



**NAPERVILLE PLAN COMMISSION
MINUTES OF MARCH 2, 2011**

Call to Order

7:09 p.m.

A. Roll Call

Present: Bruno, Trowbridge, Messer, Gustin, Edmonds, Meyer
Absent: Herzog, Meschino
Student Members: Wallace, Schoch
Staff Present: Planning Team – Suzanne Thorsen
Engineer – Kim Grabow

B. Minutes

Approve the minutes from the January 19, 2011 Plan Commission meeting.

Edmonds requested that staff correct a typo on last page under “discussion”.

Motion to approve as amended.

Motion by: Gustin
Second by: Trowbridge

Approved
(6-0)

C. Old Business

D. Public Hearings

**D1. PC 10-1-161
11S008 West Street**

Petitioner: John and Theresa Keshner, 3428 Redwing Drive Naperville, IL
60564
Location: 11S008 West Street

Request: Conduct the public hearing to consider annexation of the subject property to the City of Naperville and rezoning to R1A (Low Density Single Family Residential District) upon annexation.

Suzanne Thorsen, Planning Services Team, gave an overview of the request. Staff clarified that no variances are required.

Kathleen C. West, Attorney at Dommermuth, Brestal, Cobine and West, 123 Water Street, spoke on behalf of the petitioner describing the request in detail and noting that the petitioners wish to demolish the existing structure and construct a new single-family house. The proposed R1A is comparable to Will County R3 zoning.

Plan Commission inquired about:

- The purpose of the request.

- How the proposed R1A zoning compares to Will County R3.
- Consistency with the Comprehensive Master Plan.
- The appropriateness of R1A zoning to maintain consistent lot area within Rivercrest Estates.

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of annexation of 11S008 West Street in accordance with the March 2, 2011 staff memorandum.

Motion by: Meyer
Seconded by: Gustin

Approved
(6-0)

**D2. PC 11-1-013
Kiddie Academy
Cantore Place Lot 5**

Petitioner: RSC & Associates, 1112 Lake Street, Suite 300, Oak Park, IL 60301
Location: Lot 5 of Cantore Place, at the northwest corner of Cantore Road and Forgue Drive

Request: Conduct the public hearing to consider a major change to the Cantore Place PUD, final PUD plat and zoning deviation to reduce off-street parking for a daycare facility.

Suzanne Thorsen, Planning Services Team, gave an overview of the request.

Chris Comorado, Kiddie Academy, 3415 Box Hill Corporate Center Drive Abingdon, MD stated that he is available to respond to questions.

- Petitioner described minimum square footage requirements for the facility and outdoor programming areas, as well as the nature of traffic flow in the facility, including staff and student arrival/departure times.
- Parking data is derived from arrival and departure records from all facilities nationwide.
- The market is commanding the necessity for a daycare facility of this size based upon population in the surrounding radius.

Arden, Freeman, Architect for the Petitioner, 311 N. Aberdeen Street, Chicago IL stated that the proposed parking is adequate for the use.

Plan Commission inquired about

- How the land that would otherwise be dedicated to parking will be used.
- Whether a traffic study has been completed for the use.
- How the proposed parking will be adequate to support the students.
- How traffic will move through the site.
- Proximity of the Forgue Drive access to the stop sign at Cantore Road.
- If the site would be viable if the building size were reduced.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Bruno – stated that circulation is tight along Forgue Drive and suggested that the petitioner consider one-way access through the site.
- Gustin – noted that the lot is oddly shaped but the traffic pattern will work for this parcel and there is not much more that can be done.

Plan Commission moved to recommend approval of PC 11-1-013, Kiddie Academy, Lot 5 Cantore Place requesting a major change to the Cantore Place PUD, final PUD plat for a daycare facility, and a deviation of the PUD to reduce required parking from 44 to 35, in accordance with staff memorandum of March 2 and revised petition for the development that was submitted on February 28.

Motion by: Meyer
Seconded by: Messer

Approved
(6-0)

**D3. PC 11-1-011
5th Avenue
Properties**

Petitioner: Mill Street Properties, LLC, 1805 High Grove Lane, Suite 137, Naperville, IL 60540
Location: Southwest corner of 5th Avenue and Mill Street (400 through 670 W. 5th Avenue)

Request: Conduct the public hearing to consider revocation of the planned unit development, rezoning and conditional uses.

Suzanne Thorsen, Planning Services Team, gave an overview of the request.

Len Monson, attorney at Kuhn, Heap and Monson, 552 S. Washington Street, spoke on behalf of the petitioner, noting

- The use and purpose of the property has evolved since the 1970's from primarily industrial to primarily commercial.
- No site changes are currently proposed.
- Tenants have had difficulty locating in the building due to existing zoning, including conditional use processes, despite their compatibility with neighboring businesses.
- Proposed zoning reflects current uses and is consistent with the master plan.
- Petitioner agrees to proposed condition that would limit certain B3 uses on the site.

Plan Commission inquired about

- How the existing businesses would be affected by rezoning, especially those that have received previous approval of a conditional use.
- If any modifications are proposed on the site.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Gustin- stated that this is a great idea to address tenant difficulties and

agrees with the proposed B3 conditions.

- Messer – expressed concurrence with Commissioner Gustin.
- Edmonds – stated that a nursery would be an appropriate use in this location.

Plan Commission moved to recommend approval of PC#11-1-011 to revoke the existing Planned Unit Development for 5th Avenue Properties; rezone buildings 400, 500 and 600 to the B3 (General Business) District and rezone building 670 to the I District; and approval of conditional uses in the I District to allow existing auto repair uses in the 670 building and an existing metal fabrication facility in the 550 building as well as a conditional use in the B3 District to allow for a daycare that is currently existing in the 400 building, in accordance with the conditions in staff's March 2, 2011 memorandum, including conditions in the B3 area that would prohibit greenhouses and nurseries, hotels/motels, motor vehicle sales (excluding internet sales offices), pawnshops, and undertaking establishments.

Motion by: Meyer
Seconded by: Gustin

Approved
(6-0)

E. Reports and Recommendations

F. Correspondence

G. New Business

Staff announced cancellation of the March 16, 2011 Plan Commission meeting and continuance of a text amendment for donation drop boxes to March 30, 2011.

H. Adjournment

8:07 p.m.