



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MARCH 15, 2017**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON APRIL 3, 2017**

**D3.
PZC 16-1-174
Columbia Park
Townes**

The petitioner requests approval of rezoning to R3A (Medium Density Multiple-Family Residence District) upon annexation, a variance to allow an encroachment in the required R3A rear yard setback of 25', and a variance to exceed the maximum permitted R3A building height of 35'.

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

Russ Whitaker, Attorney, Rosanova and Whitaker, spoke on behalf of the petitioner.

Planning and Zoning Commission inquired about:

- Hastings – Staff mentioned an additional color scheme. Is that something you are willing to work with staff on? Whitaker – Yes, we will continue to work with staff on the color scheme; I am not sure if that comment was added before or after our latest renderings.
- Hastings – The rendering shown was fine. As long as you continue working with staff, I am in favor.
- Hansen- I like the front elevation but have concerns with the Plank Road elevation.

Public Testimony:

Becky Sowa

- Lives across Plank Road from the proposed townhomes.
- Spoke with neighbors who share the same concerns.
- Concerned with added traffic (ease of accessing my driveway and headlights in my windows) and density.
- Adding parking along Plank Road would impede line of sight.
- Appreciate the potential sidewalk; don't want to see people coming to our side of the street to walk to the train station or park.
- Traffic study only included the west side, not the east side where our houses are and where the cars travel faster.

Susan Colucci

- Resident of Columbia Estates Subdivision.
- Did not attend the neighborhood meeting; was out of town.
- Would like clarification on two issues. First, if the site is just over 4

acres and the outlot is 3 acres, are all the units being built on 1.3 acres? That seems dense. Second, I would like clarity on the second entrance relative to Monticello Drive.

- Whitaker – 1.3 acres includes the lots that the buildings actually sit on. The HOA would own and operate the rest of the land. 2.5 acres is open space and over 50% of this site is impervious. This is not a cluster development; the units are spread over the site fairly evenly. With respect to access, two access points exist today. We are moving the western access point slightly east to accommodate the western buildings.
- Hastings – What is the size of the southeastern portion of the lot (retention pond) in relation to the rectangle that the homes will be on? Whitaker – The pond is all part of one large outlot. It is approximately 1.5 acres.
- Hastings – The townhomes are contained within a 3 acre plot of land and about 50% of that is permeable. That seems like a decent percentage.

Petitioner responded to the testimony.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Peterson – Interesting that the City is facing so much infill. Commends Pulte and counselor on meeting with residents and following up on their concerns. Thanks staff for the height clarification. Thanks petitioner for using the master plan and calling 3 stories as 3 stories. Infill development needs to consider what is around the development. Hard to control speed on a road like this. Supporting.
- Crawford – A lot of good things going on here. Appreciates the traffic study. Aware that cars speed but it has been this way for many years. Disappointed with the building façade along Plank Road; these façades are highly visible. Real issue is the feeling of density and the setback along Plank Road. I would be looking for you to match or exceed the setback on the single-family homes across Plank Road. I cannot support the project.
- Hastings – Thank you to counselor and staff. I like the key takeaways, they are helpful. Supporting this project; however, I do wish the façade on Plank Road looked different. Thinks this can be broken up with landscaping. Supporting.
- Hansen – Concerns regarding the Plank Road façade; it is not enough for me to deny project but I encourage you to enhance this façade. The proposed setback is comparable to the setback of the homes across the street.
- Williams – The variances are not a problem. Did I understand that the topography of this site varies 40' front to back? This is such a hardship. If this is an annexation, are they required to install a sidewalk? I will make comment that this may be a legal problem. I think there are too many 25 mph streets in Naperville; they are inconvenient and people like

to speed. It is not the developer's responsibility to control speed limits. The fence cuts off the property; I would rather see more landscaping or an increased setback. The elevations are very nice; the balconies and attic are a nice feature. Like this very much and will support.

- Hajek – Glad you worked with the residents. You did a great job on a unique property. Supporting.
- Fessler – Would like to see the sidewalk continued. Supporting.
- Martinez – Love this project and the urban feel. Would like to see more emphasis on the Plank Road façade. Supporting.

Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and recommend approval of PZC 16-1-174, rezoning to R3A (Medium Density Multiple-Family Residence District) upon annexation, a variance to allow an encroachment in the required R3A rear yard setback of 25', and a variance to exceed the maximum permitted R3A building height of 35', subject to the conditions included in the staff report.

Motion by: Hastings
Seconded by: Fessler

Approved
(7 to 1)

Ayes: Fessler, Hajek, Hansen, Hastings, Martinez, Peterson,
Williams
Nays: Crawford
Absent: Bansal