City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Planning and Zoning Commission

Wednesday, May 16, 2018 | **7:00 PM** | **Council Chambers**

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, Bianca Morin, and Robert Williams

Absent 3 - Krishna Bansal, Rajveer Sokhey (Student member), and Veer Kaushik (Student Member)

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to permit a 6' tall solid fence in the required corner side yard at the subject property located at 2609 Springdale Circle, Naperville - PZC 18-1-034

Gabrielle Mattingly, Planning Services Team, gave an overview of the case. The PZC inquired about the depth of the ROW dedication. Mattingly responded that the ROW depth is the depth of the lot.

Paul O'Neill spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the lot to have a clear hardship.

A motion was made by Vice Chair Hansen, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-034, a variance to permit a 6' tall solid fence in the required corner side yard at the subject property located at 2609 Springdale Circle, Naperville.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

2. Conduct the public hearing regarding the property located at the southwest corner of Diehl Road and Raymond Drive (McDowell Point) - PZC 18-1-019 (Item 1 of 4)

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

Vince Rosanova, attorney with Rosanova and Whitaker, spoke on behalf of the petitioner.

Jim Hill is with the Senior Task Force and supports the project. Mr. Hill spoke in favor of providing different types of senior housing products in the City.

Keith Irwin, Brookdale Homeowners Association, inquired about the age restriction on the subject property. Rosanova responded that the property will have a age restriction covenant that will run with the land.

The petitioner responded to the testimony.

PZC closed the public hearing.

The PZC supported the project, finding the property had been underperforming in the current ORI zoning district. The Commissioners also found the use was appropriate for the site and the deviations were justified.

3. Consider rezoning the subject property located at the southwest corner of Diehl Road and Raymond Drive to OCI (Office, Commercial and Institutional District) - PZC 18-1-019 (Item 2 of 4)

A motion was made by Fessler, seconded by Vice Chair Hansen to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-019, rezoning the subject property at the southwest corner of Diehl Road and Raymond Drive to OCI (Office, Commercial and Institutional District).

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

4. Consider a conditional use in the OCI District to permit multi-family dwellings at the subject property located at the southwest corner of Diehl Road and Raymond Drive (McDowell Point) - PZC 18-1-019 (Item 3 of 4)

A motion was made by Vice Chair Hansen, seconded by Losurdo to to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-019, a conditional use in the OCI District to permit multi-family dwellings at the subject property located at the southwest corner of Diehl Road and Raymond Drive, Naperville subject to the condition in the staff report.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

5. Consider a conditional use in the OCI District to establish the McDowell Point PUD, and approve a Preliminary PUD Plat, with a deviation to reduce the required minimum lot area, a deviation to increase the maximum building height, and a deviation to reduce the required number of off-street parking spaces, for the property located at the southwest corner of Diehl Road and Raymond Drive (McDowell Point) - PZC 18-1-019 (Item 4 of 4)

A motion was made by Vice Chair Hansen, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-019, a conditional use in the OCI District to establish the McDowell Point PUD, and approve a Preliminary PUD Plat, with a deviation to reduce the required minimum lot area, a deviation to increase the maximum building height, and a deviation to reduce the required number of off-street parking spaces, for the property located at the southwest corner of Diehl Road and Raymond Drive, Naperville subject to the condition in the staff report.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes from the May 2, 2018 Planning and Zoning Commission meeting.

A motion was made by Hanson, seconded by Losurdo to approve the minutes of May 2, 2018 Planning and Zoning Commission Meeting.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

F. OLD BUSINESS:

1. Conduct the public hearing for The Enclave on Book located east of Book Road and north of Hassert Boulevard - PZC 18-1-001 (Item 1 of 3)

Gabrielle Mattingly, Planning Services Team, gave an overview of the request.

Len Monson, attorney with Kuhn, Heap, and Monson, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC supported the request for R1 zoning with a variance for the interior setback, finding it to be a great compromise.

2. Consider rezoning of the property located east of Book Road and north of Hassert Boulevard (PZC 18-1-001) to R1 (Low Density Single-Family Residence District) upon annexation (Item 2 of 3)

A motion was made by Vice Chair Hansen, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-001, rezoning of the property located east of Book Road and north of Hassert Boulevard to R1 (Low Density Single-Family Residence District) upon annexation.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

3. Consider a variance to Section 6-6L-7:1 (R1 District: Yard Requirements) of the Municipal Code to reduce the minimum interior side yard setback requirement for the R1 district from 10' to 8' for the Enclave on Book located east of Book Road and north of Hassert Boulevard - PZC 18-1-001 (Item 3 of 3)

A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-001, a variance to Section 6-6L-7:1 (R1 District: Yard Requirements) of the Municipal Code to reduce the minimum interior side yard setback requirement for the R1 district from 10' to 8' for the Enclave on Book located east of Book Road and north of Hassert Boulevard, Naperville.

Aye: 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

G. NEW BUSINESS:

Chairwoman Martinez thanked Commissioner Williams for his years of service on the Planning and Zoning Commission. Commissioner Williams thanked staff and his fellow Commissioners.

H. ADJOURNMENT:

8:05PM