



**NAPERVILLE PLANNING AND ZONING COMMISSION  
FINAL MINUTES OF DECEMBER 19, 2012**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno, Coyne, Frost, Gustin, Messer, Meyer, Williams

Absent:

Student Members:

Staff Present: Planning Team – Allison Laff, Tim Felstrup  
Engineer – Andy Hynes

**B. Minutes**

Approve the minutes of December 5, 2012 PZC meeting, as amended by staff.

Motion by: Williams

Approved

Second by: Meyer

(7 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC #12-1-141  
Naperville Center  
South**

The petitioner is requesting approval of a preliminary/final plat of subdivision and rezoning to B2 (Community Shopping Center District) and I (Industrial District).

Allison Laff, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- When Star line was proposed was there discussion of traffic or additional streets going from that property to North Aurora Rd.? Hynes responded that Frontenac Court would be the only access to the property; the North Aurora Road railroad underpass limits additional future roadway connections.

Paul Mitchell, 111 E. Jefferson Av. Naperville, (Attorney) spoke on behalf of the petitioner:

- Additional information regarding access and the land previously dedicated to the City.
- Noted that they are cleaning up the lot lines and language from the annexation agreement.
- There are plans for a future 400,000 square foot national warehouse distribution facility with a retail component for one of the lots.

Planning and Zoning Commission inquired about:

- How quickly would construction begin? Mitchell indicated that the plan is to submit permits in March/April but is still currently in the due diligence period.
- Once the building is designed will they come back to Plan Commission for approval? Staff indicated no, only if something requires a variance.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-141, request for approval of a preliminary/final plat of subdivision and rezoning to B2 (Community Shopping Center District) and I (Industrial District) for the property located on the south side of North Aurora Road and referred to as Naperville Center South.

Motion by: Meyer  
Seconded by: Williams

Approved  
(7 to 0)

**D2.  
PZC #12-1-147  
Curves**

The petitioner is requesting approval of a conditional use for a training studio in the B1 PUD district to locate a Curves facility at 4004 Plainfield/Naperville Road, Naperville, Illinois 60566.

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

Kathy West, Attorney with Dommermuth, Brestal, Cobine and West, Ltd., spoke on behalf of the petitioner:

- The petitioner's lease at the current location is expiring.
- A conditional use is required for a training studio at this address based on the property's B1 zoning.
- The petitioner will occupy an approximately 1,600 sq.ft. tenant space at the subject property.
- Provided additional operational details of business.

**Public Testimony: None**

Planning and Zoning Commission inquired about:

- Williams confirmed that the current Curves at the 87<sup>th</sup> Street location will be closed and relocated to the subject property.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Williams – supports the proposal. Believes the use is beneficial in the current location and will be appropriate in the new location.
- Bruno – concurs with Williams' comments.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-147, request for a conditional use for a training studio in the B1 PUD district to locate a Curves facility at 4004 Plainfield/Naperville Road.

Motion by: Meyer  
Seconded by: Williams

Approved  
(7 to 0)

**E. Adjournment**

7:23 p.m.