



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF AUGUST 19, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON SEPTEMBER 16, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Hansen, Martinez, Messer, Crawford, Williams, Hastings, Peterson, Hajek
Absent: Bansal
Student Members: None
Staff Present: Planning Team – Kasey Evans, Sara Kopinski, Erin Venard
Engineering Team – Andy Hynes

Chairwoman Martinez welcomed new Commissioners Peterson and Hajek to the Planning and Zoning Commission.

B. Minutes

Approve the minutes of the July 22, 2015 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Hastings

Approved
(8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 15-1-071
5s441 N Wright
Street**

The petitioner requests approval of rezoning to R1A (Low Density Single-Family Residence District) zoning upon annexation at the subject property located at 5s441 N. Wright Street.

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

Len Monson, Attorney with Kuhn, Heap, and Monson, spoke on behalf of the petitioner:

- The request is consistent with the City's East Sector Plan and the surrounding neighborhood.
- The request is compliant with the R1A zoning district.

Planning and Zoning Commission inquired about:

Williams – Is there a home on the property now? Monson – Yes, it will be torn down and rebuilt.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-071, rezoning the subject property to R1A (Low Density Single-Family Residence District) zoning up annexation at the subject property.

Motion by: Williams
Seconded by: Hastings

Approved
(8 to 0)

Ayes: Hansen, Williams, Hastings, Martinez, Messer,
Peterson, Crawford, Hajek

Nays: None

Absent: Bansal

**D2.
PZC 15-1-035
Community United
Methodist Church**

The petitioner requests approval of a major change to a conditional use for a religious institution in the R2 zoning district to permit the renovation of and addition to the existing church building, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to allow a reduction in the number of required off-street parking spaces, and a variance from Section 6-6C-7:2 (R2 District, Yard Requirements) to reduce the required front yard setback to 1’6” at the subject property located at 20 N. Center Street.

Erin Venard, Planning Services Team, gave an overview of the request.

Kathy West, attorney with Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan, and Bernhard, Ltd., spoke on behalf of the petitioner.

- The petitioner gave an overview of the request: major change to the conditional use, setback variances and parking variance.

Planning and Zoning Commission inquired about:

- Messer - A staircase on Center St. will be removed? West - It will be the southerly of the two staircases on Center St.
- Williams - The church is landlocked and that is part of the reason the parking is so tight? This is unlike other churches in which the church has nowhere to go? The building will be set back closer or farther away from the property line? West - Yes, the church is landlocked and the staircase will be setback approximately 1.5’ further from the property line than it is currently.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – concurs with Messer; no residents have expressed concerned about any parking issue.
- Hastings – supports the request.
- Hansen – supports the request.
- Crawford – supports the request.
- Messer – the requests are reasonable; there really is not an issue with parking in the area.
- Martinez – supports the request.
- Peterson – supports the request.
- Hajek – supports the request.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-035, a major change to the conditional use for a religious institution in the R2 zoning district to permit the renovation of and addition to the existing church building, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) to allow a reduction in the number of required off-street parking spaces, and a variance from Section 6-6C-7:2 (R2 District, Yard Requirements) to reduce the required front yard setback to 1'6" at the subject property located at 20 N. Center Street.

Motion by: Williams
Second by: Crawford

Approved
(8 to 0)

**D3.
PZC 15-1-075
Residential
Unit
Amendment** **Care
Text**

Staff requests amending Sections 6-1-6 (Definitions), Section 6-2 (General Zoning Provisions) and any other sections of the Naperville Municipal Code as necessary in order to allow a second dwelling unit on residential lots in single family residence districts as a conditional use, to address a housing need in the community and provide an opportunity for the effective care of qualifying individuals with developmental disabilities.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

Hastings – Was Section 6-1-6 included in the packet? Kopinski – Section 6-1-6 is the definitions section of the zoning code. The three new definitions proposed in Attachment 1 will be included in Section 6-1-6.

Martinez – The remainder of the information will be in Section 6-2? Kopinski – Section 6-2 is the City's General Zoning Provisions. The rest of the amendment will be included in Section 6-2.

Hastings – Is there further definition around what a qualifying individual is besides what is included here? Does the definition include the elderly? Kopinski – No, the definition focuses strictly on developmentally disabled. The State uses the Federal definition of developmentally disabled and that will be the City’s definition as well. The City will be addressing other types of housing needs, other than developmentally disabled individuals, at another time.

Martinez – Will the type of housing that we are talking about address people with other types of disabilities? Kopinski – If the person has been identified as developmentally disabled and has been identified as eligible for funding by an independent service agency, they will be qualified for this type of housing.

Messer – To clarify, a second dwelling unit with a kitchen and bathroom is permitted in the R2 zoning district? Kopinski – Yes.

Messer – There are no specific zoning districts proposed for this amendment. So this use would be permitted in the R1, R1A, R1B districts? Kopinski – Yes, as well as the E1, E2, E3 districts.

Williams – Is this intended for a single-family member? Kopinski – Yes, but it would also accommodate a second unit for Residential Care Homes for qualifying individuals. Residential Care Homes are already permitted in this zoning district. This text amendment is for single-family homes to have an additional unit on their property.

Hastings – Is there a reason why this is being drafted somewhat more restrictive? Kopinski – Yes, because it is new. Staff will review the amendment after it has been in place for a few years and can loosen the restrictions.

Williams – Are more people wanting to look after their own family members?

Kopinski – Yes. Upwards of 200 families in Naperville.

Peterson – Can you add a unit on your property for a non-family member?

Kopinski – No. The owner is required to live on the property.

Williams – Who drafted this text amendment? Kopinski – The Planning Services Team and the City’s Legal Team worked together on the text amendment.

Public Testimony:

Matt Koupal

- Is a Naperville resident with a 23 year old son with disabilities that needs 24/7 care.
- Would like to build a single-story addition onto his residence for himself and his wife. His son would remain in the existing residence.
- This arrangement would provide his son independence and opportunity for growth. It would also allow him and his wife to age in place.
- Housing prices are high and state funding for those with disabilities is shrinking.
- Needs the Commission’s support for this text amendment.

Williams – To what extent is this type of housing prevalent in other communities? Kopinski – Lisle and Downers Grove have provisions for extended family housing that is similar.

Martinez – I know that we have facilities in the community that provide housing for disabled adults. Why are looking to care for your son at home? Koupal – He is more comfortable in the environment he knows and does not like change. He would not be able to bring his dog to a community facility. It is also more cost effective to care for him at home.

Messer – Are you comfortable with the language in staff’s proposal? Koupal – Yes. Little Friends helped draft it. We love Naperville and understand why zoning restrictions are in place.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion

- Williams – exciting and wonderful addition to the history of Naperville.
- Hastings – supporting.

- Hansen – applaud staff. Always felt that Naperville is a leader and that we embrace our residents. Behind this 100% and like being a part of it.
- Crawford – favorable amendment.
- Messer – great idea. Excellent draft put together by staff. Thinks specific zoning districts should added to the text.
- Martinez – will be supporting. We have a great need for this type of housing.
- Peterson – has friends facing similar issues with their families. Impressive that Naperville is taking this on and taking the lead.
- Hajek – in support. It’s fantastic to be on the cutting edge and providing this type of housing.

Planning and Zoning Commission moved to recommend PZC 15-1-075, amending Sections 6-1-6 (Definitions), Section 6-2 (General Zoning Provisions) and any other sections of the Naperville Municipal Code as necessary in order to allow a second dwelling unit on residential lots in single-family residence districts as a conditional use, to address a housing need in the community and provide an opportunity for the effective care of qualifying individuals with developmental disabilities.

Motion by: Williams
Second by: Hastings

Approved
(8 to 0)

F. Correspondence

G. New Business

H. Adjournment

7:52 p.m.