

MINUTES
NAPERVILLE PLAN COMMISSION
June 3, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order (7:02 p.m.)

A. Roll Call

Commissioners Present: Chairman Mike Brown, Bill Jepson, Joe McElroy, Patricia Meyer, Reynold Sterlin, Patty Gustin

Commissioners Absent: Ann Edmonds, John Herzog

Student Member Present: Michael Alber

Student Member Absent: Amit Walia

Staff Present: Community Planner – Amy Emery
Project Assistant – Dina Hagen

B. Approve Minutes from May 20, 2009

Motion to approve by: Jepson Seconded by: Meyer Approved (6 to 0)

C. Old Business - None

D. Public Hearings

PC Case # 1766 Turning Pointe Autism Foundation

Petitioner: Turning Pointe Autism Foundation, 1111 S. Washington Street, Naperville, IL

Location: West of Plainfield-Naperville Rd., north of Saratoga Rd., south of Hamlet Rd.

Request: Approval of a conditional use for a Planned Unit Development to permit a school and residential care homes for the autistic, a Preliminary/Final Plat of Subdivision for the subject property, a Right-of-way Vacation, and amendment to the Annexation Agreement. In conjunction with this request, the petitioner also seeks approval of deviations from R2 yard and area requirements.

(Official Notice for PC Case#1766 was published May 3, 2009 in the Naperville Sun.)

Chairman Brown indicated that the applicant has requested to continue this case until the June 17, 2009 Plan Commission meeting.

PC Case#09-1-42 Naperville Central High School

Petitioner: Community School District 203, 203 W. Hillside Road, Naperville, IL 60540

Location: 440 W. Aurora Avenue, Naperville, IL

Request: Approval of a preliminary/final subdivision plat to establish a legal lot of record. In conjunction with this request, the petitioner also seeks approval of variances from Section 6-6A-7 (R1A Yard Requirements) of the Naperville Municipal Code to accommodate existing parking areas and building setbacks, 6-6A-8 (R1A Height

Requirements) to allow the building height to exceed thirty-five feet (35') and Section 5-10-3 (Landscape) related to required building foundation plantings, interior parking lot landscape islands, perimeter parking lot landscaping, parkway plantings and perimeter site plantings.

(Official Notice was published in the Naperville Sun on May 3, 2009.)

An overview of the request was presented by Amy Emery of staff to highlight the additional exhibits provided by the petitioner since the May 20, 2009 Plan Commission Meeting. Specifically, she noted the new cross section exhibit of Aurora Avenue that illustrates the relationship between the high school addition and the roadway, a maximum height roof plan exhibit and an Aurora Avenue linear frontage exhibit. Ms. Emery indicated that staff supports the requested variances given the urban school setting, adding that the site complies fully with city parking requirements.

Craig Williams, Chief Information Officer for Naperville School District 203 (203 W. Hillside Road Naperville, Illinois 60540), representing the School District along with Engineer and Project Manager Paul Cureton and Architect Jeff Smiley of Wight & Company (25W N. Frontage Road Darien, Illinois 60561) were available for questions from the commission.

Commissioner Gustin commented on the size of the parcel with respect to future parking and inquired as to parking arrangements during the construction phase for students and staff. Mr. Williams responded that parking management during construction is to include a reduction in the lottery for onsite student parking to allow for some construction staging to be done in the existing East parking lot. The district is also working with the city to ensure that parking requirements in the surrounding neighborhoods have adequate restrictions to minimize the impact of additional on street parking.

Commissioner Gustin stressed "Safety First" for students with regard to construction traffic, as well as, the ambulance route to Edward Hospital along West Street. She suggested erecting a fence along West Street as a safety barrier. Mr. Williams stated that although a fence was considered during the planning process, there currently is no plan for a fence along West Street. However, the district will consider erecting a fence in the future if it is warranted for safety purposes.

Commissioner Jepson also stated that safety should override any financial impact with regard to funding for potential fence barriers and also inquired about student parking at Saint John Episcopal Church. Michael Alber, Plan Commission Student Member, clarified that the Saint John Episcopal Church parking lot is available for student parking thru a lottery and private fees.

Chairman Brown confirmed with Project Engineer Paul Cureton of Wight & Company that the parking lot reconfiguration keeps the distance of the offset of the curb lines along Aurora Avenue and West Street the same as existing conditions.

Chairman Brown reviewed the heights of the building additions with respect to Aurora Avenue with Architect Jeff Smiley of Wight & Company to confirm that the renovated building façade would be three stories instead of one story and approximately 20 feet closer to Aurora Avenue. Chairman Brown also clarified with Mr. Cureton that the landscaping would be newly installed and not transplanted from on-site.

No public testimony was provided at the public hearing.

Motion: Close the public hearing.

Motion by: Jepson Seconded by: Gustin
Approved (6 to 0)

Plan Commission discussion included:

- Opportunities for temporary student parking at Centennial Beach.
- The importance of student safety with regard to parking lots and limiting street crossings to access the building.
- The construction timeline thru project completion in the fall of 2011.
- Chairman Brown indicated that his request for additional exhibits from the petitioner was to increase awareness about the building height and landscaping to appreciate the changing aesthetic along Aurora Avenue.

Motion: Approval of a preliminary/final subdivision plat to establish a single legal lot of record. In conjunction with this request, the petitioner also seeks approval of variances from Section 6-6A-7 (R1A Yard Requirements) of the Naperville Municipal Code to accommodate existing parking area and building setbacks, 6-6A-8 (R1A Height Requirements) to allow the building height to exceed thirty-five feet (35') and Section 5-10-3 (Landscape) related to required building foundation plantings, interior parking lot landscape islands, perimeter parking lot landscaping, parkway plantings and perimeter site plantings.

Motion by: Gustin Seconded by: Meyer
Approved (6 to 0)

E. Reports – None

F. Correspondence – None

G. New Business – Commissioner McElroy asked about the June 17, 2009 Plan Commission agenda with regard to the number of cases and time constraints. Ms. Emery indicated that staff is coordinating agenda items accordingly.

H. Motion to Adjourn

Motion by: Gustin Seconded by: Jepson
Approved (6 to 0)

I. Adjournment – 7:28 pm