



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF DECEMBER 18, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON JANUARY 22, 2014**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Coyne, Frost, Gustin, Hastings, Messer, Meyer, Williams  
Absent: Bruno, Dabareiner  
Student Members:  
Staff Present: Planning Team – Ying Liu, Derek Rockwell  
Engineer – Kim Schmidt

**B. Minutes**

B1. Approve the minutes of the December 4, 2013 Planning and Zoning Commission meeting.

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

B2. Approve the minutes of the December 11, 2013 Planning and Zoning Commission meeting.

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

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC 13-1-131  
Harbor Chase**

The petitioner, Harbor Retirement Associates, requests approval of PZC 13-1-131, which includes:

1. Rezoning to OCI (Office, Commercial, and Institutional) zoning upon annexation;
2. A conditional use in the OCI District for a convalescent or nursing home, in accordance with 6-7F-3 of the Naperville Municipal Code;
3. A Preliminary/Final Subdivision Plat; and Variances to Section 5-10-3 (Landscaping and Screening) and Section 6-14-4 (Standards – Exterior Lighting) in order to construct an assisted living facility with a memory care unit at the subject property.

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

Charlie Jennings, with Harbor Retirement Associates, spoke on behalf of the petitioner:

- Jennings gave an overview of Harbor Retirement Associates.
- Naperville is identified as one of the five communities in which the petitioner plans to build a retirement community.
- Although the company is based in Florida, HarborChase will serve the Naperville community.
- The proposed facility will generate tax revenue and jobs for Naperville.
- The traffic impact of an assisted living facility on the transportation system is very low.

Peter Pluskwa, Land Planner with Cemcon, Ltd., spoke on behalf of the petitioner:

- Pluskwa gave an overview of the site layout, site access, parking supply, variance requests.
- The subject property is designated as “Office, Research and Development” on the future land use map.
- The majority of the traffic associated with this development will access the site through the main entrance on Commons Street. The entrances on West Street will be primarily used by employees and service vehicles.
- The variances are needed due to the shared driveway that straddles between the subject property and the adjacent property to the north. The shared driveway is required by the Fire Department for ambulance staging.

Brad Meyerhoff, Landscape Architect with Daniel Weinbach & Partners, Ltd. spoke on behalf of the petitioner:

- Meyerhoff gave an overview of the landscape design.
- Trees are clustered to allow visibility of the building and sign. However, the site will still meet the landscape requirements with respect to the number of trees required.

Ati Rahimpour, Architect with Soloman Cordwell Buentz, spoke on behalf of the petitioner:

- Rahimpour gave an overview of the building design.

Planning and Zoning Commission inquired about:

- Why doesn't the shared driveway go all the way through to Mill Street? Pluskwa – Mill Street is under the jurisdiction of DuPage County, which only allows one access on Mill Street north of the subject property. The petitioner has a draft cross-access easement agreement with the property owner to the north so that, when the property to the north is developed and a full access on Mill Street is installed, the subject property can access Mill Street through the cross-access easement.
- Why only one access is allowed on Mill Street? Schmidt - Because Mill

Street is an arterial road and there is not enough space to put the turn lanes for two entrances on Mill Street.

- Trash enclosure location. Pluskwa – The kitchen is located at the northwest corner of the building. So the trash containers are located near West Street to be close to the kitchen area.
- Screening of the trash area. Pluskwa – There will be a masonry wall and landscaping around the dumpster. The residents along West Street won't be able to see the dumpster.
- Ownership of the property to the north. Pluskwa – The owner of the subject property also owns the property to the north.
- A resident sent a letter voicing concerns that the water in the detention pond may create algae problems. Meyerhoff - The pond will be a dry detention pond and won't have stagnant water in it.
- Location of the proposed fence. Meyerhoff – The fence will be limited to the therapy garden area and won't be around the whole site.
- Has the petitioner looked at preserving the existing trees on the site? Meyerhoff – Yes, we have. However, the existing trees on the site are not of desirable species and we have been given permission to clear them.
- What is the height of the building? Jennings - 42'7" to the peak.
- Number of employees who will park at the west parking lot (adjacent to West Street). Jennings – 40 employees at a maximum.
- Will there be a traffic light at the intersection of Mill Street and Commons Street? Schmidt – Staff conducted traffic counts for that intersection back on May 25, 2012. Based on the data collected, the intersection didn't meet the warrants to have a traffic light. Staff from the City and the County has been monitoring the intersection and when the warrants are met, the City will install a traffic light.
- Was a traffic study provided? Schmidt - A traffic study was reviewed and approved by staff. The traffic study used the City's traffic counts taken on May 25, 2012 and assumed a 1% increase in the background traffic for each extra year. It shows that there is limited amount of traffic generated from the facility. During the AM peak there is a total of 17 vehicles entering and exiting the intersection and during the PM peak is just under 30 vehicles entering and exiting the intersection.

#### **Public Testimony:**

Ian Carrus, 720 Century Farm Lane

- Is in favor of the nursing home, but has concerns.
- Is concerned about what will happen to the property to the north of the subject property, given the subject property becomes commercial.
- If the proposed nursing home fails, what will happen to the subject property?
- Were the traffic counts taken before Nike Park was open?
- The proposed entrance on Commons Street poses safety concerns for pedestrians using Commons.
- Is concerned that the location of the trash cans and loading docks being

too close to the residents.

- Was there any consideration to extend West Street to Bauer Road?
- Is concerned that the detention pond will attract algae and insects.
- Kim Morgart from CEMCON, Ltd. responded on behalf of the petitioner - The pond will be a wetland bottom pond in order to meet the BMP requirements. However, water will be present in the pond temporarily and won't attract insects.
- Pluskwa – We are updating the sidewalk on the north side of Commons Street to meet ADA requirements. When the full access on Mill Street is available, the proposed full access on Commons Street will become a right-in/right-out access.
- Schmidt – West Street was blocked off south of Commons Street at the request of area residents to prevent cut-through traffic on the neighborhood streets.
- Coyne – What is the distance between Mill Street and the entrance on Commons? Pluskwa – 162’.
- Frost – What is the future land use of the property to the north? Rockwell – The property to the north is unincorporated in DuPage County. When it is annexed into the City, the City's future land use plan designates the property as “Office, Research and Development”.
- Gustin – Nike Park was open in July 2011.

#### Mingcheng Gao, 612 Conestoga Road

- Agrees with the comments from the previous speaker.
- Is concerned about traffic going through the subdivision. Do you have a timeline about when the northern parcel will be developed?
- Is it necessary to have two entrances on West Street?
- Pluskwa – Two entrances are needed on West Street to facilitate vehicle circulation. The petitioner doesn't control the northern parcel. Emergency vehicles also need the second access on West Street based on the building layout.
- Hastings – Has the petitioner had any discussion with the north property owner to build the Mill Street access now? Pluskwa – No. But from a development point of view, it would be difficult to do that since they don't know how the property will be developed in the future.

#### Shaohua Fu, 612 Conestoga Road

- Agrees with the comments of the previous speakers.
- Is concerned about the potential negative impact of the proposal on property value.

#### Shengxi Duan, 948 Erb Farm Lane

- Agrees with the comments of the previous speakers.
- The proposed use is not appropriate for the property. Nike Park is very busy and noisy during summer, which will have a negative impact on the propose nursing home.

- Is concerned about commercial traffic sharing a residential street.

Keli Han, 1611 Pennsylvania Court.

- Agrees with the comments of all previous speakers.

Murty Yedavalli, 648 Century Farm Lane.

- Many of my questions about traffic have been answered.
- Taking a left turn at Mill and Commons is difficult especially during rush hours. If the City has a budget to put in the traffic light at the intersection, they should do it now.
- Does the City have the option to annex the subject property and the property to the north together? Gustin - No. The current proposal only pertains to the subject property.

Jason Xi, 720 Conestoga Road

- Having a full access on Mill Street will create a short-cut on Conestoga Road.
- Emergency vehicles will have to drive by two nearby elementary schools to get to the site.
- Whether stormwater storage was sufficiently provided on the property.
- Is concerned about driver safety and how close the detention pond will be from Commons Street? Morgart – The setback of the detention pond varies from 18' to 22'. We met the interpretation of the IDOT setback requirement.
- Is concerned about contamination to the water table.
- How do you ensure that the vegetation in the pond will live when there is water in it?

Dick Furestenau, 709 Zaininger Avenue

- The City's last traffic counts were taken in May of 2012. Nike Park became more active in 2012 and is programmed more heavily in 2013 than the previous years. Suggests that the City conduct another traffic counts for the Commons and Mill intersection.
- The assumption of the 1% increase to the background traffic doesn't reflect the traffic increase in reality due to Nike Park.
- West Street was blocked off to prevent cut-through traffic.
- The development may cause stacking issue on Mill Street.
- How big is the vacant land north of the proposed facility? It shouldn't be all commercial. It would make sense to limit commercial to the Diehl Road frontage.
- Not sure if there is a market for more senior housing.
- Schmidt – City staff is not concerned about stacking on Mill Street. This development's traffic generation is low and is staggered throughout the day.
- Frost – Is it fair to say that the current traffic problem is driven by Nike Park and that the proposed nursing home would not make a difference on the current traffic problem? Schmidt – Yes.

- Williams – Will a traffic signal have an impact on stacking on Mill Street? Schmidt – No.
- Frost – The traffic problem in the area can be more appropriately addressed through the Transportation Advisory Board.

Ming Ten, 1612 Mohler Court

- What date did the City conduct the traffic counts?
- How many emergency vehicles trips will occur during the night?
- Can a condition of approval be added to prohibit siren associated with emergency vehicles to be used during the night?
- Will any future land use change be subject to another public hearing?  
Liu – Future land use change will not be subject to another Planning and Zoning Commission review if it is changed to a permitted use in the OCI district. A conditional use in OCI or a rezoning would require a public hearing before the PZC in the future.
- Is concerned that the development will expand to the vacant parcels on the west side of West Street.
- The proposed project will increase the traffic on Commons Street and put children in more danger.

Hong Chao, 752 Sigmund Road

- Commons Street is the main access to the subdivision. Will Commons Street be blocked off due to construction or delivery services to the facility?
- It will help if the main access of the proposed development is on Mill Street.
- There are vacant office buildings in the area. We don't need additional commercial land at the location.

Gobe Adams, 649 N. Century Farm Lane

- Any additional traffic on the road could cause people to miss the Metra train.
- We have no idea when the property to the north will be developed and when the Mill Street access will be in place.

Frances Bixler, 1608 Mohler Court, President of the Century Farm Homeowners Association.

- Would like to request the Planning and Zoning Commission table the case to January so that the homeowners can meet with the developers to discuss their concerns.
- Do you have data from your other communities on frequency of emergency vehicle usage? Jennings – Our other communities are smaller than the proposed facility and we don't have data on the number of emergency calls.
- Want to make sure that any emergency vehicles and service vehicles won't cause concerns during traffic hours and during the night.

- The entrance on Commons Street is too close to Mill Street.
- We don't want apartment to be built there if the proposed project doesn't succeed.
- Williams – Can the entrance on Commons Street be moved farther away from Mill Street? Pluskwa – We have designed the entrance based on the stormwater flow and the required access to the building.

Planning and Zoning Commission asked the petitioner whether they are open to continuing the public hearing. Jennings indicated that the petitioner is open to continuing in an effort to be a good neighbor.

Williams – We routinely recommend that the developer meets with the neighborhood. Although I anticipate the majority of the issues to be discussed at that meeting will be outside of the Commission's purview, I am not comfortable moving forward without the petitioner meeting with the residents first. Traffic is congested on Mill Street. I would like to get the updated traffic numbers and a traffic signal is needed at Mill and Commons. Schmidt – Staff would be happy to do another signal analysis for that intersection in April or May of next year when Nike Park is programmed.

Coyne – I don't see the value of continuing the case. Most of the issues (property to the north, the viability of the project, traffic) we heard tonight are clearly outside of the purview of this Commission. What we are charged here to do is to consider whether the proposed plan complies with the City's future land use plan and the code. I believe we have seen ample evidence to make a decision on the request. The Commission is only a recommending body. The residents will have ample time to meet with the petitioner before the case moves forward to the City Council.

Gustin – I think we should continue this case. I would like the petitioner to push back on DuPage County to put in an access on Mill Street.

Frost – Traffic issue is the most important issue we heard tonight and the City is going to address it. Other issues are things that the PZC cannot address and those issues can be addressed before the City Council.

Planning and Zoning Commission moved to continue the case to January 22, 2013.

Motion by: Williams  
Seconded by: Meyer

Approved  
(4 to 2)

Ayes: Gustin, Meyer, Williams, Hastings  
Nays: Frost, Coyne

## **E. Reports and Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

9:33 p.m.