



**NAPERVILLE PLANNING AND ZONING COMMISSION  
DRAFT MINUTES OF AUGUST 3, 2011**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Coyne, Gustin, Messer, Meyer, Trowbridge (7:03), Williams, Edmonds  
Absent: Bruno, Herzog  
Student Members: Wallace  
Staff Present: Planning Team – Emery, Thorsen

**B. Minutes**

Approve the minutes of July 20, 2011

Motion by: Meyer  
Second by: Williams

Approved  
(6 to 0)

**C. Old Business**

**D. Public Hearings**

**D1. PC 11-1-069  
Full Service Hotel  
Text Amendment**

Amend Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose, Definitions) of the Municipal Code in order to modify the definition of Full Service Hotel.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

**D2. PC 11-1-070  
Freedom Plaza PUD**

The petitioner requests to revoke portions of the Diehl Office Campus planned unit development, a preliminary plat of subdivision, and a conditional use for a planned unit development and a Preliminary Plat of Planned Unit Development for Freedom Plaza. In conjunction with this request, the petitioner seeks deviations from Section 7-4-7 (Land Use) and Section 6-8B-5 (ORI Area Requirements) of the Municipal Code.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

**D3. PC 11-1-008  
Lots 1 & 2 of  
Freedom Commons**

The petitioner requests a major change to Lots 1 and 2 of Freedom Plaza for the purposes of establishing a preliminary PUD plat with a restaurant and full service hotel, and a conditional use for a full service hotel. In conjunction with this request, the petitioner seeks deviations for off-street parking facilities, the ORI bulk requirements and the signage requirements.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

**D4. PC 11-1-007  
CRL LLC**

The petitioner requests a major change to the Preliminary Freedom Plaza Planned Unit Development, to rezone the subject property from ORI (Office, Research and Light Industry District) to OCI (Office, Commercial and Institutional District), and to establish a Preliminary PUD Plat and a conditional use for a nursing home (Alzheimer's treatment facility). In conjunction with the request, the petitioner seeks deviations for building height, setbacks and signage.

This matter was continued to the Planning and Zoning Commission meeting of August 17, 2011.

**D5. PC 11-1-057  
Children's World  
Subdivision**

The petitioner requests to revoke the existing planned unit development for Children's World/Meadows PUD and rezone the property from R1A (Low Density Single-Family District) to OCI (Office, Commercial, and Institutional District).

Suzanne Thorsen, Planning Services Team, was available for questions.

Planning and Zoning Commission moved to recommend approval of PC 11-1-057, Children's World Subdivision, to revoke the existing planned unit development for rezone the property from R1A (Low Density Single-Family District) to OCI (Office, Commercial, and Institutional District).

Motion by: Williams  
Seconded by: Meyer

Approved  
(7 to 0)

**E. Reports and  
Recommendations**

**E1. PC 11-1-076  
CityGate Center  
Resubdivision**

The petitioner requests approval of a subdivision plat for Lot 1 of CityGate Centre Subdivision, in order to establish three lots-of-record.

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

Spyros Kapsalis was available for questions on behalf of the petitioner.

Planning and Zoning Commission inquired about

- The purpose of the subdivision request.
- The distinction between the subdivision and the CityGate PUD
- Clarification regarding the notations on the plat and location of lot lines.

Planning and Zoning Commission moved to recommend approval of PC 11-1-076 CityGate Center Resubdivision of Lot 1 of CityGate Centre Subdivision, in order to establish three lots-of-record.

Motion by: Trowbridge  
Seconded by: Williams

Approved  
(7 to 0)

## **E2. Appeal to Downtown Design Standards**

Mike Hackett, owner of “It’s a Bling Thing,” seeks an appeal of Zoning Administrator determination of non-compliance with the *Downtown Design Standards* for awnings installed without permit at 14 W. Jackson Avenue. In accordance with the Municipal Code, appeals to a determination of the Zoning Administrator are heard by the Planning and Zoning Commission.

Amy Emery, Planning Services Team, gave an overview of the request.

- Planning and Zoning Commission is the deciding body on the topic of the petitioner’s appeal to the *Design Standards*. The decision may be appealed to the City Council.
- The city’s *Building Design Guidelines* and *Downtown Design Standards* are widely distributed and used throughout the community and have received support from the business community.
- The *Design Standards* are critical to maintain the identity and image of Downtown Naperville.
- The awnings in question were installed without a permit; thus staff did not have an opportunity to work with the petitioner on the color that was used.
- A proliferation of bright colors will change the downtown character. The issue at hand is not the awnings in and of themselves, but rather the collective impact of such colors on the downtown appearance.
- Staff has attempted to work with the petitioner on issues related to the permit, permit compliance, and application of the *Downtown Design Guidelines* as they pertain to color.
- The recommendation of staff is that the Planning and Zoning Commission deny the request for a zoning appeal and direct the petitioner to install awnings that comply with the *Design Standards*.

Mike Hackett, 14 W. Jackson Avenue, owner of “It’s a Bling Thing” noted:

- The awnings were installed without permit approval due to delays in the permit review. The awnings were installed “at risk” due to the sign installer’s familiarity with the sign code and feeling that the permit would be approved.
- Pink is feminine, lively and fun, yet classy and matches the branding of “It’s a Bling Thing.”
- Examples of bright awnings in the downtown include Benefit and Two Boston’s. Sugar Monkey (on Jackson Avenue) has an equally bright color on the shutters and doors.
- Taking down the sign will be a great expense will be a hardship while the awnings are re-painted.

Planning and Zoning Commission inquired about

- Whether there have been any complaints about the awnings in question.
- The timing of the awning installation as it pertains to permit issuance and

adoption of the *Downtown Design Standards*.

- Compliance with other elements of the Street Graphics Ordinance.
- The cost of the signs and the nature of the business.
- The extent to which the city's design guidelines are applied and the nature of appeals to the design guidelines.
- How other bright colors (e.g., Sugar Monkey) came to be applied in the downtown.

**Plan Commission Discussion:**

- Coyne – the color standard is subjective the awnings, if a deviation from the standards, are a minor deviation. Further they are obscured by existing landscaping.
- Messer – noted that at first glance the issue seems minor, however the *Design Standards* were recently adopted as part of the *Downtown Plan*.
- Meyer – the awning color is not too different than Sugar Monkey; however there are *Design Standards*.
- Trowbridge – the awnings that are in place complement Sugar Monkey. At a time when businesses are struggling it is difficult to force removal of signage.
- Gustin – there have been no complaints and the awnings “go” with the surrounding area. The guidelines don't address the situation at hand.
- Edmonds – agrees with Commissioner Coyne and doesn't believe that there is a deviation from the *Downtown Design Standards* as the color guideline pertains to the building and the awning standard speaks to the surrounding area. Additionally, the storefront is shaded by trees and relatively obscured. Will support the appeal.

Planning and Zoning Commission moved to approve the Bling Thing appeal to the decision of the Zoning Administrator.

Motion by: Williams  
Seconded by: Gustin

Approved  
(6-1)

Ayes: Coyne, Meyer, Trowbridge, Williams, Gustin, Edmonds  
Nays: Messer

**F. Correspondence**

**G. New Business**

Commissioner Gustin requested that all business items receive case numbers.

**H. Adjournment**

7:51 p.m.