



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF JUNE 4, 2014**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON JUNE 18, 2014**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

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

**B. Minutes**

Approve the minutes of the May 21, 2014 Planning and Zoning Commission meeting.

Motion by: Williams  
Second by: Meyer

Approved  
(8 to 0)

**C. Old Business**

**C1.  
PZC 13-1-153  
The Solana of  
Naperville**

The petitioner, Formation Shelbourne Senior Living Services, LLC, requests continuing the following for Lot 9 of Naperville Crossings to July 9, 2014:

1. A rezoning from B2 (Community Shopping Center District) to R3 (Medium Density Multi-family District);
2. A conditional use for a nursing home in the R3 district;
3. A major change to the Naperville Crossings Planned Unit Development (PUD) and approval of a preliminary PUD plat to allow for the development of a nursing home, known as The Solana of Naperville, on Lot 9;
4. A deviation from Section 6-4-3:3 (Outdoor Common Area and Site Amenities Requirements) to reduce the 20% outdoor common area requirement for non-residential PUD's; and
5. A deviation from Section 5-4-5:2 (Commercial Signs: Monument Signs) to allow two monument signs to be located on Lot 9.

Planning and Zoning Commission moved to continue the public hearing to July 9, 2014.

Motion by: Williams  
Seconded by: Meyer

Approved  
(8 to 0)

Ayes: Bruno, Coyne, Dabareiner, Gustin, Hastings, Messer,  
Meyer, Williams  
Nays: None

## **D. Public Hearings**

### **D1. PZC 14-1-045 1403 Elijah Fence Variance**

The petitioner, Sundar Bandepalli, is requesting a variance to Section 6-2-12 (Fences) to construct a 5 foot tall open style aluminum fence in the required corner side yard at the property located at 1403 Elijah Drive.

Tim Felstrup, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Minimum height requirement for fencing around a pool. Felstrup – The proposed fence would comply with the minimum fence height requirement for a pool.
- Will a new variance be required if the petitioner decides to install a pool and needs to revise the fence to meet the requirements for fencing around a pool? Felstrup – Yes if the proposed fence is different from the open style fence that is described here.
- Is the proposed fence in conflict with any easements? Felstrup – No.
- Location of the proposed fence.

Sandar Bandepalli, owner of the property spoke on behalf of the petitioner:

- Gave an overview of the request.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion: None**

Planning and Zoning Commission moved to recommend approval of PZC 14-1-045, a variance to Section 6-2-12 (Fences) to construct a 5 foot tall open style aluminum fence in the required corner side yard at the property located at 1403 Elijah Drive.

Motion by: Williams  
Seconded by: Bruno

Approved  
(8 to 0)

Ayes: Bruno, Coyne, Dabareiner, Gustin, Hastings, Messer,  
Meyer, Williams  
Nays: None

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

7:13 p.m.