



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MAY 16, 2012**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Frost, Gustin, Bruno, Messer, Meyer, Williams
Absent: Herzog, Trowbridge
Student Members:
Staff Present: Planning Team – Ying Liu, Allison Laff
Engineering Team – Kimberly Schmidt

B. Minutes Approve the minutes of May 2, 2012.

Motion by: Williams Approved
Second by: Meyer (7 to 0)

C. Old Business

C1. PZC Case #12-1-016 The petitioner requests approval of the following for Lots 14 and 15 in Naperville Crossings:
The Oaks

1. A preliminary plat of subdivision to consolidate Lots 14 and 15 into one lot.
2. A rezoning from B2 (Community Shopping Center District) to R3 (Medium Density Multi-family District).
3. A major change to the Naperville Crossings Planned Unit Development and approval of a preliminary PUD plat to allow for the development of 298 multi-family dwelling units.
4. A deviation from Section 6-9-5:1 (Schedule of Off-Street Loading Requirement) to waive the off-street loading requirements.

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

Vince Rosanova, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner, Lennar Multi-family Investors.

- Naperville Crossings was originally planned as a mixed-use development that has not been completed.
- The target market for the proposed development is young professionals and empty-nesters.
- The products are upscale apartments offering rents ranging from \$1,250 - \$2,000 per month.
- The apartment market of the area is underserved with only two apartment communities located south of 75th Street.
- 43% of the subject property is reserved for open space.

- The petitioner has made changes to the plans and eliminated previous requests for parking variance and height conditional use.
- Existing senior housing developments in the City are not fully occupied.
- Adjacent business owners support the proposed project.
- School buses will pick up students at the entrance of the development. The proposed streets will also provide sufficient turning radius to allow school buses to turn around if needed.
- The student generation estimated based on the City's formula is less than what the Southwest Community Area Scorecard anticipated.
- Lighting will be internal to the parking areas and will be shielded to direct lights downward. No lighting will be proposed along the west and north property lines.

Terry Smith, BSB Design, spoke on behalf of the petitioner:

- Provided an overview of the site layout, design and amenities.
- All vehicle circulations are internal to the site and would have minimal impacts on the adjacent residences.
- There is a substantial distance (about 300') between the proposed development and the closest single-family homes.
- Pedestrian connections are being provided throughout the site and to the adjacent developments. The existing path to the Heatherstone development will be maintained.

Joe Safin, BSB Design, Inc. spoke on behalf of the petitioner:

- Provided an overview of the architecture of the proposed buildings.
- The project utilizes quality materials and design.
- Architectural treatments are provided to add interests and reduce the massing of the buildings.
- The three variations of the building design are unified through the use of similar materials and design.

Geoff Roehll, Hitchcock Design Group, spoke on behalf of the petitioner:

- Provided an overview of the landscape improvements proposed for the development.
- Enhanced landscaping is being provided to the areas adjacent the White Eagle Club along the north and west property lines.
- The developer will remove the vacated gravel drive along the north lot line and provide landscaping in the area. The petitioner agrees to maintain the area which is owned by the White Eagle Club.
- There would be no lighting proposed for the pedestrian ways.

Planning and Zoning Commission inquired about

- Zoning of adjacent townhome community.
- The distance between the development and the adjacent townhomes. The petitioner indicated it is about 60'.
- The petitioner's plan for the existing path to the Heatherstone

development.

- Whether maintenance of the gravel drive are formalized. The petitioner noted that the maintenance of the gravel drive has not been formalized, but the White Eagle Club has agreed to what the petitioner proposes.
- Whether the detention basin would be dry or wet.
- Whether there is any lighting for the pathways.
- Whether the development can accommodate turning movements of school buses.
- The student generation from the development as compared to the Southwest Community Area Scorecard.
- The bedroom mix of the proposed development.
- The proposed density as compared to the previously planned senior community. Rosanova indicated that the density of the proposed development is comparable to what was proposed for the senior community.
- Traffic generation of the development compared to the previous planned senior community.
- Whether the club house would be leased to other parties. The petitioner indicated no.
- The lighting design of the site.

Public Testimony:

Meg Phillips, a resident in the White Eagle Subdivision, spoke in opposition:

- What is the definition for “Class A Apartments”? Joe Safin, BSB Design, responded that the proposed development is considered Class A based on the amenities, design, and quality materials provided for the development.
- What determines that the community is upscale?
- What materials are used for the interior of the units?
- Whether the developer has funding to construct this project. Todd Farrell, Lennar Multifamily Investors, LLC. confirmed that the company has funding for this development.
- Senior housing is still needed in the City. Is concerned for seniors with limited resources.
- Whether the apartment units would be affordable.
- What types of security would be provided for the apartments. Rosa Rosanova indicated that the security of the area will be improved when the vacant site is developed. Lennar will provide on-site maintenance staff to monitor the property. Lennar will also offer reduced rate for law enforcement officers who in turn would patrol the property during the night.

Craig Smith, a resident in the White Eagle Subdivision, spoke in opposition:

- There wasn't sufficient notification for this development.
- The population density of the development would be greater than the

previously planned age-restricted community.

- Development is good for the surrounding businesses.
- What is the trip generation rate of the development? The petitioner indicated that on average the trip generation from apartments range from 1.25-1.8 trips per unit.
- How often the trash compactor will be emptied. The petitioner responded that it will be twice a week.
- How odor of the trash compactor will be controlled.
- Whether a traffic signal is warranted at Leverenz and Route 59. Staff responded that the traffic study determines that there won't be enough traffic volume to warrant a signal at the location.
- Whether the development would cause traffic congestion. Staff indicated that the traffic study determines that the existing roadway system would be sufficient to handle the traffic generated.
- Is concerned with the influx of students to the School District.
- The estimated occupancy rate for the development. The petitioner responded that the occupancy rate for the development is estimated to be 94%.
- The proposed development would draw buyers away from White Eagle Club.
- Believes the estimates for student generation and traffic are low.

Kevin Reed, Manager of the Biaggi's restaurant, spoke in support:

- There has been very little growth in the Naperville Crossings development. The proposed development would bring positive growth to the area.
- The current vacant site is a safety concern.

Ted Brockman, Owner of Massage Envy, spoke in support:

- Many storefronts in the Naperville Crossings development are still vacant.
- The development would fulfill the needs for rental properties and promote growth in the area.
- Traffic is not a concern. The apartment peak hour in the morning doesn't coincide with the business and in the afternoon, there are multiple ways to access the businesses.
- The current proposal is more appropriate compared to the previous senior development.

Audrey Clair, a resident in Naperville, spoke in opposition:

- Requests that a more in-depth look at the proposal to be done.
- What is the maximum density allowed in R3.
- Suggests that the developer work with Pace to provide a bus stop for the development.
- Whether the development would adhere to the Scorecard.
- Whether the developer is interested in Section 8 housing. The petitioner

indicated no.

- The reasons why the developer removed the 4 story buildings.
- Requests that the developer remove the 3-bedroom apartments from the development.

Nikolas Zanalagos, a resident in the White Eagle Subdivision, spoke in opposition:

- Is concerned about the quality of the project and that it would not stand the test of time.
- Apartments create security and safety concerns and bring criminal activities and drugs.
- Is concerned that the residents in the apartments would be able to see his backyard.
- Is concerned that the development will devalue his property.
- He was not notified of the development proposal.

Phil Asuna, a resident in the White Eagle Subdivision, spoke in opposition:

- Is concerned about the impact of the development on adjacent home value.
- What is the closest distance between the development and the White Eagle homes?
- What would be the anticipated median income for the renters? The petitioner indicated that a pre-qualification of the renters is that their income shall be at least three times of the rent.

Adam Ferrel, ECF Properties, spoke representing Prudential:

- The existing vacancy of the development is a direct result of the rest of the development being incomplete.

Petitioner responded to testimony:

- Outlined the outreach efforts that the petitioner made to the surrounding property owners.
- A fence exists between this development and White Eagle. In addition, landscaping will be provided to create additional buffer between White Eagle and the businesses and Route 59.

Planning and Zoning Commission inquired about

- Noted that Naperville has a crime-free multi-housing program.
- Whether there is a fence between the development and White Eagle.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – The project adds variety to the housing stock and would help the surrounding business owners.
- Frost – The project is well-designed and fits the surrounding area. While

Frost is sensitive to the concerns voiced, he feels that the fence and the landscaping would provide a buffer.

- Bruno – Agrees with the reduced height and density. Believes that apartments are needed in the community and a significant number of jobs will be created by this development. Is concerned with traffic generation. But all things considered, will support the project.
- Gustin – Initially not in favor of the project. But likes the changes that have been made. Hopes in the future that more outreach efforts can be done between the petitioner, subdivisions and their residents. Concerned with the circulation of school buses.
- Messer – In support of it. Concurs with the reduced height and density. Is slightly disappointed with the loss of senior housing. Hope that the petitioner considers the Pace stop suggestion.
- Meyer – Likes the changes that have been made. Is concerned with whether school buses can go in the development and believes the development will generate more students than what is estimated. Will support the development.
- Williams – Will support the project. Commends the petitioner and audience for the level of cooperation exhibited. Agrees with the reduced density and height. Believes the testimony of the petitioner that the project would stand the test of time.

Planning and Zoning Commission moved to recommend approval of the following for Lots 14 and 15 in Naperville Crossings:

1. A preliminary plat of subdivision to consolidate Lots 14 and 15 into one lot.
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Motion by: Meyer
Seconded by: Messer

Approved
(7 to 0)

D. Public Hearings

D1. PZC Case #12-1-037 Nascar Car Wash

The petitioner requests approval of a conditional use for an automobile service station and car wash in the B2 (Community Shopping Center District), a major change to the Cantore Place Planned Unit Development (PUD), and Final PUD Plat in order to develop a car wash and lube facility, known as Nascar Carwash, on Lot 5 in Cantore Place.

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

Kathy West, Dommermuth, Brestal, Cobine, & West, Attorney, spoke on behalf of the petitioner:

- The drying machine would be inside of the car wash bay.
- As the car wash bay is located on the west side of the building, noise generation should not have an impact on the adjacent residences to the east.
- The door of the car wash bay would be closed and only open to allow cars to exit.

Planning and Zoning Commission inquired about:

- The responses from the adjacent existing businesses regarding the proposed business. Steve Timmer, representing the petitioner, responded that all business owners responded positively to the proposed car wash. The only negative comment was from a neo-surgeon, who is concerned about the increased traffic.
- Noise control measures for the vacuum system. Timmer responded that the site will use a central vacuum system which is very quiet.
- Whether the business was licensed by Nascar. Timmer responded that the owner has a contract with Nascar to use the brand.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Gustin – Believes this is a good development and a good location for the use.
- Messer – The underlying zoning permits the use.
- Meyer – Likes the site plan and is in favor of the case.
- Williams – The plan is well done.

Planning and Zoning Commission moved to recommend approval of a conditional use for an automobile service station and car wash in the B2 (Community Shopping Center District), a major change to the Cantore Place Planned Unit Development (PUD), and Final PUD Plat in order to develop a car wash and lube facility, known as Nascar Carwash, on Lot 5 in Cantore Place.

Motion by: Meyer
Seconded by: Williams

Approved
(7 to 0)

**D1. PZC Case #12-1-057
NW Water Tower**

The petitioner requests rezoning to I (Industrial) upon annexation; a preliminary/final plat of subdivision; a conditional use for a Public Assembly Use in accordance with the provisions of Section 6-2-29 of the Municipal Code; a variance to Section 6-8C-7 (Yard Requirements) to reduce the required setback along Diehl Road; and a variance to Section 6-8C-5 (Area Requirements) to

reduce the minimum area in the I district to allow for the annexation of an existing water tower located at 2820 W. Diehl Road into the City of Naperville's corporate limits.

Laff, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about

- The accuracy of the address of the subject property.
- The location of the site being adjacent to the train track.
- Whether the Planning and Zoning Commission would consider the annexation? Laff responded that the commission would consider the rezoning, conditional use and all associated variance. The City Council will consider the annexation.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – In favor of the petition.

Planning and Zoning Commission moved to recommend approval of rezoning to I (Industrial) upon annexation; a preliminary/final plat of subdivision; a conditional use for a Public Assembly Use in accordance with the provisions of Section 6-2-29 of the Municipal Code; a variance to Section 6-8C-7 (Yard Requirements) to reduce the required setback along Diehl Road; and a variance to Section 6-8C-5 (Area Requirements) to reduce the minimum area in the I district to allow for the annexation of an existing water tower located at 2820 W. Diehl Road into the City of Naperville's corporate limits.

Motion by: Williams
Seconded by: Messer

Approved
(7 to 0)

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

9:50 p.m.