



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF APRIL 17, 2013**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne, Dabareiner, Frost, Gustin, Hastings, Meyer, Williams
Absent: Messer
Student Members: Meghan Heavener
Staff Present: Planning Team – Tim Felstrup, Clint Smith, Ying Liu

B. Minutes

Approve the minutes of April 3, 2013 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Meyer

Approved
(8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case 13-1-003
Freedom Plaza**

The petitioner, Lakhany Group Investments, requests that the Planning and Zoning Commission open the public hearing and continue this case to May 1, 2013.

Planning and Zoning Commission opened the public hearing and continue the case to May 1, 2013

**D2.
PZC 13-1-009
Riverwalk Family
Dental**

The petitioner, Jill Pasinski, requests that the property located at 127 Aurora Avenue be rezoned from R2 (Single-Family and Low Density Multiple-Family Residence District) to TU (Transitional Use District).

Tim Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- What is the main reason for the rezoning? Felstrup responded that the main reason is for the petitioner to have more options to update their signage in the future.
- Are there unintended uses that could occur on the site as a result of the rezoning? Felstrup clarified the permitted uses in the TU district.
- What is the status of the TU district? Liu responded that that the Downtown Naperville2030 plan recommends that the TU district be re-evaluated and staff aims at working on the TU text amendment in the

next fiscal year.

- What are the adjacent zoning designations? Felstrup responded that there are a couple properties in the block that are also zoned TU and the others are either zoned R2 or OCI.
- Why not to rezone the whole block to TU? Liu indicated there are still some residential uses in the block and the City prefers to rezone the properties upon the property owner's request.
- Restrictions on the type and size of the signs. Felstrup clarified that signage in the TU district is controlled by both the sign code and the Downtown Design Standards.
- Is there a restriction on the number of signs? Felstrup clarified only one sign is permitted if the parcel has at least 50' of frontage on a public right-of-way.

Jill Pasinski and Angelica Van Dyke, owner of the business, spoke on behalf of the petitioner:

- The petitioner requests to rezone the property to TU in order to update the sign in the future.

Planning and Zoning Commission inquired about:

- Has the sign been designed? The petitioner responded that they haven't designed the sign yet.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Dabareiner – The proposal is consistent with the Downtown 2030 plan.
- Hastings – Hastings understands the need for a sign, having visited the area.
- Meyer – It is a wonderful idea. We want to support the existing businesses on Aurora Avenue.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-009.

Motion by: Meyer
Seconded by: Williams

Approved
(8 to 0)

**D3.
PZC 13-1-022
Beyond Measure**

The petitioner, Beyond Measure Training, LLC, requests approval of a conditional use for a Training Studio in I (Industrial) to operate Beyond Measure Training at 600 Industrial Drive.

Clint Smith, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Do you anticipate any overflow parking or traffic issue from the development? Smith responded no.

Steve Hlavac and Mark Deetjen, owners of the business, spoke on behalf of the petitioner:

- It will be a by-appointment only training studio and won't be open to walk-in customers. The petitioner doesn't anticipate a big crowd.

Planning and Zoning Commission inquired about:

- What kind of training will occur on site? The petitioner will provide general training and athletics training.
- Number of employees at any given time? The petitioner anticipates no more than 5 employees will be working on site.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hastings – Congratulations on the new business.
- Williams – We have approved similar conditional uses before. Parking appears to be sufficient.

Planning and Zoning Commission moved to recommend approval of PZC case 13-1-022.

Motion by: Meyer
Seconded by: Williams

Approved
(8 to 0)

**D4.
PZC 13-1-023
1701 Quincy
Wax Branded**

The petitioner, Darcie Purcell, requests amending Ordinance 11-123 to allow 8,150 square feet of training studios on the property located at 1701 Quincy Avenue as a conditional use in I (Industrial District).

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

Planning and Zoning Commission inquired about:

- Why did Council limit the square footage for this use in the past? Liu responded that the existing 6,400 square foot limitation for training studios were in place because that was the combined square footage for the existing users.
- Are there any parking issues on the property? Liu responded no.
- From a technical point of view, is personal training treated different from a dancing studio? Liu responded not from a zoning perspective.

Len Monson, Attorney with Kuhn, Heap and Monson, spoke on behalf of the petitioner:

- Monson gave an overview of the request.

Planning and Zoning Commission inquired about:

- Are you okay with the conditions of approval recommended by staff? Monson confirmed yes.
- Does 1707 Quincy Avenue have enough parking? Monson indicated that there is ample parking for the neighboring property at 1707 Quincy Avenue.
- The existing businesses are mostly service oriented and the training studio uses bring clients for them.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Dabareiner – Dabareiner was concerned about parking. But the concern has been alleviated by the testimony about the existing mix of uses and how the facility will be used,
- Frost – This building is filled with conditional uses rather than permitted uses under the zoning district. Perhaps the zoning of the building needs to be reevaluated.
- Coyne – Agrees with Frost.
- Gustin – Gustin had concern regarding the 6,400 SF limit. But with the conditions of approval regarding the maximum square footage and the parking requirement, Gustin would support the case.
- Hastings – The proposed use is similar to many existing uses in the community.
- Bruno – The request meets the standards for granting a conditional use.
- Williams – The proposed use is very similar to the existing uses on the property. The only issue is parking and we haven't heard any parking issues out there.

Planning and Zoning Commission moved to recommend approval of PZC case 13-1-023.

Motion by: Meyer
Seconded by: Williams

Approved
(8 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:55 p.m.