



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF JULY 5, 2012**

Call to Order

7:00 p.m.

A. Roll Call

Present: Frost, Coyne, Bruno, Gustin, Herzog, Messer, Trowbridge
Absent: Meyer, Williams
Student Members: Wei
Staff Present: Planning Team – Ying Liu, Tim Felstrup
Engineer –

B. Minutes

Approve the minutes of June 20, 2012.

Motion by: Gustin
Second by: Bruno

Approved
(7 to 0)

C. Old Business

**C1.
PZC Case #12-1-050
Case Name:
Health Care at
Monarch Landing**

The petitioner requests approval of a preliminary plat of subdivision, a conditional use for a nursing home in OCI (Office, Commercial and Institutional District), a major change to the Monarch Landing Planned Unit Development (PUD), and a preliminary PUD plat for Lot 1B in order to develop an assisted living and nursing facility on Lot 1B of Monarch Landing. (Continued from the June 6, 2012 PZC meeting)

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

Russell Whitaker, Attorney with Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner:

- There is not much issue with ingress of the site but the primary concern is associated with egress.
- Route 59 is a strategic regional arterial and therefore can only afford a right-in/right-out access.
- Changing the 400' long one-way aisle to two-way is not desired for the following reasons:
 - Monarch Landing is a gated community and the single point of entrance at Ferry Road is manned 24 hours. The security of the campus is important to the continuing success of Monarch Landing. To change the one-way aisle to two-way would allow the public to access the campus and breach residents' perception of a secured campus.
 - There will be a negative impact on the landscaped berm (e.g.,

losing existing landscaping, reducing the width and height of the berm) along Route 59 if the 20' wide drive-aisle were to be widened to allow two-way traffic.

- The 20' drive aisle provides for two-way emergency access. The petitioner has agreed to install an EVP system to allow emergency vehicles to access the unmanned gate at the one-way drive aisle.
- The traffic impact of the development is relatively minor and exiting traffic can travel northbound on Route 59 and turn around at Butterfield Road to head south.
- Warrenville's Comprehensive Plan calls for a full access on Route 59 immediately north of the property.
- The proposed egress of the site is the best available solution.

Planning and Zoning Commission inquired about:

- The width of a full two-way road as compared to the one-way aisle. The petitioner indicated 24' would be the width for a two-way road, 4' wider than the one-way aisle.
- How significant of an impact it would be to increase the width of the drive aisle to 24'. The petitioner indicated that the additional 4' would push the retaining wall to the Route 59 side of the berm and result in loss of existing trees.
- Hours of operation. The petitioner indicated approximately between 8 a.m. and 8 p.m.
- Whether outpatient service will be provided. The petitioner indicated no.
- Whether the petitioner is worried about pedestrian or vehicle access to the existing campus? The petitioner indicated that they are concerned about both as well as the perception of a breached security.
- Whether the estimate is accurate that about 500-1,000 visits to the short-term living component of the facility would be generated from the independent living units in the Monarch Landing campus. Denise DeFiebre, Senior Care Development, responded on behalf of the petitioner that based on the actual data from the existing communities that they currently operate, it is estimated that the demand for the nursing facility generated from within the campus would be about 10% of the number of independent living residents.
- What will happen to the vacated independent living units once the residents move into the nursing facility? The petitioner indicated that it will be decided by the owner of the unit.
- Which days was the traffic study conducted? Mike Rehtorik, V3 Companies, indicated that the traffic study was done on a Tuesday and a Wednesday.
- Way-finding signage for the facility. Geoff Roehll, Hitchcock Design Group, reviewed the way-finding signage concept for the facility.
- What would control the EVP system? The petitioner responded that the EVP system would be regulated by the emergency vehicle lights.

Public Testimony: None

Planning and Zoning Commission inquired about:

- Whether the City's Engineering Department approved the plans. Staff indicated yes.
- Why the Certificate of Need process is behind the entitlement process. The petitioner indicated that the project is under tight schedule and the certificate of need hearing is scheduled for July 23, 2012.
- Whether private ambulance services would be accommodated by the EVP system? The petitioner indicated no, but private ambulances will be used for transportation purposes and all emergency calls will be through the City's emergency services.
- Clarification on the location of the one-way drive.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bruno: The chance of emergency vehicles leaving through the one-way drive aisle and meeting multiple cars in the opposite direction is very remote. Will support the case.
- Coyne: With the conditions, is comfortable to support the case.
- Gustin: Believes this is a good development on a difficult parcel on Route 59. Due to lack of space and the need to protect the berm, agrees with the proposed access subject to the condition that the Fire department approves the EVP.
- Messer: The proposed facility is important to the intent of Monarch Landing. Although not fully convinced that the access road can't be made 24', but with the condition that the Fire Department signs off on the EVP system, will support the case.
- Herzog: The development is a very welcomed addition to the City and important to complete the campus. Had the facility be developed based on the original plan, access wouldn't be an issue. However, the plan is modified due to the economic conditions and the change of ownership. The need for the facility outweighs the concerns for access. Will support the case.

Planning and Zoning Commission moved to recommend approval of PZC 12-1-050 for a preliminary plat of subdivision, a conditional use for a nursing home in OCI (Office, Commercial and Institutional District), a major change to the Monarch Landing Planned Unit Development (PUD), and a preliminary PUD plat for Lot 1B in order to develop an assisted living and nursing facility on Lot 1B of Monarch Landing, subject to the conditions noted in the staff memo dated July 5, 2012.

Motion by: Trowbridge
Seconded by: Gustin

Approved
(7 to 0)

D. Public Hearings

D1.
PZC Case #12-1-083
Case Name:
Sudsational

The petitioner requests a conditional use for an automobile repair facility in I (Industrial District) for the property located at 452-588 W. 5th Avenue.

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

Len Monson, Attorney with Kuhn, Heap & Monson, spoke on behalf of the petitioner:

- The majority of the units in the building is for storage.
- The proposed facility will provide auto detailing services for local auto dealers.
- Parking supply on the site is sufficient to serve the building based on the nature of the tenants in the development.
- No outside storage is proposed.

Planning and Zoning Commission inquired about:

- Clarification for the existing conditional use at unit 450.
- Whether the owner consents to the conditional use for the entire building. The petitioner indicated yes.
- Whether the business would serve walk-in customers. The petitioner indicated no.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion: None

Planning and Zoning Commission moved to recommend approval of PZC 12-1-083 for a conditional use for an automobile repair facility in I (Industrial District) for the property located at 452-588 W. 5th Avenue subject to the conditions noted in the staff memo dated July 5, 2012 and the condition that the owner of the property is represented before City Council.

Motion by: Gustin
Seconded by: Trowbridge

Approved
(7 to 0)

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

8:10 p.m.