

MINUTES
NAPERVILLE PLAN COMMISSION
February 4, 2010 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order	<u>Time:</u>	(7:03pm)	
A. Roll Call Commissioners:	<u>Present:</u>	<u>Yes</u>	<u>No</u>
	Mike Brown, Chairman	X	
	Ann Edmonds, Vice Chairman	X	
	Patty Gustin, Secretary	X	
	John Herzog	X	
	Paul Meschino	X	
	Timothy Messer	X	
	Patricia Meyer	X	
	Reynold Sterlin	X	
Student Members:	Janet Trowbridge	X	
	Thomas Stancey	X	
	Kelsey Stimple	X	
Staff Present:	Community Planner – Suzanne Thorsen, Katie Forystek and Rory Fancler Project Engineer – Jennifer Louden Project Assistant – Dina Hagen		
B. Approve Minutes	Minutes from 1/20/2009 Motion to approve by: Meyer Seconded by: Sterlin <i>**Change on page 4 of 6 from “would like to see green incentives” to “Don’t know whether or not there is a green incentive for the rooftops or if there will be some evaluation done with respect to having it be green on the rooftop verses having asphalt up on top.”</i>		Approved (9 to 0)*
C. Old Business	None		
D. Public Hearings			
Agenda Item D1: PC 09-1-71 DPW PAS 15I	Petitioner: City of Naperville – Department of Public Utilities 400 S. Eagle Street Naperville, Illinois 60540 Location: 6S564 Naper Boulevard Naperville, Illinois 60540 Request: The petitioner requests a zoning classification of R1 (Low Density Residence District) upon annexation of the subject property, approval of a preliminary/final plat of subdivision and a conditional use for the purposes of constructing and operating a public utility facility. (Notice published in the Naperville Sun January 17, 2010)		
	Staff Presentation: Katie Forystek gave an overview of the petitioners request noting: <ul style="list-style-type: none"> The proposed project will be a pressure adjusting station which will house 		

	<p>a mechanical and operational facility for the purpose of receiving water from the DuPage Water Commission and will be accessible only by the Department of Public Utilities and the DuPage Water Commission.</p> <ul style="list-style-type: none"> • A communication tower, a permitted use in the requested R1 zoning district is proposed for communications and remote operation of the facility. • Staff finds the proposed facility will not be detrimental to the adjacent properties due to the minimal size and function as well as meeting the conditions for a conditional use.
	<p>Petitioners Presentation: Joe Renn, Civil Environmental Engineer for the City of Naperville Department of Public Utilities Water 400 S. Eagle Street Naperville, Illinois 60540 presented the proposal citing:</p> <ul style="list-style-type: none"> • The city purchased the property approximately 20 years ago and it has been part of a long range plan as the East Water Works site. • The original intent was to construct a reservoir and a pump station but the current design proposes the pressure adjusting station only. Project complies with all requirements of the Municipal Code including the request for the driveway location across from Abbeywood Drive and the request by the Fire Dept. for a turnaround. • The plans minimize disturbed area and maintain a wooded area to the north of the building as well as along the west property line. Landscape screening will be provided for existing homes to the west. • The proposed project is a joint facility owned by the City of Naperville and the DuPage Water Commission. • The facility, modeled after the DuPage Water Commission design, will occupy approximately 1,500 square foot of space underground with approximately 400 square feet of building above ground that will serve as an entrance to the facility with steps leading down to the equipment.
	<p>Public Testimony: Five (5) members of the public spoke in opposition to the proposed development.</p> <ul style="list-style-type: none"> • Carol Fleming (6S 661 Millcreek Lane, Naperville, Illinois 60540) • Cheng Tong (6S631 Huntington Court, Naperville, Illinois 60540) • Lucie Berek (6S570 Naper Boulevard, Naperville, Illinois 60540) • Joanne Rancich (6S651 Millcreek Lane, Naperville, Illinois 60540) • Karen Johnston (6S 671 Millcreek Lane, Naperville, Illinois 60540) <p>Notable comments of concerns included:</p> <ul style="list-style-type: none"> • Lack of property maintenance on subject property currently • Tree preservation and screening of facility • Driveway location relative to Abbeywood Drive • Stormwater management • Communication tower, location and purpose • Noise generated from facility.

Plan Commission Questions / Discussion:

- Commissioner Edmonds received clarification from Mr. Renn with respect to the tree preservation plan, that the northern portion of the property will remain undisturbed as the site tree inventory indicates removal only in the area of construction.
- Commissioner Gustin received confirmation from Mr. Renn that a water retention area in the southeast corner of the property will be included for water runoff. Also, Commissioner Gustin questioned the share of the cost for the facility as it is to be jointly owned. Mr. Renn stated that the City will be paying for the construction of the public utility facility. He also indicated that there is an easement agreement still to be finalized through an Intergovernmental Agreement that will be handled by the Legal Departments prior to the request for final approval from the city council.
- Commissioner Herzog questioned whether there are still any long term plans to build a reservoir on the site. Mr. Renn indicated that at this time the reservoir is not in the City's plans, but that the Department of Public Utilities would like to keep the option open pending any future need. In the event a need for reservoir was determined it would likely be constructed immediately north of the driveway, and a buffer would be maintained for screening the residential area.
- Chairman Brown received confirmation from Mr. Renn that the communications tower to be used solely by the DuPage Water Commission will be approximately twenty feet (20') in height and will be constructed adjacent to the building.
- Mr. Renn addressed concerns from the public regarding stormwater and noise. No noise is expected to be generated from the facility, as City employees would visit the facility once a day and the DuPage Water Commission once a week to check operations. Future development of a reservoir on the property would be subject to a hearing before the Plan Commission and approval by City Council. The driveway placement was determined per city guidelines based upon consultation with city engineers regarding traffic safety. Mr. Renn stated that the city would plant native landscaping on the property.
- Commissioner Edmonds commented that the proposed development is a deviation from "open space" as indicated the Master Plan. Mr. Renn explained that the city had always intended the property to be used for a public utility site and did not know why the master plan did not designate it so.
- Commissioner Meschino questioned whether or not there was any consideration for the facility to be all underground and Mr. Renn stated that only a small portion of the building above ground to provide access to the facility. Mr. Renn also indicated that the height of the facility is designed to accommodate a hoist for equipment.
- Commissioner Messer received confirmation that the exterior lighting at the facility would be compliant with city code.
- Commissioner Gustin suggested that the Department of Public Utilities should work with the adjacent property owners to provide adequate

	<p>screening along the west property line. Also noted was the need for maintenance of the property by the city with regards to the proposed prairie grass.</p>
	<p>The Plan Commission continued the meeting to the February 17, 2010 Plan Commission meeting with the following deliverables:</p> <ul style="list-style-type: none"> • Date of acquisition of property by the City of Naperville • Why the future land use designation of open space was applied to the property by the 1998 East Sector Plan if the city's future plans indicated public utility use.
	<p>Recess: 8:04 pm Resume : 8:17pm</p>
<p>Agenda Item D2: PC 09-1-191 Park's Edge</p>	<p>Petitioner: EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654 Location: Located on the north side of Plank Road, between Milton Drive and Spring Hill Circle</p> <p>Request: Annexation and rezoning to R2 (Single-Family and Low Density Multiple-Family Residence District) in order to construct five two-family structures (total of ten residential dwelling units). In conjunction with the request, the petitioner is seeking a conditional use for a planned unit development (PUD); approval of a preliminary PUD plat and a preliminary subdivision plat; a deviation from Section 7-4-2 (Streets) to reduce the minimum required right-of-way width from 66' to approximately 47' for a portion of the proposed right-of-way; and a deviation from Section 7-3-3 (Right Of Way Improvements) to allow a discontinuous sidewalk on the west side of the street</p> <p>(Notice published in the Naperville Sun January 17, 2010)</p>
	<p>Staff Presentation: Rory Fancler of staff gave an overview of the petitioners request citing:</p> <ul style="list-style-type: none"> • The petition for Park's Edge subdivision involves the same property included with the previous Woods Along Old Plank Road subdivision considered by the Plan Commission in August and December of 2008 and subsequently not approved by the City Council in January of 2009. • The city has since that time initiated the Plank Road Study.
	<p>Petitioners Presentation: Attorney Russ Whitaker of Rosanova & Whitaker, Ltd. (23 W. Jefferson, Suite 200 Naperville, Illinois 60540) represented the petitioner EPEIUS, Inc., 676 North LaSalle St., Suite 526, Chicago, IL 60654. Attorney Whitaker during his presentation cited:</p> <ul style="list-style-type: none"> • The proposed R2 zoning is consistent with the Comprehensive Plan. • Development design accounts for site configuration and constraints. • Ongoing maintenance of underwater stormwater management is beneficial to neighborhood and better afforded by duplex dwelling units in the development. • Proposed plans provide a public sidewalk for residents to access

	<p>Seager Park that includes a dramatic entrance with native prairie landscaping.</p> <ul style="list-style-type: none">• Open space exceeds the requirement for residential PUD's.• Referred to testimony given by Erskine Klyce city engineer who stated in a previous public hearing that the proposed development would have no negative impact on surrounding development.• The development is comparable to the previously approved Centennial Woods subdivision with respect to the site layout and infill nature of development.• The Plan Commission has a duty to review the Park's Edge proposal on its merits.• The Park district has no interest to purchase the land. <p>Attorney Whitaker introduced five (5) experts in their field for testimony:</p> <ul style="list-style-type: none">• John Benning of Ives Ryan Group (1801-A N. Mill Street , Naperville, Illinois 60563), a Landscape Architect, testified citing:<ul style="list-style-type: none">○ Environmental benefits of green methods used in underground stormwater detention.○ Park Access through the site.○ The plan is consistent with the comprehensive plan and 37% open space exceeds the minimum requirements.• Ed Siefert of Intech Consultants (5413 Walnut Avenue, Downers Grove Illinois), an Engineer, testified citing:<ul style="list-style-type: none">○ Methodologies for determining required stormwater detention and the adequacy of proposed stormwater detention on site.○ Stormwater improvements on the site would achieve full compliance with current stormwater management requirements and actually benefit developments downstream.• Joe Lambke of XX (676 N. LaSalle Street Chicago, Illinois), a Planner and Architect, stated:<ul style="list-style-type: none">○ The quality project is logically planned, green and sustainable.○ The entrance to the park builds community between subdivisions.• Jack Persin of Ryan Hill Realty (800W. Gartner Rd. Naperville, Illinois), a Realtor, testified regarding the following:<ul style="list-style-type: none">○ Comparables in the area show a need for Naperville to provide housing for people in all stages of life including empty nesters seeking quality homes with smaller square footage and maintenance-free property.○ There is currently a low absorption rate of single family homes in Naperville with a 63 month supply of million dollar homes.○ Road and sidewalk improvements would benefit the community.• David Kozuh Old Second Bank (3101 Ogden Avenue, Lisle, Illinois 60532) a Banker, testified stating:<ul style="list-style-type: none">○ As a residential lender who underwrites with common sense, Mr. Cozzier expressed confidence in the viability of financing a smaller, maintenance-free property, considering the housing
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	<p>market trends are now reflecting a decreased desire for teardowns and large homes.</p>
	<p>Commissioner Sterlin retired from the meeting at 9:39pm</p>
	<p>Public Testimony: Eighteen (18) members of the public spoke regarding the proposed development.</p> <ul style="list-style-type: none"> • Bob Swininoga (1241 Marls Court, Naperville, Illinois 60540) • Pete Adamovich (1021 N. Charles Street, Naperville, Illinois 60540) • Janet Tannenbaum (1149 Brighton Road, Naperville, Illinois 60540) • John Pinner (677 Milton Drive, Naperville, Illinois 60540) • Donald Santucci (443 LeProvence Circle, Naperville, Illinois 60540) • Bruce Anderson (1107 Plank Road, Naperville, Illinois 60540) • Bev Patterson Frier (24W035 Donwood Drive, Naperville, Illinois 60540) • Derke Price (1111 E. Warrenville Road Naperville, Illinois 60563) • Ron Lazurus (4235 Clearwater Lane, Naperville, Illinois 60564) • Georgia Peceniah (1121 Needham Road, Naperville, Illinois 60540) • Lisa Hajek (3636 Hector lane Naperville, Illinois 60564) • H R Hofmann (1210 Lawn Meadow Lane, Naperville, Illinois 60540) • Karen Weinewuth (1307 Kallien Court, Naperville, Illinois 60540) • David Dix (2204 Sisters Avenue, Naperville, Illinois 60564) • Gary Postilione (833 Biltmore Court, Naperville, Illinois 60540) • Edie Postilione (833 Biltmore Court, Naperville, Illinois 60540) • Marilyn Winnie (1113 Greensfield Drive, Naperville, Illinois 60563) • Kevin Hanson (1033 W. Monroe, Chicago, Illinois) • Fred Conforti Sr. (No address provided) <p>Notable comments of public testimony in favor of the project included:</p> <ul style="list-style-type: none"> • Aesthetically pleasing design • Positive tax revenue for the city • Impact to school district • Additional safety for Seager Park • Positive marketability for aging citizens/residents of similar neighborhoods are satisfied with their homes • Improvement to city infrastructure • Site employs environmentally sustainable practices <p>Notable comments of public testimony opposed to the project included:</p> <ul style="list-style-type: none"> • No major issues addressed from previous Woods Along Old Plank Road proposal • Property does not comply with PUD standards of Municipal Code. • Preference for low density • Unclear effects of proposed stormwater management

	<ul style="list-style-type: none">• Insufficient rear yard setbacks• Proposal not in line with character of neighborhood in terms of scale and density• Insufficient tree preservation• Disturbance of ecosystem and wildlife habitat in Seager Park• Appears to be inconsistent with preliminary Plank Road Study recommendations• Location of roadway into development relative to adjoining property owner (Anderson Property)• Potential for loss in value of adjacent property <p>Derek Price (1111 E. Warrenville Road Naperville, Illinois 60563) attorney for the Naperville Park district noted that the Park District has no interest in acquiring the property and clarified the Park District's preferences with respect to access from the subdivision and fencing.</p>
	<p>Plan Commission Questions / Discussion:</p> <p>Commissioner Meschino:</p> <ul style="list-style-type: none">• Inquired as to the impact on the southern building in the event of the reconfiguration of the developments' proposed roadway. <p>Commissioner Edmonds:</p> <ul style="list-style-type: none">• Questioned the tree preservation with regards to the Municipal Code. Ms. Thorsen of staff indicated that the subdivision of the property results in smaller size lots such that the tree preservation ordinance would not be applicable, but that staff can work with the developer towards a tree preservation plan through the annexation agreement.• Requested consideration by developer to reduce number of buildings.• Questioned responsibility for and capacity of stormwater detention to capture runoff from properties upstream of subject property.• Stated that density <i>per se</i> is not of concern, but the resulting loss of trees is concerning. Attorney Whitaker responded that ten units are necessary. <p>Commissioner Gustin:</p> <ul style="list-style-type: none">• Received clarification regarding right-of-way improvements for seven acres adjacent to the subject property (Satre Property).• Inquired as to whether the developer will seek LEED Certification as well as any covenants to be imposed on the property with regards to age restrictions. Attorney Whitaker responded that the developer has considered LEED certification but there may be too many constraints to make it a viable option and no covenants with respect to age have been discussed. <p>Commissioner Messer:</p> <ul style="list-style-type: none">• Requested documentation of any agreements between the developer and Mr. Satre with regards to the installation of roadway improvements or connection to his property as stated by Attorney Whitaker.• Received clarification from Attorney Whitaker that the comparable market figures and locations referenced in the agenda item were from Naperville

	<p>and were recent.</p> <ul style="list-style-type: none"> • Concurred with Commissioner Edmonds regarding tree preservation. <p>Commissioner Herzog:</p> <ul style="list-style-type: none"> • Inquired as to the intent of the developer with regards to the approved amended motion at the December 3, 2008 which stated: “Amend the motion subject to the petitioner’s successful acquisition of additional property to eliminate the need for a Right of Way variance from 66 feet to 44 feet.” Attorney Whitaker replied that the resulting negotiations with that property owner have been unsuccessful and no future attempt is anticipated. <p>Chairman Brown:</p> <ul style="list-style-type: none"> • Asked if detention could be relocated and one building could be removed to allow for roadway realignment away from the Anderson Property. Attorney Whitaker responded that the roadway placement described by Chairman Brown does not meet the technical requirements and that city engineers prefer the roadway where proposed. Brown requested additional information from staff. • Requested for more innovative and creative designs with regards to the proposed PUD, and noted that natural landscaping and a path entrance to the park are inadequate to meet the standard. • Concerns regarding the park entrance and the length of the naturalized path to the park.
	<p>The Plan Commission continued this case to the meeting March 17, 2010 Plan Commission meeting with the following deliverables:</p> <ul style="list-style-type: none"> • Stormwater management analysis of capacity to include flow from upstream properties • Written documents pertaining to any agreements with the adjacent Satre Property • Feasible location of roadway relative to adjoining Anderson property • Analysis from City Engineer regarding roadway placement. • Desire for more creative and innovative design elements justifying the PUD, including LEED certification • Improved tree preservation plan and information regarding the feasibility of tree preservation • Staff’s additional information about previously approved right-of-way variances and comparable situations where right-of-way adjoins neighboring property. • Staff’s summary of recently approved residential PUD’s
E. Reports	None
F. Correspondence	None

G. New Business	None	
G. Adjournment	<u>Motion to Adjourn:</u> Motion by: Meyer Seconded by: Messer Time:12:02 am	Approved (8 to 0)