



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MAY 18, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON JUNE 1, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bansal, Crawford, Hansen, Hastings, Martinez, Messer, Peterson, Williams
Absent: Hajek
Student Members:
Staff Present: Planning Team – Sara Kopinski, Erin Venard
Engineering Team – Chris Nichols

B. Minutes

Approve the minutes of the May 4, 2016 Planning and Zoning Commission meeting.

Motion: Williams Approved
Second by: Messer (8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 16-1-044
1111 E. Warrenville
Road Variance**

The petitioner requests approval of a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces for the property located at 1111 E. Warrenville Road.

Erin Venard, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Martinez – Putting onus on the petitioner or owner to monitor themselves. If they have a problem with the 29 parking space shortage, is it up to them to monitor themselves?
- Venard – A combination of both. The future third floor tenant would have to come to the City's Tenant Build-out meeting and at that time we would review customer and employee information. We would be relying on petitioner after that to come forward with any parking problems.

Dave Michelson, Calamos Real Estate, spoke as the petitioner:

- Introduced project team.
- Calamos resided in the building until 2005 when we moved to Calamos Court.
- Building has been empty for several years; excited to be involved with Montessori team.
- The building is not ADA compliant, part of the ADA renovations include demolishing the 2nd floor entry and creating a new entry with access for the 10 car drop-off lane.

Public Testimony: none

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bansal – Beautiful building; improvements will add more value. It is unfortunate it was vacant. This is a good use. Regarding the limited parking, probably not a concern but recommends annual report on parking.
- Crawford – Supporting. Thanks staff for coming up with efficient conditions.
- Hansen – Concurs with staff report; concerned that there is a self-policing element. Confident that if there is a problem, someone will be in touch with City. Supporting.
- Hastings – Supporting.
- Martinez – Supporting; huge supporter of Montessori. No concern regarding self-policing because of familiarity with the business reputation of Calamos.
- Peterson – Great to see the space being filled; supporting.
- Messer – Concurs with staff. Great to have the facility occupied again; new design is an improvement over the existing conditions; supporting.
- Williams – Supporting. 11 years of vacancy is unacceptable. Spending a lot of money on this. Variance is not concerning one way or another. The 3 conditions are enormously efficient; if the parking variance does not work, Calamos and the tenant will fix it. Calamos is quality petitioner and citizen. I hope you are here for another hundred years and that this is a great success.

Planning and Zoning Commission moved to recommend approval of PZC 16-1-044, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces for the property located at 1111 E. Warrenville Road.

Motion by: Williams
Seconded by: Messer

Approved
(8 to 0)

Ayes: Bansal, Crawford, Hansen, Hastings, Martinez,
Messer, Peterson, Williams
Nays: None
Absent: Hajek

D2.
PZC 16-1-015
Suburban
Gastroenterology

The petitioner requests approval of a revocation of the existing R3 (Medium Density Multiple-Family Residence District) PUD as it relates to Lot 1 of the Town Square Subdivision, and rezoning to OCI (Office, Commercial and Institutional District) for the property located at 1243 Rickert Drive, Naperville, Illinois.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Todd Roberts, Americorp Group, spoke on behalf of the petitioner:

- Available for questions.

Public Testimony: none

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bansal – No issues; supporting.
- Crawford – Supporting.
- Hansen – Supporting.
- Hastings – Supporting.
- Martinez – Supporting; housekeeping item.
- Messer – Supporting. Commission has seen a few of these. PUD does not make sense for this lot.
- Peterson – Rezoning to what it is already used for; no issues. Good to expand business; good for City. Supporting.
- Williams – Supporting; as staff said OCI is appropriate for the use but also a more modern zoning tool.

Planning and Zoning Commission moved to recommend approval of PZC 16-1-015, a revocation of the existing R3 (Medium Density Multiple-Family Residence District) PUD as it relates to Lot 1 of the Town Square Subdivision, and rezoning to OCI (Office, Commercial and Institutional District) for the property located at 1243 Rickert Drive, Naperville, Illinois.

Motion by: Williams
Seconded by: Bansal

Approved
(8 to 0)

Ayes: Bansal, Crawford, Hansen, Hastings, Martinez,
Messer, Peterson, Williams

Nays: None
Absent: Hajek

**D3.
PZC 16-1-052
Pet Grooming &
Training Text
Amendment**

The petitioner requests approval of an amendment to Section 6-1-6 (Definitions), Section 6-7 (Business Districts), and any other sections of the Naperville Municipal Code as necessary in order to create a definition for pet training facilities and establish permitted zoning districts for the use.

Erin Venard, Planning Services Team, gave an overview of the request.

Public Testimony: none

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion: None

Planning and Zoning Commission moved to recommend approval of PZC 16-1-052, an amendment to Section 6-1-6 (Definitions), Section 6-7 (Business Districts), and any other sections of the Naperville Municipal Code as necessary in order to create a definition for pet training facilities and establish permitted zoning districts for the use.

Motion by: Williams
Seconded by: Messer

Approved
(8 to 0)

Ayes: Bansal, Crawford, Hansen, Hastings, Martinez,
Messer, Peterson, Williams
Nays: None
Absent: Hajek

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

The Commission recognized and thanked Vice-Chairman Tim Messer for his service on the Plan Commission and the Planning and Zoning Commission from 2010 to 2016.

H. Adjournment

7:22 p.m.