



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF JANUARY 22, 2014**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON FEBRUARY 19, 2014**

Call to Order

7:00 p.m.

A. Roll Call

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

B. Minutes

Approve the minutes of the December 18, 2013 Planning and Zoning Commission meeting.

Motion by: Meyer
Second by: Williams

Approved
(6 to 0)

C. Old Business

**C1.
PZC Case 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
4. 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.

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

- The petitioner held a neighborhood meeting with the Century Farm, Cress Creek and Cress Creek Common homeowners associations.
- Two issues were raised during the neighborhood meeting including the safety of the stormwater detention pond and the desire to have an access point off of Mill Street.

- The petitioner had revised the landscape plan to put in additional large dense shrubs between the sidewalk and the detention pond in order to address the safety concern.
- The petitioner had a conference call yesterday with the property owner to the north, the City and the County regarding the potential access point on Mill Street. The property owner to the north is not in a position to apply for an access point off of Mill Street now. DuPage County would require a full traffic study for the north property in order to determine whether a full access point is warranted.

Public Testimony:

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

- The neighborhood meeting was very informative.
- Encourages the owners of this area to collaborate to put in an access road on Mill Street.
- Requests that two traffic studies be conducted during May and August for the intersection of Commons and Mill and the intersection of West and Diehl. West Street should not be used as the main access to this development.
- Gustin – What is the City’s requirement for detention pond setback from the road? Schmidt – The proposed detention pond does meet the setback requirement set forth in the City’s Public Improvement Design Manual, which is 10’ + 1.5’ X the depth of the pond.

Carl Christenson, 1132 Birkdale Street.

- Is concerned about flooding in the Cress Creek Subdivision.
- The request for an access on Mill Street is a matter of finance, not a matter of finding the right location.

Planning and Zoning Commission inquired about:

- Messer – Did you address the concern about the dumpster location? Jennings - The dumpster only impacts one neighbor who is located directly across street from the employee parking area. Ati Rahimpour, Architect with Soloman Cordwell Buentz for the petitioner – The dumpster will be fully enclosed by a masonry wall and the neighbor won’t be able to see the dumpster at all.
- Gustin – Would a condition of approval to require an access point on Mill Street through the adjacent property to the north be detrimental to the proposed project? Jennings – The petitioner is committed to work with the adjacent property owner to put in an access on Mill Street. However, I don’t want to make this project hinge upon the access point on Mill Street. It is ultimately up to the adjacent property owner and DuPage County to build the access point.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – Support the land use as the traffic impact is minimal. Safety of the detention pond is a concern and I want the petitioner to follow through on the proposed landscaping changes. I would also like the Engineering Department to review the project to minimize the flooding impact of this project.
- Frost – Support the project.
- Gustin – The parcel has been dormant for many years and I thank the petitioner for bringing the project forward. Staff will do new traffic counts in the area to evaluate the need for a signal at Mill and Commons.
- Messer – The proposed land use is appropriate, which would generate less traffic. The Mill Street access problem will be resolved once the property to the north is developed. It looks like the neighborhood meeting has addressed the majority of the neighbors' concerns.
- Meyer – Support the land use, but would really like to see the Mill Street access be put in.
- Williams – Support the land use. The access point is completely up to the adjacent property owner and DuPage County and is not within the petitioner's control. Appreciate the petitioner's complete presentation.

Planning and Zoning Commission moved to recommend 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
4. 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.

Motion by: Coyne
Seconded by: Williams

Approved
(6 to 0)

Ayes: Coyne, Frost, Gustin, Messer, Meyer, Williams
Nays: None

D. Public Hearings

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

8:03 p.m.