



An overview of request was presented by Rory Fancler of staff.

Russ Whitaker of Dommermth, Brestal, Cobine & West Ltd. spoke on behalf of the petitioner, noting that the intent of the proposed development is a fast-casual dining experience with a drive thru. The proposal allows for an excess of 26 parking spaces on Lot 3 and landscaping consistent with the PUD.

Commissioner Edmonds requested clarification of the landscape variance. Fancler indicated that the landscape variance pertains to the striped median provided at the north end of the parking row immediately west of the drive-thru window; the L-shaped island separating the drive-thru window from the parking supply is in compliance with the Code.

Commissioner Gustin inquired as to the landscaping; in particular the intent of trees in the outdoor seating area. Mr. Whitaker responded that landscaping has been provided for the outdoor seating area and further noted that the developer is in the process of obtaining LEED certification.

Commissioner McElroy questioned whether or not the LEED certification addresses issues such as energy conservation. McElroy expressed concern with respect to the relationship between Springbrook Prairie Pavilion and the adjacent Kimball Hill residential development currently under construction, specifically as it relates to pedestrian accessibility.

One (1) member of the public spoke in opposition to the request of the major change to the PUD and associated deviation and variance.

- Charlotte Schnieder – 809 Hyde Park Lane, Naperville, Illinois

Schneider expressed concern for number of vehicles expected to utilize the drive-thru window, suggesting that this is a fast food restaurant and a larger percent of the sales will be attributed to the drive thru than estimated; therefore, more stacking spaces are needed rather than less.

Motion to close the Public Hearing by: Gustin  
The Public Hearing was closed.

Seconded by: Jepson

Motion: To approve a major change to the Springbrook Prairie Pavilion PUD and Final PUD Plat, a deviation from Section 6-9-3 to reduce the required drive-thru stacking spaces; and a variance from Section 5-10-3:5 to allow a striped median at the end of a parking row, in lieu of the required concrete curbed parking lot landscape island, subject to the staff memo dated August 7, 2008, and the tiered approach to the queuing and stacking aisle and the technical requirements set forth therein.

Motion by: Gustin

Seconded by: Hinterlog

**Action: Approved (9 to 0)**

Commissioner McElroy recused himself from the meeting indicating he had a conflict of interest with the next two cases before the Plan Commission.

**PC Case # 1728 – 75th Street Corridor Study**

**Petitioner:** City of Naperville Staff

**Location:** Properties fronting 75th Street between Washington Street and Palomino Drive.

**Request:** Staff requests approval of the *75th Street Corridor Study Report* as an amendment to the Comprehensive Master Plan.

An overview of request was presented by Allison Laff of staff. Ms Laff overviewed the requests received during the July 23, 2008 Plan Commission meeting and highlighted specific responses from staff, including: land use planning principles; planned expansions and changes in infrastructure; information pertaining to the city's annexation and development process; and a detailed voting sheet which separates the corridor into six (6) subareas for individual consideration. Ms. Laff reviewed staff's future land use recommendations for two (2) of the subareas: Office and Transitional. Ms Laff clarified that staff is not recommending specific zoning but future land use.

Commissioner Edmonds clarified the zoning districts applicable to the recommended Transitional future land use on the south side of 75<sup>th</sup> Street at Wehrli Road. Commissioner Edmonds asked whether or not a text amendment would be needed in the event that TU zoning was applied to the area. Commissioner Edmonds further clarified the permitted uses in the Transitional area.

Commissioner Jepson discussed the planned timetable for County roadway improvements, as presented in the supplemental materials prepared for the agenda item, and how the timeline could impact the discussion of future land use for the study area.

During the public hearing the following three (3) people spoke in favor of the *75<sup>th</sup> Street Corridor Study Report* recommendations:

- Kevin Gallaher, 1111 S. Washington Street, Naperville, Illinois
- Anissa Olley, 101 Springwood Drive, Naperville, Illinois
- Bonny Albrecht, 24W575 75<sup>th</sup> Street, Naperville, Illinois

These individuals indicated that commercial uses, as recommended in the study, would be advantageous and convenient for surrounding residents, and noted that the area is not conducive to residential uses due to the traffic volumes along 75<sup>th</sup> Street and current development trends. Gallaher noted the physical constraints (i.e., parcel size, existing cell towers) for the parcels at the southwest corner of 75<sup>th</sup> Street/Wehrli Road; and therefore, finds the future land use designation "Transitional", as proposed, to be appropriate. Olley

indicated that the plan reflects the changes in the community over the past 10 years, and the plan “promotes careful change”.

The following 11 people spoke in opposition to the *75<sup>th</sup> Street Corridor Study Report* recommendations:

- Charlotte Schneider, 809 Hyde Park Lane, Naperville, Illinois
- Lee Mandel, 8S318 Oxford Lane, Naperville, Illinois
- Joseph Druzak, 1240 Oxford Lane, Naperville, Illinois
- Jim Hayostek, 1436 Siebert Court, Naperville, Illinois
- Jeff Coros, 1137 Hyde Park Lane, Naperville, Illinois
- Portia Mandel, 8S318 Oxford Lane, Naperville, Illinois
- Joe Trumpeter, 1604 Tulane Drive, Naperville, Illinois
- Debbie Hojnicky, 1411 Nevis, Naperville, Illinois
- Dean Cocallas, 1504 Marquette Avenue, Naperville, Illinois
- Luz C. Ferri, 24W655 75<sup>th</sup> Street, Naperville, Illinois
- Tony Kurlosz, 1307 Hunter Circle, Naperville, Illinois

Those in opposition to the recommendations noted concerns related to the compatibility of the proposed future land use designations with existing adjacent uses, specifically, the potential impact to residential property values when adjacent to commercial uses. Some speakers also expressed fears that if some additional commercial development were allowed, it would quickly spread along the corridor. A member of the public questioned the validity of the market study conducted by Houseal Lavigne Associates. Some members of the public expressed concern with the recommended “Office” designation for the northwest and northeast corner parcels at 75<sup>th</sup> Street and Oxford Lane, specifically as it impacts adjacent residential properties and cut-thru traffic on Oxford Lane, a residential street. Those in opposition to the “Office” future land use recommendation noted that a cul-de-sac should be installed on Oxford Lane. It was stated by some members of the public that the traffic impact would be detrimental to existing residential neighborhoods, specifically the increased traffic volume associated with new development along the Corridor and the detrimental impact to traffic and pedestrian safety. Concerns were also raised regarding the need for appropriate buffers between land uses. Finally, it was expressed to the board that the quality of life for some residents along the 75<sup>th</sup> Street would be negatively impacted if the recommendations, as presented, were approved.

At the conclusion of the public testimony, the Plan Commission asked a number of questions for clarification purposes. Commissioner Brown asked staff about the validity of the market study and the process used to hire the consultant. Laff indicated that while staff does not have expertise in market analysis, staff has evaluated the market study, conducted by a professional with expertise in the field and finds the methodology to be appropriate.

The Plan Commission discussed the mixed-use recommendation for the southwest corner of 75<sup>th</sup> Street and Naper Boulevard. Commissioner Hinterlong indicated that perhaps the future land use recommendation should be single-family residential. Commissioner

Jepson concurred with Commissioner Hinterlong due to the expected delay in transportation improvements and the potential traffic impact associated with commercial uses at this corner.

Motion: to close the Public Hearing by: Edmonds                      Seconded by: Sterlin  
 The Public Hearing was closed.

Motion: to approve recommendation for **Area #1** between the DuPage River and Naper Boulevard as Low- Density Residential.

Motion by: Brown    Seconded by: Jepson

Commissioner	Aye	Nay	Rationale
Derke Price		X	Concurs with Commissioner Herzog's recommendation
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog		X	Recommends Transitional Use
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin		X	

**Action: Approved (5 to 3)**

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Motion: To approve an amendment to accept **Area # 2**, between the DuPage River and Market Meadows, as Office with the exception of the two (2) parcels on the northeast and northwest corners of Oxford Lane/75<sup>th</sup> Street, which would retain the future land use designation of Residential, and with an additional recommendation for the conversion of Oxford Lane north of 75<sup>th</sup> Street to be converted to a cul-de-sac.

Motion by: Brown    Seconded by: Edmonds

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong		X	
Mike Brown	X		Oxford Lane is a unique residential area
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (7 to 1)**

Motion: To approve **Area # 2** with the approved amendment between the DuPage River and Market Meadows as Office.

Motion by: Hinterlong

Seconded by: Price

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong		X	
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (7 to 1)**

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Motion: To approve an amendment to **Area # 3**, southwest corner of 75<sup>th</sup> Street and Naper Boulevard, to change from Mixed-Use to Low- Density Residential.

Motion by: Hinterlong

Seconded by: Jepson

Commissioner	Aye	Nay	Rationale
Derke Price		X	Poor planning; abutting 75 <sup>th</sup> Street does not make sense; "Mixed-Use" invites creativity
Joe McElroy	RECUSED		
Bill Jepson	X		Prefer low-density residential; would like to see a creative development for this area
Ann Edmonds		X	
John Herzog		X	
Paul Hinterlong	X		Concurs with Commissioner Jepson
Mike Brown		X	Portion of southwest corner lends itself to commercial
Patty Gustin		X	
Reynold Sterlin		X	

**Action: Not Approved (2 to 6)**

Motion: To approve **Area # 3**, southwest corner of 75<sup>th</sup> Street and Naper Boulevard as Mixed Use.

Motion by: Brown

Seconded by: Gustin

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson		X	
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong		X	
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (6 to 2)**

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Motion: To approve **Area # 4**, between Fox Meadows and Hobson Villas Subdivision on the north side of 75<sup>th</sup> Street as Medium-Density Residential.

Motion by: Brown

Seconded by: Herzog

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (8 to 0)**

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Motion: To approve amendment to **Area # 5**, southwest corner of 75<sup>th</sup> Street and Wehrli Road, east of the Meadows Unit # 1 Subdivision to designate area as OCI rather than Transitional, or if Transitional then with an additional supplemental recommendation to exclude B1 zoning.

Motion by: Edmond

Seconded by: Jespon

Commissioner	Aye	Nay	Rationale
Derke Price		X	Let the market dictate
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		Does not agree with general "Transitional"; seeks to exclude commercial uses
John Herzog		X	
Paul Hinterlong		X	
Mike Brown		X	Concerned with application of specific zoning district
Patty Gustin		X	
Reynold Sterlin		X	

**Action: Not Approved (2 to 6)**

Motion: To approve **Area # 5**, southwest corner of 75<sup>th</sup> Street and Wehrli Road and east of the Meadows Unit # 1 Subdivision as Transitional.

Motion by: Herzog

Seconded by: Sterlin

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson		X	
Ann Edmonds		X	
John Herzog	X		
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (6 to 2)**

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Motion: To approve amendment to **Area # 6**, southeast corner of 75<sup>th</sup> Street and Wehrli Road excluding the property at 8S455 Wehrli Rd (SBC Building) to designate area as OCI rather than Transitional, or if Transitional then with an additional supplemental recommendation to exclude B1 zoning.

Motion by: Edmond

Seconded by: Jepson

Commissioner	Aye	Nay	Rationale
Derke Price		X	
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		Does not agree with general "Transitional"; seeks to exclude commercial uses
John Herzog		X	
Paul Hinterlong		X	
Mike Brown		X	
Patty Gustin		X	
Reynold Sterlin		X	

**Action: Not Approved (2 to 6)**

Motion: To approve **Area # 6**, southeast corner of 75<sup>th</sup> Street and Wehrli Road excluding the property at 8S455 Wehrli Rd (SBC Building) as Transitional.

Motion by: Brown

Seconded by: Gustin

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson		X	
Ann Edmonds		X	
John Herzog	X		
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (6 to 2)**

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Motion: To approve **Remaining Areas** as Future Land Uses consistent with the existing land uses.

Motion by:Gustin

Seconded by: Sterlin

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (8 to 0)**

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**Break 9:27 p.m. to 9:41 p.m.**

**PC Case # 1735 – East Naperville Commons**

Petitioner: DLR Properties, LLC represented by Kevin M. Gallaher

Location: Southwest corner of 75th Street and Wehrli Road

Request: The petitioner requests annexation of the subject property to the City of Naperville, rezoning to B1 (Neighborhood Convenience Shopping Center District), and a Preliminary Plat of Subdivision for East Naperville Commons. The purpose of the request is to consolidate two existing parcels into a single lot in order to develop a one-story 20,264 square foot multi-tenant commercial building and 97-space surface parking lot.

An overview of request was presented by Ying Liu of staff. Ms. Liu stated there was no new additional information to present.

Kevin Gallaher of Nyberb & Cassiopi LLC spoke on behalf of the petitioner. Mr. Gallaher outlined the proposed improvements to the infrastructure and roadways, and the proposed landscape buffers on the west and south property boundaries. Additionally, he addressed the following: the area is currently commercially under served; the proposed development is in compliance with the proposed change to the future land use plan (Transitional), as recommended by the Plan Commission this evening; and the proposal is consistent with the findings of five (5) independent studies.

Commissioner Jepson clarified the proposed roadway improvements, including the widening of Wehrli Road and a deceleration lane on 75<sup>th</sup> Street, specifically addressing the responsibility of fees involved and whether or not a Dupage County permit had been required for the work proposed on 75<sup>th</sup> Street.

Affirmation was made by Project Engineer Peter Zibble that the City of Naperville would collect fees from the developer and the city would construct the road improvements. Mr. Gallaher confirmed that a permit had been submitted with DuPage County for 75th Street road improvements.

Commissioner Brown asked the petitioner whether they would be willing to make the development contingent upon receiving approval from DuPage County for the deceleration lane on 75<sup>th</sup> Street. Gallaher indicated that the petitioner would agree to this condition.

Chairman Price questioned whether one drive-thru lane could be eliminated. Gallaher noted that the petitioner prefers to keep the drive-thru lanes as proposed.

During the public hearing the following seven (7) people spoke in favor of the petition for the southwest corner of 75<sup>th</sup> Street and Wehrli Road:

- Dan DeBoo, 1520 Tulane Drive, Naperville, Illinois
- Susan Rowlen, 2361 Keim Road, Naperville, Illinois
- Lloyd Robinson, 72 Bunting Lane, Naperville, Illinois
- Debbie Gorski, 1705 77<sup>th</sup> Street, Naperville, Illinois
- Anissa Olley, 101 Springwood Drive, Naperville, Illinois
- Charles Maher, 1267 Heartside Court, Naperville, Illinois
- Bonny Albrecht, 24W575 75<sup>th</sup> Street, Naperville, Illinois

These individuals indicated that the subject property is not appropriate for residential; some noted that the proposed commercial use is convenient for residents of the area and provides additional tax revenue for the city. One member of the public noted that the planned roadway improvements would benefit the residents of the area. An individual also indicated the additional jobs that would be created as a result of the development, and indicated an appreciation for application of the higher city standards to this development proposal, as opposed to the potential for an alternative development proposal under the County's jurisdiction. Speakers noted a general appreciation of staff for efforts towards "*careful change*".

The following six (6) people spoke in opposition to the petition for the southwest corner of 75<sup>th</sup> Street and Wehrli Road:

- Charlotte Schneider, 809 Hyde Park Lane, Naperville, Illinois
- Luz C. Ferri, 24W655 75<sup>th</sup> Street, Naperville, Illinois
- Charles Schneider, 809 Hyde Park Lane, Naperville, Illinois
- Debbie Hojnicky, 1411 Nevis, Naperville, Illinois
- Dean Cocallas, 1504 Marquette Avenue, Naperville, Illinois
- John Ferri, 24W655 75<sup>th</sup> Street, Naperville, Illinois

Those in opposition to the petition noted concerns related to the compatibility of the proposed development with adjacent residential uses. Some speakers noted that the commercial development is in contrast to recent residential development in the area.



Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	RECUSED		
Bill Jepson	X		
Ann Edmonds		X	B1 zoning is inappropriate; incompatible use
John Herzog		X	
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin	X		
Reynold Sterlin	X		

**Action: Approved (6 to 2)**

**PC Case# 1642 – Naperville Riverfront Plaza**

Petitioner: Lakeshore Development Group, Inc 420 South LLC, 55 South Main Street, Suite 304, Naperville, IL 60540

Location: 420 S. Washington Street, located south of the intersection of Chicago Avenue and Washington Street.

Request: Approval of a preliminary/final plat of subdivision in order to consolidate portions of three existing parcels into one in order to construct a 24,600 square foot, 3-story building to accommodate restaurant (first floor) and office (second and third floor) uses. The petitioner is also seeking a series of supporting variances for the proposed facility related to off-street parking, the major arterial setback on Washington Street, front and side yard setbacks, perimeter site landscaping, perimeter parking lot landscaping and loading space provisions.

An overview of request was presented by Jason Zawila of staff.

Fred Roth spoke on behalf of the petitioner and referred questions to Jason Dwyer of Wight & Company noting that although LEED certification is not being sought, the principals will be incorporated with the development. Mr. Dwyer also explained the setback variance is requested to allow for Washington Street to be widened at some point in the future.

Commissioner Jepson clarified the parking formula and parking fee applied to the proposed development, and whether it is the same as that applied to the Main Street Promenade. Staff noted that the parking fee in lieu is currently under consideration by the City Council. Commissioner Hinterlong clarified that the subject property is located in the SSA.

Chairman Price asked the developer whether they will be seeking LEED certification. Dwyer indicated that they will not seek certification but will be incorporating green principles throughout the development.

Commissioner Gustin asked for clarification on the proposed landscape amenities and the status of staff's ability to work with the developer. Gustin also questioned whether there were opportunities for further architectural/ landscaping detail on the south building elevation, and opportunities to coordinate the development with the Riverwalk.

Ms. Thorsen of staff addressed the Commission's questions regarding the southern elevation as being similar to that of the west elevation of the Moser Building and confirmed that the developer is working with the River Walk Commission with regards to fees for improvements.

Chairman Price requested further information on the city's planned bridge widening project. Project Engineer Andy Hynes addressed the projection of the Washington Street bridge widening and the addition of a right turn lane and estimated work to be looked for in approximately 10 to 15 years.

No members of the public spoke on this case.

Motion to close the Public Hearing by: Edmonds                      Seconded by: Gustin

Motion: Approval of a preliminary/final plat of subdivision and supporting variances for the proposed facility related to off-street parking, the major arterial setback on Washington Street, front and side yard setbacks, perimeter site landscaping, perimeter parking lot landscaping and loading space provisions as per staff's memo dated August 8, 2008.

Motion by: Brown    Seconded by: Jepson

Commissioner	Aye	Nay	Rationale
Derke Price	X		
Joe McElroy	X		
Bill Jepson	X		
Ann Edmonds	X		
John Herzog	X		
Paul Hinterlong	X		
Mike Brown	X		
Patty Gustin		X	
Reynold Sterlin	X		

**Action: Approved (8 to 1)**

- E. Reports and Recommendations - None**
- F. Correspondence - None**
- G. New Business**
- H. Adjournment ( 12:42 a.m. )**