



**NAPERVILLE PLANNING AND ZONING COMMISSION  
MINUTES OF APRIL 4, 2012**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Coyne, Bruno, Frost, Gustin, Meyer, Trowbridge, Williams  
Absent: Herzog, Messer  
Student Members:  
Staff Present: Planning Team – Ying Liu, Allison Laff, Timothy Felstrup  
Engineer – Kim Schmidt

**B. Minutes**

B1. Approve the minutes of February 22, 2012 subject to the amendment to change “revenue” to “venue” on page 6 of the minutes.

Motion by: Trowbridge  
Second by: Williams

Approved  
(7 to 0)

B2. Approve the minutes of March 7, 2012

Motion by: Williams  
Second by: Meyer

Approved  
(7 to 0)

**C. Old Business** None

**D. Public Hearings**

**D1. PCZ # 12-1-025  
904 Stanton Court** Conduct the public hearing for the variance request from Section 6-2-12:1.7 (Fences) of the Naperville Municipal Code in order to construct a 6’ tall cedar fence (30% open) along Hobson Road on the property located at 904 Stanton Court.

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

Sean Moore, spoke on behalf of the petitioner:

- The petitioner is purchasing the property from Crestview Builders. The sale has not been finalized because the home is still under construction.
- Wish to keep the style of the fence as proposed. They need some privacy for the backyard.

Paulette Pavlick, Kendall County Fence, spoke on behalf on the petitioner:

- The proposed fence is identical to the fence to be installed at 903 Stanton Court.

Planning and Zoning Commission inquired about

- Whether the owner of the subject property is Crestview Builders.
- Whether the closing of the property is dependent upon this variance request.
- Whether the petitioner is aware of the 903 Stanton Court case.
- Whether the petitioner would object to a 5' scalloped fence or something similar.
- Every case should be decided on its own merits.

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Coyne: The request is reasonable and would provide continuity along Hobson Road.
- Frost: The proposed fence would provide continuity along Hobson Road
- Williams: Would support the fence. Agrees with staff's finding that the proposed fence would provide continuity along Hobson Road.
- Gustin: Agree with the rest of the commission.

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-025 for a variance from Section 6-2-12:1.7 (Fences) of the Naperville Municipal Code in order to construct a 6' tall cedar fence (30% open) along Hobson Road on the property located at 904 Stanton Court.

Motion by: Meyer  
Seconded by: Williams

Approved  
(7 to 0)

**D2. PCZ # 12-1-032  
912 Queensbury  
Court**

Conduct the public hearing for a variance request from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30' rear yard setback requirement in order to construct a three season room at a distance of 24.5' from the rear lot line for the property located at 912 Queensbury Court.

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

Dennis Vozza, owner and petitioner, spoke:

- He built the original home and has lived there for 36 years. The deck has been there since the house was built.
- Letters of support from surrounding neighbors were submitted.
- A portion of the deck is raised. He is going to enclose the raised deck to create a three-season room.

Planning and Zoning Commission inquired about

- Whether the three-season room would be considered as an addition or a

stand-alone structure. Staff indicated that the three-season room would be considered an attached accessory structure which is subject to the same setback requirements as an addition.

- The architectural plans for the three season room.
- How long the petitioner has lived in the home.

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Coyne: The request is reasonable.
- Meyer: Supports the case.
- Trowbridge: Supports the case.
- Williams: Strongly supports the application. Williams respects the property owner who is trying to stay with the property and keep improving it. Believes the request is both reasonable and appropriate.

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-032 for 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 30' rear yard setback requirement in order to construct a three-season room at a distance of 24.5' from the rear lot line for the property located at 912 Queensbury Court.

Motion by: Trowbridge  
Seconded by: Williams

Approved  
(7 to 0)

**D3. PC # 12-1-016  
The Oaks at  
Naperville Crossings**

Conduct the public hearing for the subdivision, rezoning, change to the PUD, conditional use, and deviation requests associated with The Oaks at Naperville Crossings.

The Planning and Zoning Commission open the public hearing and continued the case to May 16, 2012 per the petitioner's request.

**D4. PC # 12-1-024  
Silverado Senior  
Living**

Conduct the public hearing for approval of a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility, Silverado Senior Living, at the southeast corner of Brookdale Road and Bond Street.

Laff, Planning Services Team, gave an overview of the request.

Pull Mullin, Silverado Senior Living, spoke on behalf of the petitioner

- The proposed facility will provides high end and high level care services for patients afflicted with dementia.
- The proposed building has a residential look and feel.

- A 6' fence is necessary due to the need to protect patients from the adjacent busy roadway and to allow them to move freely within the fenced area.

Barry Koncel, Architect, spoke on behalf of the petitioner, providing a review of the site and building design:

- Building main entrance is situated on the north and a secondary entrance off Bond would accommodate staff access.
- Proposed landscaping provides a park-like setting for the residents.
- The development would serve as a transition between the residential and commercial areas.
- Proposed elevations reflect conversations with staff and meet the 50% brick requirement. Brick color is complementary to the adjacent offices to the west and south.
- Fence would encompass the perimeter of the building. But the variance is only needed for the section of the fence along Bond Street and Brookdale Drive.

Planning and Zoning Commission inquired about

- Whether the subdivision plat is in compliance with city code. Staff responded that the plat still needs some minor technical revisions, but it will be brought into compliance with the code before proceeding to the City Council.
- The portion of the fence that would require a variance.
- Whether there are any industry standards for containing Alzheimer's patients and whether the proposed 6' fence would be sufficient. The petitioner responded that in addition to the fence, patients will be given the freedom to move throughout the facility to ease their needs to walk and the facility will have a 1:1 staff to patient ratio to provide close supervision for patients.
- Whether the gates in the fence would be locked on a regular basis. The petitioner confirmed yes.
- The traffic study for the development and the consideration given to adjacent school traffic. The petitioner clarified that none of the patients drive and the only traffic generated will be from staff and visitors.

Planning and Zoning Commission closed the public hearing.

**Plan Commission Discussion:**

- Coyne: The proposed facility is attractive and agrees with the fence variance.
- Bruno: The facility would be a great addition to the town.
- Frost: It is an attractive project and believes the fence variance is appropriate.
- Gustin: Initially concerned with traffic and parking, but the concerns were addressed. The fence variance is necessary to meet the special

needs of the facility. Supports the development.

- Meyer: The proposed facility is much needed in this community.
- Trowbridge: Great project.
- Williams: Excellent project.

Planning and Zoning Commission moved to recommend approval of PC # 12-1-024 for a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility, Silverado Senior Living at the southeast corner of Brookdale Road and Bond Street.

Motion by: Meyer  
Seconded by: Trowbridge

Approved  
(7 to 0)

**E. Reports and Recommendations**

None

**F. Correspondence**

PZC Agenda Packets

The Commissioner indicated the desire to continue to receive the agenda packet in mail.

**G. New Business**

Laff introduced the new assistant planner, Tim Felstrup.  
Gustin requested that the City provides badges for the new commissioners.

**H. Adjournment**

7:55 p.m.