



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF AUGUST 7, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON AUGUST 21, 2013**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno, Coyne, Frost, Gustin, Hastings, Meyer, Williams  
Absent: Dabareiner, Messer  
Student Members:  
Staff Present: Planning Team – Allison Laff, Tim Felstrup  
Engineer – Kim Schmidt

**B. Minutes**

Approve the minutes of July 24, 2013 Planning and Zoning Commission meeting.

Motion by: Williams  
Second by: Hastings

Approved  
(7 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC 13-1-079  
Naperville Christian  
Academy**

The petitioner, Naperville Christian Academy, is requesting a major change to conditional use approved through Ordinance 91-203 to allow for the permanent operation of the Naperville Christian Academy within the Trinity Church of the Nazarene located at 1451 Raymond Drive.

Allison Laff, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Meyer – Were the complaints the City received in 2009, 2011, and 2012 related to the noise of the play area? Laff – Yes.
- Hastings – Were the complaints from same individual? Laff – Yes.

John McCord, Headmaster of the Naperville Christian Academy, 829 Winding Creek Road, Naperville, spoke on behalf of the petitioner:

- McCord gave some additional information about the school and his previous attempts to work with the concerned neighbor.

Planning and Zoning Commission inquired about:

- Bruno – Is there any (playground) equipment on the parking lot? McCord - No. The school brings out equipment for recess times and takes it back at the end of recess.
- Bruno – How many kids came out during recess? McCord - About 40 kids.
- Meyer – How long is each recess? McCord – Each recess is about 20 minutes depending on weather conditions.
- Meyer – Are there any plans to install a playground? McCord - We would like to but do not have the funds at this point.
- Hastings – Would it be possible to move the recess area to the north side of the building? McCord – The area to the north of the building has challenges including proximity to road, topography and lack of turf. The current recess area is enclosed with a row of bushes and is a more appropriate location for a play area.
- Hastings – Could you install fencing to keep the balls in? McCord - Yes.
- Williams – Is NCA an accredited school? McCord – Yes.
- Williams – Would additional PZC approval be required to add a playground or fence? Laff – Yes for the playground. But a fence can be included in the current approval.

**Public Testimony:**

Patrick Liston, 1539 Queensgreen Court:

- Lives adjacent to the church and has been making complaints to the City regarding the school.
- There are traffic concerns that cars on Queensgreen cannot make left turns onto Raymond due to excessive school traffic.
- The school was originally started at the subject property without a permit and was later issued a permit subject to a list of conditions including limiting outdoor activities to one 30-minute recess. But there are many outdoor activities at the school currently including outdoor classes on nice days.
- The school was approved as a temporary use and the neighbors stopped complaining thinking the school would be eventually gone.
- While it is common for schools to be located on church properties, this property is unique in that it is nested in a high density residential neighborhood.
- Represents a number of neighbors who are also against the school.
- Gustin – Are you a board member of your Homeowners Association? No.
- Gustin – Has your HOA ever discussed this issue with the school? No.
- Gustin – Is your main concern the outdoor activities? Yes, but traffic is also a main concern. We are also concerned about the safety of the children.
- Coyne to staff – Are there any other objections to this request? Laff -

None to our knowledge outside of the speaker here.

- Coyne – What permission did you receive from your neighbors to speak on their behalf tonight? Since I didn't know about this meeting until two days ago, there was not enough time for me to gather any written letters from my neighbors.
- Williams – How many people do you represent? Two.
- Williams to staff – Can you clarify whether the church had a permit? Laff – They started the school without a permit and then got a temporary use permit when staff notified them that they needed one.
- Bruno – This process is backwards. There should have been a permitting process for the school in the first place. Having the information about the school in the application package is not sufficient. A representative from the church should do a presentation and walk through the information.
- Williams to staff – Does the zoning allow for a school? Laff – the underlying zoning allows for a school by right but since there was a conditional use for the church, a change to the conditional use is required to include the school.
- Bruno to staff – Is it common for schools to have recess in the parking lot? Laff – Yes, Sts. Peter and Paul has recess in the parking lot.
- Hastings – Would a fence alleviate any of your concerns? It may help the safety issue but wouldn't help the noise issue.

Rita Liston, 1539 Queensgreen, presented photos of the recess area which were submitted for the record.

- The recess area is very close to people's porches and backyards.
- Frost - Is there a full tree line between you and the church's parking lot? Yes, there is landscaping in between.
- Frost – Can you physically see the kids or just hear them? In certain locations where the landscape is not contiguous, we can see the kids.
- Williams – Were these photos taken all at the same time? Yes tonight around 5:30.
- Bruno to staff – Does the permit limit the amount of kids in the school? Laff – No.

Petitioner, John McCord, responded to testimony:

- The previously planned facility had a mold issue which led us to the decision of staying in this location. There aren't loud speakers or music outside. We have a field day once a year at the end of the year. Our class size is small. The daily operation of the school is orderly and under the control of our staff. As to other options, we have looked for other locations but this one works for what we need.

Planning and Zoning Commission inquired about:

- Coyne: The witness before you testified that children are in and out of their yards all the time? McCord - I disagree.
- Meyer: How long is recess? McCord – 20-30 minutes and once a day.

Also we do not have afterschool activities, but neighborhood kids often play basketball in the parking lot.

- Coyne: Why isn't a fence there? McCord – There is a landscaped buffer already. I would not be opposed to a fence. We have moved our recess area away from the residents per their complaints.
- Bruno – Could you relocate recess to the north of the building? We have tried it but there is a safety concern for the children to be near Raymond Road.
- Gustin – Is there an opportunity to fence in the area north of the building so that the kids won't have access near Raymond Road? Schmidt – The area north of the building is a dry detention pond. A fence would not be allowed in that area.
- Frost for staff – If this was brought without the church it would be a matter of right in this location, correct? Laff – Yes.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – I would like to see this continued. I don't have a problem with the school but I have a problem with the process. There should be a designated play area for the school.
- Frost - Because the school would be allowed as a matter of right I am inclined to vote in favor of the petition.
- Coyne – I agree with Frost. I think a fence should be looked into between the neighbors and the parking lot.
- Gustin – I too will be supporting this. I believe the school has a right to be on the property. My biggest concern is safety of the children. The use is fine, but the issue is about safety and noise.
- Hastings – I agree with Bruno and would also like to see this continued. My big concern is kids' safety. Would like to give the witness the opportunity to talk to other neighbors.
- Meyer – I will be supporting this. The school would be allowed by right without the church. There are less than 50 kids for a half hour a day. I am open to a fence or finding another recess area.
- Williams – I believe the applicant has the right for this. I don't like the idea of garbage trucks and dogs running adjacent to the kids' play area. We only heard from one objector tonight and I would like to hear from the other witnesses and find out exactly how many objectors there are.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-079, subject to the condition that the petitioner work with staff to address the location, fencing, and safety concerns related to the recess/play area prior to this case being sent to City Council for approval.

Motion by: Meyer  
Seconded by: Bruno

Approved  
(7 to 0)

Ayes: Bruno, Coyne, Frost, Hastings, Meyer, Williams,  
Gustin  
Nays: none

**D2.**  
**PZC 13-1-068**  
**North Town Plaza**  
**Wall Signage**

The petitioner proposes to install wall signage for the tenants of the North Town Plaza shopping center on the rear (west) elevation of the building which is not eligible for wall signage. The petitioner requests a variance from Section 5-4-5:1 (Commercial Signs, Wall Signs) of the Naperville Municipal Code in order to install wall signage on an ineligible frontage of the building located at 111 E. Ogden Avenue.

Tim Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Hastings noted that the current signs proposed are very attractive. Does the City have the ability to review and approve design of signage in the future? Felstrup - The current variance request will allow for signage to be placed on the rear of the building and staff will review and approve the signage design in accordance with Sign Code and Citywide Building Design Guidelines.
- Gustin noted that there will be a limit on the sq.ft. allowed per sign per tenant. Felstrup – Yes, each tenant’s signage is dependent on the frontage of their unit.
- Williams – Will the permitted signs be in the general size, shape, and location of the samples shown? Felstrup – Yes.
- Gustin – Was the building built recently? Felstrup – Yes, in the last 10 years.
- Gustin – Monument signage was previously discussed 10 years ago specifically as to whether it was adequate to provide signage for the entire center. I am interested in hearing from the petitioner as to why additional signage is needed at this point.
- Bruno – If the building is occupied by one tenant, how big could their wall signage be? Felstrup – It will be determined based on total frontage of building. Bruno noted that signage could be substantial if only one tenant occupied the building.
- Bruno – Has staff discussed restricting the hours that the signs will be lit? Felstrup – The Code does not restrict the time that sign can be lit. Staff does not have a concern with lighting given the surrounding commercial properties and adjacent roadways.

Charles Schwartz, 29664 Birch, Lake Bluff, Illinois spoke on behalf of the petitioner.

- Wrote application for 4 tenants; he is the real estate manager for Verizon Wireless.

- Owner of the property (Charles Margosian) would like to enhance the viability of the property through the proposed signage.
- At the time that Verizon entered into the contract for the space, they believed that they would have a panel on the monument sign, but were not allowed to do so.
- Customers have told him that they can't see the Verizon Wireless store from Washington Street.
- They are willing to shut off the signage at the end of the day if the PZC wants to make it a condition.
- It is unlikely that others will request similar variance. The site is very uniquely situated given the building's easterly orientation.
- Signage will help tenants incrementally increase their business at this location.

Planning and Zoning Commission inquired about:

- Williams – Can you quickly explain the hardship? Petitioner – The proposed signage is needed to capture traffic traveling northbound along Washington Street. Williams – Without the proposed sign, the vast majority of customers would not realize their business is there.
- Meyer – Complimented petitioner that the petition is well written and very thorough.
- Gustin – Does Mr. Margosian own the Jewel? Petitioner – No.
- Gustin – Can the monument sign size be increased in height or size to include a tenant panel for Verizon? Felstrup – a variance would be required to increase size of the monument. Additionally, a panel on the monument sign will not help with the visibility of the business from Washington Street.
- Bruno – Is the petitioner able to speak for all 4 tenants regarding a potential condition that requires signage lighting to be shut off after a certain hour? Petitioner – yes.

**Public Testimony:**

Lou Porcaro, Bella Sign Company, spoke on behalf of the petitioner:

- Agrees with testimony provided. Clarified that sign renderings are to scale and represent how the sign will appear on the building.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – Would like to see a time restriction.
- Coyne – Has concerns that if the Starbuck's changes their hours, our lighting conditions could cause a problem.
- Frost – Supports the petition and has no concerns regarding lighting.
- Gustin – Each case is reviewed on its own merit, so there is no concern with setting precedent. Shared concerns with Commissioner Hastings regarding the Ogden Avenue signage recommendations, but finds that

signage is needed on the rear given lack of visibility along Washington and traffic safety.

- Hastings – Has no concerns with lighting; originally had concerns regarding existing signage along Ogden Avenue, but supports variance given reasons stated by petitioner.
- Meyer – Concurs with Commissioner Frost.
- Williams – Has no concerns with signs being lit, even if 24 hours per day.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-068, a variance from Section 5-4-5:1 (Commercial Signs, Wall Signs) of the Naperville Municipal Code in order to install wall signage on an ineligible frontage of the building located at 111 E. Ogden Avenue.

Motion by: Williams

Seconded by: Meyer

Commissioner Bruno made a motion to amend the main motion to restrict signage lighting to only when the businesses are open. Motion failed due to lack of a second.

Planning and Zoning Commission voted on the original motion. Approved  
(7 to 0)

Ayes: Bruno, Coyne, Frost, Hastings, Meyer, Williams,  
Gustin

Nays: none

## **E. Reports and Recommendations**

## **F. Correspondence**

## **G. New Business**

## **H. Adjournment**

9:20 p.m.