



Meeting Agenda  
Planning and Zoning Commission

---

Wednesday, September 6, 2017

7:00 PM

Council Chambers

---

**A. CALL TO ORDER:**

**B. ROLL CALL:**

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. [17-692](#) Open and continue the public hearing to October 4, 2017 for Lot 1B - Monarch Landing located at 2427, 2411, and 2415 Corporate Lane to consider a major change to the Monarch Landing PUD and approval of a revised final PUD plat, rezoning to ORI (Office, Research and Light Industry District), and a deviation from Section 6-8B-7 (ORI, Yard Requirements) to allow a reduced setback along Corporate Lane - PZC 17-1-086.

**Attachments:** [Request for Continuance](#)

2. [17-697](#) Conduct the public hearing to consider a conditional use for a cell tower in excess of 60' in height in accordance with Section 6-13-6:1.1 (Conditional Use) of the Naperville Municipal Code for the property located at 2220 W. 83rd Street (Springbrook Golf Course Cell Tower) - PZC 17-1-070.

**Attachments:** [Application.pdf](#)  
[Standards.pdf](#)  
[Legal Description.pdf](#)  
[Location Map.pdf](#)  
[Site Plans.pdf](#)  
[Springbrook Propagation Plots.pdf](#)  
[Photosim.pdf](#)  
[FAA Approval.pdf](#)  
[FAA Obstruction Marking and Lighting.pdf](#)  
[Public Comment.pdf](#)

3. [17-628](#) Conduct the public hearing to consider an amendment pertaining to the OCI (Office Commercial and Institutional) district, to permit self-storage facilities, subject to conditions (PZC 17-1-090).  
**Attachments:** [Proposed OCI District Regulations](#)
  
4. [17-644](#) Conduct the public hearing for Naperville Self Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 1 of 3).  
**Attachments:** [Development Petition](#)  
[Location Map](#)  
[Site Plan](#)  
[Final PUD](#)  
[Building Elevations](#)  
[Landscape Plan](#)  
[Parking Study](#)
  
5. [17-645](#) Consider rezoning of the property located at 2708 Forgue Drive (Naperville Self-Storage, PZC 16-1-029) from B2 (Community Shopping Center District) to OCI (Office Commercial and Institutional District) (Item 2 of 3).
  
6. [17-646](#) Consider a major change to the Cantore Place PUD to approve the Final PUD for Lot 2 - Cantore Place Lot 1 Resubdivision, and deviations to reduce the parking and loading requirements for Naperville Self-Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 3 of 3).

## E. REPORTS AND RECOMMENDATIONS:

1. [17-643](#) Approve the minutes of the August 16, 2017 Planning and Zoning Commission meeting.  
**Attachments:** [8.16.17 PZC Minutes DRAFT](#)

## F. OLD BUSINESS:

1. [17-599](#) Resume and continue the public hearing to October 4, 2017 for Nichols Place, located at 110 S Washington Street, to consider a variance to exceed the maximum floor area ratio (FAR) in the B4 (Downtown Core) District - PZC 17-1-065.  
**Attachments:** [Nichols Place Continuance 9.6.17](#)
  
2. [17-631](#) Resume and continue the public hearing to September 20, 2017 for the property located at 3027 English Rows - PZC 17-1-080.  
**Attachments:** [Continuance Letter.pdf](#)

3. [17-630](#) Resume the public hearing to consider a variance from Section 6-16-5:2.2.2 (Sign Area) and a variance from Section 6-16-5:2.2.4 (Sign Height) to allow for the installation of a ground sign at the subject property located at 1568 W. Ogden Avenue, Naperville, PZC 17-1-079.

**Attachments:** [Application\\_PZC\\_9.6.17](#)  
[Sign Rendering\\_PZC\\_9.6.17](#)  
[Standards\\_Area Variance\\_PZC\\_9.6.17](#)  
[Application\\_PZC\\_8.16.17](#)  
[Legal Description\\_PZC\\_8.16.17](#)  
[Standards\\_Height Variance\\_PZC\\_8.16.17](#)  
[Standards\\_Area Variance\\_PZC\\_8.16.17](#)  
[Sign Rendering\\_PZC\\_8.16.17](#)  
[Survey\\_PZC\\_8.16.17](#)  
[Location Map\\_PZC\\_8.16.17](#)

## G. NEW BUSINESS:

## H. ADJOURNMENT:

*Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at [info@naperville.il.us](mailto:info@naperville.il.us). Every effort will be made to allow for meeting participation.*