



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF JULY 22, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON AUGUST 19, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Hansen, Martinez, Messer, Crawford, Williams, Hastings, Bansal
Absent: None
Student Members: None
Staff Present: Planning Team – Derek Rockwell
Engineering Team – Ray Fano

B. Minutes

Approve the minutes of the July 8, 2015 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Hastings

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 15-1-056
1408
Bonnema Avenue**

The petitioner requests approval of variances to Section 6-2-4 (Building Height and Bulk) and Section 6-6J-7 (Height Limitations / Bulk Regulations) of the Municipal Code in order to construct a detached single family residence that exceeds the permitted maximum height and number of stories at the subject property.

Derek Rockwell, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about: None

Vince Rosanova, Attorney, Rosanova and Whitaker, spoke on behalf of the petitioner:

- The proposed home is complementary to the quality of the existing homes within Bonnema Woods.
- Most of the existing homes have the same significant grade change that the subject property faces today, and would necessitate the variances

before the PZC if they were constructed today.

- The Bonnema Woods Homeowners Association has provided a letter of support for both variances, as well as confirmed that the architecture is consistent with the Bonnema Woods covenants and restrictions.
- If either Bonnema Avenue or Lisson Road could be considered the front yard, no variances would be required. This is an unintended consequence rather than a substantive issue.

Planning and Zoning Commission inquired about:

- Williams - What are the linear measurements of the lot? Rosanova – 210' by 120'

Public Testimony:

MD Skeet

- The arborist for Bonnema Woods HOA, available for questions.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – A 15 foot slope on a 25,000 square foot lot constitutes a hardship, complies with the criteria for a variance.
- Hastings – Will be supporting.
- Hansen – Will be supporting.
- Bansal – Will support, meets hardship standards.
- Crawford – Will be supporting.
- Messer – Will be supporting.
- Martinez – Will be supporting this as well.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-056, requests approval of variances to Section 6-2-4 (Building Height and Bulk) and Section 6-6J-7 (Height Limitations / Bulk Regulations) of the Municipal Code in order to construct a detached single family residence that exceeds the permitted maximum height and number of stories at the subject property.

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

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

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:15 p.m.

