



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MARCH 16, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON APRIL 6, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bansal, Crawford, Hansen, Hajek, Hastings, Martinez, Messer
Absent: Peterson, Williams
Student Members: Butler
Staff Present: Planning Team – Kasey Evans, Erin Venard
Engineering Team – Peter Zibble

B. Minutes

Approve the minutes of the March 2, 2016 Planning and Zoning Commission Meeting

Motion by: Hastings
Second by: Messer

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC Case 15-1-140
Ellsworth Street
Subdivision**

The petitioner requests approval of a rezoning from R2 (Single-Family and Low Density Multiple-Family Residential District) and B3 (General Commercial District) to OCI (Office, Commercial, and Institutional District); a conditional use for multi-family dwelling units in the OCI District; a variance to reduce the required front yard in the OCI District; a variance to reduce the required lot area in the OCI District; and a variance to reduce the required number of off-street parking spaces for the subject property located at 306-336 N. Ellsworth Street, 220 4th Avenue, & 205 North Avenue.

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

Vince Rosanova, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner:

- Mr. Rosanova introduced the development team.
- Highly visible property directly adjacent to the Naperville Metra Station.
- Subject property is currently comprised of 5 lots.

- Displayed pictures of the existing structures on the property and adjacent buildings.
- 8,000 commuters that pass by the property each day.
- The project has been in design for a year and developed with the guidance of the 5th Avenue Study.
- Purely residential use next to the existing residential properties to the east and provides a shield from more intense uses to the north and west.
- Very significant investment where needed and hopefully will spark additional investment in the area to bring the 5th Avenue Study to fruition.
- Introduced Architect Tory Hannan: The train station and Burlington Park are important public areas. A public square needs strong edges to define it. The park currently lacks a defined edge along the east side. The proposed development will enhance the park environment.
- Proposed predominately traditional architectural style compatible with the surrounding buildings. Selected features consistent with early 20th century architectural styles.
- The building is 4 stories; interior parking on first level with 3 stories of residences above.
- Used architectural features to create variation along the facades to create interest (recessed balconies, projecting bays, etc.). The main entrance opens towards the park with an additional entrance on the north side for pedestrians traveling to and from the train station.
- The building was designed to be pedestrian friendly.
- Geoff Roehll (Landscape Architect): Providing perimeter landscape buffers around the lot as well as additional parkway trees around Burlington Park.
- There is an extremely wide parkway and sidewalk along the west side of the property and additional shade trees are planned for that area.
- Rosanova: meets the intent of a Transit Oriented Development (Pace, Amtrak, Metra, etc.) Buses pass by very regularly.
- The City's parking code is one size fits all, regardless of context.
- Proposing a total of 69 parking spaces. Conducted a parking study to determine appropriate parking count for the type of development. The project includes more parking than the study suggested was needed.
- All parking spaces will be secured and monitored.
- 43 interior parking spaces as well as a 26 space surface parking lot. The surface lot will be secured with a gate.
- Steve Corcoran: 39 units is a low traffic generator generally, being a TOD type development the traffic would be further reduced.
- One driveway on North Avenue and two on 4th Avenue. No driveways along Ellsworth that would conflict with the bus and other traffic along Ellsworth.
- Intersection of North Avenue and Ellsworth St – the 5th Avenue Study explored possibility of installing a 4 way stop sign at the intersection. The developer recommends a stop sign and is willing to pay for it to be

installed.

- Rosanova: the setback variance is not as severe as it sounds. The building will be 25-28' from the Ellsworth St. curb. The variance allows the width necessary to internalize most of the parking. Also maximizes the rear yard setback of at least 21' from adjacent lots.
- The sidewalk will be widened to 8'. There will be benches, planter boxes, etc. to create a pleasing comfortable environment.
- Showed similar setbacks in other developments in Naperville along Spring Avenue and at Benton Terrace.
- The process has been collaborative with staff and neighbors to get to this point. The School and Park Districts are supportive of the development.

Planning and Zoning Commission inquired about:

- Martinez: where is the main entrance? Hannan: Faces the park in the center of the building. It will be an elevator lobby with some type of secured access.
- Hansen: length of the building? Rosanova: Approximately 305' long.
- Hastings: how does this development impact buildings on the west side of the square? Hannan: The uses complement each other and will be mutually beneficial.

Public Testimony:

Jim Hill

- 28 year resident of Naperville and was a regular commuter at this Metra Station; member of the City's Senior Task Force.
- Gave an overview of the Naperville Senior Task Force purpose and activities.
- Happy to see the project and supports the petitioner's request.
- The TOD type developments near the train station and downtown can bring a vitality to the neighborhood. The development might appeal to a portion of the senior population who want to take advantage of this.
- Encourage the developer to include age in place friendly design features in the building and individual units to enable seniors to remain as their needs evolve.
- The development is welcome and will likely not be affordable for much of the senior population. Urge the developer and the Commission to pursue affordable housing options for seniors.

Robin Sheffield

- Next door neighbor to the project.
- Has a question about 6' wall on the east side, and impact on sunlight. Asked how each floor will be used.
- Rosanova: there will be a 6' privacy fence, and the building will be setback 21' from the east property line. The building is 43' tall with parking on the first floor and residences on the second through fourth

floors.

Kathleen Hope

- Concerned about the location of the proposed parking lot and potential for it to conflict with and block her existing driveway.
- Rosanova: the parking lot will be setback at least 10' from the existing driveway and is surrounded by a 6' privacy fence and landscaping. Expect it to be an improvement over the existing condition.

Mark Johnson

- Lives 3 houses down from the proposed development.
- The project is good progressive development.
- The neighborhood has been stagnant.
- Nice looking project.
- Traffic shouldn't be an issue, there are traffic impacts inherent to being next to the train station.
- Hopes it will help get the ball rolling on additional development in the area.

Carol Schmidt

- Agrees with the previous speaker.
- Good use for the property and long overdue.
- The façade is non-descript and needs additional attention to make it more appealing.

Shawn Falk

- Will this promote bus traffic and drive it further south on Ellsworth.
Peter Zibble: the development will not impact bus traffic and patterns.

Petitioner responded to testimony:

- Rosanova: will work to add landscape to soften the building.
- Hannan: the historic buildings adjacent are single family residences which are different styles so it would not be appropriate to reflect the style in the proposed building; to step down the building creates inefficiencies that reduce the feasibility of the project; future brick details not seen on this rendering, will add to the integrity of the building.
Crawford: the tall building may be striking at the Ellsworth and North intersection; hope the petitioner will consider the comments about architecture as the project moves forward.

Planning and Zoning Commission inquired about:

- Messer: rental community, any plans for a condo conversion? Rosanova: the development will be a rental community but leaving the option open for condo conversion. Messer: is there a timeline? Rosanova: unknown at this time.
- Messer: what is the plan for stormwater? Rosanova: the development will be completely compliant with the City and DuPage County

requirements.

- Messer: why OCI zoning and not R3 or R4? Rosanova: The Zoning Code is antiquated and does not fit this new type of development; made use of the best zoning classification that is available.
- Messer: does the height include parapet walls? Rosanova: no, the parapets are excluded per the Code, to screen the mechanical units. Messer: the 5th Avenue Study says the 43' should include the parapets.

Planning and Zoning Commission Discussion:

- Hajek – beautiful project; there is pent up demand for this type of project; in favor.
- Hastings – in favor of the project; there are other communities that have already done this.
- Hansen – vibrancy and vitality; perfect project for the location; excited.
- Crawford – wonderful project whose time has come; conflicted about the appearance; this is big perceived bulky building; concerned about the tall height at the corners and the transition to adjacent properties; appreciate the parking study; anything else to do with the landscape to soften will be helpful; prominent site on edge of historic district, should not mimic but should be compatible with the historic buildings in the area.
- Messer – good design; lives in the area; separate area from the Downtown; believes most people that will live here will have cars to drive to the grocery store, etc., but is comfortable with the parking variance. We have no mixed-use district. Excellent project and a long time coming to see improvement to the area; echo resident comment about the façade fitting in more with the neighborhood.
- Bansal – concur with fellow comments; great project that will add value and vibrancy to the neighborhood; was concerned about traffic and parking but seems to be adequately addressed; congratulate the team for the presentation and working with the residents; supporting.
- Butler – pretty good design, with a lot of thought; makes a lot of sense for the area.
- Martinez – great design plan; will be a big improvement to the area; supporting.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to recommend approval of PZC 15-1-140, a rezoning from R2 (Single-Family and Low Density Multiple-Family Residential District) and B3 (General Commercial District) to OCI (Office, Commercial, and Institutional District); a conditional use for multi-family dwelling units in the OCI District; a variance to reduce the required front yard in the OCI District; a variance to reduce the required lot area in the OCI District; and a variance to reduce the required number of off-street parking spaces for the subject property located at 306-336 N. Ellsworth Street, 220 4th Avenue, & 205 North Avenue.

Motion by: Bansal
Seconded by: Hastings

Approved
(7 to 0)

Ayes: Bansal, Hastings, Hansen, Messer, Crawford, Hajek,
Martinez
Nays: None
Absent: Peterson, Williams

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

8:11 p.m.