



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MARCH 2, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON MARCH 16, 2016**

Call to Order

7:02 p.m.

A. Roll Call

Present: Crawford, Hansen, Hastings, Martinez, Messer, Peterson, Williams
Absent: Bansal, Hajek
Student Members: Butler
Staff Present: Planning Team – Kasey Evans, Erin Venard
Engineering Team – Kelly Dunne

B. Minutes

Approve the minutes of the February 17, 2016 Planning and Zoning Commission Meeting

Motion by: Williams
Second by: Hastings

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case 15-1-131
Enclave at Ashwood
Park**

The petitioner requests approval of a rezoning of the subject property to R3A (Medium Density Multiple-Family Residence District) in conjunction with an amendment to the Annexation Agreement.

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

Russ Whitaker, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner:

- The property is located at 111th and 248th.
- Residential is adjacent to the property on two sides. Crone Middle School is across the street and Commissioners Park is immediately opposite the property.
- The property was annexed as part of Ashwood Park, or the 248th Assemblage, back in 2004. 370 acres was annexed at that time.
- The concept plan reflects significant detail for the layout of the overall subdivision. A few of the pods did not receive that level of detailed

planning, including the subject property.

- The subject property is 10 acres designated as commercial with no concept as to what type of commercial would develop.
- In 2004, they recognized that 111th was designated as a major arterial and there was an opportunity to set aside land for commercial development.
- The zoning of the property is B2, which is curious because it is a community shopping center district. The B2 district is meant to draw from a broad regional population. This property does not have the traffic associated with a regional shopping center.
- The property is narrow and long and there is no chance it can develop as a regional shopping center. It cannot be configured correctly.
- The bigger issue is commercial development trends. In the early 2000s commercial development ran rampant. From Plainfield north on Route 59, there is commercial development at every lighted intersection. Now those centers are plagued with vacancy.
- When purchasing the property, the petitioner reached out to a professional consultant, the John Green Land Company, who stated that there is an overabundance of vacancies in the market and an existing built supply that is not occupied which is driving rents lower. As rents go lower, new construction cannot be justified.
- Per John Green, the amount of available retail space within 7 miles of the subject property is 2 million square feet.
- The proposed development is senior targeted.
- 14 different structures with 4 to 5 units in each structure. All 2 bedrooms each with roughly 1,300 square feet.
- The units are ranches on a slab and are barrier free.
- The units will be rentals.
- Features 3 separate elevations, with 63% masonry.
- Have received letters of support from Ryan Homes, who is building in Ashwood Park and K Hovnanian, who is building in Tamarack West.
- Met with members of the Senior Task Force.

Public Testimony:

Jim Hill

- 28 year resident of Naperville and member of the Senior Task Force.
- Retired corporate finance executive and current lecturer at BU and NIU.
- Comments are his personal opinion and are not the opinions of the Senior Task Force.
- STF was established in 2014 to address the growing needs of the City's seniors. All volunteer group with a variety of backgrounds.
- Supports the request for rezoning; fills a growing need for senior housing in the City.
- The 2009 housing study showed that the great need in the City was for senior rentals.

- The design of the proposed townhomes appeals to seniors.
- Encourages the developer to include “age in place” features in the project.

Karen Courney

- Co-chair of the Senior Task.
- Has lived in Naperville since 1970.
- The two biggest issues for seniors are transportation and housing.
- There is a shortage of housing in Naperville for those living on fixed incomes.
- The development is welcome; is in support of the rezoning.
- However, the need expressed repeatedly by seniors is for affordable housing. The STF urges the developer and the PZC to look for housing alternatives that would meet the needs of seniors that are living on a fixed income.

Carl Skrabacz

- Lives in Hampton Park, which is an over 55 community.
- Member of the Senior Task Force.
- Senior housing should have no stairs, even in the garage.
- Seniors have to age in place. There should be accommodations for wheelchairs and scooters, no-step showers, etc.
- Builders should bear in mind that people buy into a community when they are physically well.

Petitioner responded to testimony:

- Currently do not have detailed interior layouts.
- The good news is that SR Jacobson has done age targeted units before and they do know what is important to seniors.

Planning and Zoning Commission inquired about:

- Peterson – Have you met with the Senior Task Force to date or are you planning to? Whitaker – We met with some members of the Senior Task Force four or five months ago, but we have not sat down at a Senior Task Force meeting.
- Hansen – One of the elements of a senior development that is important is its access to amenities. Is the property part of an association? How do these resident access amenities? They seem isolated. Whitaker – This is not an actively planned community. We will tie into the walking paths in Ashwood, but will not be members of the Ashwood HOA. Commissioners Park is adjacent to the property, as is Crone Middle School.
- Hansen – Is the cul-de-sac at the east end of the property connected to any other sidewalk system? Whitaker – If it is not, we will make sure it is.
- Peterson – Any ideas on what the rents will be? Whitaker – We have not

zeroed in on that but in the \$2,000/month neighborhood.

Planning and Zoning Commission Discussion:

- Williams – Absolutely magnificent. No problem with the rezoning. Am a south-sider. However, every time we get a project on the south side it is housing for the elderly. What is the need for housing for the elderly? I think you ought to get those numbers for the Council. About 2 years ago, developers were saying the only product that could succeed was rentals, is that still the trend? Whitaker – Depends on the market. The apartment market is still very hot, but there is discussion that we are nearing the end of the cycle. There are still some very exciting projects out there. Also, there is a market for seniors who do not want to buy.
- Williams – Would like to clarify, once and for all, what is the need for housing for the elderly. Are we getting to a point where we have too much housing for the elderly? We need more information.
- Manny Kianicky, SR Jacobsen – The target market for this project is empty nesters and active adults in their mid-50s. The average stay is 5 to 6 years. Majority of the residents come from within a 3 mile radius.
- Hastings – Also a south-sider. Viable solution for this property. Appreciate the reports by council and staff. In support.
- Peterson – Different type of housing. Really neat project. Infill is a big deal. Would love to see a project like this on the north side. Cannot take changes to the master plan lightly. Petitioner brought us facts, not opinions. Fully in support.
- Hansen – Supporting. Encourage the developer and staff to be diligent with the architecture to control the monotony. It is linear property and could look monotonous.
- Crawford – Concurs with Commissioner Hansen and Peterson. The scale of the development is very appropriate and meets the trends of development. Appreciates the conversation about the market.
- Messer – In support. Certainly a need for empty nesters who do not want to buy. Sometimes wary of townhomes because of the parking situation, but I do not think the parking will be a problem. Supportive of the scale. Think there should be more affordable housing for seniors.
- Butler – Supporting.
- Martinez – I am your market. Happy you received the support of the school district. That was critical for my support. Like the diversity.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-131, a rezoning of the subject property to R3A (Medium Density Multiple-Family Residence District) in conjunction with an amendment to the Annexation Agreement.

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

Ayes: Crawford, Hastings, Hansen, Martinez, Messer,
Peterson, Williams
Nays: None
Absent: Bansal, Hajek

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

8:05 p.m.