

MINUTES
NAPERVILLE PLAN COMMISSION
December 2, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order		<u>Time:</u> (7:01pm)	
A. Roll Call Commissioners:		<u>Present:</u> Mike Brown, Chairman Ann Edmonds, Vice Chairman Patty Gustin, Secretary John Herzog Paul Meschino Timothy Messer Patricia Meyer Reynold Sterlin Janet Trowbridge	<u>Yes</u> X X X X X X X X X
Student Members:		Thomas Stancey Kelsey Stimple	 X X
Staff Present:	Community Planners – Amy Emery, Katie Forystek Project Engineer – Jana Bryant Project Assistant – Dina Hagen		
B. Approve Minutes 10/21/09	Motion to approve by: Meyers Seconded by: Gustin		Approved (7 to 0)
C. Old Business	None		
D. Public Hearings			
PC 09-1-170 Korean Mission Good Shepherd	<u>Petitioner:</u> Korean Mission Good Shepherd Church, 1310 Shepherd Drive, Naperville, IL 60565 <u>Location:</u> 1743 Quincy Avenue, Suites 139-147 <u>Request:</u> The petitioner requests a conditional use in the I District (Industrial) to operate a 7,380 square foot religious facility to accommodate worship and office space for Korean Mission Good Shepherd Church. (Published in the Naperville Sun on November 15, 2009)		
	Staff Presentation: Community Planner Katie Forystek: <ul style="list-style-type: none"> Staff recommends approval citing minimal impact to surrounding tenants due to off peak hours of operation. 		
	Petitioners Presentation: Len Monson of Kuhn, Heap & Monson (552 S. Washington Street Naperville, Illinois 60540) represented the petitioner Korean Mission Good Shepherd Church, (1310 Shepherd Drive, Naperville, IL		

	<p>60565) citing:</p> <ul style="list-style-type: none"> • The surrounding tenants at the location have normal daytime business hours (8am – 5pm). The petitioner will be using the space primarily on weekends and evenings. Therefore, peak parking demand times are complimentary such that ample parking will be available to meet the needs of all users at various times of the day. • The use is consistent with current uses in the area. • There will be minimal impact to the surrounding tenants. 	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Commissioner Gustin received clarification that the Korean Mission Good Shepherd use requires 65 parking spaces. 200 Parking spaces are required for all use in the building. 204 Parking spaces exist on the subject property. 	
	<p>Motion to Close the Public Hearing: Motion by: Gustin Seconded by: Meyer</p>	<p>Approved (7 to 0)</p>
	<p>Motion: Approve a conditional use in the I District (Industrial) to operate a 7,380 square foot religious facility to accommodate worship and office space for Korean Mission Good Shepherd Church.</p>	
	<p>Motion by: Trowbridge Seconded by: Meyer</p>	<p>Approved (7 to 0)</p>
<p>PC 09-1-171 Club Homes of White Eagle</p>	<p><u>Petitioner:</u> White Eagle Club Homes, Inc., c/o 552 S. Washington St. #100, Naperville, IL 60540 <u>Location:</u> The subject property is located in the White Eagle Subdivision west of Club Drive and adjacent to the White Eagle Country Club driving range. <u>Request:</u> The petitioner seeks approval of a zoning map amendment to rezone the subject property from R1A PUD to R1B PUD (Medium Density Single-Family Residence District), a major change to a planned unit development and preliminary subdivision and planned unit development plat. In conjunction with this request, the petitioner also seeks approval of deviations from:</p> <ul style="list-style-type: none"> • Section 6-6B-6 (R1B Lot Width) of the Naperville Municipal Code which requires lots in the R1B District (Low Density Single-Family Residence District) to maintain a minimum 50 foot lot width; and 	

	<ul style="list-style-type: none"> • Section 6-6B-7 (R1B Yard Requirements) of the Naperville Municipal Code which requires lots to maintain a 30 foot front yard setback and a minimum 16 foot total for two side yards with each side yard a minimum of 6 feet; and • Section 7-4-4 (Land Use) of the Naperville Municipal Code which requires the minimum lot size of any residential lot that results from resubdividing one or more existing lots to be equal to or greater than ninety percent (90%) of the average of all of the single-family residential lots within 500 feet; and • Section 7-4-2 (Streets) of the Naperville Municipal Code which requires a minimum right-of-way width of 66 feet for a neighborhood street. <p>(Published in the Naperville Sun on November 15, 2009)</p>	
	<p>Staff Presentation: Community Planner Katie Forystek presented an overview of the request noting:</p> <ul style="list-style-type: none"> • The development request is consistent with the existing White Eagle Club PUD. • The proposed roadway pavement width meets the current code standard, but the overall ROW width is reduced so a deviation is required. 	
	<p>Petitioners Presentation: Len Monson of Kuhn, Heap & Monson (552 S. Washington Street Naperville, Illinois 60540) represented the petitioner White Eagle Club Homes, Inc., (c/o 552 S. Washington St. #100, Naperville, IL 60540) citing:</p> <ul style="list-style-type: none"> • The proposed development is 100% compliant with the existing annexation agreement and PUD. • The White Eagle Club as well as the White Eagle HOA is in support of the proposed development of the least dense option of 14 Manor Homes. • Manor Homes are currently an existing successful development within the White Eagle Subdivision • The landscape plan exceeds the minimum requirements of city code. • The minimum lot size for the development exceeds the R1B requirements with a density of 2.4 homes per acre. • All deviations requested are consistent within the development and will result in accommodating the property owners in providing an extra buffer 	

	between the development and the golf course.	
	<p>Public Testimony:</p> <ul style="list-style-type: none"> • Mike Reilly (3536 Scottsdale Circle, Naperville, Illinois 60564) President of the White Eagle Club Homeowners Association conveyed support for the proposed development stating that that the concept of manor homes works well to ensure consistent exterior maintenance of the neighborhood. This is important since many residents spend the winter elsewhere. 	
	<p>Plan Commission Questions / Discussion:</p> <ul style="list-style-type: none"> • Commissioner Gustin received confirmation that the front yard setbacks proposed are identical to the existing manor homes on Scottsdale Circle and that the development is compliant with current stormwater management requirements. • Chairman Brown received confirmation from staff that the request for rezoning from R1A to R1B is appropriate and is consistent with the original intent of the PUD. • Commissioner Meschino confirmed that there is no public opposition to the proposed development. 	
	<p><u>Motion to Close the Public Hearing:</u> Motion by: Meyer Seconded by: Messer</p>	Approved (7 to 0)
	<p><u>Motion:</u> Approve a zoning map amendment to rezone the subject property from R1A PUD to R1B PUD (Medium Density Single-Family Residence District), a major change to a planned unit development and preliminary subdivision and planned unit development plat. In conjunction with this request, the petitioner also seeks approval of deviations from:</p> <ul style="list-style-type: none"> • Section 6-6B-6 (R1B Lot Width) of the Naperville Municipal Code which requires lots in the R1B District (Low Density Single-Family Residence District) to maintain a minimum 50 foot lot width; and • Section 6-6B-7 (R1B Yard Requirements) of the Naperville Municipal Code which requires lots to maintain a 30 foot front yard setback and a minimum 16 foot total for 2 side yards with each side yard a minimum of 6 feet; and 	

	<ul style="list-style-type: none"> • Section 7-4-4 (Land Use) of the Naperville Municipal Code which requires the minimum lot size of any residential lot that results from resubdividing one or more existing lots to be equal to or greater than ninety percent (90%) of the average of all of the single-family residential lots within 500 feet; and • Section 7-4-2 (Streets) of the Naperville Municipal Code which requires a minimum right-of-way width of 66 feet for a neighborhood street. 	
	<p>Motion by: Meyer Seconded by: Gustin</p>	<p>Approved (7 to 0)</p>
E. Reports	<p>None</p>	
F. Correspondence	<p>Tree Preservation</p> <ul style="list-style-type: none"> • Commission accepted correspondence. 	
G. New Business	<ul style="list-style-type: none"> • Chairman Brown welcomed the student members Thomas Stancey and Kelsey Stimple to the Plan Commission. • Community Planner Amy Emery announced the cancellation of the December 16, 2009 Plan Commission Meeting due to lack of agenda items. • Community Planner Amy Emery announced the second Plank Road Study Open House for Wednesday December 9, 2009 and encouraged attendance. • Commissioner Gustin inquired about the status of the tree preservation text amendment with respect to the Plank Road Study. Ms. Emery stated that the tree preservation text amendment is in progress. The Plank Road Study will likely include supplemental recommendations to further address tree preservation within the study area. • Community Planner Katie Forystek added that staff is moving forward with the Tree Preservation Text Amendment with the data collection. • Commissioner Gustin indicated that after having received communication from a member of the public identifying a lack of handicap parking spaces available for the NCC Fine Arts Center she feels there is a need for discussion between city staff and North Central College. • Ms. Emery indicated that the Transportation 	

	Operations Manager would respond directly to the residents concern. Accessibility is an important consideration in any development. This topic will also be incorporated in the Downtown Plan update.	
H. Adjournment	<u>Motion to Adjourn:</u> Motion by: Gustin Seconded by: Meyer Time: 7:43pm	Approved (7 to 0)