



**CITY OF NAPERVILLE  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**MEETING MINUTES  
June 7, 2017**

*Unofficial prior to PZC approval. Approved by the PZC on 6/21/17.*

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3. [PZC Case # 17-1-018 CIMA Pride](#)

Petitioner: CIMA Developers, LP

Subject Property: 1503 North Aurora Road

Request: A major change to amend a planned unit development (PUD) with deviations to eliminate the drive-through bypass line, to permit a monument sign located less than 10' from a major arterial property line, and to permit an off-premises sign and a conditional use to permit an automobile service station and car wash, PZC 17-1-018.

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

Dan Soltis, CIMA Developers, spoke on behalf of the petitioner.

- The PZC inquired about the car wash layout. Mr. Soltis responded that there are two lanes approaching the wash and one lane in the wash.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding that the project was a needed improvement.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-018, a major change to amend a planned unit development (PUD) with deviations to eliminate the drive-through bypass line, to permit a monument sign located less than 10' from a major arterial property line, and to permit an off-premises sign and a conditional use to permit an automobile

service station and car wash for the property located at 1503 North Aurora Road, Naperville.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).