

AGENDA
NAPERVILLE PLAN COMMISSION
May 20, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order

- A. Roll Call**
- B. Approve Minutes** from May 6, 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. In conjunction with this request, the petitioner also seeks approval of 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 June 17, 2009 Plan Commission meeting.

PC # 1766: Turning Pointe Autism Foundation

Petitioner: Turning Pointe Autism Foundation, 1111 S. Washington Street, Naperville, IL

Location: West of Plainfield-Naperville Rd., north of Saratoga Rd., south of Hamlet Rd.

Request: Approval of a conditional use for a Planned Unit Development to permit a school and residential care homes for autistic children, a Preliminary/Final Plat of Subdivision for the subject property, a Right-of-way Vacation, and amendment to the Annexation Agreement. In conjunction with this request, the petitioner also seeks approval of deviations from:

- Section 6-6C-7: (R2 Yard Requirements) of the Naperville Municipal Code which requires lots in the R2 (Single-Family and Low Density Multiple-Family Residence) to maintain a minimum 25 foot front yard setback; and
- Section 6-6C-5: (R2 Area Requirements) of the Naperville Municipal Code which requires a minimum lot size area of 7.00 acres for primary and secondary schools.

(Official Notice for PC Case#1766 was published May 3, 2009 in the Naperville Sun.)

PC # 09-1-32: Naperville South Animal Care Clinic

Petitioner: Dr. Todd Prince, TLP Enterprises, Inc., 2224 Regency Woods Drive, Lisle, IL 60532

Location: Lot 7 of the Cantore Place Planned Unit Development (PUD), located at northeast corner of IL Route 59 and Cantore Road.

Request: Approval of a major change to the Cantore Place PUD to increase the gross floor area of the clinic from the approved 14,405 square feet to 27,064 square feet due to the addition of a full basement. No changes to the site layout or parking are proposed. The petitioner also requests approval of a variance from Section 6-9-3:6 (Schedule of Off Street Parking Requirements: Services and Institutions) to reduce off-street parking from required 89 spaces to 47.

(Official Notice for PC Case#09-1-32 was published May 3, 2009 in the Naperville Sun.)

PC # 09-1-42: Naperville Central High School

Petitioner: Community School District 203, 203 W. Hillside Road, Naperville, IL 60540

Location: 440 W. Aurora Avenue, Naperville, IL

Request: Approval of a preliminary/final subdivision plat to establish a single legal lot of record. In conjunction with this request, the petitioner also seeks approval of variances from Section 6-6A-7 (R1A Yard Requirements) of the Naperville Municipal Code to accommodate existing parking area and building setbacks, 6-6A-8 (R1A Height Requirements) to allow the building height to exceed thirty-five feet (35') and Section 5-10-3 (Landscape) related to required building foundation plantings, interior parking lot landscape islands, perimeter parking lot landscaping, parkway plantings and perimeter site plantings.

(Official Notice for PC Case# 09-1-42 was published May 3, 2009 in the Naperville Sun.)

E. Reports and Recommendations - None

F. Correspondence

- Fifth Avenue Study - Project Study and Next Steps
- Floor Area Ratio (FAR) Text Amendment Memo from the Planning Services Team

G. New Business

H. Adjournment