City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Planning and Zoning Commission

Wednesday, January 17, 2018 | **7:00 PM** | **Council Chambers**

A. CALL TO ORDER:

B. ROLL CALL:

Present 10 - Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Vice Chair Sean Hastings, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, Robert Williams, and Rajveer Sokhey (Student member)

Absent 1 - Veer Kaushik (Student Member)

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding property located at the southwest corner of Book Road and 103rd Street (Clow Creek Farm Addition) - PZC 17-1-129 (Item 1 of 3).

Sara Kopinski, Planning Services Team, gave an overview of the request.

Len Monson, Attorney with Kuhn, Heap, & Monson, spoke on behalf of the petitioner.
The PZC inquired about the access points for the development and the lot size deviation. Monson stated that the development will connect to the existing Clow Creek subdivision on Alfalfa; no new access point will be made on Book Road. The lot size deviation is minor in nature and the purpose of a PUD is to allow flexibility in design standards. The PZC inquired about the maintenance of the proposed trail system. Drew Walker with Kimley Horn responded that the Homeowners Association will maintain the trail and fencing along the trail will be permitted.

Public Testimony:

Carl Reina is the president of the Clow Creek HOA and has worked with Mr. Stanitz through the development process. Mr. Reina finds the proposed development will enhance the current Clow Creek subdivision.

Nick Stanitz, Oak Hill Builders, is the developer of the project and states that it will be very similar to the Stillwater subdivision. Mr. Stanitz stated that the project team worked with City staff on access points and engineering issues and added that a monument to the Clows will be developed on Book Road.

Sandy Lausas lives in River Run and inquires about the widening of Book Road,

the development of the land east of the creek, and the potential of streetlights along Book Road. Nichols responded that the dedication from the developer will bring Book Road up to standard and no land is required for dedication on the east side of Book Road. Walker responded that the east side of the creek cannot be developed because it is a floodplain and that streetlights are not proposed at this time.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding it to be a logical infill piece. The PZC also found the deviations to be minor in nature.

2. Consider rezoning a portion of the subject property at the southwest corner of Book Road and 103rd Street to R1A (Low Density Single-Family Residence District) upon annexation - PZC 17-1-129 (Item 2 of 3).

A motion was made by B. Hanson and seconded by Hastings to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-129, rezoning a portion of the subject property at the southwest corner of Book Road and 103rd Street to R1A (low Density Single-Family Residence District) upon annexation.

Aye: 9 - Bansal, Fessler, Vice Chair Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, Williams, and Sokhey (Student member)

3. Consider a conditional use in the R1A (Low Density Single-Family Residence) District to establish the Clow Creek Farm Addition PUD, and approve a Preliminary PUD Plat with a deviation to reduce the required minimum lot area and a deviation to reduce the required interior side yard setback, for the property located at the southwest corner of Book Road and 103rd Street (Clow Creek Farm Addition) - PZC 17-1-129 (Item 3 of 3).

A motion was made by Bansal and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-129, a conditional use in the R1A (Low Density Single-Family Residence) District to establish the Clow Creek Farm Addition PUD, and approve a preliminary PUD Plat with a deviation to reduce the required minimum lot area and a deviation to reduce the required interior side yard setback for the property located at the southwest corner of Book Road and 103rd Street (Clow Creek Farm Addition).

Aye: 9 - Bansal, Fessler, Vice Chair Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, Williams, and Sokhey (Student member)

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 6, 2017 Planning and Zoning Commission meeting.

A motion was made by Hastings and seconded by Fessler to approve the regular meeting minutes of December 6, 2017.

Aye: 9 - Bansal, Fessler, Vice Chair Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, Williams, and Sokhey (Student member)

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:46PM