



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF DECEMBER 4, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON DECEMBER 18, 2013**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Coyne (arrived at 7:02), Dabareiner, Frost, Hastings, Messer, Meyer, Williams
Absent: Gustin
Student Members:
Staff Present: Planning Team – Ying Liu, Clint Smith
Engineer – Pete Zibble

B. Minutes

Approve the minutes of the November 20, 2013 Planning and Zoning Commission meeting with an amendment to clarify Commissioner Meyer's question for PZC 13-1-126.

Motion by: Williams
Second by: Meyer

Approved
(7 to 0)

Ayes: Bruno, Dabareiner, Frost, Hastings, Messer, Meyer, Williams
Nays:

C. Old Business

D. Public Hearings

**D1.
PZC 13-1-088
Monarch Landing**

The petitioner, Naperville Senior Care, LLC, requests approval of a preliminary/final plat of subdivision, a major change to the Monarch Landing Planned Unit Development (PUD), a revised preliminary/final PUD plat, a conditional use for multi-family dwellings for Lot 1A, and associated deviations for the Monarch Landing development located at the northeast corner of Route 59 and Ferry Road.

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

Planning and Zoning Commission inquired about:

- Frost - Is the conditional use request for multifamily dwellings in conflict with the "Business Park" future land use designation of the property? Will the conditional use allow apartments to be developed on the site? Liu – The conditional use is only requested for Lot 1A, which currently contains existing senior independent living units, which are classified as "multifamily dwellings" in the code. The zoning code doesn't differentiate between age-restricted and non-age-restricted dwelling units. However, both the annexation agreement and the PUD requirements limit any dwelling unit on the site to age-restricted units. If apartments are to be proposed for Lot 1A, the petitioner will need to amend both the annexation agreement and the PUD, which will be subject to the PZC's review. The conditional use request doesn't apply to Lot 1B or Lot 2, which will be developed in accordance with the "Business Park" future land use.
- Meyer - How much of the required parking for Monarch Landing is located on Lot 2 and Lot 1B that are intended to be sold off. Liu – The existing parking areas on Lot 1A already exceed the parking requirement for the existing Monarch Landing campus. Selling of Lot 1B and Lot 2 will not affect parking compliance of Lot 1A.
- Williams - Is the driveway on Lot 1B an easement? Liu – Not right now. That is why staff recommended a condition of approval to require an access easement be established when Lot 1B is developed.
- Bruno – Are we not going to restrict the location of the access easement? Liu – The future buyer for Lot 1B may need to relocate the existing driveway, but staff does recommend that an easement must be established. Bruno - The future development of Lot 1B will also need to come before the PZC for review, at which time the PZC could determine if the proposed access easement is appropriate.

Russell Whitaker, Attorney with Rosanova and Whitaker, Ltd., spoke on behalf of the petitioner:

- Whitaker gave an overview of the history of Monarch Landing.
- The petitioner is the second owner who wants to consolidate the CCRC to 60 acres of the property based on market conditions. The density of the campus will be kept the same as the original development.
- The PUD designation will be kept on Lot 1B and Lot 2 in order to provide Naperville, Warrenville, the residents, and the petitioner with a means to ensure that the property is developed appropriately. The PUD gives us a greater level of control over future development.
- There is a private covenant on the entire property that restricts any dwelling units to be age-restricted.
- We are working on the condition for an access easement on Lot 1B but want to maintain flexibility on the location of the easement.

Planning and Zoning Commission inquired about:

- Hastings – Can you further explain why the staff maintenance yard

cannot be moved to Lot 1A? Whitaker - There a significant investment on Lot 1C including the staff maintenance yard and ambulance bays. It is not possible to move them.

Public Testimony:

Debra Evan, 29W476 Townline Road, Warrenville

- What does the conditional use for multifamily dwellings mean? Liu – The petitioner is seeking a conditional use for multifamily dwellings on Lot 1A only which encompasses the existing campus. They are not asking for apartments on Lot 1B.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Frost – My questions are satisfactorily answered, and I will be supporting this project.
- Williams – I am favorably impressed with this request. The density won't change on Lot 1A. Condensing the size of the campus makes the development better. Any future development requires a separate review before the PZC. I am thoroughly in favor of this.
- Meyer – It is in the best interest of Monarch Landing to condense the campus and it is also beneficial to the City to have the opportunity to develop Lot 1B.
- Messer – This case is complicated but straightforward. The petitioner is trying to re-configure this development based on market conditions, but is done in a way that is in the best interest of everyone.
- Dabareiner – Agree that this is recognition of the market conditions. Staff and the petitioner's presentations made a complicated case easy to understand. Want to make sure all staff's conditions are incorporated into the vote.
- Bruno – Appreciate that the owner is keeping the PUD designation on Lot 1B to give the City, the public and the developer a chance to review the future plans for Lot 1B. I will be supporting this.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-088, a preliminary/final plat of subdivision, a major change to the Monarch Landing Planned Unit Development (PUD), a revised preliminary/final PUD plat, a conditional use for multi-family dwellings for Lot 1A, and associated deviations for the Monarch Landing development located at the northeast corner of Route 59 and Ferry Road, subject to the condition to require a cross-access easement be established on Lot 1B to continue to allow the CCRC to access Corporate Lane and the staff maintenance yard, at the time when Lot 1B is developed.

Motion by: Williams
Seconded by: Coyne

Approved
(8 to 0)

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

**E. Reports and
Recommendations**

F. Correspondence

G. New Business Bruno announced that staff member Clint Smith will be leaving the City.

H. Adjournment 7:45 p.m.