

not necessary (unless desired) given the straight forward nature of the case. No public speakers were present.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of rezoning to E2 (Medium Density Estate District) upon annexation and approval of a preliminary/final plat of subdivision for the property at 24W255 Hobson Road.

Motion by: Trowbridge
Seconded by: Williams

Approved
(7 to 1)

Ayes: Coyne, Gustin, Herzog, Meyer, Messer, Trowbridge, Williams
Nays: Frost

Commissioner Frost noted his dissenting vote was based upon the proposed E2 zoning. Frost noted his preference to maintain the existing large lot size pattern of the unincorporated properties located east of the subject property.

D2.
PZC Case 12-1-105
Siena Construction

The petitioner, Siena Construction, Inc., is requesting rezoning upon annexation to R1A (Low Density Single-Family Residence District) for the property located 5S425 Wright Street.

Clint Smith, Planning Services Team, gave an overview of the request.

Len Monson, Attorney, provided a brief presentation on behalf of the petitioner and noted that the requested case requires no variances.

Public Testimony:

Ted Kipping, 5S414 Wright Street noted concerns regarding the fact that upon annexation of this property, his property will be surrounded by City of Naperville incorporated property. Mr. Kipping also noted concerns regarding the City requiring connection of his property to City utilities. Mr. Kipping inquired as to whether notice would be given for the proposed building to be constructed on the site.

Chairman Herzog clarified that annexation will only be required if he chooses to annex. Staff clarified that City utilities are only available to incorporated properties. Staff noted that no additional public hearings are required unless the proposed home requires a zoning variance.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of rezoning upon annexation to R1A (Low Density Single-Family Residence District) for the property located 5S425 Wright Street.

Motion by: Gustin
Seconded by: Trowbridge

Approved
(8 to 0)

**D3.
PZC Case 12-1-119
Main St. Promenade
Signage**

The petitioner, LFP Holdings, LLC, Yackley Holding Company, LLC and Block 418, LLC, is requesting sign variances for Main Street Promenade, Main Street Promenade West and Main Street Promenade East.

Tim Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Herzog required additional information regarding the proposed upper floor wall signage. Since no specific signage is proposed today, will approval of this variance allow them to put signs in any location they desire? Staff clarified that that the proposed wall signs will still comply with the size limitations, but more flexibility will be allowed in location on the façade.
- Gustin requested additional clarification regarding the upper floor wall sign variance. Gustin requested information regarding the length of wall which will project out beyond the existing Van Buren parking deck. Staff clarified that this wall will project out an additional 23’.
- Meyer – is the projecting sign problem consistent throughout the downtown? Staff noted that we became aware of the problem with the existing Main Street Promenade building.

Vince Rosanova, Attorney, 23 W. Jefferson Avenue, spoke on behalf of the petitioner:

- Provided clarification regarding the upper floor tenant variance requested. Flexibility in sign location will allow the petitioner to avoid conflicts with architectural features on the building, such as windows.
- Walked through the existing conflict created by the presence of awnings blocking the size/location of blade signs allowed by code.
- Proposed variances will allow the development to be harmonious and cohesive, as well as comply with the recommendations of the *Naperville Downtown2030* plan.
- Provided additional information regarding the wall sign proposed on the east façade of Main Street Promenade East. Size requested in order to be visible; proposed sign includes design features to increase the aesthetics of the sign and improve the otherwise blank masonry wall.

Planning and Zoning Commission inquired about:

- Gustin – describe what the buildings would look like if the large multi-