



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF MARCH 18, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON APRIL 1, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Frost, Gustin, Hansen, Martinez, Messer, Crawford, Williams, Hastings
Absent: None
Student Members: None
Staff Present: Planning Team - Erin Venard, Derek Rockwell
Engineer – Peter Zibble

B. Minutes

Approve the minutes of the February 18, 2015 Planning and Zoning Commission meeting.

Motion by: Coyne
Second by: Williams

Approved
(9 to 0)

C. Old Business

**C1.
PZC 14-1-142
First Midwest Bank**

The petitioner requests a continuance of the public hearing to consider a variance from Section 6-7I-4:6 (Required Conditions) of the Naperville Municipal Code to allow a drive-through facility in the Transitional Use District, a variance from Section 6-9-6:2.1.1 (Supplemental Standards for Drive-through Stacking Lanes) to allow a reduced drive-through setback from a residential area, and a variance from Section 6-9-3:5 (Stacking requirements for Use with Drive-through Facilities) to allow a reduced number of drive-through stacking spaces, at the property located at 118, 122 and 128 N Washington Street to the April 1, 2015 Planning and Zoning Commission meeting in order to allow them an opportunity to submit revised plans.

Planning and Zoning Commission continued the public hearing to the April 1, 2015 Planning and Zoning Commission meeting.

D. Public Hearings

D1. PZC 14-1-148 Mitchell Resubdivision

The petitioner requests approval of rezoning to R1A (Low Density Single-Family Residence District) zoning upon annexation, a Preliminary/Final Subdivision Plat for Mitchell Naperville Resubdivision, variances to Section 6-2-4 (Building Height and Bulk) and Section 6-6B-8 (Height Limitations / Bulk Regulations) to exceed the maximum number of stories and datum point, and a variance to Section 7-4-2 (Cul-De-Sacs) to accommodate a non-standard right-of-way adjacent to the property located at 5S646 Charles Street.

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

Planning and Zoning Commission inquired about:

- Coyne - Is staff in agreement with the petitioner on all aspects of the petition? – Rockwell – Yes.
- Gustin – Is the lot size large enough to accommodate a cul-de-sac designed to City standards? Rockwell - The petitioner cannot create a buildable lot by using city standard's to create a cul-de-sac, thus the variance being sought.
- Williams – Please clarify if a sidewalk is required. Rockwell - A sidewalk is not proposed per the City Council's direction to include this area on the sidewalk no build list.
- Coyne – Some residents in the area are concerned that the home that may be built may be much larger than other existing homes in the area. Rockwell – This is difficult to answer because we do not have building plans for a home at this time; however, the petitioner is not seeking relief from the height regulations of the City's code.
- Williams – Is the basement a walkout? Rockwell – No building plans have been submitted. A walkout basement could potentially create calculation issues with respect to the datum point.

Paul Mitchell, Petitioner, 5S646 Charles, spoke on behalf of the petitioner:

- I have lived on the property 38 years and am building a new home. While there are no building plans for the site, Mr. Mitchell would like to keep the option for a walkout basement available.

Jim Caneff, Roake and Associates, 1684 Quincy Avenue,

- Summarized the need for a variance from the City's standard cul-de-sac. The geometry and the topography of the property would not accommodate a standard cul-de-sac. The datum point variance is also being requested due to the natural relief and topography of the land.

Planning and Zoning Commission inquired about:

- Hansen – Did the inclusion of the cul-de-sac requirement come from the City? Rockwell – Yes.

- Hastings – Would the City require a cul-de-sac if the property was not being annexed into the City? Rockwell - Staff did drive the request for a turnaround at the end of the roadway. Zibble summarized the reasons for requiring a turnaround on roadways exceeding 150', including safety vehicle turnarounds, snowplowing efforts, etc.
- Paul Mitchell – Does not wish to move forward with the construction of the cul-de-sac. He wants to move forward with the annexation of the property, which gives him the opportunity to sell the property.
- Hansen – If that is the case, why are you annexing into the City of Naperville? In order to sell the property, City water and sewer is preferred.
- Williams – Do you have a petition for annexation filed? Mitchell - Yes.
- Hastings – Does the Planning and Zoning Commission have purview over the inclusion of the cul-de-sac? Gustin - Yes.

Public Testimony:

Pete Adamovich, 1021 N. Charles Street:

- Oftentimes, zoning hearings focus on the “character of the neighborhood”. Supports the proposed annexation and construction of a new single-family home, but does not in support of the required cul-de-sac and the installation of the water line. Mr. Adamovich also provided a petition, included in the PZC packet, from surrounding residents voicing support against the cul-de-sac.
- Williams – Do you speak on behalf of the others that have signed the petition that you have submitted? Adamovich - Signatures are independent of each other.
- Frost – Is the placement of a water line under the purview of the Planning and Zoning Commission? Rockwell - No.
- Coyne – Which department generated the request for the cul-de-sac? Rockwell - The requirement is driven by the City as a whole, specifically, fire, public works, and engineering.
- Gustin – Is the request for a cul-de-sac driven by City guidelines? – Yes, there are design guidelines and City standards that drive the request.

Tom Broz, 1020 N. Charles Street:

- Does not support the proposed cul-de-sac.

Penny Bright, 1112 Needham Road:

- Spoke against the removal of trees on the subject property.

Petitioner responded to testimony:

- Paul Mitchell stated that he will include the cul-de-sac if the City desires, but would prefer not to.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – Cul-de-sac will damage the wooded effect of the neighborhood. Is in support of the datum point variance. The resident comments on the removal of the cul-de-sac were very compelling. It is too much to make one person absorb the cost of the cul-de-sac. Can staff give us a practical reason for the cul-de-sac? Zibble – An annexation is an opportunity to work with the petitioner to improve the infrastructure. The City has worked with the petitioner to reduce the size of the cul-de-sac and reduce the amount of trees lost.
- Frost – The cul-de-sac is being forced upon the petitioner.
- Gustin – City staff works with the guidelines and ordinances on the books. City staff is working within the parameters they have available to them. The topography of the lot is unique and I do not have a problem with the datum point variance. Agrees with Commissioners that the cul-de-sac is overkill. The current street is functioning well as is.
- Hansen – Inclined to support the majority of the requests. Appreciates staff's efforts to bring the infrastructure up to city's design requirements. Regarding the datum point and story variances, she is concerned with granting variances prior to viewing plans.
- Martinez – Feels that a cul-de-sac and sidewalks would destroy the character of subdivision.
- Messer – Does not see the need for the cul-de-sac. Also does not see the need for datum point and story variances. Agrees with Commissioner Coyne's comments.
- Williams – Petitioner can disregard the datum point variance if he decides to build a small house. Would prefer to see plans with cases. Feels the cul-de-sac requirement from City staff is unacceptable.
- Crawford - Does not support the cul-de-sac.
- Hastings – Understands and appreciates City's point of view, but the residents are against it and it is overly burdensome on the petitioner.

Planning and Zoning Commission moved to recommend approval of PZC 14-1-148, rezoning the subject property to R1A (Low Density Single-Family Residence District) zoning upon annexation, a Preliminary/Final Subdivision Plat for Mitchell Naperville Resubdivision, variances to Section 6-2-4 (Building Height and Bulk) and Section 6-6B-8 (Height Limitations / Bulk Regulations) to exceed the maximum number of stories and datum point, and a variance to Section 7-4-2 (Cul-De-Sacs) to accommodate a non-standard right-of-way adjacent to the property located at 5S646 Charles Street, subject to the deletion of the requirement that the petitioner construct an improved cul-de-sac adjacent to the subject property.

Motion by: Williams
Seconded by: Coyne

Approved
(9 to 0)

Ayes: Coyne, Frost, Gustin, Hansen, Martinez, Messer,
Crawford, Williams, Hastings
Nays: None

D2.
PZC 15-1-002
Villas at Trafford
Place

The petitioner request approval of rezoning to TU (Transitional Use District) zoning upon annexation and a Preliminary Subdivision Plat on the subject property located at 8S454 and 8S474 College Road.

Erin Venard, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Gustin – Does staff have the ability to administratively approve TU zoning at certain locations? Rockwell – The petitioner is required to seek rezoning upon annexation, and the Planning and Zoning Commission reviews all rezoning requests.

Vince Rosanova, Attorney, Rosanova and Whitaker, 30 W. Jefferson Avenue, spoke on behalf of the petitioner:

- This development meets and exceeds all Municipal Code requirements, including zoning, Plat of Subdivision, landscaping, building materials, and also aligns with the goals of the 75th Street Corridor Study. No variances are being sought in conjunction with the request.
- The project proposes high quality building materials and proposes 83% masonry finishes, well exceeding the requirements of the Municipal Code.
- The proposed density of 5.1 units per acre is aligned with the envisioned density of 6.0 units per acre.
- Will provide additional landscaping along the property lines to provide additional buffering.
- The petitioner is working with DuPage County to provide a left turn lane onto 75th Street from College Road.
- Target market is the baby boomer, 50 years of age and older demographic. There is a growing senior population in Naperville that would like to be able to age in place, which needs are met by the proposal.
- The petitioner has developed several successful similar projects in the region.
- The petitioner organized a meet and greet with the neighbors in February regarding the proposal, the results of which were very positive.

Planning and Zoning Commission inquired about:

- Gustin – There is a need for housing for those 50 years of age and older and to have the ability to age in place. Is very excited about the proposal.
- Williams – Expressed his enthusiastic support for the petition.

Public Testimony: None

Planning and Zoning Commission moved to recommend approval of PZC 15-1-002, rezoning to TU (Transitional Use District) zoning upon annexation and a Preliminary Subdivision Plat on the subject property located at 8S454 and 8S474 College Road.

Motion by: Williams
Seconded by: Coyne

Approved
(9 to 0)

Ayes: Coyne, Frost, Gustin, Hansen, Martinez, Messer, Crawford, Williams, Hastings
Nays: None

E. Reports and Recommendations

F. Correspondence

G. New Business Commissioner Williams welcomed Community Planner Erin Venard to the City.

H. Adjournment 8:32 p.m.