



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF JANUARY 18, 2017**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON FEBRUARY 1, 2017**

**D3.
PZC 16-1-136
Avenida - Naperville**

The petitioner requests approval of rezoning to OCI (Office, Commercial, and Institutional District) upon annexation, a conditional use for multi-family dwelling units in the OCI district, and conditional use to establish a planned unit development and approval of a Preliminary PUD Plat with deviations to reduce the required lot area and the required number of off-street parking spaces.

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

Planning and Zoning Commission inquired about:

- Hastings- Lot area refers to the sq. ft. of each dwelling? 1600 sq. ft. dwelling units instead of 2600 sq. ft. per dwelling unit? Venard – The density requirement refers to the overall square footage of the site divided by the number of dwelling units.
- Hastings - So we are approximately 1000 sq. ft. off per dwelling unit? Venard – That is correct.

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

- Introduced the petitioner's team.
- Attended Cress Creek homeowners' meetings and had ongoing dialogue with Century Farms. There has not been a lot of public participation up until this point, so the items raised tonight will be the first time the development team is hearing the comments.
- Property is 6.6 acres in DuPage County.
- Not a whole lot of debate with the proposed OCI zoning; staff is on board with the request.
- The future land use identifies the site for office, research and development. This would accommodate 3 different zoning designations, 2 are industrial and 1 is OCI.
- The conditional use for the multi-family dwelling units is uncontroverted by staff. Mill Street is largely residential in character. A number of commercial and institutional uses are in this area as well.
- We are much less intense by virtue of being senior housing
- This project is exemplary of what a PUD should be.
- Requesting two PUD deviations. The first deviation is for parking, which happens on every age restricted community. The second deviation

is for lot area.

- There is a quality level of design that is unparalleled in this project.
- Age restriction is an actual restriction or covenant on the property requiring everyone here to be 55 and older. There is absolute exclusion on children under 19.
- Two categories for senior housing – social and healthcare. There is no healthcare component proposed here.
- Avenida’s objective is to divide the gap between the social and healthcare model. If a resident needs healthcare assistance, he/she would not be permitted in this facility; there is a variety of amenities and a low price point under one roof here.
- Every unit has a kitchen; also a community kitchen.
- There is a lot of age-restricted housing in town, but this is very different based on what is being provided here.
- Access for residents and guests occurs off of Commons. Restricted to a right in/right out on Mill Street. Residents enter directly into controlled parking garage; some overflow parking for overnight guests, etc.
- 40.8% open space is provided. Code requirement is 35%.
- Resort style amenities in a senior housing community.
- Emphasis on gathering spaces; tailor our open spaces to resident’s wants and needs.
- The community will employ a full-time activities director to ensure residents are active and involved within the community.
- Staff mentioned concern about height. Limitation is 43’, maximum height for a single-family home is 36’.
- Floor Area Ratio (FAR) is 0.6, which puts us just over 1/3 of permissible FAR in the OCI district. OCI permits an FAR of 1.5.
- Regarding lot area, the permissible number of units is 110; we are at 175 due to the age-restricted nature of the property. Code does not address age restricted housing. Project has more 1-bedrooms than 2-bedrooms, which is different than a standard apartment complex.
- Code does not account for differing lot area square footages for different bedroom counts. Other Cities do because their Codes are more sophisticated.
- 20% of our population is married, remainder is single; normal apartment community has a much different mix. Our product anticipates 205 people; non-age-restricted communities have 350 people. These numbers are based on Naperville’s population tables and our data from other communities. This is the justification for the lot area reduction.
- Density is how many people the property can accommodate. Being an age restricted community, the deviation makes perfect sense due to the 41% population reduction we see at an age restricted community versus a normal community.
- Proposal is low impact to schools and parks, is generally a quiet neighbor and traffic is generally most active in non-peak hours.
- Regarding parking, the Code requirement is 2.25 spaces per unit. We

submitted a traffic study that evaluated 20 other communities. We are providing 1.35 spaces per unit and we are land banking 38 spaces. There is just no need for additional parking.

- In the real world, we don't see an entire elevation, we see pieces. The recesses we are proposing along Mill Street will give the illusion that there are multiple buildings to the passersby. As trees mature and grow, portions of the building will begin to fade into the background. Part of the intentional design of this building is to accommodate walking clubs.

Planning and Zoning Commission inquired about:

- Hastings - Appreciates the clarification on lot size.

Public Testimony:

Kelly Fessler

- North Naperville resident.
- Support the current residential zoning here.
- The Comprehensive Plan for the City was written several years ago and this area is already well over populated.
- Large building, very dense.
- Could get custom home builders for 10 single-family homes here.
- Does not want a 3 story building located 15' from residential properties.
- Seems to share staff's concerns. If they cannot develop this property according to the rules and regulations of the City, they should not be able to construct this project.
- Do not want this converted into a hotel.
- Williams - What is the proposed density and what is Code? Venard – The proposed density is 1641 sq. ft. per dwelling unit, Code is 2600 sq. ft. per dwelling unit.
- Williams - Are you in an organization or on your own? Fessler - We are individual in nature.
- Williams - What was the nature of your conversations with the developer? Fessler - We had one meeting and went over concept plans. I do not know if others have met with developer in a similar matter.

Rick Meerman

- Back of my lot is on West Street, so it would face the building.
- Avenida has been open and informative. Met in the summer and had a follow up with Mr. Whitaker after the revised plan that opens up West Street.
- Thinks Avenida will make good neighbors; however has concerns regarding open space which seems to be in middle of property with the building surrounding it.
- Century Farms has a bylaw that open space must be maintained. I cannot build a fence, but now I will have a 40' building as a barrier. Would like to see more open space in line with the surrounding community.

- Other concern is West Street. Dead end streets can attract people that are not doing upstanding things. If West Street is opened up, it should be opened up for emergency vehicles only. Also prefer a gate into Avenida.
- Martinez - You mention a couple of pros and cons. At end of day, are you opposed? Meerman – Am requesting a change to the proposal to address the bulk and height of the community in relation to open space.
- Williams - Do you know what the others are going to say? By and large, will the others echo your sentiments? Meerman - The HOA representative is going to speak; I believe others would echo my concerns.
- Williams - Were you invited to a meeting with the developer and did you suggest your proposed changes? Did the developer incorporate the neighbors' concerns or feedback? Meerman - The developer presented the plan and asked for feedback. They were open and invited me specifically knowing I was on West Street. I made some suggestions regarding West Street. It was a one on one conversation with Mr. Whitaker and changes did not occur.

Hong Chao

- Resident of Century Farms; represent some of my neighbors.
- Strongly against Avenida's proposal for rezoning and the number of units.
- This building will damage the home values of nearby residents because of its density. Proposed density is 10 times that of Century Farms density.
- There will be 20-40 cars parked and moved around, not including times children come to visit.
- High density lifestyle is not the reason we love Naperville.
- Our children cried after the trees were cut down.
- Proposed structure is at the entrance to Century Farms.
- Harborchase includes approximately 100 units, now we are adding 175 units/families to Commons Street. 250 families all together added to this intersection will add traffic and impact the quality of life for Century Farms residents.
- This building is much taller than other buildings in the area. Why does this project have to crowd so many things into one project? For costs? I beg you to protect us and Naperville; keep it green and beautiful.
- Martinez - You represent Century Farms, do you sit on the Board? Chao - We have not met with the builder and were not made aware of the project.

Jason Xi

- Asked for the audience to raise their hand if they had never been informed of the development or had no input thus far (several raise hands in audience).
- Served on the Board for Century Farms. Harborchase did a much better

job communicating with us. Harborchase had less than 6 acres and only included 98 units. They meet the density requirements.

- If other cities' codes are better, then why didn't developers choose to develop in other cities?
- Open space calculation includes land banked parking, as well as roofed clubhouse and the courtyard.
- Williams - Speaker raises issue of notice. Venard - I believe the speaker was referring to notice of the additional public meetings that are not required by Code. The petitioner has completed the public notice required by Code.

Kathy Carrus

- Shares concerns with previous speaker. Did not know about the project until the sign went up.
- Harborchase seemed to really work with Century Farms, but residents have concerns here.
- Requests that residents be allowed to meet and follow up with the developer before this case moves forward.
- What are the exterior materials proposed? I would like more information on the West Street plans.
- Not opposed to the project, but needs more time to absorb more details.
- Williams - The Plan Commission is insistent on a good relationship with the neighbors and developer. In this instance, it seems there is no relationship. I object to the parking, density and appearance. It is not in my opinion consistent with Harborchase. I don't buy the argument that parking can be eliminated and density increased. This area is transitional and different than what it used to be, but this is radical.
- Martinez - Is there anyone in audience that would like to make a different point than what has been heard tonight.

William Schultz

- Question regarding sewage and storm drains. When heavy rains happen, Cress Creek floods and it is often sewage. Lu - Detention for this site has been provided and meets the code.

Ian Carrus

- Former president of Century Farms Homeowners Association.
- I don't know who your target market is or what your price point is, but I want a very high price point to be more in line with the homes of Cress Creek or Century Farms.
- The design is abominable.
- Concerned about traffic; traffic light Commons and Mill is a good idea.
- Not opposed to project. Harborchase really worked with residents and now support it.
- Density is terrible – 37% increase is unreasonable.

Dick Furstenau

- Problem with a lot of Commissioner Williams's feelings.
- Not supporting this at all; the Council does not have to approve a conditional use for this project.
- This project is 26.5 units per acre.
- No information about handicap spaces, which take up 2 actual parking spaces. The actual number of spaces are also reduced by the employees. The proposed parking won't even accommodate the number of units.
- Other areas in the City that are under-parked had to purchase additional land to add more parking later (Railway Plaza).
- Questioned how the pool and clubhouse can be considered open space.
- One car per unit is not acceptable.

Justin Philpott

- Board member for Century Farms.
- Have a list of what we heard from residents: density and parking, a study for a traffic light, a through street, loss of revenue from other options, rents and price points.
- Thinks a meeting with the petitioner is a good idea.

Brendan McLaughlin

- Petitioner did meet with our Board (Cress Creek); presented the conceptual plan at the meeting.
- Supportive of the concept of this project; appreciate that no families will be going on this land stressing the schools.
- Appreciate that the connection between this property and the Church was removed because of traffic on Royal St. George.
- We have sanitary sewer flow concerns. City has a great program to help us, but we do not like the idea of adding more to the flow.
- Regarding the tree canopy and 18' recesses of the building, 18' is not enough room for a full sized tree.
- Concerns on the number of units. For us it comes down to the bulk and size of the building. The articulation on Mill Street needs to be repeated around the whole building. The developer should avoid cinder block.
- Question if the entire building needs to be 3 stories.
- Support lesser parking requirements and feel land banking is a reasonable solution.
- Want to see this project there.
- Williams: You only raised one new point: water. There isn't a better municipality than Naperville in the handling water. Work on your list with the developer. McLaughlin – I raised several new concerns. Also our concern is not water, it is the sanitary sewer, do not brush it aside. Also, all for a traffic signal at Commons and Mill Street. Helpful for kids trying to cross there.

Jason Copeland

- Received a letter from the petitioner regarding a community meeting; I

attended and was the only person there.

- This project has become contentious over the past two days.
- We need to have a constructive dialogue about the project and I believe the petitioner will be willing to work with us and will take our concerns seriously.

Carl Crusen

- Cress Creek Council giving an okay is not a seal of approval because it is only a couple of people.
- When Harborchase was developed there was a mutual meeting at the country club; there was good representation and attendance.
- When that much explaining of a project needs to occur, there's a problem.
- Was under the impression that the County did not allow any entrances into the project off of Mill Street. All traffic going into Harborchase enters from Commons Road.
- Does not like elevations.
- Sees it as a jamming situation. If the developer downgrades the situation (reduces the number of units), it will make everyone look good because we negotiated them down.
- When Mayneland Farms was considered for development, it was rejected on the basis of density. Mill Street and Ogden is the area with the highest density in the City with apartments and a public housing project.
- If this building goes up, this will be the north entrance to Naperville. It will be a 3 story wall.
- Pitch the whole thing; we can get something better.

Jie Zhang

- Concerns with the safety of this age group; we do not have a good winter in Chicago. People cross Mill Street to Nike Park. If there is an accident, who is responsible for the senior person?
- Visited senior apartments in Schaumburg. There was no traffic signal, but they had 2 policemen directing traffic. Would our City provide this same service?

Resident

- Would like the petitioner to bring information on their financial health to the community meeting.
- What is the density for their existing properties? If they reduce the density will that be viable for them?

Martinez

- Asks Secretary Hansen to take a roll call on a straw poll vote regarding continuing the case.

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

Nays: None
Absent: Peterson

Whitaker

- We did reach out to folks and did not hear anything prior to this meeting.
- We would be agreeable to continuing the case.
- We went above and beyond the City requirements for public notice. Want to ensure people do not feel slighted or excluded, we made every effort to communicate with them with the information available.
- I would request a continuance to mid-February to give us time to meet with everyone.
- Our intent will be to cycle information through the HOAs; if there are problems with that I would rather address it now.

Martinez

- Addressing residents through the HOA is the best method.
- Meet with residents prior to February 15 PZC meeting and we will reconvene at this time.

Philpott

- Suggests that the petitioner mail individual notices to property owners; our HOA board does not meet until March.

Martinez

- As the HOA, you will need to find a way to communicate effectively with your neighbors.

Whitaker

- Anything else to consider from other Plan Commissioners as we begin working through this.

Martinez

- Concerns with density, parking, height, bulk, and landscaping.

Planning and Zoning Commission moved to recommend a meeting with the developer and the neighbors and to continue PZC 16-1-136, rezoning to OCI (Office, Commercial, and Institutional District) upon annexation, a conditional use for multi-family dwelling units in the OCI district, and conditional use to establish a planned unit development and approval of a Preliminary PUD Plat with deviations to reduce the required lot area and the required number of off-street parking spaces for the subject property located on the southwest corner of Mill Street and Commons Road, to the February 15, 2017 Planning and Zoning Commission meeting.

Motion by: Williams
Seconded by: Crawford

Approved
(8 to 0)

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

Nays: None

Absent: Peterson