



**NAPERVILLE PLANNING AND ZONING COMMISSION
FINAL MINUTES OF DECEMBER 5, 2012**

Call to Order

7:00 p.m.

A. Roll Call

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

Absent:

Student Members: Atyab Bhatti

Staff Present: Planning Team – Ying Liu, Tim Felstrup

B. Minutes

Approve the minutes of the November 7, 2012 Planning and Zoning Commission meeting.

Motion by: William

Second by: Messer

Approved

(7 to 0)

C. Old Business

**C1.
PZC #12-1-138
Goldfish Swim
School**

The petitioner requests approval of a conditional use for a training studio (i.e., Goldfish Swim School) in I (Industrial District) for the property located at 1688 Quincy Avenue (continued from November 7, 2012).

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

Planning and Zoning Commission inquired about:

- Is overflow parking allowed on Quincy Avenue? Liu indicated that one of the recommended conditions of approval prohibits overflow parking on Quincy Avenue.
- Did the neighboring property owner who spoke at the last public meeting have his concerns addressed? Liu indicated that the petitioner have spoken with the neighboring property owner after the last meeting and addressed his concerns.
- Will the parking expansion proposed along Quincy Avenue be built? Liu indicated that one of the recommended conditions of approval is that the parking expansion be built.

Randall Barba, Petitioner, spoke:

- Barba spoke with Jim Canneff, the neighboring property owner, twice after the last meeting. Based on the new proposal, he is now supportive of the application.

Planning and Zoning Commission inquired about:

- What is the timeframe for the build-out? Barba indicated that the estimate is three months.
- How will the petitioner enforce the parking restriction on the dealership tenant? Barba indicated that upon opening of the school, the dealership will be forced to comply with the 14-space parking restriction.
- Whether the parking restriction is in the lease agreement. Barba indicated no, but they are confident that the parking restriction can be enforced in order to ensure sufficient parking supply for the school.
- Is the property bank-owned? Barba indicated no.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – The concerns raised by the adjoining property owner from the last meeting have been addressed with the current proposal.
- Gustin – Is happy with the result of continuing the case from the last meeting. The current proposal is much improved than the original proposal.
- Williams – This is a much more complete presentation than last time. All concerns raised last time have been addressed. Williams agrees with the recommended conditions.

Planning and Zoning Commission moved to recommend approval of the case subject to conditions recommended by staff including:

- In the event that the observed parking demands of all tenants on subject property consistently exceed the parking supply available on the subject property, the owner shall take measures (e.g. adjustments to school operation, providing additional parking spaces on or off-site, etc.) to meet the parking demands of the subject property and avoid any overflow parking on the adjacent properties and on Quincy Avenue.
- Approval of the conditional use is subject to addition of 26 parking spaces on the subject property including 12 garage parking spaces and 14 surface parking spaces as shown on the preliminary parking layout (Attachment 2). Construction of said parking addition shall be subject to the City's review and approval of associated final engineering and landscape plans and building permits. If modifications from the preliminary parking layout become necessary during the final engineering and/or building permit review process, they shall be permitted without further amendment to the conditional use unless a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) or any other sections of the Municipal Code is required. A parking variance is required if the City's parking requirements cannot be met on the subject property and is subject to the Planning and Zoning Commission's review and the City Council's approval.

Motion by: Meyer
Seconded by: Williams

Approved
(7 to 0)

D. Public Hearings

D1. PZC #12-1-140 1208 Leverenz Road

The petitioner requests approval of a conditional use for a building-mounted solar energy system as an accessory use to the single-family residence located at 1208 Leverenz Road.

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

Michael McCormick, owner and petitioner, spoke:

- McCormick is a member of the Illinois Solar Energy Association.
- The proposed solar panels will have a minimal impact on the neighborhood. The panels are black in color matching the color of the shingle roof.

Planning and Zoning Commission inquired about:

- Whether there is any neighbor opposition? The petitioner has spoken with 26 neighbors and none of them objects to the project.
- The direction of the roof slope. The roof has a south-facing slope that can accommodate the panels. View of the panels will be obstructed by the existing trees on the lot.

Public Testimony:

Michelle Hickey, Program Director of the Illinois Solar Energy Association:

- Is excited about the petitioner's project.
- There is a nationally recognized permitting process for this type of solar energy system that does not require a public hearing process.
- Encourage Naperville to consider adopting the national process.

Patricia Armstrong, Naperville resident:

- Installed the first roof-tied solar energy system in Naperville.
- Naperville has always been a leader in sustainability.
- It is silly that a residential project has to go through a public hearing process.

Andrew Close, Naperville resident:

- Installed one of the first solar energy systems in the City.
- Is surprised that this has to go through the public hearing process.

Dr. Walters, WCP Solar Services, LLC, Contractor:

- Encourages the commission to remove the public hearing process for similar projects.

Planning and Zoning Commission:

- Williams – Williams advised the petitioner to lobby the City Council regarding removing the public hearing process.
- Gustin – The solar energy ordinance was recently adopted. Based on recent application of the ordinance, some provisions may need to be amended to better serve the community.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – Bruno commends the project.
- Coyne – Agrees with Williams. It is unfortunate that this case requires a public hearing. Hope the code will be amended to remove the public hearing requirement.
- Gustin – Initially had some concerns about aesthetics of the solar panels. But improvement in recent solar panel technology has addressed those concerns.
- Messer – Supports this project. When the PZC considered the solar energy ordinance, Messer was concerned about the ordinance being too restrictive and did not vote for it.
- Meyer – The City should be looking into modifying the ordinance.
- Williams – Is happy that the residents, who have installed solar panels, are open and willing to educate others about solar energy. Supports the project.

Planning and Zoning Commission moved to recommend approval of the case.

Motion by: Williams
Seconded by: Coyne

Approved
(7 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:40 p.m.