



**NAPERVILLE PLAN COMMISSION
DRAFT MINUTES OF APRIL 20, 2011**

Call to Order

7:01 p.m.

A. Roll Call

Present: Bruno, Meschino (left at 8:12), Messer, Meyer, Trowbridge, Gustin (left at 8:12), Edmonds
Absent: Herzog
Student Members: Wallace, Uber, Schoch
Staff Present: Planning Team – Laff, Forystek, Thorsen
Code Enforcement – Terreberry

B. Minutes

Approve the minutes of March 30, 2011 subject to correction of a typographical error on p.3.

Motion by: Meyer
Second by: Messer

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1. Case #11-1-034
Hope Community
United Church of
Christ**

The petitioner requests a conditional use for a religious facility in the I (Industrial) District.

Katie Forystek, Planning Services Team, gave an overview of the request.

Len Monson, Kuhn Heap and Monson, 552 S. Washington Street, attorney on behalf of the petitioner, gave a brief overview of the request.

- The location and uses of building are conducive to the proposed use.
- Previous use of the subject property was for a religious facility.
- Peak demand hours for religious facility are complementary to existing industrial and business uses.
- Parking on the site is ample to meet demand and complies with zoning.
- The proposed location tends to attract smaller churches that are building their congregation and typically will move out once space needs change.
- Congregational growth is typically accommodated by additional services prior to expansion.

Plan Commission inquired about

- Parking demand for the proposed use in addition to Big Bounce Party

Zone, in light of existing vacancies and impact on future tenants.

- Hours and nature of use at Grace Christian Fellowship within the building and calculation of parking requirements.
- The extent to which this request meets the intent of the Public Assembly provisions of the Zoning Ordinance.

Public Testimony:

No members of the public spoke on this matter.

Plan Commission closed the public hearing.

Plan Commission moved to recommend PC 11-1-034 for Hope Community United Church of Christ, a conditional use for religious facility in the Industrial District

Motion by: Meyer
Seconded by: Messer

Approved
(7 to 0)

**D2. Case #11-1-038
Kidz Kabaret**

The petitioner requests a major change to a conditional use for a training studio and public assembly uses in the I (Industrial) District and a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) in order to allow Kidz Kabaret (Fair Lady Productions, Inc.) to occupy and expand uses in an existing tenant space.

This item was continued to the May 4, 2011 Planning and Zoning Commission meeting.

**E. Reports and
Recommendations**

**E1. Case #11-1-037
FY11-12 Planning
Team Work
Program**

The Planning Team Work Program is approved on annual basis and reflects long-range planning efforts to be undertaken in the upcoming fiscal year.

Allison Laff responded to questions. Plan Commission inquired about

- The extent of data collected and the recommendation to remove single-family residential tree preservation requirements from the work program.
- Guidelines or ordinances that presently exist for tree preservation.
- The ability of a Plan Commission member to forward an ordinance for consideration.
- Impact to staff workload of administering the Greener Business Program.
- The nature of matching funds for the Greener Business Program and status of current expenditures.
- How the issues related to the mixed-use text amendment would be addressed, including the future land use designation of “mixed-use”.
- Whether a current definition exists for “attainable housing.”
- If an item can be added to be addressed as time permits.

- The extent to which tree preservation will be a large time commitment.
- Why less detail was provided on the proposed work program than in prior years.
- What the impact will be for future development if the *5th Avenue Study* overlay is not completed.

Plan Commission Discussion:

- Bruno: The first two items (*Naperville Downtown2030* implementation and *5th Avenue Study* height overlay) are pretty important and the last item (Greener Business) is not optional. Prioritizing the tree preservation ordinance over Attainable Housing implementation is an option.
- Meschino: it is unfair to ask the Plan Commission to balance the work program and the details should be vetted with the City Manager. Would prefer to simply add tree preservation and ask staff to work out the details.
- Edmonds: there has been a recurring theme about city lack of control over tree preservation. The scope of the *Naperville Downtown2030* and *5th Avenue Study* height overlay action items are unclear in terms of priority. The focus of the work program is very heavy on the downtown and should be broadened to address the entire city. Would not like to see any items removed but possibly consolidation of similar items to make room for tree preservation on the work program.

Plan Commission moved to recommend approval of PC-11-1-037 proposed Planning Team Work Program for FY 11-12 with the inclusion tree preservation for single-family residential.

Motion by: Trowbridge
Seconded by: Messer

Approved
(7 to 0)

**E2. Information
Item: PZC
Consideration of
Zoning and Sign
Variance Requests**

The Planning and Zoning Commission will conduct its first meeting on May 4, 2011 and merges the functions of the Plan Commission and Zoning Board of Appeals.

Plan Commission inquired about

- Changeable message signs and how they will be considered by PZC.
- The basis of past sign variance denials.
- The impact to Plan Commission workload of absorbing zoning and sign variance cases.
- What constitutes a “reasonable return”.
- Previous cases in reference to the standards of the code and rationale for approval.

Plan Commission moved to accept the report.

Motion by: Meyer
Seconded by: Trowbridge

Approved
(5 to 0)

F. Correspondence

G. New Business

H. Adjournment

9:01 p.m.