

NAPERVILLE
ZONING BOARD OF APPEALS MINUTES
March 9, 2010 - 7:00 P.M.
COUNCIL CHAMBERS

Call to Order	<u>Time:</u>	(7: 02 pm)	
A. Roll Call Commissioners:	<u>Present:</u> Karl Fry, Chairman Carl Pelzer, Acting Chairman Ann Mele Robert Hedrich Bhavani Prasad Vemuri Gina Terrano Koscal Robert Williams	<u>Yes</u> X X X X X	<u>No</u> X X X
Students:	Aneesh Tyle Corey Haas		X X
Staff Present:	Trude Terreberry – Code Enforcement Officer Amy Emery – Community Planner Samula McCarthy – Administrative Assistant		
B. Approve Minutes	<u>December 8, 2009</u> Motion to Approve by: Hedrich Seconded by: Pelzer	Approved (5 to 0)	
C. Old Business	None		
D. Public Hearing			
ZBA - 10-1-04 CityGate Centre	<u>Petitioner:</u> CityGate Centre Monument Sign <u>Location</u> 2075 Calamos Real Estate LLC, Naperville Road, <i>Petitioner requests continuance of ZBA 10-1-04 until April 13, 2010.</i> <u>Request:</u> The petitioner requests a recommendation for approval of four variances – two from Section 5-4-5:2 (Commercial Signs, Monument Signs) to install a monument sign that is larger than 90 square feet and taller than 10 feet in height, and two from Section 5-4-6:1 to allow for streaming video (non-static messages) on a changeable-copy sign that exceed 50 percent of the permitted area of a monument sign.		

	(Public hearing notice published in the Naperville Sun Sunday, January 25, 2010)	
	<p><u>Petitioner Presentation:</u></p> <ul style="list-style-type: none"> Acting Chairman Pelzer opened and closed the public hearing. The board unanimously approved continuance until April 13, 2010 	
ZBA #10-1-016	<p><u>Petitioner:</u> Naperville Central High School Athletic Fields – School District 203 <u>Location:</u> 735 South West Street</p> <p>1) <u>Request:</u> Variance from Section 6-9-2:5 (Access to Off Street Parking Facilities) and 6-9-2:11 (Approved Surfaces) of the Naperville Municipal Code to allow a gravel surface parking lot without curb and gutter.</p> <p>2) A variance to 6-9-2:5 (Access to Off Street Parking Facilities) of the Naperville Municipal Code to allow a reduced two-way driveway width from 26 feet to 22 feet.</p> <p>3) A variance to Section 5-10-3:5-1-1 (Interior Landscape islands than the code requirements.</p>	
	<p><u>Petitioners Presentation:</u></p> <p>Tim Happa, 1804 North Naper Blvd., provided an overview of the request indicating:</p> <ul style="list-style-type: none"> The proposed athletic fields are being sited on the south end of the community garden plot property. The proposed plan offers two multi-purpose athletic fields, gravel and hard surface parking areas and drive aisle. The two-way drive aisle is proposed at 22 feet wide and 24 feet parallel to West Street. The petitioner is requesting to reduce the requirement for landscape islands by four (4) to maximize available parking and because of the difficulty of providing landscape islands within gravel parking areas. 	
	<p><u>Zoning Board of Appeals Discussion:</u></p> <ul style="list-style-type: none"> The board discussed how the gravel parking spaces would be used and the width of the 	

	<p>two-way drive aisles.</p> <ul style="list-style-type: none"> • The board expressed concern that the proposed gravel lot will not just be used in an overflow situation. It will be utilized regularly. Moreover, given its permanence, the use of a gravel surface was questioned. • The board pointed out that the aisles proposed appear to be too narrow for two-way traffic. • Board member Williams stated that the four foot drive aisle reduction will not be sufficient while the rest of the property is a crowded athletic field. Staff indicated the width would allow for two-way traffic and gravel drive aisles tend to naturally widen over time as gravel spreads to adjacent grass areas. • Board member Williams requested clarification from staff on their support for the variance. Staff responded that the city engineering and planning teams reviewed the application concluding that the proposed parking is consistent with the existing lot material and would accommodate parking overflow. Staff also noted that a hard surface (paved) parking area is provided adjacent to West Street to serve as the primary parking area for the fields. • The petitioner reiterated that the athletic fields will not be used for any other purpose. He also affirmed that there will be no direct access for the gun club. • Board member Hedrich suggested that the variances be voted on separately. The board elected to make three separate motions for the variances requested. 	
	<p>Mr. Pelzer closed the Public Hearing</p>	<p>Unanimously Approved (5 to 0)</p>

(1.)	<p>Motion (1): To approve ZBA Case #10-1-016 request for a variance from Section 6-9-2:5 (Approved surfaces) and 6-9-2:11 to allow a gravel surface lot without curb and gutter. Motion by: Williams Seconded by: Mele</p>	<p>No Recommendation (3 to 2)</p>
(2.)	<p>Motion (2): To approve ZBA Case #10-1-016 request for a variance from Section 6-9-2:5 (Access to Off Street Parking Facilities) to allow a reduced two-way driveway width from 26 feet to 22 feet.</p>	
	<p>Motion by: Hedrich Seconded by: Williams</p>	<p>No Recommendation (3 to 2)</p>
(3.)	<p>Motion (3): To approve ZBA Case #10-1-016 request for a variance from Section 5-10-3:5-1-1 (Interior Landscaping) to allow four (4) fewer interior parking lot landscape islands than the code requires.</p>	
	<p>Motion by: Williams Seconded by: Hedrich</p>	<p>Recommend to Approve (5 to 0)</p>
ZBA #10-1-020	<p><u>Petitioner:</u> Delta Sonic Car Wash Systems Inc <u>Location:</u> 1780 North Aurora Road, Naperville, IL</p> <p><u>Request:</u> The petitioner requests a recommendation for approval to install an 88 square-foot monument sign, which has 44% changeable copy. The request for variance is from Section 5-4-5:2 (Monument Sign Area) of the Municipal Code.</p>	
	<p>Petitioners Presentation:</p> <p>Kathy West of Dommermuth, Brestal, Cobine & West, LTD representing the petitioner gave a synopsis of the requested variance.</p>	
	<p>Zoning Board of Appeals Discussion:</p> <ul style="list-style-type: none"> • Board member Hedrich pointed out that even though the posted speed limit is 40 mph, people drive much faster. 	

	<ul style="list-style-type: none"> • Board member Pelzer requested clarification on the size of the sign in the variance proposal. Attorney West explained that the existing sign is approximately 90 square feet and the proposed sign will be approximately 88 square feet. • The board members and staff expressed their support of the requested variance. 	
	Mr. Pelzer closed the Public Hearing	Unanimously Approved (5 to 0)
	Motion by: Mele Seconded by: Hedrich	Recommend to approve (5 to 0)
ZBA #10-1-022	<p><u>Petitioner:</u> Calamos Real Estate LLC <u>Location:</u> 2020 Calamos Court, Naperville, IL</p> <p><u>Request:</u> The petitioner is requesting to install two 108-square foot commercial development identification wall signs. The petitioner's request is for a recommendation of approval of two variances from Section 5-4-6:6.1 (Permitted Commercial Development Identification Signs) and two variances from Section 5-4-6:6.6 (Commercial Development Identification Wall Sign).</p>	
	<p>Petitioners Presentation:</p> <p>Mike Dolski and Tim Miller, Calamos Real Estate LLC. 2020 Calamos Court, Naperville, IL, explained that CityGate is on a 31 acre mixed use development and there is a lack of awareness of CityGate Centre by motorists traveling along I-88. There is currently no signage for the development facing I-88.</p> <p>The petitioner would like to expand the identification of the development by placing signage on the east and west elevations of the Calamos Investments building. The petitioner believes that placing the signs on these elevations (as opposed to placing them on the south elevation) they will be much more visible to motorists traveling along I-88.</p>	

	<p>Zoning Board of Appeals Discussion:</p> <ul style="list-style-type: none"> • Board member Mele requested clarification of the variances being requested. Staff explained that if the petitioner wanted to place the signs on the south elevation, variances would be needed only for the size of the signs. Due to the fact that the petitioner wants to place the signs on the east and west elevations, variances are needed for the location and size of the signs. • Board member Hedrich inquired about the brightness of the lighting of the sign. The petitioner assured the board that the lighting is the same brightness as the developments existing lighting and will not be distracting to passing motorists. • Board member Pelzer questioned whether there will be any other signs on the south elevation of the building. The petitioner explained that there is an existing “Calamos Investments” sign on the south elevation and stated that there are no plans to request any other signage for the south elevation. 	
	<p>Motion by: Hedrich Seconded by: Williams</p>	<p>Recommend to approve (5 to 0)</p>
<p>Motion to Adjourn</p>	<p>Motion by: Hedrich Seconded by: Williams</p>	<p>Approved (5 to 0)</p>
<p>Adjournment</p>	<p>Time:</p>	<p>7:40 p.m.</p>