



**NAPERVILLE PLANNING AND ZONING COMMISSION  
APPROVED MINUTES OF JULY 10, 2013**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY PZC ON JULY 24, 2013**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bruno (Chairman pro tem), Coyne, Dabareiner, Frost, Hastings, Messer, Meyer, Williams  
Absent: Gustin  
Student Members: Meghan  
Staff Present: Planning Team – Clint Smith, Tim Felstrup

**B. Minutes**

Approve the minutes of the June 19, 2013 Planning and Zoning Commission meeting as amended.

Motion by: Coyne  
Second by: Meyer

Approved  
(8 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.**

**PZC Case 13-1-036**  
**Text Amendment re:**  
**Training**  
**Studios/Automotive Uses**

Continue PZC 13-1-036 to the July 24, 2013 PZC meeting, in order to allow staff time to prepare the revised language, as requested by the PZC on June 19, 2013.

Planning and Zoning Commission moved to continue the case to July 24, 2013.

**D2.**

**PZC Case 13-1-054**  
**906 Tulip Lane**

The petitioners, John & Mary O'Brien, request 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' corner side yard setback requirement in order to construct a garage addition at a distance of 14.66' from the corner side lot line for the property located at 906 Tulip Lane.

Tim Felstrup, Planning Services Team, gave an overview of the request, and noted that in addition to the variance described in the staff report, staff recently received new information that a front entry porch will be added to the house that will also require a variance. Felstrup presented supplemental information to the Commission which included an updated site plan reflecting both variances being

requested.

John O'Brien, property owner, gave an overview of the request.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Meyer – The request is reasonable, given some houses in the neighborhood also encroach into the setback.
- Dabareiner – This is an attractive addition, and it is not making the existing situation worse.
- Williams – The request meets the standards for granting variances. Williams complimented the petitioner for staying with the property and improving it.
- Bruno – It is a nice addition to the home. The request is reasonable.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-054, a request for two variances for the garage addition and front entry porch as reflected on the new site plan included in the supplemental information.

Motion by: Meyer  
Seconded by: Williams

Approved  
(8 to 0)

**D3.  
PZC Case 13-1-055  
Bethany Lutheran  
Church**

The petitioner, Bethany Lutheran Church of Naperville, is requesting approval of a major change to a conditional use for a Religious Institution in R1A (Low Density Single-Family Residence District) to construct an addition on the existing building for Bethany Lutheran Church.

Clint Smith, Planning Services Team, gave an overview of the request.

The petitioner did not give an overview of the request.

**Public Testimony:**

Gay Lynn Wons, 417 Flock Avenue, spoke:

- She lives in one of the homes adjacent to the south side of the church.
- Is concerned that there will be more runoffs and flooding after the addition.
- The detention area on the site has not been dry for a year and has become a nuisance. Who will maintain the wet pond?
- Coyne - How many neighbors are you representing? Wons – Seven.
- Coyne – Have you or any of the other homeowners contacted the church regarding the storm water concerns? Wons – probably not.

- Meyer – Does stormwater have to be re-evaluated as part of the major change to the conditional use process. Smith – Yes. The stormwater facility will need to be verified or modified to accommodate any new stormwater generated from the addition.

Jim Krick, 451 Flock Avenue, spoke:

- Old documentation calls for a detention pond that has yet to be installed.
- Almost half of the property is in the floodplain.
- Provided pictures of flooding on Terrance and Flock during the recent heavy rain.
- Bruno – The water issues raised are outside the scope of what we are voting on today.

Bethany Lutheran Church Pastor Timothy Rossow responded to testimony:

- We worked with the City and County about 15 years ago and constructed enough storm water capacity on site in anticipation of several additions to the building. The planned expansion should fall into the coverage of the original storm water plan.
- The creek was there before the church was constructed. The developer of the subdivision buried the creek under the subdivision, which was the main cause of the flooding problem in the adjacent homes.
- We would be happy to work with the neighbors to help any storm water backup situation on our property.
- Mr. Krick's house is 15' higher than the church, and Terrance is upstream to the church property.
- Dabareiner - Was the detention area originally clear and then evolved into a wetland? Rossow – I would say so. It was constructed dry.
- Dabareiner – Within the last 15 years, there have been changes both to the property as well as the storm water ordinance. This may require additional studies. Rossow – We have been working with staff and our engineer Intech on our current project and no storm water management concerns have been raised.
- Bruno – The proposed building addition is a small percentage of the entire property, which may not have a lot of impact on the storm water of the site.
- Hastings – It sounds like these are two different issues, blockage of a creek and storm water management. The creek issue does not seem to relate to the petitioner's request.

Planning and Zoning Commission inquired about:

- Hastings – Is it within our purview to wait to vote until we have clarification from engineering staff? Smith – This would not go to City Council until all of these questions are addressed. The Commission may also propose a condition for Engineering to sign off on the storm water plans before Council.
- Bruno – One week is a short turn around period to proceed to City Council with the amount of public concerns received.

- Frost – Has Engineering approved this plan? Smith – Yes
- Hastings – Is there something we can do to help alleviate the storm water concerns brought up at this meeting? Smith – Staff will work with the neighbors to address their concerns before Council meeting.
- Frost – Recommends that the Homeowner Association be contacted.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Coyne – Familiar with this area and understands the concerns about flooding and storm water. Is concerned about the proposed construction making the water problem worse and the lack of engineering presentation to address the questions tonight. I think we may want to continue it.
- Williams – There is a water problem at the property. I do not believe this water issue is the petitioner's problem but the case should be continued until we can get a clear response.
- Dabareiner – I also think it should be continued so as to learn the details of the storm water study that has been done for the property.
- Frost – We heard from staff that the City Engineering staff has approved this plan. The concerns raised tonight are mostly related to the high water table and the comprehensive drainage pattern in this area. Although an important question to solve, the Planning and Zoning Commission is not the venue to address it. Delaying the petition doesn't guarantee any new evidence can be presented.
- Messer – I agree with Williams and Coyne. I think it should be continued so that additional information can be provided regarding compliance of this project with the City and County storm water ordinances.
- Meyer – I agree with Messer that this case should be continued, and would recommend re-open the public hearing if it is continued.

The Planning and Zoning Commission re-open the public hearing.

- Hastings – What impacts would continuance of the case have on the church? Pastor Rossow – If the case is delayed, we won't be able to close the addition before the winter in order to finish the building this year.
- Williams – Can we make it a condition that the written storm water report be provided to the City Council? The neighbors have not brought the water issue to the church's attention until tonight. The proposed addition won't have an impact on the water problem. I believe the problem is the City's problem and needs to be fixed.
- Dabareiner – Wants to make sure the right questions (about storm water) were asked and answered by both the City Engineering staff and the petitioner's engineer.
- Coyne – Continuance of the case could afford the objectors the opportunity to hire an engineer to review the petitioner's storm water

plan. This water problem of the area should be comprehensively reviewed by staff as a separate project.

- Frost – The neighbors were provided public notice in advance of the meeting and had the opportunity but didn't hire an engineer. Drainage issue should be addressed separately.
- Bruno – Concurs with Frost that the question is about the comprehensive drainage issue in the area, rather than the specific building addition.
- Williams and Hastings – Would like to add a condition to recommend that the City Council direct staff to conduct a comprehensive drainage study of the area and find solution to the water problem.
- Dabareiner, Frost, Meyer – Don't agree with attaching the condition of a comprehensive drainage study to this petition. The drainage issue should be done separately. The minutes of this meeting will convey the message from the PZC that a drainage study should be done for this area.

Jim Krick, 451 Flock Avenue, spoke:

- Appreciates that the petitioner's request provides us a venue to voice our concerns about the flooding issue.
- Frost – Do you have any concern regarding the proposed addition itself?  
Krick – No.

Pastor Rossow spoke:

- The church will be happy to work with the neighbors to remove any standing water in the detention pond.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Hastings – In favor of the petition.
- Williams – Won't insist on the previous recommended condition about the comprehensive drainage study.
- Messer – Support this petition.
- Dabareiner – Support the petition with the condition that the written engineering report be provided to Council.
- Frost – Thank the public for their comments.
- Coyne – Support the petition. However, I think the proposed addition may relate to the overall drainage issue.
- Meyer – Support the petition with the condition that the written engineering report be provided to Council.
- Bruno – Encourage the residents to attend the City Council to voice their concerns. Support the petition.

Planning and Zoning Commission moved to recommend approval of PZC 13-1-055, subject to the condition that the petitioner provide a written storm water report, reviewed and approved by city staff, to the City Council.

Motion by: Williams  
Seconded by: Coyne

Approved  
(8 to 0)

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

8:52 p.m.