

MINUTES
NAPERVILLE PLAN COMMISSION
May 6, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order (7:00 p.m.)

A. Roll Call

Commissioners Present: Ann Edmonds, Bill Jepson, Joe McElroy, Patricia Meyer, Reynold Sterlin, Patty Gustin, John Herzog

Commissioners Absent: Chairman Mike Brown

Student Members Present: Michael Alber

Student Members Absent: Amit Walia

Staff Present: Community Planners – Amy Emery, Ying Liu, Jason Zawila
Project Assistant – Dina Hagen

B. Approve Minutes from April 15, 2009

Motion to approve by: Gustin Seconded by: Jepson Approved (7 to 0)

C. Old Business - None

D. Public Hearings

PC Case # 09-1-33: 1013 North Washington Street

Petitioner: Lakewood Builders, Tom Jurjovec P.O. Box 142, Naperville, IL 60566

Location: 1013 North Washington Street Naperville, IL 60540

Request: Approval of a conditional use for a home-to-office conversion and a variance from Section 6-6B-7 (R1B, Yard Requirements) of the Naperville Municipal Code to reduce the required interior yard setback for the proposed parking lot.

(Official Notice for PC Case#09-1-33 was published April 19, 2009 in the Naperville Sun).

An overview of the request was presented by Jason Zawila of staff.

Len Monson of Kuhn, Heap & Monson, 552 South Washington Street Naperville, Illinois 60540, represented the petitioner. During his presentation Mr. Monson noted the following:

- The proposal is consistent with home-to-office conversion criteria in the Municipal Code.
- An easement agreement for future cross access to adjacent properties is proposed.
- Extensive landscaping, which includes a privacy fence for minimal impact on adjacent homes, is planned.
- Site engineering will result in less storm water runoff from the site.

During the Plan Commission discussion:

- Commissioner Edmonds sought clarification on the variance to which Mr. Zawila responded that the variance was requested to allow for a two foot encroachment into the five foot required setback.
- Commissioner Herzog confirmed with staff that required parking is three spaces.
- Commissioner Gustin inquired as to tree preservation along the west property line and about anticipated parking generation. Mr. Tom Jurjovic, a representative of Lakewood Builders (P.O. Box 142, Naperville, IL 60566), indicated that it is his intent is to keep the trees along the lot line and that the anticipated parking generation is two administrative vehicles with an occasional client.
- Commissioner Gustin and Commissioner Edmonds both inquired about the potential of requiring an easement from the property to the south to connect parking areas to minimize the need to access Washington Street directly. Mr. Zawila stated that staff continues discussions with the property owner to the south to hopefully obtain an easement agreement.

Motion: Close the public hearing.

Motion by: Gustin

Seconded by: Jepson

Approved (7 to 0)

Motion: Approval of a conditional use for a home-to-office conversion and a variance from Section 6-6B-7 (R1B, Yard Requirements) of the Naperville Municipal Code to reduce the required interior yard setback for the proposed parking lot.

Motion by: Edmonds

Seconded by: Gustin

Approved (7 to 0)

E. Reports – None

F. Correspondence – Staff presented correspondence to the Plan Commission regarding a Text Amendment to Title 6 (Zoning Regulations) Pertaining to Floor Area Ratio Requirements for Non-downtown Properties - PC # 09-1-10

During the Plan Commission discussion:

- General questions were asked to seek clarification about points raised in the staff memorandum pertaining specifically to non-downtown parcels, particularly those in the OCI District.
- Amy Emery of staff indicated that the 2009 / 2010 Planning Services Team Work Program did initiate an update for the downtown plan. Discussion of height, coverage, and floor area for downtown properties will be considered thru that separate process.

No action taken. Correspondence will be presented again during the May 20 Plan Commission meeting.

G. New Business – None

H. Motion to Adjourn

Motion by: Gustin Seconded by: Sterlin
Approved (7 to 0)

I. Adjournment – 7:42 pm