

**AGENDA**  
**NAPERVILLE PLAN COMMISSION**  
**June 17, 2009 - 7:00 P.M. – COUNCIL CHAMBERS**

**Call to Order**

- A. Roll Call**
- B. Approve Minutes** from June 3, 2009
- C. Old Business**
- D. Public Hearings**

**PC # 1738: Cell Tower at Fire Station No. 5**

Petitioner: City of Naperville, 400 South Eagle Street, Naperville, IL.

Location: 2191 Plainfield-Naperville Road

Request: Approval of a conditional use to allow a 154-foot telecommunications facility (monopole) in the R1A District. In conjunction with this request, the petitioner also seeks approval of a variance from Section 6-13-4:10 of the Naperville Municipal Code to reduce the minimum required setback from the south property line. The proposed monopole has a setback of approximately 264 feet from the south property line; the Code requires 308 feet.

(Official Notice for PC Case# 1738 was published May 3, 2009 in the Naperville Sun.)

**The applicant has requested to continue this case until the July 1, 2009 Plan Commission meeting.**

**PC # 07-1-222: 322 East Ogden Avenue**

Petitioner: Demetrious Zafiroopoulos, 4712 Yackley Avenue, Lisle, IL 60532

Location: 322 East Ogden Avenue Naperville, Illinois 60563

Request: Approve request to amend Ordinance 85-116 to remove five supplemental regulations included in that ordinance. The petitioner intends to maintain the existing structure, demolish the existing garage and expand the parking lot to accommodate a beauty shop.

(Official Notice for PC Case#07-1-222 was published May 31, 2009 in the Naperville Sun.)

**PC # 1766: Turning Pointe Autism Foundation**

Petitioner: Turning Pointe Autism Foundation, 1111 S. Washington Street, Naperville, IL

Location: West of Plainfield-Naperville Rd., north of Saratoga Rd., south of Hamlet Rd.

Request: Approval of a conditional use for a Planned Unit Development to permit a school and residential care homes for individuals with autism, a Preliminary/Final Plat of Subdivision for the subject property, a Right-of-way Vacation, and amendment to the Annexation Agreement. In conjunction with this request, the petitioner also seeks approval of deviations from:

- Section 6-6C-7: (R2 Yard Requirements) of the Naperville Municipal Code which requires lots in the R2 (Single-Family and Low Density Multiple-Family Residence) to maintain a minimum 25 foot front yard setback; and
- Section 6-6C-5: (R2 Area Requirements) of the Naperville Municipal Code which requires a minimum lot size area of 7.00 acres for primary and secondary schools.

(Official Notice for PC Case#1766 was published May 3, 2009 in the Naperville Sun.)

**PC Case # 1711 – 5<sup>th</sup> Avenue Study**

Petitioner: City of Naperville Staff

Location: The 5th Avenue Study land use component encompasses parcels in the immediate vicinity of the Naperville train station and parcels fronting both sides of Washington Street between Benton Avenue and Ogden Avenue.

Request: Based on an evaluation of site location, land use compatibility, accessibility, traffic impacts, future commuter parking use, and the priorities identified during the March public forum, staff recommendations for the future land use map and supplemental recommendations have been provided for Plan Commission consideration.

(The Official Notices for PC Case #1711 were published in the Naperville Sun on May 31, 2009, June 10, 2009 and June 14, 2009.)

- E. Reports and Recommendations - None**
- F. Correspondence - None**
- G. New Business**
- H. Adjournment**

Any individual with a disability requesting a reasonable accommodation in order to participate in a Plan Commission Meeting should contact the Division of Social Services, which is responsible for coordination of ADA services, no later than on day in advance of the scheduled meeting. Social Services can be reached at 400 South Eagle Street, Naperville, IL, at 630-420-6001 (voice) or 630-305-5205 (TDD). The City will make every effort to allow for meeting participation.