



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 6, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, Bianca Morin, and Bill Habel
Absent 1 - Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Open and continue the public hearing for PZC 19-1-003, a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane, to the February 20, 2019 Planning and Zoning Commission meeting

A motion was made by Hanson and seconded by Losurdo to open and continue the public hearing for PZC 19-1-003, a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane, to the February 20, 2019 Planning and Zoning Commission meeting.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Absent: 1 - Bansal

2. Conduct the public hearing to consider a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road (Riverbrook Daycare) - PZC 18-1-127

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

Smita Puri, Smita's Child Services, spoke as the petitioner.

The PZC inquired about the outdoor play area. Puri responded that the fencing and surface area will be consistent with DCFS requirements. Chris Nichols, Engineering Team, provided detail on the distance between the building and the rear property line. Mattingly noted that the fence can be taller per the City's Code requirements.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request conditioned upon the petitioner providing a 6-8' tall fence with a guardrail around the outdoor play area.

Commissioner Fessler cast the dissenting vote, finding that the daycare use was not consistent with the surrounding retail uses. Commissioner Fessler also expressed concern with the proximity of the outdoor play area to the loading dock.

A motion was made by Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-127, a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road, Naperville (Riverbrook Daycare) subject to the petitioner providing a 6' to 8' fence with a guardrail around the outdoor play area.

Aye: 7 - Athanikar, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Nay: 1 - Fessler

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street - PZC 18-1-132

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

Greg Jones, attorney with Ancel Glink, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found that the submitted parking study provided ample data to support the requested variance.

A motion was made by Hanson and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-132, a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street, Naperville, subject to the condition in the staff report.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Absent: 1 - Bansal

4. Conduct the public hearing to consider a variance from Section 6-6C-7 to construct 5 age-restricted duplex dwellings with 5' interior side yard setbacks on the subject properties located at the southwest corner of 95th Street and 248th Avenue (Ashwood Crossing Duplex Lots) - PZC 19-1-001

Scott Williams, Planning Services Team, gave an overview of the request.

Russ Whitaker, attorney with Rosanova & Whitaker, spoke on behalf of

petitioner.

The PZC inquired about the lots to the north of the subject property. Whitaker responded that the lots to the north do not have a setback variance. PZC inquired about the selection of the subject property and the proposed floorplan. Whitaker stated that the floorplan is new to the market and that there have been no presales of the model because the necessary setback variance has not yet been approved.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the requested variance due to its consistency with the surrounding subdivision.

A motion was made by Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-001, a variance to reduce the interior side yard setbacks for the subject properties located at the southwest corner of 95th Street and 248th Avenue, Naperville.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Absent: 1 - Bansal

5. Conduct the public hearing for Polo Club (PZC 18-1-022) located at 23450 and 23700 W 119th Street (Item 1 of 3)

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

Danielle Dash and Bruce Mellon with D.R. Horton spoke on behalf of petitioner. Bill Grieve with Gewalt Hamilton Associates also spoke on behalf of the petitioner.

The PZC inquired about the timing of the traffic improvements. Mellon stated that permitting work on the 119th Street turn lane will start as soon as possible. However, with IDOT permitting requirements, the improvements could take up to 2 years to begin. Dash stated that the 119th Street improvements are a Phase 1 project. Per the annexation agreement, Book Road construction must be completed upon 75% build out or within 5 years, whichever is first. PZC inquired about the level of service on 119th. Grieve responded that the Route 59 and 119th Street intersection is in need of a complete rebuild; however; the interim fix is the proposed westbound right turn lane. The lane will improve traffic conditions, but the actual level of service will remain the same.

Public Testimony:

Chris Leshock is part of Plan 4 Us and represents 13 neighborhoods within 2 miles that are opposed to the project. Mr. Leshock played a video demonstrating the traffic problems on 119th Street.

Debra Landman is a resident of South Pointe and is not in favor of the project. Ms. Landman noted the project does not meet the City's Comprehensive Plan designation.

Keith Sheffer lives in South Pointe and stated the project is not compatible with surrounding neighborhoods because of the density.

Karen Spengler is an active realtor and South Pointe resident. Ms. Spengler believes Polo Club is not consistent with surrounding subdivisions and will result in a decrease in property values.

Beth Quint lives in Wolf Creek Estates and raised concern with the potential traffic on 119th and density.

Manny Singh is resident of South Pointe. Mr. Singh stated that the plan and infrastructure have not been fully vetted.

Lorrie Williams is a resident of Sterling Estates. Ms. Williams discussed access, traffic, commute times, emergency service response times, and density.

Jenny Singh lives in South Pointe and stated the project is too dense and not close to any amenities.

Tiffany Bradstreet lives in Bolingbrook and voiced concern with the safety of students walking to the development from Plainfield East.

Jeff Maxick stated the plan had improved; however, this was still not the right property for this project.

Michelle Marko lives in South Pointe and concurred with her fellow residents. Ms. Marko stated that 119th Street should be improved as opposed to Book Road.

Jeff Dycus showed a video of the adjacent Riverview Farmstead Forest Preserve and noted that it is a hidden gem.

PZC made a motion to extend the meeting to 11:30pm.

Adam Conde is a South Pointe resident. Mr. Conde discussed safety and traffic.

Robert Sargis is an environmental scientist and serves on the City's Environment Task Force. Mr. Sargis stated that development should be considered in public health context and noted this project comes up short.

George Howard is a member of the High Meadow HOA and discussed traffic on new Book Road.

Mark Whitben lives in High Meadow and echoes the complaints regard traffic, density, and compatibility. Mr. Whitben suggested requiring surety from the petitioner to ensure completion of public improvements.

Charles Bruce is a South Pointe resident and concurred with fellow residents

regarding density, compatibility, and safety. Mr. Bruce noted that the project will also increase traffic on Route 59.

Julie Berkowicz is a Will County Board member. Ms. Berkowicz questioned if existing Naperville services would support the new development without additional taxpayer spending. Ms. Berkowicz also asked if Naperville could provide a financial resource study regarding the project.

Steve Bauer, attorney with Meltzer, Purtill, and Stelle, read a statement from Karen Courney with the City's Senior Task Force, into the record. Ms. Courney supported the project due to its provision of intergenerational senior housing.

The petitioner responded to the public testimony.

PZC closed the public hearing.

PZC made a motion to extend the meeting until 12am.

Commissioners Fessler, Hanson, Losurdo, and Morin supported the requests, finding the petitioner made appropriate revisions to the plan to reduce the density, extend Book Road through to 111th Street, and add park property.

Chairperson Martinez, Commissioners Athanikar, Habel, and Margulies did not support the requests, finding the density to be incompatible with the surrounding neighborhoods. The Commissioners also stated that the traffic issues on 119th Street had not been addressed.

- 6. Consider rezoning of the property located at 23450 and 23700 W 119th Street to R3A (Medium Density Multiple-family Residence District) upon annexation (PZC 18-1-022) (Item 2 of 3)

A motion was made by Losurdo and seconded by Fessler to deny PZC 18-1-022, rezoning of the property located at 23450 and 23700 W. 119th Street to R3A (Medium Density Multiple-family Residence District) upon annexation.

Aye: 4 - Athanikar, Margulies, Chairperson Martinez, and Habel

Nay: 4 - Fessler, Hanson, Losurdo, and Morin

Absent: 1 - Bansal

- 7. Consider a conditional use to establish the Preliminary Polo Club PUD for the property located at 23450 and 23700 W 119th Street (PZC 18-1-022) (Item 3 of 3)

A motion was made by Hanson and seconded by Fessler to deny PZC 18-1-022, a conditional use to establish the preliminary Polo Club PUD for the property located at 23450 and 23700 W. 119th Street.

Aye: 4 - Athanikar, Margulies, Chairperson Martinez, and Habel

Nay: 4 - Fessler, Hanson, Losurdo, and Morin

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 19, 2018 Planning and Zoning Commission meeting

A motion was made by Hanson seconded by Fessler, to approve the minutes of the December 19, 2018 Planning and Zoning Commission meeting.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

Absent: 1 - Bansal

Abstain: 1 - Habel

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

11:39PM