



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF JUNE 17, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON JULY 8, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Hansen, Martinez, Messer, Crawford, Williams, Hastings, Bansal
Absent: None
Student Members: None
Staff Present: Planning Team – Sara Kopinski, Erin Venard, Derek Rockwell

B. Minutes

Approve the minutes of the June 3, 2015 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Hastings

Approved
(7 to 0)

C. Old Business

**C1.
PZC 15-1-026
Bauer Place**

The petitioner requests a continuance of the public hearing to consider rezoning to R3 (Medium Density Multiple-Family Residence District) upon annexation, a preliminary / final plat of subdivision, and a deviation from the Municipal Code to characterize the Plat of Subdivision as a single zoning lot for the purposes of development on the Subject Property to the July 8, 2015 Planning and Zoning Commission meeting.

Planning and Zoning Commission continued the case to July 8, 2015.

D. Public Hearings

**D1.
PZC 15-1-051
1454 Yale Court
Side Yard Setback
Variance**

The petitioner requests a variance to Section 6-6B-7:1 (R1B Medium Density Single-Family Residence District; Yard Requirements) to reduce the required corner side yard on the subject property to construct a room addition and an attached screen porch at 1454 Yale Court.

Erin Venard, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Hastings – Why is staff not in favor of the request? Venard – Staff finds that no zoning hardship exists on the property. There is space to the west that the addition could be placed.
- Martinez – Does staff support the platted setback deviation? Venard – Yes.
- Williams – Would you recommend splitting the vote? Venard – Only the City Council will vote on the platted setback deviation. The PZC reviews the setback variance request only.

Peggy Nowicki, Owner, spoke on behalf of the petitioner:

- We cannot build on the west side of the property because existing electric utilities interfere with that placing the addition in that location.
- The builder intended the lot to be treated as an interior lot. In the 1980's the City determined that the lot was a corner lot and a stop work order was placed on the structure mid-construction, and thus the hardship was placed on us as the owners.
- Only two neighbors would see the addition.

Planning and Zoning Commission inquired about:

- Hastings – Do you think that the addition would look out of place? Nowicki – No. This is a 10 foot addition to our living room. This would be in the backyard of both the neighbors.
- Hastings - Do the neighbors have objections? Nowicki – No.
- Martinez – When you bought the lot did you think you were buying an interior lot? Nowicki – Yes.
- Martinez – If this lot were considered an interior lot, would this proposal be in compliance? Venard –Yes.
- Williams – Did the builder have a permit to start construction? Nowicki – Yes. Was the permit then placed with a stop work order? Nowicki – I don't know. Venard – There was a permit issued, then a stop work order issued, then a variance issued for the lot at the time of construction. The variance before the PZC tonight requires a separate variance.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hansen- Inclined to not support. The compromise was achieved in the 80's once the existing encroachment was properly entitled. This request would expand the extent of the non-compliance and does not meet the standards for a hardship.
- Williams – In favor. The hardship was created by the City at the time of construction by re-evaluating the lot as a corner lot rather than an interior lot.
- Hastings- In favor of the variance. The neighbors have no issue and I do not think it will alter the neighborhood.
- Martinez- In support. This property is oriented differently than other properties in the area.
- Messer- In favor of the request because the home is not oriented north-

south like many of the neighboring properties. This makes this property unique.

- Crawford- In support, agree with Hastings and Williams.
- Bansal – Will be abstaining.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-051, a variance to Section 6-6B-7:1 (R1B Medium Density Single-Family Residence District; Yard Requirements) to reduce the required corner side yard on the subject property to construct a room addition and an attached screen porch at 1454 Yale Court.

Motion by: Hastings
Seconded by: Williams

Approved
(5 to 1)

Ayes: Hastings, Williams, Crawford, Messer, Martinez
Nays: Hansen
Abstain: Bansal

D2.
PZC 15-1-013
Linden Woods

The petitioner requests approval of PZC 15-1-013, which includes:

1. Rezoning to R3A (Medium Density Multiple-Family Residence District) zoning upon annexation; and,
2. A variance from Section 6-6D-5 of the Naperville Municipal Code to allow for a reduction in lot size for Lot 3; and,
3. A Preliminary/Final Plat of Subdivision.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Messer - Can you provide some detail regarding the stormwater concerns? Hynes – There is a significant drainage way that traverses the property. The petitioner is working with City and DuPage County staff to demonstrate that the development will meet all required stormwater regulations. While the details are still being solidified, staff finds the proposal to be conceptually acceptable with respect to stormwater concerns.

Todd Roberts, Engineer, MeritCorp Group, LLC, spoke on behalf of the petitioner:

- Provided an overview of the petition and stormwater elements.
- The stormwater will be collected and deposited into an existing dry ditch that currently transects the site.
- The landscape plan is compliant with City regulations.

Paul Trotto, Owner, spoke on behalf of the petitioner:

- Regarding building design, the Nantucket look is popular now, which the elevations are attempting to simulate. It is similar to a Craftsman look.

James Stevens, Resident and Attorney for La Toscana HOA:

- General concerns – Want to ensure density and building design is in keeping with neighboring developments.
- Want to ensure that traffic generated by the development does not

adversely impact La Toscana properties.

- A snow removal plan should be created.
- The plan calls for 12 parking spaces; we are not certain if this is adequate.
- Stormwater concerns: The County's review is in process currently and I believe the City will defer those decisions to the County.
- The existing plans calls for the encapsulation of a streamway. The concern is that a larger runoff burden on neighboring properties could be created.
- Would prefer to see a plan that does not include stormwater runoff falling into La Toscana's boundaries.
- More green space could help any potential runoff issues to La Toscana.
- The proposed streetlight placement at the south end of Bourbon Court would shine into the bedrooms of La Toscana residents and would prefer to see these moved to the north end of Bourbon Court.

William Cowling, Vice President, Orleans HOA:

- The Orleans development is located immediately west of the property.
- The existing dry ditch discharges onto and through our property.
- Heavy rains have caused flooding on our property. The retention ponds have backed up in past storm events.
- Laid out concerns with potential debris blocking stormwater flow specifics of stormwater elements which could result in an increase of runoff discharge and overflow.

Bill Collins, President, La Toscana HOA:

- Presented recent pictures of water overflow in the area to the PZC.

Claire Evelle:

- Presented pictures of her front yard and landscaping to the PZC.
- Concerns with snow removal. Cannot tell if the homes in the proposed development have front yards. Where will snow be removed to?

Petitioner responded to testimony:

- Construction traffic will utilize the existing driveway.
- Each unit will have its own two car garage as well as available guest parking.
- Snow removal will be the responsibility of the City of Naperville, typical of other areas of the City.
- Covenants will exist that will require the HOA to maintain the stormwater elements to remain clear of debris.
- Street lights could be moved to the north side of Bourbon Court, per the request of the neighbors.

Planning and Zoning Commission inquired about:

- Williams – This project is west of Naper Boulevard and south of Bailey, near the recently approved Timber Grove development? Roberts – Yes.
- Williams – Are 12 parking spaces adequate? Roberts – The development meets the requirements of the Municipal Code.
- Williams – Can a fire truck maneuver through the cul-de-sac? Yes.
- Bansal – Are there plans for a secondary pipe? Roberts – No, but there are other engineering fail safes built into the design.

- Williams – You are aware that upon annexation this petition will be subject to City regulations, which are quite stringent? Roberts – Yes.
- Williams – Have you met with nearby HOAs? Roberts – Yes. We invited all property owners within 300 feet of the property to meet with us to discuss concerns prior to tonight’s PZC meeting.
- Martinez – How will this development’s building elevations aesthetically fit within the neighborhood? Roberts – The proposed buildings meet the City’s minimum brick requirements. The other primary construction material is cementitious Hardie board.
- Messer – How many parking spaces will be available on the south side of Bourbon Court? Roberts – Possibly 6-8 spaces.
- Messer – Concerns with snow removal. Roberts – Snow could be placed on the cul-de-sac and surrounding green space.
- Williams – Would like to see improvement to the aesthetics of the exterior elevations. They appear a bit drab.
- Hansen – Is there deviation in the architecture between the building designs? Trotto - Yes.
- Martinez / Williams – Can you confirm that the petitioner invited the HOA members to meet prior to the PZC meeting? Cowling (Orleans HOA) - Yes, a meeting was held to which we were invited with the developer’s engineering consultant.
- Hansen – Will there be a contracted snow removal service for the residential driveways? Trotto – Yes. Hansen - This could be removed to the large green area on the south side? Yes.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hansen – Concur with fellow Commissioners. Feel more comfortable with the building elevations but agree with Crawford that richness could be added. Diversity in building elevations is encouraged. The rezoning aspect of the request is appropriate.
- Williams – Generally in favor of the petition. Would like to possibly add a condition to rearrange the street lights so as not to nuisance the neighbors. I am confident that water issues will be resolved to the satisfaction of the City. Doubt that the creek will cause stormwater issues in the future. Not very pleased with the style of the buildings.
- Hastings – Concur with Williams. Don’t like a reduction of green space and would encourage the development team to ensure ample green space. Would not support the inclusion of a condition regarding improved building elevations.
- Martinez – Will be supporting. Concerned with stormwater but confident it will be dealt with. Concur with Commissioner Williams that the building aesthetics are cookie cutter and could be improved. Tweaks to the architecture would be appreciated, but this meets the requirements of the Municipal Code.
- Messer – I am in support. No concerns with density and feel that the R3A District is appropriate. Stormwater does concern me, but the City and County will find a solution. No building elevation concerns.
- Crawford – Feel that the petitioner did a good job of responding to

neighbor concerns. Agree with Williams on street light placement. Feels that the building elevations are compatible, but would be in favor of a little more richness to be added. I am in support.

- Bansal – I am in agreement with fellow Commissioners. Confident that stormwater concerns will be addressed.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-013, which includes rezoning to R3A (Medium Density Multiple-Family Residence District) zoning upon annexation, a variance from Section 6-6D-5 of the Naperville Municipal Code to allow for a reduction in lot size for Lot 3, and a Preliminary / Final Plat of Subdivision, subject to the relocation of street lights to the north end of Bourbon Court and improved building elevation aesthetics.

Motion by: Williams
Seconded by: Hastings

Approved
(6 to 1)

Ayes: Williams, Messer, Crawford, Hansen, Martinez, Bansal
Nays: Hastings

E. Reports and Recommendations

F. Correspondence

F1. Planning Team Work Program

The Planning and Zoning Commission received the memo related to the Planning Team Work Program and upcoming code amendments.

Planning and Zoning Commission Discussion:

- Martinez – These matters will be included on a PZC agenda at a later date? Rockwell – Yes.
- Williams – Could a workshop with staff and the PZC be held prior to the public hearing(s) regarding the possible amendments in a less formal environment as some could be quite technical in nature? Rockwell – I will check with the City’s legal department to see if this is possible.

G. New Business

H. Adjournment

8:26 p.m.