



	“sanitarium”.
	<p><b>Public Testimony:</b> One (1) member of the public spoke.          Anissa Olley (101 Springwood Drive, Naperville, Illinois 60540)</p> <ul style="list-style-type: none"> <li>• Amendment not clearly crafted with regards to definition of the word clinics and conditional uses in residential district</li> <li>• State definitions exist for medical clinic and hospital</li> </ul>
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Concern about outpatient functions in medical office, including differentiating between surgical facilities and medical offices that offer surgical procedures</li> <li>• Distinction between medical office and hospital, with the key difference being “overnight stay”</li> <li>• Concern for outpatient surgery functions in districts that allow residential use</li> <li>• Whether the proposed amendment lends clarity to regulation of medical use</li> <li>• Regulation of urgent care facilities</li> </ul>
<p>Chairman Brown upon commission consensus continued the meeting to the April 8, 2010 Plan Commission meeting with the following deliverable:</p> <ul style="list-style-type: none"> <li>• Staff to incorporate any existing definition of “office” vs. “clinic” and “hospital” as set forth by any Illinois health facility Planning Board, State or Federal institution into the proposed text amendment.</li> </ul>	
<p><b>Agenda Item D2:          PC Case #10-1-011          Park –n- Ride</b></p>	<p>Petitioner: City of Naperville, 400 S. Eagle Street, Naperville, IL 60540          Location: 400 S. Eagle Street Naperville, Illinois 60540</p> <p>Request: Approve proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities).</p> <p>(Official Notice: Published in Naperville Sun on February 10, 11, and 12, 2010)</p>
	<p><b>Staff / Petitioner Presentation:</b> Planner Ying Liu gave an overview of the request citing:</p> <ul style="list-style-type: none"> <li>• In April 2009 the City Council approved the Transportation Team FY 09-10 Work Program which included an item to pursue additional Park – N – Ride facilities.</li> <li>• Staff has requested a text amendment to Section 6:2-32 of the municipal code to provide regulations specific to Park – N – Ride facilities for a simplified uniform process of establishing new park -n-ride facilities.</li> </ul>
	<p><b>Public Testimony:</b> None</p>
	<p><b>Plan Commission Questions / Discussion:</b></p> <ul style="list-style-type: none"> <li>• Clarified staff procedure to identify park-n- ride sites</li> <li>• Question of additional impacts imposed by park-n-ride site on existing conditional use (i.e., church)</li> </ul>

	<ul style="list-style-type: none"> <li>• Whether the creation of new parking is permitted under the “accessory use” of the park-n-ride</li> <li>• The text amendment formalizes a process that is already in place</li> </ul>
	<p><b><u>Motion to Close the Public Hearing:</u></b></p> <p>Motion by: Meyer          Seconded by: Messer</p> <p style="text-align: right;">Approved (8 to 0)</p>
	<p><b><u>Motion:</u></b> Approve a proposed text amendment to Title 6 (Zoning Regulations) of the Municipal Code to add Section 6-2-30 (Park-n-Ride Facilities) in accordance with staff memo dated March 3, 2010.</p> <p>Motion by: Herzog          Seconded by: Trowbridge</p> <p style="text-align: right;">Approved ( 8 to 0 )</p>
<p><b>Agenda Item D3:          PC 10-1-018          Bridgestone at          Naperville Crossings</b></p>	<p>Petitioner: Bridgestone Retail Operations, LLC, 333 E. Lake Street, Bloomingdale, IL 60108          Location: The north side of 95th Street between Reflection Drive and Showplace Drive.</p> <p>Request: Approve a conditional use for an automobile service station and repair facility, a major change to the Naperville Crossings Planned Unit Development (PUD), and approval of a final PUD plat in order to develop a Bridgestone tire store on Lot 10.</p> <p>(Official Notice: Published in Naperville Sun on February 15, 2010)</p>
	<p><b>Staff Presentation:</b> Planner Ying Liu gave an overview of the proposal:</p> <ul style="list-style-type: none"> <li>• According to the petitioner, this development will be the initial launch of the Bridgestone high end tire operation prototype providing retail services and sales of auto accessories and the Bridgestone lines of golf equipment.</li> <li>• Staff finds the proposal consistent with the concept and intent of the Naperville Crossings PUD.</li> <li>• Landscape plan has been found to be consistent with the requirements of the Municipal Code and the PUD is in harmony with the Southwest Community Area Design Guidelines.</li> </ul>
	<p><b>Petitioners Presentation:</b> Attorney Russ Whitaker of Rosanova &amp; Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner Bridgestone Retail Operations, LLC, (333 E. Lake Street, Bloomingdale, IL 60108). During his presentation he cited:</p> <ul style="list-style-type: none"> <li>• Attorney Whitaker concurred with staff’s presentation</li> <li>• Minimal noise impact to surrounding residential properties when considering existing commercial properties along 95<sup>th</sup> Street along with noise generated from traffic.</li> <li>• The petitioner has worked with staff to meet the design guidelines of the</li> </ul>

	PUD while keeping the essential Bridgestone branding elements.	
	<b>Public Testimony:</b> None	
	<b>Plan Commission Questions / Discussion:</b> <ul style="list-style-type: none"> <li>• Proximity of proposed Bridgestone to residential neighborhood; it was noted that this is located across 95<sup>th</sup> Street from the nearest residential neighborhood</li> <li>• Aesthetics of the building, specifically regarding consistency of building design with what currently exists in Naperville Crossings</li> <li>• Ash trees shown on preliminary landscape plan. Staff has identified this through technical review and it will be addressed.</li> <li>• Whether the proposed use fits with the “downtown feel” that was intended for the PUD</li> <li>• Nature of retail use, including putting green, are consistent with the intent of the PUD ordinance to provide innovative and creative use of land.</li> </ul>	
	<u><b>Motion to Close the Public Hearing:</b></u> Motion by: Meyer Seconded by: Messer	Approved ( 8 to 0 )
	<u><b>Motion:</b></u> Approve a conditional use for an automobile service station and repair facility, a major change to the Naperville Crossings Planned Unit Development (PUD), and approval of a final PUD plat in order to develop a Bridgestone tire store on Lot 10 subject to staff technical review especially related to the landscape plan.  Motion by: Gustin Seconded by: Meyer	Approved ( 8 to 0 )
<b>E. Reports</b>	None	
<b>F. Correspondence</b>	None	
<b>G. New Business</b>	None	
<b>G. Adjournment</b>	<u><b>Motion to Adjourn:</b></u> Motion by: Gustin Seconded by: Meyer	Approved ( 8 to 0 )  <b>Time: 8:41 pm</b>