



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF SEPTEMBER 10, 2014**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON SEPTEMBER 24, 2014**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Dabareiner, Frost, Gustin, Hastings, Martinez, Meyer, Williams
Absent: Messer
Student Members:
Staff Present: Planning Team – Ying Liu, Kasey Evans
Engineering Team – Andy Hynes

B. Minutes

Approve the minutes of the August 20, 2014 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Meyer

Approved
(8 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 14-1-104
875 Spring Creek
Circle**

The petitioner, Jacqueline Watkins, requests a variance from the interior side yard setback requirement set forth in Section 6-6A-7:1 (R1A: Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code in order to construct a garage addition at a distance of 5 feet from the interior side lot line for the property located at 875 Spring Creek Circle.

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

Planning and Zoning Commission inquired about:

- Gustin – Does the public notice sign comply with the code? Liu - The posted sign is legible and therefore in compliance with the notification requirements.

Jacqueline Watkins, property owner, spoke on behalf of the petitioner:

- Concurs with staff's presentation.
- The neighbors have no problems with the variance request.

Planning and Zoning Commission inquired about:

- Williams - Are there other 3 car garages in the neighborhood? Watkins – Most of the houses on the same block except for the subject house and its neighboring house have 3-car garages.
- Coyne – Does the petitioner concur with staff’s conditions of approval? Watkins – Yes.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – Will support the project subject to staff’s conditions.
- Dabareiner – The staff report was clear. Most houses in the neighborhood have 3 car garages.
- Frost – Will be supporting the project with staff’s conditions.
- Gustin – I will be supporting with staff’s conditions.
- Hastings – I will be supporting.
- Martinez – Will be supporting with staff’s conditions.
- Meyer – Concurs with Dabareiner.
- Williams – It appears to be reasonable and conforms to the character of the neighborhood.

Planning and Zoning Commission moved to recommend approval of a variance from the interior side yard setback requirement set forth in Section 6-6A-7:1 (R1A: Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code in order to construct a garage addition at a distance of 5 feet from the interior side lot line for the property located at 875 Spring Creek Circle.

Motion by: Williams
Seconded by: Coyne

Approved
(8 to 0)

Ayes: Coyne, Dabareiner, Frost, Gustin, Hastings, Martinez,
Meyer, Williams
Nays: None

D2.
PZC 14-1-042
184 Shuman Blvd.
Variance

The petitioner, PANCOR Construction & Development, requests approval of a variance from Section 6-8B-7 (Yard Requirements) and Section 6-9-2:4.5 (Off Street Parking Facilities) of the Naperville Municipal Code to allow for the construction of off-street parking facilities in a portion of the required front yard, at the property located at 184 Shuman Boulevard.

The petitioner has withdrawn the case.

**D3.
PZC 14-1-046
Timber Grove
Subdivision**

The petitioner, Weekly Homes, LLC, requests approval of a Preliminary/Final Plat of Subdivision for Timber Grove, a variance from Section 6-6E-5:2 (R3: Area Requirements) to reduce the minimum lot area requirement for the proposed single-family attached dwellings on Lot 2, and a variance from Section 6-6E-7 (R3: Yard Requirements) to reduce the front and rear yard setback requirements for the properties located at 403 and 404 Timber Trail Court.

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

Planning and Zoning Commission inquired about:

- Gustin – Did the Fire Department review the street layout? Liu - Yes, the Fire Department approved the street layout subject to all the units incorporating a sprinkler system.
- Meyer – Are there any variances for the proposed Timber Trail Court? Liu – There is no variance being sought for Timber Trail Court. Timber Trail Court is a pre-existing public right-of-way that does not meet the City’s right-of-way standards. The petitioner is utilizing the existing right-of-way, rather than dedicating new right-of-way. The proposed street pavement complies with City standards.
- Meyer – Where else in the City there is a street coming off of a cul-de-sac? Liu – Staff will need to do more research on whether similar roadway configuration exists within the City.
- Meyer – What is the intention of the dead-end street? Liu – The intention is that the street could be extended to the north with future development of the north property. Hynes – In order to limit additional access points on Naper Blvd, staff requested that the proposed street be connected to Timber Trail Court. Temporary turnaround areas are proposed at the end of the street to allow larger vehicles to turn around.
- Meyer – What would be the impact of the stub street on the property to the north? Liu – The property to the north could utilize the stub street if it were to be developed in the future. The stub street was previously established and this development is trying to utilize the pre-existing condition of the site.
- Meyer – Is the 2007 approval still valid? Liu – The variances granted in 2007 have expired. However, the subdivision plat was recorded and the street was dedicated.
- Hastings – Potential location of the guest parking area? Liu – Staff is looking to work with the petitioner on the location of the guest parking area and we understand that it may result in the loss of a unit.
- Hastings – Has any on-street parking study been done for the subdivision to the south? Liu – No. But that subdivision is served by a cul-de-sac. One side of the cul-de-sac has no driveways and therefore offers the opportunities for on-street parking. The proposed development has limited on-street parking based on the closely located driveways.

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

- Gave an overview of the proposed development.
- The proposed development is consistent with the City's comprehensive plans.
- The property was previously approved for a 5-unit townhome building on the west side of Timber Trail Court and a 4-unit building on the east side of the Timber Trail Court.
- The prior developer recorded a plat of subdivision which dedicated the Timber Trail Court right-of-way.
- The current petitioner is proposing the same density with 6 duplexes and 3 townhomes. The proposed buildings have less mass, a more residential styled design and a reduced height.
- The proposed buildings will exceed City's masonry requirement with traditional, two story, 2,200-2,600 square foot units.
- Based on the requirements of the Fire Department, all 9 units will be sprinklered.
- The future land use of the properties to the north is medium density residential. The intent is to extend the stub street to Bailey in the future upon development of the north properties.
- To address the guest parking concern, the temporary turnaround areas could be used for guest parking after the street is extended to the north and the turnaround areas are no longer needed.
- Gave examples of other communities that do not have designated guest parking within the City.

Planning and Zoning Commission inquired about:

- Meyer – If Timber Trail Court is extended to the north to connect to Bailey Road, would the curb cut on Bailey be too close to the Naper/Bailey intersection? Hynes – Staff has not reviewed any specific proposals for a street access on Bailey Road. But it would likely be a right-in and right-out only access.
- Coyne: Where would guests and visitors to this development park if there is no on-street parking? Rosanova – We do a few on-street parking spaces between the driveways.
- Dabareiner – Why not consider a better design with better right-of-way configurations? Dabareiner didn't see it feasible to extend the road to Bailey.
- Dabareiner – Would large Fire Department ladder truck be able to turn around at the end of the street? Rosanova – A large ladder truck would not be able to turn around. However, a smaller fire truck would be able to. A large ladder truck will need to back out onto Timber Trail Court to turn around. The Fire Department is comfortable with the design given that all units will be sprinklered.
- Gustin – Whether landscaping would be installed along the entire north property line? Liu – Staff has requested that landscaping be removed from the Timber Trail Court right-of-way.
- Dabareiner – Concerned about the lack of guest parking in the

development.

- Meyer – Concerned about the impact of the fire hydrant on on-street parking. Rosanova – Will relocate the fire hydrant to a spot where there is no impact on on-street parking.
- Williams – Concerned about limiting the type of Fire Department equipment that can service the development. Is it right to say that the current plan is better than the previously approved plan? Rosanova – Yes.
- Frost – What is the City’s requirement for parking? Liu – The proposed development meets the City’s parking requirement. However, based on the City’s past experiences, we know there could be potential problems with guest parking in this development. Staff is trying to work with the developer to plan ahead and mitigate potential issues during the development stages.
- Coyne – The nearby townhome development (La Toscana) has a similar setup. Liu – The Villas of La Toscana has buildings only on one side of the cul-de-sac, which allows for on-street parking.
- Gustin – Has the developer thought about proposing four duplexes instead of three duplexes and one three-unit townhome building? Rosanova – We were operating under the premise of the previous approval when the developer bought this property.

Public Testimony:

Louis Emery, 9S100 Naper Blvd

- Owner of the property adjacent to the north of the development.
- Supports the development but hopes to coordinate with the developer on landscaping and access.
- Does not object to the proposed stub street and does not need any additional landscaping at the end of the street.
- The current driveway on Naper Blvd is dangerous. Would like an opportunity to investigate the feasibility of changing his driveway access to the proposed street.
- Water can be an issue in this area and it comes from the south.
- Guest parking could be available across Naper Blvd on the adjacent residential streets.

Richard Rennick, 528 Timber Trail Ct

- Concerned about parking on Timber Trail Ct
- Mailboxes will have to be moved and there are only approximately three on-street parking spaces. With this development, there will be even less on-street parking spaces.
- Does not support 9 units on the property due to safety concerns.
- Guests from the new development will be competing with the existing development for guest parking.

Advani Nagaraju, 504 Timber Trail Ct

- Believes that the new street needs to go through his property to be connected to the cul-de-sac.
- Concerned about lack of guest parking spaces within the new development.
- The prior developer has indicated a total of 7 units.

Petitioner responded to testimony:

- Would be happy to coordinate with Mr. Emery regarding landscaping along the north property line.
- The prior zoning approval was for 9 units and the new development will have reduced bulk compared the previously approved plans.
- The petitioner will move the hydrant in order to preserve an on-street parking space and may be able to accommodate a few more parking spaces along the southern edge of the development.
- Petitioner's understanding is that the Timber Trail Court connection and ROW is owned by the City and no further land acquisition is necessary.

Planning and Zoning Commission inquired about:

- Williams – Stormwater provisions for this development. Clifford Pixler with Intech Consultants spoke on behalf of the petitioner - Stormwater will be gathered on-site and directed to the storm sewers located within the subdivision to the south. There will be limited drainage going to the north property.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hastings – In favor of this development and not concerned about parking since the project meets City code. Comfortable with the Fire Department's acceptance of the development.
- Williams – The development complies with the City's parking requirements. The PZC cannot overrule the City's code. The new proposal is more favorable than the prior proposal. If the Fire Department does not object to the development, he would not object to it either.
- Meyer – Not in favor of it. Concerned about the roadway configurations, parking issues and fire protection. Believes the number of units warrants an access on Naper Blvd.
- Coyne – Petitioner should have met with the neighbors before this meeting. Has no concern about fire protection given the Fire Department's approval. Concerned about limited on-street parking. However, there does not appear to be a legal basis to deny as the development meets the City's parking requirement. But would like the petitioner work with staff to address the parking concerns.
- Dabareiner – Not in favor of it. Likes the buildings but is concerned about the petitioner not meeting with the neighbors, the unusual roadway configurations, and parking. Would like petitioner to pursue additional

guest parking provision with staff. Does not agree with removing landscaping/fence from the Timber Trail Court right-of-way.

- Frost - Comfortable with the Fire Department's approval on the project. Does not dispute there will be a parking issue. However, parking meets the Code requirement and therefore it would not be appropriate to deny on those grounds.
- Martinez – In favor of it. Believes that there will be a parking issue, but will support the development since the code requirement has been met.
- Gustin - Comfortable with the Fire Department approval. The street connection from the cul-de-sac is safer than an additional access on Naper Blvd. Parking would be difficult on the site and petitioner indicated that they would work with staff to try to accommodate some additional parking. Likes the proposed buildings and is comfortable with staff's conditions.

Planning and Zoning Commission moved to recommend approval of a Preliminary/Final Plat of Subdivision for Timber Grove, a variance from Section 6-6E-5:2 (R3: Area Requirements) to reduce the minimum lot area requirement for the proposed single-family attached dwellings on Lot 2, and a variance from Section 6-6E-7 (R3: Yard Requirements) to reduce the front and rear yard setback requirements for the properties located at 403 and 404 Timber Trail Court, subject to following conditions:

1. The petitioner meets with the neighboring property owner to address their concerns.
2. The hydrant is relocated to preserve an on-street parking space.
3. The fence be removed from the Timber Trail Court right-of-way and the 25' required front yard setback and landscaping be removed from Timber Trail Court right-of-way.
4. The petitioner works with staff to provide a designated guest parking area in the development prior to proceeding to the City Council.

Motion by: Williams
Seconded by: Hastings

Approved
(6 to 2)

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

E. Reports and Recommendations

F. Correspondence

G. New Business

Gustin asked staff to review the parking requirement for multi-family developments. Liu indicated that some work has been done at the City Council level and staff will provide an update to the Planning and zoning Commission.

H. Adjournment

9:05 p.m.

