

MINUTES
NAPERVILLE PLAN COMMISSION
July 1, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order (7:00 p.m.)

A. Roll Call

Commissioners Present: Vice Chairman Joe McElroy, Commissioner's Bill Jepson, Patricia Meyer, Reynold Sterlin, and Ann Edmonds

Commissioners Absent: Chairman Mike Brown
Commissioner's John Herzog and Patty Gustin

Student Member Present: Michael Alber

Student Member Absent: Amit Walia

Staff Present: Community Planners – Amy Emery, Katie Forystek, and Ying Liu
Project Assistant – Dina Hagen

B. Approve Minutes from June 17, 2009

No vote was taken. Staff will provide additional clarification and comments in revised minutes at the next Plan Commission meeting as requested by Commissioner Edmonds related to PC Case # 1766 Turning Pointe Campus. Commissioner Edmonds agreed to review her notes and correspond with staff.

C. Old Business - None

D. Public Hearings

PC#1738 Cell Tower at Fire Station No. 5

Petitioner: City of Naperville, 400 South Eagle Street, Naperville, IL.

Location: 2191 Plainfield-Naperville Road

Request: Approval of a conditional use to allow a telecommunications facility. In conjunction with this request, the petitioner also seeks approval of a variance from Section 6-13-4:10.

(Official Notice for PC Case# 1738 was published May 3, 2009 in the Naperville Sun.)

Vice Chairman McElroy indicated that the applicant has requested to continue this case until the August 18, 2009 Plan Commission meeting.

PC # 09-1-39 Jewel Express Fuel Center

Petitioner: Jewel-Osco Division of SUPERVALU Inc., 150 Pierce Road, Suite 200, Itasca, IL 60143

Location: Lot 2 of the Bailey and Satchel's Planned Unit Development (PUD), at the southeast corner of IL Route 59 and Cantore Road with a common street address of 2915 W. 95th Street.

Request: Approve a major change to the Bailey and Satchel's PUD, a final PUD plat and a conditional use for an automobile service station in order to develop a gas station on Lot 2. The gas station will include a six-pump canopied fueling area and a 3,130 square foot convenience store with a carwash facility.

(Official Notice for PC Case 09-1-39 was published June 14, 2009 in the Naperville Sun.)

Ying Liu of staff presented an overview of the case to the Plan Commission.

Attorney Gregory Dose 835 McClintock Drive, 2nd Floor, Burr Ridge, Illinois 60527 represented the petitioner Jewel-Osco Division of SUPERVALU Inc., 150 Pierce Road, Suite 200, Itasca, IL 60143. Mr. Dose introduced Director of Real Estate for Jewel-Osco Mr. Jim Hornecker 11840 Valley View Road Eden Prairie, Minnesota 55344 and architect for Jewel-Osco Mr. Peter Theodore 2454 Dempster Des Plaines, Illinois

Mr. Hornecker noted there are approximately 30 Jewel Express fuel centers in the Chicago region. The proposed fuel center would offer cross promotions with the grocery store and provide a one stop customer destination.

Mr. Theodore stated that the proposal has abundant landscaping designed to anchor the corner portion of lot which will enhance the property turning it into a marquis adding that the accent lighting is designed to enhance the architecture of the building. Mr. Theodore also commented that the proposal has a low scale, four sided architecture and that the building compliments the Jewel Osco. Contextual aspects of the main building are also transposed to canopy.

During the Plan Commission discussion:

Commissioner McElroy received clarification that the proposed plan does not include any grocery drive thru windows. He also inquired about the carwash wastewater and the proximity of the carwash to Cantore Road citing potential hazards with water accumulation freezing at low temperatures. Mr. Theodore stated that a water recapture system had been designed for the carwash component and there are no anticipated negative issues with the water usage on site.

Commissioner Jepson inquired about the traffic flow and access to the proposed gas station. Mr. Theodore responded that the petitioner has worked closely with staff on this matter. There will be no new curb cuts on Cantore Road or on 95th Street. All the access points are directed and aligned with the parking isles in the shopping center. There are two places to enter/exit the gas station.

Commissioner Edmonds inquired as to the original PUD plan for Lot 2 and clarification about the need for a major change to the PUD. Ms. Liu of staff indicated that the original PUD did not specify a use for Lot 2. The B2 zoning of the site requires a conditional use to allow a gas station. The major change to the PUD is being processed to accommodate the conditional use and establish a controlling site plan and elevations for Lot 2.

No public testimony was provided at the public hearing.

Motion: Close the public hearing.

Motion by: Meyer Seconded by: Jepson
Approved (5 to 0)

Motion: Approve a major change to the Bailey and Satchel's PUD, a final PUD plat and a conditional use for an automobile service station in order to develop a gas station on Lot 2. The gas station will include a six-pump canopied fueling area and a 3,130 square foot convenience store with a carwash facility.

Motion by: Jepson Seconded by: Meyer
Approved (5 to 0)

PC Case # 09-1-75 Zapatista

Petitioner: David Yanda, Zapatista Holdings, LLC, 1307 S. Wabash Avenue, Chicago, Illinois 60605.

Location: Lot 14 of the Freedom Commons Planned Unit Development, at the northwest corner of Freedom Drive and Diehl Road.

Request: Approval of a major change to the Freedom Commons PUD and final PUD plat to develop a restaurant on Lot 14 and make associated site modifications related to building size and the addition of an outdoor dining area. As a part of this request, the petitioner seeks to establish controlling building elevations and a landscape plan for the subject property.

(Official Notice for PC Case 09-1-75 was published June 14, 2009 in the Naperville Sun.)

Katie Forystek of staff presented an overview of the case to the Plan Commission. She noted that the proposal is in harmony with the existing PUD and the proposed elevations are consistent with the city design guidelines and those associated with Freedom Commons.

David Yanda, representing the petitioner, gave an overview of the request stating that the proposal is for an 8,200 square foot full service Mexican concept restaurant.

Commissioner Jepson and Commissioner Meyer inquired as to the location and view from the proposed outdoor patio. Mr. Yanda responded that the proposed brick paver patio for outdoor dining will be surrounded by a wrought iron fence with landscaping and

will be located on the north elevation of the building. Approximately 20 feet of the patio will be under an awning. 90% of outdoor dining area is to face north, approximately 220 feet from Morton's Steak House and the other portion will be facing west, toward Freedom Drive.

Commissioner Meyer inquired as to the location of the proposed fireplace to which Mr. Yanda indicated would be attached to the building.

Commissioner Jepson inquired as to the location of the trash enclosures. Mr. Yanda responded that a brick trash enclosure is proposed at south elevation.

No public testimony was provided at the public hearing.

Motion: Close the public hearing.

Motion by: Jepson Seconded by: Sterlin
Approved (5 to 0)

Motion: Approval of a major change to the Freedom Commons PUD and final PUD plat to develop a restaurant on Lot 14 and make associated site modifications related to building size and the addition of an outdoor dining area. As a part of this request, the petitioner seeks to establish controlling building elevations and a landscape plan for the subject property.

Motion by: Jepson Seconded by: Edmonds
Approved (5 to 0)

E. Reports – None

F. Correspondence – None

G. New Business –

Commissioner Jepson inquired as to whether or not a representative of the Mayor's Advisory Commission on Disabilities would be present at the August 5, 2009 Plan Commission meeting to address the letter pertaining to the Turning Point Foundation. Ms. Emery stated that presently that has not been determined. It is staff's intent to provide the Plan Commission with written information in the August 5, 2009 Plan Commission packet pertaining to the ACD's letter.

Commissioner McElroy asked about the July 15 Plan Commission Agenda. Ms Emery indicated that presently the 5th Avenue Study was the sole item on the agenda.

Commissioner Meyer inquired as to the Omnia presentation and whether it was planned to be presented to the Plan Commission or if it would be presented to City Council at the same time the 5th Avenue Study would be. Ms. Emery indicated the Omnia information will be forwarded directly to City Council with the Plan Commissions recommendation for the Fifth Avenue Study. No petition has been received for Omnia as such it is not being forwarded to the Plan Commission at this time. Ms. Emery offered to speak with

Planning Services Team Staff and include additional clarifying information in the next packet with regard to the processing of the Omnia information.

H. Motion to Adjourn

Motion by: Meyer Seconded by: Jepson
Approved (5 to 0)

I. Adjournment – 7:30 pm