



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF APRIL 16, 2014**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON MAY 7, 2014**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Dabareiner, Frost, Gustin, Hastings, Meyer, Williams
Absent: Messer, Coyne
Student Members: Heavener, Chopra
Staff Present: Planning Team – Derek Rockwell, Tim Felstrup, Kasey Evans, Ying Liu
Engineer – Amy Ries

B. Minutes

Approve the minutes of the April 2, 2014 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Meyers

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case 14-1-016
The Knolls**

The petitioner, Stefani and Sons Development Company, Inc., requests approval of rezoning to R1A (Low Density Single-Family Residence District) zoning upon annexation and a Preliminary/Final Subdivision Plat for the property located at 27W355 Knoch Knolls Road.

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

Planning and Zoning Commission inquired about:

- The location of the subject property.
- Status of the property located immediately south of the subject property. Ries – The property to the south is the detention basin for the adjacent Kinloch Subdivision.
- Is this proposal consistent with the Kittilsen Estates Subdivision that was approved a couple years ago? Rockwell – Yes.

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

- Gave an overview of the petition.
- The property to the south of the subject property is owned by the Kinloch Homeowners Association.

Planning and Zoning Commission inquired about:

- What will be the size of homes being proposed? Rosanova – 4,500 square feet.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – The project meets all technical requirements.
- Dabareiner – The project meets the criteria for rezoning and platting.
- Frost – Will support the project.
- Williams – Excellent project. Consistent with adjacent properties.
- Hastings – Concurs with fellow commissioners.
- Meyer – Concurs with fellow commissioners.
- Gustin – Will support the project. No variance is requested. Tree preservation is important to both the City and the owners.

Planning and Zoning Commission moved to recommend approval of PZC Case 14-1-016, rezoning upon annexation to R1A and a preliminary/final plat of subdivision for the property located at 27W355 Knoch Knolls Road.

Motion by: Williams

Approved

Seconded by: Bruno

(7 to 0)

Ayes: Bruno, Dabareiner, Frost, Gustin, Hastings, Meyer, Williams

Nays: None

**D2.
PZC Case 14-1-018
204 N. Huffman St.**

The petitioners, Tao Xu and Yi Yang, request a variance from Section 6-6C-8:1 (R2 District Height Limitations/Bulk Regulations) of the Naperville Municipal Code to construct a home with 3 stories on the property located at 204 N. Huffman Street.

Tim Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Will the existing foundation be used? Felstrup – No, a new foundation will be constructed.
- Is there a reason that the basement ceiling height is 9.5'? Felstrup – The foundation height of the home (9.5') is consistent with other homes in the

area.

- Is the driveway slope part of the reason why the basement height is tall? Felstrup – This can be addressed by the petitioner.
- Is the variance caused by re-grading of the property? Felstrup – No. The height measurement method as defined in the Municipal Code is based on an average of the two elevations at the intersections of the two side lot lines and the front yard line. Therefore, the height measurement actually reflects the existing conditions of the lot.

Jim Caneff, Roake and Associates, Inc., spoke on behalf of the petitioner:

- This variance is caused by how height is measured by code.
- This lot has 7' of fall from north to south and 30' of fall from northwest corner to the southeast corner.
- The driveway gently slopes up in order to direct water away from the house.

Planning and Zoning Commission inquired about:

- Is this a full basement? Caneff – With the exception of the garage, it will be a full walk-out basement.
- Will the house appear to be a two-story house? Caneff – Yes, from the street elevation, the house will appear to be a two-story house.
- Any discussion on changing the driveway to School Street? Caneff – The driveway is probably within 10' from the next driveway to the north. If the driveway is changed to School Street, the home will become a raised ranch. It won't work with the desired floor plan.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – I will support this.
- Dabareiner – This meets the standards for variance.
- Frost – This meets the standards for variance.
- Gustin – The hardship is clearly shown. The topography is severe. The proposed will be a nice addition and will be in character with the surrounding area.
- Hastings – Will support this. This is a challenging lot. The proposed home won't be above the peak height or medium height requirements.
- Meyer – The proposal use is a very good use of the property. Will concur with the engineer's judgment about the driveway slope.
- Williams – It is a beautiful house and it doesn't look like a three story house from the street, either. Will support it.

Planning and Zoning Commission moved to recommend approval of PZC Case 14-1-018, a variance from Section 6-6C-8:1 (R2 District Height Limitations/Bulk Regulations) of the Naperville Municipal Code to construct a

home with 3 stories on the property located at 204 N. Huffman Street.

Motion by: Williams
Seconded by: Meyer

Approved
(7 to 0)

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

**D3.
PZC Case 14-1-021
1657 Imperial Circle**

The petitioner, Michael and Lorey Maszka, requests approval of a variance from Section 6-6A-7 (R1A: Yard Requirements) of the Naperville Municipal Code in order to reduce the 30' rear yard setback requirement to allow for construction of a two-story room addition at a distance of 25' from the rear property line for the property located at 1657 Imperial Circle.

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

Planning and Zoning Commission inquired about:

- Where would the addition be on the aerial photo? Evans – The proposed addition will encroach 5' further than the existing home immediately to the north.
- Will be 25' PUDE be impacted? Evans - No.
- Any grade change in the rear yard? Evans – The rear yard slopes down to the west.
- What is the hardship? Evans – The hardship is that homeowner won't be able to utilize the 25' easement area for detached structures.
- Why the homeowner to the north is able to comply with the setback requirement? Evans – The home to the north has an uncovered deck encroaching into the easement area.

Michaelene M. Burke, Attorney with Rosanova and Whitaker, Ltd. spoke on behalf of the petitioner:

- Gave an overview of the request.

Planning and Zoning Commission inquired about:

- Where the drain tiles would be located? Burke – Not sure. But the proposed addition is not intended to impact any existing utilities.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – The rear setback variance won't affect anyone other than the Forest District.
- Dabareiner – The addition fits in.
- Frost – I will support this project because of the open area behind the

property and the proposed addition won't impact on other homes.

- Gustin – I will support this. The neighbor behind the property doesn't have an issue.
- Hastings – I will support this because the neighbors support it.
- Meyer – I will support this. The proposed addition won't violate the PUDE.
- Williams – I will support this. This looks identical to the property to the north.

Planning and Zoning Commission moved to recommend approval of PZC Case 14-1-021, a variance from Section 6-6A-7 (R1A: Yard Requirements) of the Naperville Municipal Code in order to reduce the 30' rear yard setback requirement to allow for construction of a two-story room addition at a distance of 25' from the rear property line for the property located at 1657 Imperial Circle.

Motion by: Meyer
Seconded by: Williams

Approved
(7 to 0)

Ayes: Bruno, Dabareiner, Frost, Gustin, Hastings, Meyer, Williams
Nays: None

**D4.
PZC Case 14-1-023
Reebie Storage**

The petitioner, Reebie Storage and Moving Company, requests approval of a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 173 to 147 spaces to allow for the construction of a truck scale on the property located at 720-740 Frontenac Road.

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

Planning and Zoning Commission inquired about:

- The aerial photos may not be sufficient to justify the parking variance. Is there any other evidence available? Rockwell – No. The petitioner will be able to address the question in more detail.
- This would be an expansion of the existing legal non-conforming use on the property. Is there language in the zoning code to discourage expansion of the non-conforming use? Rockwell – The expansion of the non-conformity can be included as part of this request if the commission so desires.
- Is the scale going to be treated as a second business on the site? Rockwell – No. The scale will be treated as an accessory use to the principal use of the site.
- What is the designation of the existing use? Storage or warehouse? What would be their parking requirements? Rockwell – The previous approval treated this use as a warehouse. We also treated it as a warehouse in order to stay consistent with the previous approval and be

conservative in parking requirement. Warehouses require 1 parking space per 1,000 SF and storage facilities require 0.4 spaces per 1,000 SF.

- What is the hardship? Rockwell – The petitioner has laid out the hardship in the application.
- Could it be any overflow parking issue? Rockwell – No. Bruno – Reducing fuel cost and trips on the road are certainly a benefit to the business and the community.

Jim Caneff, Engineer with Roake and Associates, Inc. and John Jones with Reebie Storage and Moving Company spoke on behalf of the petitioner:

- Reebie desires to put in the scale for its own use and for the use of others. It will result in a reduction in fuel cost and traffic on the road as the trucks would be weighted onsite. The aerial photos do not represent a parking study but is a good snapshot of the actual conditions.
- The majority of our business is moving household goods. The operation of the company has evolved so that there is less need for trailer and truck parking on the site. The need for personal parking stays mostly the same.

Planning and Zoning Commission inquired about:

- Can you speak to the other tenant space in the building? Jones – The other tenant space is vacant right now.
- How often do you anticipate the scale would be utilized? Jones – We would probably use the scale 10-20 times a day.
- Do you anticipate there would be a stacking problem for the trucks? Jones – No. My other site at Franklin Park doesn't have any back up problem.
- How many employees are working on site on a typical day? Jones – 10-12 people.
- Are there any parking spaces used for storage? Jones – No.
- Any consideration to stripe the open area to the north of the building to gain more spaces? Jones – We want to make sure that there is enough room for truck turnaround and all trucks using the scale don't have to leave the site. Caneff – We also want to maintain access to the loading docks on the north and west façade of the building.
- Is there another weight facility in Naperville? Jones – There is another one in Naperville.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno – It doesn't appear this case will substantially affect parking. However, the proposed scale would make this business more efficient and would mean reduction in fuel cost and trips on the road.
- Dabareiner – A lot of the questions remain unanswered about the nature of the use, queuing of the trucks, parking requirements and the

methodology of the parking study. I don't think there is any hardship. There are opportunities for re-stripping to create more spaces but the petitioner chose not to do it. The fact that this is an expansion of the non-conformity has not been addressed. I won't support this.

- Frost – I am willing to lose eight parking spaces to have less truck traffic on the road. I will support this.
- Gustin – My concern is the non-conforming status of the property. However, the area is surrounded by warehouses. I respect the need for a scale to accommodate your business need. Having the trucks off the road would be beneficial. I will support it.
- Hastings – Doesn't think parking would be an issue. My initial concern was truck backups, which has been addressed.
- Meyer – Will support it. If there is a parking problem in the future, the petitioner can re-stripe the parking lot to gain more spaces.
- Williams – This sounds like adding a secondary business on the site. Since there is only one other scale in Naperville, this site will attract a lot of truck traffic to the area. I am leaning toward not supporting this.

Planning and Zoning Commission moved to recommend approval of PZC Case 14-1-023, a variance from Section 6-9-3:2 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 173 to 147 spaces to allow for the construction of a truck scale on the property located at 720-740 Frontenac Road.

Motion by: Hastings
Seconded by: Bruno

Approved
(5 to 2)

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

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

8:20 p.m.