

**MINUTES**  
**NAPERVILLE PLAN COMMISSION**  
**February 17, 2010 - 7:00 P.M. – COUNCIL CHAMBERS**

<b>Call to Order</b>	<u>Time:</u> (7:03pm)																											
<b>A. Roll Call</b> Commissioners:       Student Members:	<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge  Thomas Stancey Kelsey Stimple	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Yes</u></th> <th style="text-align: center;"><u>No</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </tbody> </table>	<u>Yes</u>	<u>No</u>	X		X		X			X		X	X		X		X		X			X	X		X	
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Staff Present:	Community Planner – Suzanne Thorsen, Amy Emery, Katie Forystek and Ying Liu Project Engineer – Kim Grabow Project Assistant – Dina Hagen																											
<b>B. Approve Minutes</b>	Ms. Thorsen of staff announced that the February 4, 2010 minutes would be included for review and approval on the March 3, 2010 agenda.	(NO VOTE)																										
<b>Agenda Item D1:</b> <b>PC 09-1-71</b> <b>DPW PAS 15I</b>	Petitioner: City of Naperville, Department of Public Utilities, 400 S. Eagle Street, Naperville, IL 60540 Location: 6S564 Naper Boulevard  Request: The petitioner requests a zoning classification of R1 (Low Density Residence District) upon annexation of the subject property, approval of a preliminary/final plat of subdivision and a conditional use for the purposes of constructing and operating a public utility facility.  (Official Notice: Published in Naperville Sun on Sunday January 17, 2010)																											
	<b>Staff Presentation:</b> Planner Katie Forystek of staff gave an overview of the proposal which entailed: <ul style="list-style-type: none"> <li>• The petitioner agrees to modify the landscape plan, substituting evergreens for deciduous trees to provide year-round screening along the western property line.</li> <li>• The subject property was purchased in 1990 and the future land use as a public facility was identified on an adjacent parcel in the 1998 East Sector Plan.</li> </ul>																											

	<p><b>Petitioners Presentation:</b> Joe Renn, Civil Environmental Engineer for the City of Naperville Department of Public Utilities Water (400 S. Eagle Street Naperville, Illinois 60540) included:</p> <ul style="list-style-type: none"> <li>• Responded to Commissioner Edmonds regarding public concerns about possible future development of the site to include a reservoir:           <ul style="list-style-type: none"> <li>○ Original intent for the land use was to include a reservoir.</li> <li>○ City currently has no plans for a reservoir.</li> <li>○ Future development of a reservoir on the property would be subject to a hearing before the Plan Commission and approval by City Council.</li> </ul> </li> </ul>	
	<p><b>Public Testimony:</b> None</p>	
	<p><b>Plan Commission Questions / Discussion:</b> None</p>	
	<p><b><u>Motion to Close the Public Hearing:</u></b>          Motion by: Gustin          Seconded by: Sterlin</p>	<p>Approved (7 to 0 )</p>
	<p><b><u>Motion:</u></b> Approve a zoning classification of R1 (Low Density Residence District) upon annexation of the subject property, a preliminary/final plat of subdivision and a conditional use for the purposes of constructing and operating a public utility facility.</p> <p>Motion by: Trowbridge          Seconded by: Messer</p>	<p>Approved (7 to 0 )</p>
<p><b>Agenda Item D3:          PC 09-1-197          Nike Park          Expansion</b></p>	<p>Petitioner: Naperville Park District, 320 W. Jackson Avenue, Naperville, IL 60540          Location: Located on the south side of the existing Nike Park (288 W. Diehl Road) and east side of Mill Street, just north of Bauer Road.</p> <p>Request: The petitioner requests a zoning classification of R1 (Low Density Single-Family Residence District) upon annexation and approval of a preliminary/final plat of subdivision for the purpose of expanding the existing Nike Park and consolidating the entire park into a single lot.</p> <p>(Official Notice: Published in Naperville Sun on Sunday January 27, 2010)</p>	
	<p><b>Staff Presentation:</b> Planner Ying Liu gave an overview of the petitioner's request citing:</p> <ul style="list-style-type: none"> <li>• Support for project includes:           <ul style="list-style-type: none"> <li>○ Public feedback received during the land acquisition process.</li> <li>○ Recommendations in the Park District's 2006 Recreation Master Plan and the 2007 Open Space and Recreation Master Plan</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>• 1998 East Sector Plan designates the future land use for office research and development</li> <li>• Park expansion is consistent with the most current information of the community needs</li> <li>• The proposed R1 zoning is consistent with the zoning of the existing park</li> <li>• Subdivision plat is in compliance with Title 7 of the Municipal Code (Subdivision Regulations)</li> <li>• Site improvements include an athletic sports field, a support building, playground and bike trail</li> <li>• Total of 411 parking spaces is sufficient to support all programmable uses</li> <li>• The landscape plan exceeds Municipal Code requirements</li> <li>• Additional light reduction measures mitigates impact of the activities</li> </ul>
	<p><b>Petitioners Presentation:</b>  Derek Price (1111 E. Warrenville Road Naperville, Illinois 60563) Attorney for the Naperville Park district gave an overview of the proposal that included:</p> <ul style="list-style-type: none"> <li>• Clarification of no indoor facility</li> <li>• Noise and sport lighting level compliant with code</li> <li>• Zero variances requested</li> <li>• Drainage compliant with code</li> <li>• Improvement to roadway and infrastructure</li> <li>• Use of artificial turf extends programming capacity of field</li> <li>• Appropriate use of land that exceeds design standards</li> <li>• Feedback from public meetings was incorporating in final design</li> <li>• City has no jurisdiction over unincorporated properties with regards to the public's desire for sidewalks on those properties. Sidewalk will not be provided on Bauer Road.</li> </ul> <p>Mary Gardocki, planner for the Naperville Park District (320 W. Jackson Street, Naperville, Illinois 60540) addressed the commission with regards to:</p> <ul style="list-style-type: none"> <li>• Incorporation of public feedback from multiple meetings in the acquisition of the land, need for expansion of facility and design.</li> </ul> <p>Doug Miller, representative of Musco Lighting Systems (100 1<sup>st</sup> West, Oskaloosa, Iowa 52577) addressed the commission as to the sport lighting citing:</p> <ul style="list-style-type: none"> <li>• Lighting goal for park is safety</li> <li>• Off site control of lighting</li> <li>• Height, reflector design and improved optics all minimize spill and glare</li> </ul> <p>Dennis Karl, civil engineer VE Companies (7325 Janes Avenue Suite 100 Woodridge, Illinois 60517) addressed the commission regarding stormwater management to include:</p> <ul style="list-style-type: none"> <li>• Goal of maintaining existing drainage patterns with the utilization of strategically placed swales</li> <li>• Berms and plantings buffering adjacent residential properties</li> <li>• Incorporation of a dry basin detention facility</li> </ul>

	<p><b>Public Testimony:</b>          Nine (9) members of the public spoke in support of the Nike Park expansion.</p> <ul style="list-style-type: none"> <li>• Rick Smith (2607 Freeland Circle, Naperville, Illinois 60564)</li> <li>• Paul O’Toole (2013 Exmoor Court, Naperville, Illinois 60540)</li> <li>• Fran Bixler (1608 Mohler Court, Naperville, Illinois 60563)</li> <li>• Tan Mallick (632 Century Farm Lane, Naperville, Illinois 60563)</li> <li>• Lourdes Chew (796 Sigmund Road, Naperville, Illinois 60563)</li> <li>• Dave Wrobel (1628 Riparian Drive, Naperville, Illinois 60564)</li> <li>• Jin Huang ( 723 Sigmund Road, Naperville, Illinois 60563)</li> <li>• Ken Bochenski (1404 Cress Creek Court, Naperville, Illinois 60540)</li> <li>• Howard Korn 963 Monticello Drive, Naperville, Illinois 60540)</li> </ul> <p>Notable comments included:</p> <ul style="list-style-type: none"> <li>○ Much needed amenity to north Naperville</li> <li>○ Additional revenue through user fees</li> <li>○ One person although in support did voice concern for pedestrian safety due to no sidewalks along Bauer Rd.</li> </ul> <p>Two (2) members of the public cited opposition to the project.</p> <ul style="list-style-type: none"> <li>• Kaz Zymantas (1543 Joseph Lane, Naperville, Illinois 60563)</li> <li>• Jeremy Mayne (27W265 Bauer Road, Naperville, Illinois 60563)</li> </ul> <p>Concerns voiced included:</p> <ul style="list-style-type: none"> <li>○ Stormwater management</li> <li>○ Screening of abutting properties</li> <li>○ Increased traffic generation and sufficient parking</li> <li>○ Excessive noise and invasive lighting</li> <li>○ Request for sidewalks on Bauer for safe pedestrian access to park</li> </ul>
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Expressed support for traffic light at park entrance</li> <li>• Standard park entrance sign with compliant landscaping</li> <li>• Additional parking not to exceed limit of impervious surface area with regards to drainage</li> <li>• Clarification of hours of operation and amount of use</li> <li>• Intergovernmental agreement for summer program usage</li> <li>• Park with Municipal Code standards for noise</li> <li>• General support for project, understanding the need for the facility coupled with the lighting and traffic generation not exacerbating the existing conditions</li> </ul>
	<p><b><u>Motion to Close the Public Hearing:</u></b></p> <p>Motion by: Edmonds          Seconded by: Meyer</p> <p style="text-align: right;">Approved          (7 to 0 )</p>

	<p><b>Motion:</b> Approve a zoning classification of R1 (Low Density Single-Family Residence District) upon annexation and approval of a preliminary/final plat of subdivision for the purpose of expanding the existing Nike Park and consolidating the entire park into a single lot, subject to the staff memorandum dated February 17, 2010.</p> <p>Motion by: Meyer          Seconded by: Messer</p>	<p>Approved          (7 to 0 )</p>
<p><b>Recess: 9:10pm</b>  <b>Resume : 9:25pm</b></p>		
<p><b>Agenda Item D4:          PC Case 9-1-010          The Paint Boss</b></p>	<p>Petitioner: The Paint Boss, Inc., 1030 Willoby, Elgin, IL 60120          Location: 1661 Quincy Avenue, Unit 103</p> <p>Request: The petitioner requests a conditional use for an automobile repair facility in the I (Industrial) District.</p> <p>(Official Notice: Published in Naperville Sun on Sunday January 27, 2010)</p>	
	<p><b>Staff Presentation:</b> Planner Katie Forystek gave an overview of the proposal citing:</p> <ul style="list-style-type: none"> <li>• Conditional use to occupy existing space</li> <li>• No exterior modification</li> <li>• Adequate on-site parking</li> </ul>	
	<p><b>Petitioners Presentation:</b> Attorney Len Monson of Kuhn, Heap Monson (552 S. Washington Street Suite 100 Naperville, Illinois 60540) represented the petitioner The Paint Boss, Inc., (1030 Willoby, Elgin, IL 60120) indicating:</p> <ul style="list-style-type: none"> <li>• Minimal impact to adjacent uses</li> <li>• Ample parking</li> <li>• Consistent with existing uses</li> <li>• No overnight storage of vehicles</li> </ul>	
	<p><b>Public Testimony:</b> None</p>	
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Received confirmation that there will be no issues with fumes or chemicals into the drainage system</li> <li>• Compliant with City of Naperville Fire department requirements</li> <li>• No EPA issues</li> <li>• Confirmation that the proposed auto repair facility will be contained within the existing structure</li> </ul>	
	<p><b>Motion to Close the Public Hearing:</b>          Motion by: Edmonds          Seconded by: Meyers</p>	<p>Approved          (7 to 0 )</p>

	<p><b>Motion:</b> Approve a conditional use for an automobile repair facility in the I (Industrial) District subject to the staff memorandum dated February 17, 2010.</p> <p>Motion by: Gustin          Seconded by: Meyer</p>	<p>Approved          (7 to 0 )</p>
	<p>* <i>Chairman Brown recused himself from agenda item D2</i></p>	
<p><b>Agenda Item D2:          PC 09-1-186          204-226 W. Van          Buren</b></p>	<p>Petitioner: Semper Fi Properties, LLC          Location: Southwest corner of Van Buren Avenue and Webster Street</p> <p>Request: The petitioner requests approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.</p> <p>(Official Notice: Published in Naperville Sun on Wednesday December 30, 2009)</p>	
	<p><b>Staff Presentation:</b> Amy Emery of staff responded to key points from the January 20, 2010 Plan Commission hearing which entailed:</p> <ul style="list-style-type: none"> <li>• No variance required for height</li> <li>• Landscape is now in full compliance with Municipal Code.</li> <li>• Only patio lighting is proposed on the roof. Plan complies with all city codes with regard to lighting.</li> <li>• Staff feels this is an appropriate land use.</li> <li>• Ordinances are in place for maintenance of vacant land during phased construction</li> </ul>	
	<p><b>Petitioner's Presentation:</b> Attorney Russ Whitaker of Rosanova &amp; Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner EPEIUS, Inc., (676 North LaSalle St., Suite 526, Chicago, IL 60654.) Attorney Whitaker cited:</p> <ul style="list-style-type: none"> <li>• View of rooftop access structures from specific vantage points are minimal or nonexistent</li> <li>• The architectural arch at the building entrance will be built during the third phase.</li> </ul>	
	<p><b>Public Testimony:</b>          One (1) person, from the public spoke in support of the project.</p> <ul style="list-style-type: none"> <li>• Karl Steininger (233 W. Van Buren, Naperville, Illinois 60540) noted:             <ul style="list-style-type: none"> <li>○ Support for project as it enhances the neighborhood</li> <li>○ Concern for construction phasing with regards to maintenance of undeveloped areas on the parcel, requesting that vacant property be improved with seed or sod during such construction</li> </ul> </li> </ul>	
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Clarification of green roof system identified as low planting foliage</li> <li>• Concerns regarding visibility of roof top access structures diminished due to</li> </ul>	

	<p>grading of property and schematic presented.</p> <ul style="list-style-type: none"> <li>• Preference for an all residential building with 24 units, as opposed to 12 units with commercial space on the first floor. The Plan Commission noted that a residential building is less intense and provides a better transition to residential neighborhoods</li> <li>• Proposal brings forth questions regarding roof top gardens, lighting and possible future changes in the Municipal Code</li> <li>• Mention of the historic nature of homes being razed for proposed project. Attorney Whitaker stated that Naper Settlement was notified of the demolition and concluded that the homes were not landmarked or deemed significant.</li> </ul>	
	<p><b><u>Motion to Close the Public Hearing:</u></b>          Motion by: Trowbridge          Seconded by: Sterlin</p>	<p>Approved (6 to 0 )</p>
	<p><b><u>Motion:</u></b> Approval of a preliminary/final plat of subdivision with associated variances to combine four lots (1.008 acres) zoned TU (Transitional Use) into a single, legal lot of record and construct a 3-story, 24-unit residential condominium building.</p> <p>Motion by: Gustin          Seconded by: Messer</p>	<p>Approved (6 to 0 )</p>
<p><b>E. Reports</b></p>	<p>None</p>	
<p><b>F. Correspondence</b></p>	<p>None</p>	
<p><b>G. New Business</b></p> <p><b>PC Case 10-1-014</b>          North Central College          Master Land Use Plan</p> <p><b>Commissioner Requests</b></p>	<p>Petitioner: 30 N. Brainard Street, Naperville, IL 60540          Location: North Central College Campus</p> <p>Request: The petitioner requests that the Plan Commission initiate a text amendment to Section 6-7G (College/University District) of the Naperville Municipal Code to reflect the proposed updates in the North Central College Master Land Use Plan 2010-2020.</p> <p>Plan Commission directed staff to initiate the text amendment.</p> <ul style="list-style-type: none"> <li>• Clarification for the Plan Commission regarding consideration of marketability and economic information for Plan Commission cases.</li> <li>• Request of commitment from staff to look into an amendment regarding rooftop lighting included in the mixed use district</li> </ul>	

	<ul style="list-style-type: none"><li>Information as to the Nike park decision and its impact on Mill Street and Bauer Rd study.</li></ul> <p>Staff agreed to provide the requested information.</p>	
<b>G. Adjournment</b>	<p><b><u>Motion to Adjourn:</u></b> Motion by: Gustin Seconded by: Messer</p> <p style="text-align: right;"><b>Time:9:53 pm</b></p>	Approved (6 to 0 )