



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF JULY 6, 2011**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne Messer, Gustin, Williams, Herzog, Edmonds

Chairman Edmonds welcomed new Commissioners Kevin Coyne and Bob Williams.

Absent: Meyer, Trowbridge

Student Members: Uber

Staff Present: Planning Team – Liu, Thorsen

B1. Minutes Approve the minutes of June 8, 2011

Bruno requested revisions to Brighton Car Wash, PZC discussion (p.5), state “expressed concern about drivers being distracted, causing an increased number of accidents.”

Motion by: Gustin
Second by: Herzog

Approved
(7 to 0)

B2. Minutes Approve the minutes of June 22, 2011

Motion by: Gustin
Second by: Messer

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1. PC 11-1-072
705 Willow Road**

Request for a variance from Section 6-9-2:4.2 (Yard Requirements for Off-Street Parking Facilities, Residential Districts) of the Naperville Municipal Code to allow a parking facility in the required front yard that does not lead directly to a parking space behind the required front setback line.

Bruno recused himself.

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

Gerry Piehl, CB Conlin Landscapes, P.O.Box 9094 Naperville IL, project manager on behalf of the petitioner noted:

- The proposed project cannot proceed without the variance request.

Public Testimony:

No members of the public spoke on this matter.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend to recommend PC 11-1-072 to allow a parking facility in the required front yard in accordance with staff memo of July

Motion by: Gustin
Seconded by: Williams

Approved
(7 to 0)

**D2. PC 11-1-081
Abhyaasa Yoga**

The petitioner requests a conditional use for a training studio under the provisions of 6-7D (B4 District) of the Naperville Municipal Code.

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

Raj Bendre, 215 N. Huffman, the petitioner noted

- Yoga studio will be a great addition and will provide charity as well as yoga training.
- The yoga practice will be meditative and will not generate loud music.

Planning and Zoning Commission inquired about

- Whether the business will play music
- Whether the space is presently vacant

Public Testimony:

No members of the public spoke on this matter.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PC 11-1-081, a conditional use for a yoga studio at 124 S. Webster

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

**D3. PC 11-1-056
Brighton Car Wash
LLC**

The petitioner requests approval of a conditional use to construct a ground-mounted small wind energy system in the B3 (General Commercial) District for Brighton Car Wash.

Coyne recused himself

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

Jason Morin, 1532 Sequoia Naperville, the petitioner noted:

- Information provided previous was based upon a 4kW turbine; the actual turbine proposed is smaller (spins more often and generates more power).
- The increased cost of the unit is due to the fact that the foundation will be over-built to exceed minimum standards in response to neighbor concerns.
- Grants will be received from the Naperville Greener Business Program, State of Illinois, and Federal Government.
- The wind speed has been measured at 20' and the unit will be at 30'; thus, there will be an expected 15-18% increase in output based upon the physics of wind.
- Placement of the system is based upon proximity to the neighbors and the flow of traffic. Moving the system away from 75th Street will affect performance due to the presence of trees (there are fewer trees along 75th Street).
- The purpose of the request is to further Brighton Car Wash's green initiative and encourage customers to visit Brighton Car Wash due to the efficiency of operations and lower impact to the environment.

Mark Sullivan, Sullivan Energy Group, 1752 Marilyn Drive, Montgomery IL spoke on behalf of Brighton Car Wash

- Power output is directly related to tower height and wind speeds. The location will likely generate greater output than field measurements would indicate due to the 3-4 month period of data.
- Predictions are based upon personal experience with the unit that is proposed at Brighton Car Wash.

Planning and Zoning Commission inquired about

- The grants that will be received and the availability of funds.
- The energy output of the turbine.
- Whether the ordinance sets a minimum standard for performance and whether reporting is required for renewable energy systems.
- The performance of the existing solar thermal system.
- Whether any other location on the property would be feasible.
- The applicant's participation in the city's Renewable Energy Program.
- The distinction between spinning signage and a wind turbine.

Staff clarified:

- The ordinance does not set a minimum threshold for renewable energy system performance
- Performance reporting is not required per zoning, but the petitioner will provide data associated with the Greener Business Program.

Public Testimony:

Brent Davis, 84 Havenshire Road: Concerned about traffic safety due to distractions, particularly as the sign code prohibits spinning signs and objects to the use of public money to fund the turbine system due to its efficiency.

Bethany Degeder, 612 Virginia Court: Supports the proposed turbine and is disappointed in commissioner comments preferring wind turbines in other communities and disparaging the use of grant money. Grants have already been budgeted and awarded and are a separate issue.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Messer – the proposal complies with the regulations of the zoning, including the Renewable Energy Ordinance and Performance Standards. The code does not require a minimum amount of energy or a maximum payback period. The proposal complies with the standards for a conditional use.
- Gustin – supports the petitioner’s initiative to be sustainable. Does not believe that the turbine will be a traffic concern due to the nature of the roadway and the presence of streetlights, signage and traffic signals. Concurs with Messer and believes that the PZC should act in concert with the requirements of the Renewable Energy Ordinance.
- Herzog – strongly opposes the conditional use. Believes that the turbine will be a visual distraction. Does not believe that the proposed turbine meets the intent of the Renewable Energy Ordinance as it will not accommodate sustainable energy production (e.g., measurably reduce fossil fuel use) and detracts from the aesthetics of the zoning district. Would not want to see similar turbines in other commercial areas around the community.
- Bruno – believes that the subject property is an excellent candidate for a solar system. Would prefer that the system be relocated away from 75th Street. Noted neighbor opposition and stated that he believes the system is intended for marketing purposes. Has concerns about traffic safety associated with a wind system due to driver distractions.
- Edmonds – agrees with Commissioners Messer and Gustin that the proposal complies with the ordinance standards. With respect to sustainable energy, noted that a definition does not exist and is not a part of the ordinance. 75th Street is a busy area with an enormous amount of activity and distractions, and does not see an aesthetic impact. Noted that

city staff has found no basis to reject the application on safety concerns.
Commented that future turbines will be reviewed on a case-by-case basis
as with all zoning matters. Supports the proposal.

Planning and Zoning Commission moved to recommend approval of PC#11-1-
056 Brighton Car Wash.

Motion by: Gustin
Seconded by: Williams

Approved
(4 to 2)

Ayes: Messer, Williams, Gustin, Edmonds
Nays: Bruno, Herzog

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

8:06 p.m.