



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

**DRAFT MEETING MINUTES
April 19, 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, Fessler, Hansen, Hastings, Martinez, Peterson

Absent: Crawford, Hajek, Williams

Student Members: None

Staff Members: Kasey Evans, Erin Venard, Peter Zibble

D. PUBLIC HEARINGS:

3. [PZC # 17-1-023 \(Court Place Townhomes\)](#)

Petitioner: B3 Properties LLC.

Subject Property: 17 Court Place

Request: A variance to the minimum lot area, a variance to reduce the driveway setback, and a variance to allow patios in the front yard.

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

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

- The PZC inquired about the proposed landscaping, as well as the setback of the current driveway. Rosanova responded that landscaping is proposed and that the current driveway is setback approximately 6 to 7'.

Public Testimony:

Kathleen West represents North Central College, which owns the properties to the south and east. NCC is concerned that an old retaining wall on their property may fail and proposes that

the entire wall is removed, the site is re-graded and the wall is reconstructed if it is necessary. PZC asked the petitioner to respond to this request. Rosanova – We are aware of the situation and agree; there is no dispute.

PZC closed the public hearing.

PZC was supportive of the request, finding the project fits in with the character of the neighborhood.

A motion was made by Hastings and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-023, a variance to the minimum lot area, a variance to reduce the driveway setback, and a variance to allow patios in the front yard subject to the condition that the retaining wall on the North Central College property is removed, the property is regraded and if necessary, the wall is reconstructed.

Ayes: Bansal, Fessler, Hansen, Hastings, Martinez, Peterson,

Nays: None

Absent: Crawford, Hajek, Williams

Motion approved (6-0).

H. ADJOURNMENT: 7:47 p.m.