



**CITY OF NAPERVILLE
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**DRAFT MEETING MINUTES
May 3, 2017**

Unofficial prior to PZC approval. Approved by the PZC on X/XX/17.

A. CALL TO ORDER:

The PZC meeting was called to order at 7:00 p.m.

B. ROLL CALL:

Present: Bansal, Crawford, Fessler, Hajek, Hansen, Martinez, Williams

Absent: Hastings, Peterson

Student Members: None

Staff Members: Kelly Dunne, Kasey Evans, Sara Kopinski, Erin Venard

C. PUBLIC FORUM:

Art Swanson lives on North Webster and has concerns regarding the management of rainwater. During the last storm, garbage was strewn across the street. Mr. Swanson questioned if the City is sizing storm sewers correctly.

D. PUBLIC HEARINGS:

2. [PZC #17-1-019 \(Naperville Elderly Homes\)](#)

Petitioner: Naperville Elderly Homes, Inc.

Subject Property: 310 Martin Ave.

Request: A conditional use in the OCI (Office Commercial and Institutional) District to allow multi-family dwellings, a variance to reduce the minimum lot area per dwelling unit, a variance to reduce the number of required parking spaces, a variance to increase the permitted building height, a variance to reduce the side yard building setback, and a variance to reduce the rear and side yard drive aisle setback on the subject property located at 310 Martin Avenue, Naperville, PZC 17-1-019.

Kasey Evans, Planning Services Team, gave an overview of the request.

- The PZC inquired about ADA and overflow parking. Evans responded that on-street parking is available on

Martin Avenue and the ADA spaces are used regularly; staff is not anticipating any issues with parking.

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

- The PZC inquired about parking, project funding, building elevations, and cross access. Whitaker responded that roughly 45% of the residents have a car, HUD is review an application for project funding, the building uses fiber cement siding, and a declaration will cover cross access between Lot 1 and Lot 2.

Public Testimony:

Dave Weeks, President of Naperville Elderly Homes, stated that several board members are also present tonight. NEC provides very low income housing. Mr. Weeks clarified the difference between affordance housing and low income housing.

PZC closed the public hearing.

The Planning and Zoning Commission found the variances are justifiable and the project will be a great benefit to the City.

A motion was made by Williams and seconded by Hajek to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-019, a conditional use in the OCI (Office Commercial and Institutional) District to allow multi-family dwellings, a variance to reduce the minimum lot area per dwelling unit, a variance to reduce the number of required parking spaces, a variance to increase the permitted building height, a variance to reduce the side yard building setback, and a variance to reduce the rear and side yard drive aisle setback on the subject property located at 310 Martin Avenue, Naperville.

Ayes: Bansal, Crawford, Fessler, Hajek, Hansen, Martinez, Williams

Nays: None

Absent: Hastings, Peterson

Motion approved (7-0).

H. ADJOURNMENT: 8:06 p.m.