



Meeting Agenda
Planning and Zoning Commission

Wednesday, December 5, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. [18-1041](#) Conduct the public hearing to consider a variance request to Section 6-2-12 (Fences) of the Naperville Municipal Code to allow an 8-foot fence along the subject property's rear property line, adjacent to Royce Road (937 Lehigh Circle) - PZC 18-1-107
2. [18-1049](#) Conduct the public hearing regarding the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 1 of 3)
3. [18-1050](#) Consider a conditional use in the R2 District to permit single-family attached dwellings for the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 2 of 3)
4. [18-1052](#) Consider a variance to increase the maximum building height and number of stories for the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 3 of 3)
5. [18-1053](#) Conduct the public hearing to consider a major change to a conditional use to grant a variance from Section 6-2-14 to allow a canopy to encroach in the major arterial setback for the subject property located at 311 E. Ogden (Bill's Car Wash) - PZC 18-1-102
6. [18-1045](#) Conduct the public hearing regarding the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 1 of 3)
7. [18-1046](#) Consider a conditional use in the B3 District to permit an automobile service station for the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 2 of 3)
8. [18-1047](#) Consider variances to: allow a parking ratio of 13 spaces per 1,000 square feet for Culver's; eliminate the bypass lane for the Circle K carwash; reduce the front yard parking setback along a major arterial; permit off-premises monument signage on Lot 3; and, permit monument signage within 40' of an interior setback line on Lots 1 and 2 for the

property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 3 of 3)

9. [18-1048](#) Conduct the public hearing to consider a conditional use for an amusement establishment and a variance to reduce the amount of required off-street parking for the subject property located at 1931-1955 Glacier Park Avenue (Urban Air Adventure Park) - PZC 18-1-125.
10. [18-1042](#) Conduct the public hearing regarding the property located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 1 of 3)
11. [18-1043](#) Consider rezoning a portion of the property located at the northeast corner of Route 59 and 103rd Street to OCI (Office Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low-Density Multiple-Family Residence District) upon annexation (Wagner Farm) - PZC 18-1-087 (Item 2 of 3)
12. [18-1044](#) Consider a variance from the sign code to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 3 of 3)

E. REPORTS AND RECOMMENDATIONS:

1. [18-977](#) Approve the minutes of the October 17, 2018 Planning and Zoning Commission meeting.
2. [18-976](#) Approve the minutes of the November 5, 2018 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT: