



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF SEPTEMBER 18, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON OCTOBER 2, 2013**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne, Frost, Gustin, Hastings, Messer, Meyer, Williams

Absent: Dabareiner

Student Members:

Staff Present: Planning Team – Ying Liu, Clint Smith
Engineer – Andy Hynes

B. Minutes

Approve the minutes of the September 4, 2013 Planning and Zoning Commission meeting.

Motion by: Meyer

Approved

Second by: Williams

(8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case 13-1-085
Springbrook Animal
Care Center Wind
Turbine**

The petitioner, Philip Wolf, requests approval of a conditional use for a ground-mounted small wind energy system in B2 (Community Shopping Center District) and a landscape variance for the property located at 2759 Forge Drive.

Ying Liu, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Can you provide an example of a noise level of 8dba? Liu – The noise limitation for commercial properties is approximately 60dba (during daytime). A noise level of 8 dba is pretty minimal.
- Coyne – Is the proposed turbine larger than Brighton Car Wash turbine? Liu – The proposed 40' turbine is taller than the Brighton Car Wash turbine, which is 30'-35' tall.

Philip Wolf, 2510 Maple Avenue, Downers Grove, IL 60515 spoke on behalf of the owner, SACC Real Estate, LLC, 2224 Regency Woods Drive, Lisle, IL 60532:

- The proposed turbine is taller but is narrower in diameter than the Brighton Car Wash wind turbine.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – This is why we passed the small wind energy ordinance. I support the case.
- Coyne – This is a reasonable request. I will support the case.
- Frost – The request is consistent with ordinance. I will support.
- Gustin – I am glad to see more turbines being installed (in Naperville). The proposed turbine is consistent with the ordinance. I will be supporting the case.
- Hastings - I concur.
- Messer - I concur.
- Meyer – I concur.
- Williams - I concur.

Planning and Zoning Commission moved to recommend approval of PZC Case 13-1-085, a conditional use for a ground-mounted small wind energy system in B2 (Community Shopping Center District) and a landscape variance for the property located at 2759 Forgue Drive.

Motion by: Williams
Seconded by: Messer

Approved
(8 to 0)

Ayes: Bruno, Coyne, Frost, Gustin, Hastings, Messer,
Meyer, Williams
Nays:

Planning and Zoning Commission moved to combine the public hearings for cases PZC 13-1-092 and PZC 13-1-097.

**D2.
PZC 13-1-092
Ashwood Park
North Fence**

The petitioner, Crestview Builders, Inc. requests approval of a variance from Section 6-2-12 (Fences) of the Naperville Municipal Code, which limits the height of fences in a residential zoning district to 6', to allow for the construction of a 10' tall fence in the vacated Normantown Road right-of-way along the western boundaries of the Ashwood Park North Units 1-3.

**D3.
PZC Case 13-1-097
Ashwood Park**

The petitioner, Blue Ashwood, LLC, requests approval of a variance from Section 6-2-12 (Fences) of the Naperville Municipal Code, which limits the height of fences in a residential zoning district to 6', to allow for the construction

South

of a 10' tall fence in the vacated Normantown Road right-of-way along the western boundaries of Ashwood Park South Unit 2 and Unit 3.

Ying Liu, Planning Services Team, gave an overview of the both cases.

Planning and Zoning Commission inquired about:

- Is there any change since the last approval in 2007? Liu – No.
- The 175' setback of the fence from the pavement of 111th Street seems excessive. Is it a City requirement? Liu – That is a City requirement. The fence will be able to cover all residential lots and will extend further south of the lots. The wide buffer is intended to accommodate a future overpass for the railway crossing. Hynes – An overpass is planned for the crossing of the railway and 111th Street. Currently the right of way extends 140' from the pavement. So much of the 175' setback is already right-of-way. The wide buffer is needed in order to provide access to a stormwater facility and to enhance sight distance of the crossing which is in the Quiet Zone.

Art Zwemke, Consultant for Blue Acquisitions, LLC, spoke on behalf of the petitioner:

- Blue Ashwood is working with Crestview on the fence variance requests.
- Zwemke gave an overview of the request.
- The railway traffic has increased, and the trains haul larger loads today. Sometimes, the carts are stored near the Ashwood Park subdivisions. So the variance for a 10' tall fence is more relevant today.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – We are talking about an expired variance. I will be supporting it.
- Coyne – Will be supporting it. It is a reasonable request
- Frost – It is important to have a high fence at the location being close to the railway.
- Hastings – It makes sense to me. I will be supporting it.
- Messer – The request makes sense. I will be supporting it.
- Meyer – The variance is well warranted.
- Williams – Voted for the fence variance previously and will vote for it again this time. The variance request is reasonable, overcomes a hardship, and is forward thinking taking the future overpass into consideration.
- Gustin – This is a housekeeping matter. The 10' fence height is reasonable.

Planning and Zoning Commission moved to recommend approval of PZC Case 13-1-092 and PZC Case 13-1-097, variances from Section 6-2-12 (Fences) of the Naperville Municipal Code, which limits the height of fences in a residential zoning district to 6', to allow for the construction of a 10' tall fence in the vacated Normantown Road right-of-way along the western boundaries of the Ashwood Park North Units 1-3 and Ashwood Park South Unit 2 and Unit 3.

Motion by: Williams
Seconded by: Meyer

Approved
(8 to 0)

Ayes: Bruno, Coyne, Frost, Gustin, Hastings, Messer,
Meyer, Williams
Nays: None

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:23 p.m.