

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

Call to Order

- A. Roll Call**
- B. Approve Minutes** from June 17, 2009
- C. Old Business**
- 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 154-foot telecommunications facility (monopole) in the R1A District and a variance from Section 6-13-4:10 of the Naperville Municipal Code to reduce the minimum required setback from the south property line. The proposed monopole has a setback of approximately 264 feet from the south property line; the Code requires 308 feet.

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

The applicant has requested to continue this case until the August 19, 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), is located 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.)

PC # 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.)

- E. Reports and Recommendations - None**
- F. Correspondence - None**
- G. New Business**
- H. Adjournment**

Any individual with a disability requesting a reasonable accommodation in order to participate in a Plan Commission Meeting should contact the Division of Social Services, which is responsible for coordination of ADA services, no later than one day in advance of the scheduled meeting. Social Services can be reached at 400 South Eagle Street, Naperville, IL, at 630-420-6001 (voice) or 630-305-5205 (TDD). The City will make every effort to allow for meeting participation.