



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF SEPTEMBER 7, 2011**

Call to Order

7:01 p.m.

A. Roll Call

Present: Bruno, Coyne, Messer, Meyer, Trowbridge, Williams, Gustin, Edmonds
Absent: Herzog
Student Members: Wallace, Uber
Staff Present: Planning Team – Liu, Thorsen
Code Enforcement -- Terreberry

B. Minutes

Approve the minutes of August 17, 2011

Motion by: Meyer
Second by: Williams

Approved
(8 to 0)

C. Old Business

None

D. Public Hearings

**D1. PCZ 11-1-106
1085 Huntleigh Dr.**

The petitioner requests a variance from Section 6-6A-7 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30' front yard setback requirement in order to construct a portico at 1085 Huntleigh Drive.

Suzanne Thorsen, Planning Services Team, gave an overview of the request

- The proposed portico will encroach into the front setback area.
- The existing stoop will be retained
- Staff has no concerns with the requested variance.

Jennifer Rosenbaum, 1128 Huntleigh Drive on behalf of the petitioners

- Read a letter from her parents discussing the requested variance.
- Replacement of existing gutters to eliminate leave collection on the roof has resulted in additional water/ice on the porch that presents a safety concern.
- Petitioner has spoken with neighbors who are in support of the variance

Planning and Zoning Commission inquired about

- The extent of the portico's encroachment
- Whether the existing stoop would be replaced.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Gustin – the hardship in this case is protection from the elements.

Planning and Zoning Commission moved to recommend approval of PC 11-1-106, 1085 Huntleigh Drive, as submitted by the petitioner and recommended by city staff to allow the encroachment of 4.33' into the required setback.

Motion by: Gustin
Seconded by: Williams

Approved
(8 to 0)

**D2. PCS 11-1-101
630 N. Washington**

The petitioner requests approval of a two-foot variance from Section 5-4-5:2.5 (Commercial Signs; Monument Sign Setback; Front Property Line) of the Naperville Municipal Code to place a monument sign with an electronic message board eight feet from the front property line.

Trude Terreberry, Code Enforcement Team, gave an overview of the request

- The sign will be set back 8' instead of the required 10'.
- The sign will use the existing foundation and will be reduced in total area.
- The sign will be an electronic message center as opposed to a panel sign
- The requirements for electronic messages were described.

Bill Holley, 310 Telser, Lake Zurich Illinois spoke on behalf of the petitioner

- The existing sign is outdated and will be replaced with an electronic message center that displays static message.
- The sign will be the same width but lower height.
- The extent of the setback encroachment will not be changed, as the sign will use the existing foundation.
- The brightness of the sign will be auto-dimming.

Planning and Zoning Commission inquired about

- Whether the sign will use the existing foundation.
- The color and brightness of the electronic message center.
- The basis for the variance request and a previous variance that was approved for signage in this location.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

None

Planning and Zoning Commission moved to recommend approval of PCS#11-1-101, Trancel LLC, for a variance to the monument sign setback for 8' from the front property line instead of 10'.

Motion by: Messer
Seconded by: Gustin

Approved
(8 to 0)

**D3. PCZ 11-1-107
506 Staunton Rd.**

The petitioner requests a variance from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the rear yard setback requirement from 26' to 25' in order to accommodate a building addition on the property at 506 Staunton Road.

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

- The petitioner's proposed addition will result of a 1' encroachment into the rear yard setback.
- Staff has no concerns with the requested variance.

Thomas Gaikowski, 506 Staunton, the petitioner, described the request.

- The neighbors in the area have made room additions, and the petitioner wishes to make a room addition in order to accommodate family needs.
- Notice was delivered to the adjacent neighbors; none voiced any concerns but are happy to see the addition taking place.

Planning and Zoning Commission inquired about

- The location of the rear in relation to the addition, when the rear is not being changed.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

None

Planning and Zoning Commission moved to recommend approval of PC#11-1-107, 506 Staunton Road, with the petitioner's variance from Section 6-6A-7.1, to reduce the required rear yard requirement from 26' to 25'.

Motion by: Gustin
Seconded by: Williams

Approved
(8 to 0)

**E. Reports and
Recommendations**

None

F. Correspondence

None

G. New Business

None

H. Adjournment

7:26 p.m.