

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-072, a major change to the conditional use to grant a variance for the height of a fence the property located at 1800 S. Washington Street, Naperville.

Aye: 9 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

4. Conduct the public hearing for Avenida - Naperville located at the southwest corner of Mill Street and Commons Road, PZC 16-1-136 (Item 1 of 4).

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

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

The PZC inquired about the proposed crosswalks at the Mill and Commons intersection. Hynes responded that at least 3 of the 4 legs of the intersection will have a crosswalk.

Public Testimony:

Karen Courney is the co-chair of the Senior Task Force and is a co-founder of Ride Assist Naperville. Naperville has a shortage of reasonably priced senior living facilities and Avenida will fill that gap. Ms. Courney is in support of the project.

Justin Philpott is the President of Century Farms Homeowners Association. Mr. Philpott raised concern that the petitioner is requesting variances while Harbor Chase was able to comply with the City's zoning Code. The PZC discussed the variance criteria and noted that each case is considered on its own merit.

Jason Xi is the Vice President of Century Farm HOA and voiced concern about the parking variance. Mr. Xi stated that the proposed project will generate additional traffic on Commons Street.

Jason Copeland lives in Century Farms directly adjacent to the project and is in support of the development. Mr. Copeland finds this is a unique proposal that meets the standards for a variance.

Brendon McLaughlin is the president of the Cress Creek HOA. Cress Creek is concerned with stormwater but is confident that the City will handle any issues the project may generate. Other concerns have been addressed with the plan revisions.

Tim Ells is the President of the Board of Ride Assist Naperville. Mr. Ells stated that there is a growing need for senior housing and that he is in support of the proposal.

Ken Bochenski is on the board of the Cress Creek Townhomes HOA

and believes approval of this project will set a precedent for future development. Mr. Bochenski does not think the variances should be approved.

Dale Bryson is a resident of Cress Creek and has concerns with sewage backup in basements of Cress Creek homes. The project will create more issues with basement backups.

The Planning and Zoning Commission took a 5 minute recess.

Dick Furstenau is a resident of Creekside and stated that the PZC should reject the request for a conditional use in the OCI district because the OCI district is not meant for apartments. Mr. Furstenau noted that the proposal is under parked.

Carl Christensen is a resident of Cress Creek and is opposed to the project. The proposal does not fit the site and is only planned for the sole purpose of generating revenue.

Donald Yang is a resident of Century Farm and stated that the resident petition spoke to the overwhelming opposition of the proposal from Century Farm residents.

Carl Skrabacz is a member of the Naperville Senior Task Force and is in support of the project. The project would provide Naperville seniors an affordable and accessible place to live.

Petitioner responded to testimony.

Commissioners Bansal, C. Hansen, B. Hanson, Hastings, Losurdo, Martinez, and Margulies were in support of the project, finding that the petitioner worked with residents, staff, and the PZC on appropriate plan revisions. The Commissioners found the project to be a unique project that merited variance from the City's codes.

Commissioners Fessler and Williams did not support the project. Commissioner Fessler expressed concerns with the parking variance, finding that there was no hardship. Commissioner Williams stated that the OCI district was not appropriate and also had concerns with the proposed variances, finding a lack of hardship.

The PZC closed the public hearing.

5. Consider rezoning of the property located at the southwest corner of Mill Street and Commons Road (PZC 16-1-136) to OCI (Office, Commercial, and Institutional District) upon annexation (Item 2 of 4).

A motion was made by Hastings and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-136, rezoning of the property located at the southwest corner of Mill Street and Commons Road (PZC 16-1-136) to OCI (Office, Commercial, and Institutional District) upon annexation.

Aye: 7 - Bansal, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, and Chairperson Martinez

Nay: 2 - Fessler, and Williams

6. Consider a conditional use for multi-family dwelling units for the property located at the southwest corner of Mill Street and Commons Road, PZC 16-1-136 (Item 3 of 4).

A motion was made by Bansal and seconded by Hastings to approve PZC 16-1-136, a conditional use for multi-family dwelling units for the property located at the southwest corner of Mill Street and Commons Road.

Aye: 7 - Bansal, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, and Chairperson Martinez

Nay: 2 - Fessler, and Williams

7. Consider a variance to reduce the required lot area in OCI and a variance to reduce the required number off-street parking spaces for the property located at the southwest corner of Mill Street and Commons Road, PZC 16-1-136 (Item 4 of 4).

A motion was made by Bansal and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-136, a variance to reduce the required lot area in OCI and a variance to reduce the required number off-street parking spaces for the property located at the southwest corner of Mill Street and Commons Road.

Aye: 7 - Bansal, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, and Chairperson Martinez

Nay: 2 - Fessler, and Williams

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 21, 2017 Planning and Zoning Commission meeting.

A motion was made by Bansal and seconded by Fessler to approve the regular meeting minutes of June 21, 2017. Motion was approved (vote 9-0).

Aye: 9 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

F. OLD BUSINESS:

G. NEW BUSINESS: