



Meeting Minutes - Draft

Historic Preservation Commission

Thursday, March 22, 2018

7:00 PM

Meeting Room A

A. CALL TO ORDER:

B. ROLL CALL:

This was approved.

Present 5 - Carrie Doyle, Phillip Garrison, Christopher Jacks, John Noel, and Kevin Peterson

Absent 8 - Becky Anderson, Emily Erickson Ory, Debbie Grinnell, Kamala Martinez, Mark Urda, Sidharth Laxminarayan, Isabella Koscal, and Ryan Park

C. PUBLIC FORUM:

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

1. Consider the Certificate of Appropriateness (COA) request for the property located at 122 N. Loomis Street - COA 18-163.

Gabrielle Mattingly, Planning Services Team, provided an update on the request based on recent review by the Naperville Department of Public Utilities -Electric. NDPU-E will require a 5' easement to be provided along the northern property line and a 3' easement on the eastern property line (instead of the previously request 5' easement from the eastern property line). NDPU-E will also request the design of the garage be altered to meet NESC clearance requirements or pay NDPU-E, at the owners expense, to make changes to the NDPU-E electrical system located in the alley. This update has changed NDPU-E support. NDPU-E will now be supporting the height variance, provided the homeowner either moves existing overhead electric services, at their expense, or redesigns the proposal so there is no interference. NDPU-E will support the variance from the eastern property line if the 3' setback is met. NDPU-E continues to not support the variance to the setback from the northern property line. Given this information, the homeowner has stated they will comply with the 5' setback from the northern property line and are no longer requesting this variance. The homeowner will also comply with the 3' setback request by NDPU-E, but will still require a variance to the 5' setback requirement. The homeowner will be moving forward with the following requested variances:

- Request to reduce the required five foot (5') rear yard setback from the eastern property line to allow the garage to be placed at a setback of 3'

from the rear property line (Section 6-2-10:1, Accessory Buildings, Structures, and Uses of Land: Location).

- Request to exceed the permitted 480 sq. ft. lot coverage in the required rear yard; the lot coverage proposed is 682 sq. ft. (Section 6-2-10:5, Accessory Buildings, Structures, and Uses of Land: Percentage of Required Yard Occupied).
- Request to exceed the maximum height requirement of 18'; the height requested is 21' 5- 5/8 (Section 6-2-10:3, Accessory Buildings, Structures, and Uses of Land: Height Limitations).

Kathy West, petitioner, stated that the homeowners will no longer be requesting the variance to the northern property line and have revised the request to comply with the 3' setback request from NDPU-E. The homeowner will comply with the NESC clearance requirements for all requested variances. The petitioner stated they have resolved all NDPU-E concerns up to this point.

Public Testimony: Tim Messer, Board of Directors of ECHO, no longer has concerns with the proposal now that the northern setback requirement has been met. Mr. Messer feels 18' in height should be sufficient for a detached garage, but understands there are a number of detached garages that exceed this height. Less of an issue with the 3' setback request from the alley. ECHO board is not taking a position on this matter.

The HPC asked for additional detail about the proposed height. The petitioner explained the height is requested in order to use the upper floor as storage. HPC questioned the height of existing detached garage at 8 N. Loomis Street. Staff stated a height variance was received in 2001 for a 21' detached garage at 8 N. Loomis Street. HPC questioned how the homeowner is complying with NDPU-E requirements, the homeowner stated they will redesign the detached garage to comply. HPC asked if 136 N. Loomis received a variance for a detached garage, staff stated no variance on record was found for this property. HPC stated that 18' has worked well for most detached garages they have seen and questioned what the real implication of the additional 3' in height would be. HPC asked if the homeowner considered designs that stayed within the height and footprint allowances. Homeowner stated they did, but a two car garage is not feasible.

HPC closed the public hearing.

Commissioners discussed the case and presented differing opinions. Chairman Peterson moved to vote on each item separately. The votes are as follows:

A motion was made by Doyle, seconded by Jacks, that the request to exceed the permitted 480 sq. ft. lot coverage in the required rear yard; the lot coverage proposed is 682 sq. ft. be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Noel, Peterson

Nay: Jacks

Commissioner Jacks found no hardship on the property for the homeowner to exceed the lot coverage requirement and requested compliance.

A motion was made by Doyle, seconded by Jacks, that the request for the height variance to exceed the maximum height requirement of 18'; the height requested is 21' 5- 5/8 be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Noel

Nay: Jacks, Peterson

Commissioner Jacks and Chairman Peterson found no hardship for the homeowner to exceed the height requirement and request compliance.

A motion was made by Doyle, seconded by Jacks, that the request to reduce the required five foot (5') rear yard setback from the eastern property line to allow the garage to be placed at a setback of 3' from the rear property line be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Jacks, Noel, Peterson

Nay: None

A motion was made by Doyle, seconded by Jacks, approved. The motion carried by the following vote:

Aye: 5 - Doyle, Garrison, Jacks, Noel, and Peterson

Absent: 3 - Anderson, Erickson Ory, Grinnell, Martinez, Urda, Laxminarayan, Koscal, and Park

F. REPORTS

1. Approve the minutes of the February 22, 2018 Historic Preservation Commission meeting.

A motion was made by Doyle, seconded by Jacks, approved. The motion carried by the following vote:

Aye: 5 - Doyle, Garrison, Jacks, Noel, and Peterson

Absent: 3 - Anderson, Erickson Ory, Grinnell, Martinez, Urda, Laxminarayan, Koscal, and Park

G. NEW BUSINESS:

H. ADJOURNMENT:

7:33 pm.

This was approved.