



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF JANUARY 21, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON _____**

**D1.
PZC 14-1-147
Menards of
Naperville**

The petitioner requests approval of a major change to the Menards of Naperville Second Resubdivision Planned Unit Development (PUD) to install a drive-through ATM north of the existing Menards building and parking lot, and a deviation to the PUD to reduce the required parking.

Kasey Evans, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Gustin – There is no record of parking lot restriping, etc? Evans – No.
- Gustin – Will the ATM be leased? Evans – The property will not be subdivided. The petitioner could speak to ownership configuration.
- Hansen – What will the resulting parking ratio be? Evans – The PUD approved a lower ratio than 5 spaces per 1,000 square feet of gross floor area.

Jeff Lietz, 1245 E. Diehl Road, Architect, spoke on behalf of the petitioner:

- Some of the parking was removed through the addition of cart corrals. Three parking counts were conducted onsite. The results of those counts demonstrated that there is not a parking capacity issue onsite.
- This is a 5 year lease, with maintenance conducted by Fifth Third Bank.

Planning and Zoning Commission inquired about:

- Williams – Is this contingent on the lease being operative? If the option to operate beyond 5 years is not exercised, the ATM would be removed.
- Williams – Are there any studies that document the effect these types of machines would have on parking? We have done stacking studies that show no more than 2 vehicles will be stacked at a time. About 30 cars a day would be expected to utilize the ATM.
- Gustin – Does your parking study account for only the area in front of Menards? Lietz – The study showed 162 parking spaces being utilized as the maximum on a Saturday.

Public Testimony: None

Planning and Zoning Commission Discussion:

- Coyne – The condition could be included in the ordinance without the need to get into the private lease language. The condition would be muddying the water.
- Frost – I concur with Messer. Does not support the condition.
- Gustin – While traffic can be busy on Saturdays, I have no problem. Not sure about adding a condition.
- Hansen – I agree.
- Hastings – I agree.
- Martinez – I concur with the other commissioners.
- Messer – Reasonable request; will support.
- Williams – Would like to see a condition of approval that the applicant control the property in case the lease expires.

Planning and Zoning Commission moved to recommend approval of a major change to the Menards of Naperville Second Resubdivision Planned Unit Development (PUD) to install a drive-through ATM north of the existing Menards building and parking lot, and a deviation to the PUD to reduce the required parking, subject to a condition that the applicant control the property, through lease or other legal means.

Motion by: Coyne
Seconded by: Williams

Not
Approved
(1 to 7)

Ayes: Williams

Nays: Coyne, Frost, Hansen, Hastings, Martinez, Messer, Gustin

Planning and Zoning Commission moved to recommend approval of a major change to the Menards of Naperville Second Resubdivision Planned Unit Development (PUD) to install a drive-through ATM north of the existing Menards building and parking lot, and a deviation to the PUD to reduce the required parking.

Motion by: Coyne
Seconded by: Williams

Approved
(8 to 0)