

MINUTES
NAPERVILLE PLAN COMMISSION
May 20, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order (7:01 p.m.)

A. Roll Call

Commissioners Present: Chairman Mike Brown, Ann Edmonds, Bill Jepson, Joe McElroy,
Patricia Meyer, Reynold Sterlin,

Commissioners Absent: Patty Gustin, John Herzog

Student Members Absent: Michael Alber, Amit Walia

Staff Present: Community Planners – Amy Emery, Ying Liu, Jason Zawila
Project Engineers – Jana Bryant, Andy Hynes
Project Assistant – Dina Hagen

B. Approve Minutes from May 6, 2009

Motion to approve by: Jepson Seconded by: Sterlin Approved (6 to 0)

C. Old Business - None

D. Public Hearings

PC Case # 1738: City Cell Tower Fire Station # 5

Petitioner: City of Naperville 400 S. Eagle St Naperville

Location: 2191 Plainfield-Naperville Road

Request: Approval of a conditional use for a 154-foot telecommunications tower in the R1A (Low-Density Single-Family Residence) district. In conjunction with this request, the petitioner also seeks approval of a variance from Section 6-13-4:10 of the Naperville Municipal Code to reduce the minimum required setback from the south property line. The proposed telecommunications tower is required to provide a 308-foot setback from the south property line; 263.8 feet is proposed

Official Notice for PC Case#1738 was published March 22, 2009 in the Naperville Sun.

The applicant has requested to continue this case until the June 17, 2009 Plan Commission meeting.

PC Case #1766: Turning Pointe Autism Foundation

Petitioner: Turning Pointe Autism Foundation

Location: West of Plainfield-Naperville Road north of Saratoga Road, south of Hamlet Road.

Request: Approval of a conditional use for a PUD to permit a school and residential care homes for autistic children, a preliminary/final plat of subdivision for the subject

property, a right-of-way vacation, and amendment to the annexation agreement. In conjunction with this request, the petitioner also seeks approval of deviations from the front yard setback and minimum lot size.

Official Notice was published in the Naperville Sun on March 1, 2009.

An overview of the request was presented by Jason Zawila during which he noted City staff is supportive of the proposal with the condition that the city reserves the right to review the parking conditions on the site. In the event that the city receives formal complaints regarding parking during non school hours, the city shall retain the rights to modify the use of the recreation center during non-school hours including limiting or prohibiting the public use.

Attorney and President of the Turning Pointe Autism Foundation, Kevin Gallaher, of Nyberg & Cassioppi (1111 South Washington Street, Suite 100, Naperville, Illinois 60540), represented the petitioner Turning Pointe Autism Foundation offered:

- A brief history of autism in the U.S. and the ideas surrounding the initial conception for the school and its curriculum.
- A description of the buffer between the residential area and proposed school (e.g. significant grade differential, fencing and landscaping).
- Information about parking space allocation and need.
- An overview of building design layout and functionality geared specifically to meet the needs of the students with a 1:1 student teacher ratio and emphasis on student security and safety.
- Facility and staff licensing requirements by the State of Illinois.
- Ideas about possible future public use of the facility.

Mr. Gallaher introduced Jeff Roehll, an architect Hitchcock Design Group (221 West Jefferson Street, Naperville, Illinois 60540) who addressed:

- Plainfield/Naperville Road curb cuts and entrances to include a gated emergency entrance.
- Minor modifications to the original storm water management plan.
- Proposed site landscaping, including tree preservation along the west lot line.
- Depictions of the building elevations and heights.

During the public hearing six speakers offered testimony. The following speakers provided testimony in opposition to the project:

- Bob Kimball, 3732 Celeste Lane, Naperville, Illinois 60564
- Frank Samuelson, 3756 Celeste Lane, Naperville, Illinois 60564
- Randy Weiland, 3748 Celeste Lane, Naperville, Illinois 60564
- Crys Hum, 1941 Slippery Rock Road, Naperville, Illinois 60565

Their primary objections were related to:

- Potential decrease in property value for surrounding homes.
- Safety and security of the facility.

- Desire for the reversion of the subject property to original zoning of R1.
- Traffic concerns on Plainfield/ Naperville Rd.
- Future land use in the event the facility closes.
- Loss of revenue for the city due to the not-for-profit organization status.
- An alternative approach to meet the local need for autistic support by offering more integrated housing within neighborhoods for the mentally disabled as opposed to the proposed group home setting.

Michael Zezulak (727 DeLaSalle Court, Naperville, Illinois 60560) and Anissa Olley (101 Springwood Drive, Naperville, Illinois 60540) spoke in favor of the proposed project citing:

- A great need for a program in Naperville to provide a safe and secure environment for persons with autism.
- The appropriateness of the land use.
- Compliance with the current zoning.
- Respectful building heights and abundant landscaping.
- Licensed state of the art facility with appropriately trained and sufficient staff would be a valuable asset to parents and the community as a whole.

During the Plan Commission discussion:

- Commissioner Edmonds inquired as to the zoning history of parcel and asked for clarification related to a departure from Master Plan as stated in the staff memo. Mr. Zawila stated that the proposed private school is within the allowable land use under the R2 zoning which was approved under the previous resubdivision for the Tramore Townhome project and that the current proposal is not so much of a departure from the Master Plan as it is that the Master Plan does not reference private schools.
- Commissioner Jepson inquired as to the funding for the project and Mr. Gallaher responded that as the project is not currently fully funded it will be done in two phases.
- Commissioner McElroy commented on the appropriate land use as it related to zoning.
- Commissioner Meyer inquired as to the State licensing of the facility and state certification of educators as well as the safety and security of the facility. Mr. Gallaher gave assurance that the facility would be required to be state licensed and that the board of directors is currently working with consultants to obtain the highest quality support services. Regarding the safety and security of the facility Mr. Gallaher indicated that the safety and security of the students is of top priority as reflected in the 1:1 student teacher ratio.
- Chairman Brown indicated his interest regarding the traffic impact on Plainfield/Naperville Rd.

Chairman Brown continued PC#1766 to June 3, 2009 for staff, petitioner and the public to gather information. Specifically, he requested staff and the petitioner gather information related to:

- Proposed hours of operation of the school;
- Proposed hours of operation for the recreational center;
- FAR calculations for the southern portion of the property;
- Site zoning history and any stipulations that would impact the proposed use;
- State regulations for the student teacher ratio;
- Any change to the speed limit required on Plainfield-Naperville Road; and
- The number of curb cuts required for the development.

PC Case # 09-1-32: Naperville South Animal Care Clinic

Petitioner: Dr. Todd Prince, TLP Enterprises, Inc., 2224 Regency Woods Drive, Lisle, IL 60532

Location: Lot 7 of the Cantore Place Planned Unit Development (PUD), which is located at northeast corner of IL Route 59 and Cantore Road.

Request: Approval of a major change to the Cantore Place PUD to increase the gross floor area of the clinic from the approved 14,405 square feet to 27,064 square feet due to the addition of a full basement. No changes to the site layout or parking are proposed. The petitioner also requests approval of a variance from Section 6-9-3:6 (Schedule of Off Street Parking Requirements: Services and Institutions) to reduce off-street parking from required 89 spaces to 47.

Official Notice was published in the Naperville Sun on May 3, 2009.

An overview of the request was presented by Ying Liu.

Bill Wolf of Manhard Consulting Ltd (700 Springer Drive, Lombard, Illinois 60148) spoke on behalf of the petitioner stating that the petitioner was aware and finds all the special conditions as set forth by the city of Naperville planning staff acceptable.

No one provided public testimony.

A motion was made by Commissioner Jepson and seconded by Commissioner McElroy to close the public hearing. The motion was approved (6 to 0).

A motion was made by Commissioner Meyer and seconded by Commissioner Sterlin to approve a major change to the Cantore Place PUD to increase the gross floor area of the clinic from the approved 14,405 square feet to 27,064 square feet due to the addition of a full basement. No changes to the site layout or parking are proposed. The petitioner also requests approval of a variance from Section 6-9-3:6 (Schedule of Off Street Parking Requirements: Services and Institutions) to reduce off-street parking from required 89 spaces to 47.

The motion was unanimously approved (6 to 0).

PC Case # 09-1-42: Naperville Central High School

Petitioner: Community School District 203, 203 W. Hillside Road, Naperville, IL 60540

Location: 440 W. Aurora Avenue Naperville, IL

Request: Approval of a preliminary/final subdivision plat to establish a single legal lot of record. In conjunction with this request, the petitioner also seeks approval of variances from Section 6-6A-7 (R1A Yard Requirements) of the Naperville Municipal Code to accommodate existing parking area and building setbacks, 6-6A-8 (R1A Height Requirements) to allow the building height to exceed thirty-five feet (35') and Section 5-10-3 (Landscape) related to required building foundation plantings, interior parking lot landscape islands, perimeter parking lot landscaping, and perimeter site plantings

Official Notice was published in the Naperville Sun on May 3, 2009.

An overview of the request was presented by Amy Emery of staff.

Craig Williams, Chief Information Officer for Naperville School District 203, represented the petitioner. He provided additional information about the request, including a visual flyover of the building noting:

- The additions to building and proposed elevations.
- The restructuring of bus drop off area and entrance to the school off of Aurora Avenue to ease the traffic flow and minimize the impact the cars have on neighboring residents.
- Proposed landscape enhancements improvements to the existing site and their relationship to municipal code requirements.
- The regional storm water management site design.

Public testimony was provided by Barbara Enright (620 South Webster Street, Naperville, Illinois 60540) who expressed appreciation for the School District and the City's work with the residents along Webster Street with regard to reducing traffic flow onto Webster Street.

During the Plan Commission discussion:

- Chairman Brown inquired as to the building elevations and height with respect to the setback from Aurora Avenue. Mr. Williams introduced Mr. Paul Cureton of White & Company (25W N. Frontage Road Darien, Illinois 60561) who stated that the increased linear footage of pavement along Aurora Avenue would be approximately 10 to 50 feet, but there would be no movement of the parking lot closer to Aurora Avenue.
- Commissioner Meyer addressed the issue of safety for the students with regard to traffic, traffic signals and student crossings on Aurora Avenue and West Street. She also asked about the proposal for the Porter Avenue parking with respect to the Naper Settlement and landscaping in that area.

Mr. Williams stated that there is no plan to change the timing for the signal light at the Aurora Avenue crosswalk and that the lengthening of the drop off area along Aurora Avenue, as well as, some additional entrances on West Street should

decrease some of the traffic congestion. With regards to the landscaping for the Porter Avenue parking lot, Mr. Williams stated that the Naper Settlement is working closely with District 203 on reconfiguring and landscaping this area.

- Commissioner Jepson inquired as to the construction timeline with respect to the school calendar and organized sports. Mr. Williams responded that the district has rescheduled some of the early football games and only one home game is scheduled for the 09' fall season.

Chairman Brown continued PC#9-1-42 to June 3, 2009. He requested information about the length of linear frontage the proposed drop-off will occupy compared to the existing frontage. In addition, he requested an exhibit be provided at the June 3, 2009 meeting to illustrate the height and scale of the building elevations along Aurora Avenue as they exist today and as proposed in relation to their proximity to Aurora Avenue. This information will help everyone to understand the visual impact of the proposed renovation along the Aurora Avenue frontage.

E. Reports – None

F. Correspondence –

The Plan Commission accepted the following correspondence with no discussion.

- Fifth Avenue Study - Project Study and Next Steps
- Floor Area Ratio (FAR) Text Amendment Memo from the Planning Services Team

G. New Business – None

H. Adjourn

A motion was made by Commissioner Sterlin and seconded by Commissioner Jepson to adjourn the meeting. The motion was unanimously approved (6 to 0).

I. Adjournment – 9:22 pm