



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF AUGUST 20, 2014**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON SEPTEMBER 10, 2014**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno, Coyne, Frost, Gustin, Messer, Meyer, Williams  
Absent: Dabareiner, Hastings  
Student Members:  
Staff Present: Planning Team – Ying Liu, Timothy Felstrup  
Engineer – Peter Zibble

**B. Minutes**

Approve the minutes of the August 6, 2014 Planning and Zoning Commission meeting.

Motion by: Meyer  
Second by: Williams

Approved  
(7 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC 14-1-088  
Burlington  
Meadows**

The petitioner, BSP2, LLC, requests annexation to the City of Naperville, rezoning to R1B (Medium Density Single-Family Residence District) upon annexation, approval of a preliminary plat of subdivision for Burlington Meadows, and a deviation to Section 7-4-2 (Streets) of the Municipal Code for the properties located at the southwest corner of Burlington Avenue and Naperville-Wheaton Road with common street addresses of 4S440 and 4S480 Naperville-Wheaton Road.

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

Planning and Zoning Commission inquired about:

- Meyer – Would the narrowed right-of-way still allow for fire truck access? Liu – Yes, the Fire Department has reviewed the plan and did not raise any concern. Even though the right-of-way width is reduced, the actual street pavement width would still meet the City standards for a local street and cul-de-sac.

- Meyer- Are the subject properties within the Plank Road Study boundaries? Liu – Yes.
- Gustin- What is the future land use designation of the properties? Liu – Low Density Residential.

Len Monson, Attorney with Kuhn, Heap and Monson, spoke on behalf of the petitioner:

- Monson gave an overview of the request.
- Dense landscape materials have been proposed at the end of the cul-de-sac to screen the cul-de-sac from the adjacent residences.
- The reduced right-of-way width is reasonable based on the small amount of traffic anticipated from the proposed lots on the cul-de-sac.

Planning and Zoning Commission inquired about:

- Bruno – It appears that Lot 11 is narrower than the other lots. Monson – Lot 11 complies with the R1B lot size and width requirements.
- Gustin – How would Lot 11 be accessed? Monson – The house on Lot 11 would be accessed from Naperville-Wheaton Road.
- Gustin – Will the homes be custom built? Monson – Yes.

#### **Public Testimony:**

Kathryn Scarbro, 5S461 Naperville-Wheaton Road

- Where would construction vehicles be staged and parked? Jim Caneff, with Roake and Associates, Inc., spoke on behalf of the petitioner – A construction entrance and a staging area would be created on site in order to park all construction equipment. They won't be parked on Naperville-Wheaton Road.
- How would the water line be brought across Naperville-Wheaton Road? Caneff – There would be an open cut in Naperville-Wheaton Road in order to bring water line across the street.
- Concerned about safety of children waiting at the bus stop at the southwest corner of Burlington and Naperville-Wheaton Road.

David Giesen, 25W519 Burlington Avenue

- What does it mean to remove the 30' building line? Monson – the proposed homes would still comply with the zoning setbacks and removal of the platted building line would not affect the adjacent properties on Burlington Avenue.
- Is there a plan to incorporate the two remaining houses on Burlington Avenue? Monson – The City historically has never force-annexed unincorporated properties.

Mark Henricks, 5S441 Naperville-Wheaton Road

- The proposed single family development is too dense. Monson – The proposed subdivision is less dense than the adjacent Yorkshire Terrace and Yorkshire Place Subdivisions.

Planning and Zoning Commission inquired about:

- Coyne – Lot 11 does appear out of place compared to the other lots. Coyne suggested that the petitioner eliminate Lot 11 and make Lots 12-15 bigger. Caneff – This layout fits the best with the type of homes envisioned for this property.
- Williams – Are there any flooding issues in this area? Caneff – Not to our knowledge.
- Gustin – Does the petitioner agree with staff's condition of approval to add more parkway trees? Monson – Yes.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Coyne – The only question was about Lot 11, but Coyne was generally in support of the project.
- Frost – The variance is reasonable and the subdivision complies with code requirements.
- Bruno – It is a good plan. The cost of development is high which would require quality homes to be built to compensate the cost of development. The lot sizes are common in Naperville. Will support it.
- Gustin – Had concerns about Lot 11. But the developer will have to make sure Lot 11 is of good quality in order to sell it. Gustin asked the concerned neighbors to call City staff if there is a construction issue.
- Messer – Will support it. Had concerns about Lot 11, but not enough concerns to prevent this project from moving forward.
- Meyer – Will support it. Had concerns about Lot 11, but not enough concerns to prevent this project from moving forward.
- Williams – It looks like an excellent project. When properties are annexed to the City, they become subject to Naperville regulations, which is an improvement. The area does not have a flooding issue. Also the petitioner has planned for water retention and detention. Lot 11 is odd, but may become the focus of the development. Reaffirmed the speakers that City staff will make sure that the construction process is safe.

Planning and Zoning Commission moved to recommend rezoning to R1B (Medium Density Single-Family Residence District) upon annexation, approval of a preliminary plat of subdivision for Burlington Meadows, and a deviation to Section 7-4-2 (Streets) of the Municipal Code for the properties located at the southwest corner of Burlington Avenue and Naperville-Wheaton Road with common street addresses of 4S440 and 4S480 Naperville-Wheaton Road, subject to the condition that additional parkway trees be installed so that they are spaced no more than 40' apart.

Motion by: Williams  
Seconded by: Coyne

Approved  
(7 to 0)

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

**D2.**  
**PZC 14-1-096**  
**Regency PUD Ph. II**

The petitioner, HB Investments LLC, requests approval of the following in order to develop a fitness/daycare facility (Naperville Sports Yard) and an office building on part of Lot 1 of Regency Subdivision located at 1611 and 1635 Legacy Circle:

- a. A major change to the Regency Planned Unit Development (PUD) and a revised final PUD plat,
- b. A deviation to Section 6-9-2:4.4 (Yard Requirements for Off-Street Parking Facilities: RD) to locate the parking lot within 20' of the west property line, and
- c. A deviation to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the number of required parking spaces.

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

Planning and Zoning Commission inquired about:

- Meyer - Is the day care use accessory to the fitness facility? Liu – The day care will be a separate use but will be operated by the same owner and located within the same building as the fitness facility.
- Gustin - What is the justification for the parking variance? Liu – The petitioner has provided a parking study which provided empirical data from the petitioner's existing Westmont facility and showed that the proposed Naperville Sports Yard would be parked at the same parking ratio as the Westmont facility.
- Frost – Is this development going to put more, less or the same amount cars on Diehl Road compared to the original office proposal. Zibble – The petitioner submitted a traffic study and showed that the traffic generation from the proposed facility would be consistent with an office use.
- Frost – Are there any special lighting requirements for the daycare use? Liu – The proposed parking lot lighting complies with the City's photometric standards.
- Meyer – Will there be bus traffic to the site? Bill Gust, spoke on behalf of the petitioner – We primarily have short buses for school-age children. I don't believe there is any problem for the buses to get in and out of the site.
- Williams – What are the hours of operation for the daycare? Gust - 6:30 a.m. to 6:30 p.m.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Bruno – Will support it.
- Coyne – This will be an exciting addition to the City.
- Frost – This proposal is acceptable based on staff's presentation on traffic and the condition to require landbank parking.
- Gustin – Will support the use. The daycare component is a good addition. This is a housekeeping matter.
- Messer – It is a housekeeping matter. Will support it.
- Meyer – This project will be beneficial to the area.
- Williams – Will support it. It is a technical cleanup.

Planning and Zoning Commission moved to recommend approval of a major change to the Regency Planned Unit Development (PUD) and a revised final PUD plat, a deviation to Section 6-9-2:4.4 (Yard Requirements for Off-Street Parking Facilities: RD) to locate the parking lot within 20' of the west property line, and a deviation to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the number of required parking spaces subject to the conditions recommended in the staff memo.

Motion by: Williams  
Seconded by: Messer

Approved  
(7 to 0)

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

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

Gustin noted that this is Commissioner Bruno's last meeting and thanked him for his service on the Commission.

Bruno stated that the Commissioners are all volunteers who put in considerable amount of efforts for each case. This is really a talented group.

Williams praised Bruno for his excellent service on the Commission.

Meyer noted her experience with iFly.

Liu noted that the City Council meeting on November 4, 2014 has been moved to November 5, 2014 and asked if the Commission would like to move the November 5, 2014 Planning and Zoning Commission meeting to November 4, 2014. The Commission noted that it is not appropriate to have a meeting on the

election date and directed staff to find a new date for the Planning and Zoning Commission meeting.

**H. Adjournment**

8:10 p.m.