the Naperville Municipal Code to allow a drive-through facility in the Transitional Use District, a variance from Section 6-9-6:2.1.1 (Supplemental Standards for Drive-through Stacking Lanes) to allow a reduced drive-through setback from a residential area, and a variance from Section 6-9-3:5 (Stacking requirements for Use with Drive-through Facilities) to allow a reduced number of drive-through stacking spaces, at the property located at 118, 122 and 128 N Washington Street to the March 18, 2015 Planning and Zoning Commission meeting in order to allow them an opportunity to submit revised plans.

Planning and Zoning Commission continued the public hearing to the March 18, 2015 Planning and Zoning Commission meeting.

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

Chairwoman Gustin introduced new Community Planners Erin Venard and Sara Kopinski, who welcomed them to the City.

H. Adjournment

7:10 p.m.