

1. Open and resume the public hearing for CityGate Centre North located at 2415 & 2416 Corporate Lane - PZC 18-1-029 (Item 1 of 4)

Chairwoman Martinez announced a change in the agenda. CityGate Centre North (PZC 18-1-029) would be heard as Items D.2 to D.4 under Public Hearings.

*The Planning and Zoning Commission made a motion to open and resume the public hearing for CityGate Centre North (PZC 18-1-029).*

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

Kenneth Witkowski, Calamos Real Estates, spoke on behalf of petitioner. The PZC inquired about the proposed parking in relation to the Calamos property. Witkowski responded that the garages support about 1,100 vehicles and are approximately 85% vacant on weekends. Calamos has a controlling stake in both properties and restrictive covenants were put in place during the purchase of the property. The petitioner would be open to a written shared parking agreement.

Public Testimony:

Richard Backer is a resident of Monarch Landing. Mr. Backer suggested increasing the landscaping and providing a berm along the west property line. Mr. Backer also raised concern with light trespass along the west property line.

Marscha Chenoweth is a resident of Monarch Landing and expressed concern regarding noise, light, security, and traffic. Both the Monarch Landing access to the property and the private drive could lead to trespassing on the Monarch Landing property.

The petitioner responded to the public testimony.

**PZC closed the public hearing.**

**The Planning and Zoning Commission supported the requests, finding the event center would increase activity and entertainment opportunities for Naperville residents. The PZC also noted the need for a written shared parking agreement.**

3. Consider rezoning the property located at 2415 & 2416 Corporate Lane from OCI (Office, Commercial and Institutional District) to ORI (Office, Research and Light Industry District) CityGate Centre North - PZC 18-1-029 (Item 2 of 4)

**A motion was made by Hanson and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, rezoning the property located at 2415 & 2416 Corporate Lane from OCI (Office, Commercial, and Institutional District) to ORI (Office, Research, and Light Industry District).**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

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

- 4. Consider a major change to the Monarch Landing PUD located at 2415 & 2416 Corporate Lane with deviations to reduce the amount of parking and the parking setback along Corporate Lane, CityGate Centre North - PZC 18-1-029 (Item 3 of 4)

**A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, a major change to the Monarch Landing PUD located at 2415 & 2416 Corporate Lane with deviations to reduce the amount of parking and the parking setback along Corporate Lane.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

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

- 5. Consider a conditional use for the property located at 2415 & 2416 Corporate Lane to permit an eating/drinking establishment as a part of a planned unit development, CityGate Centre North - PZC 18-1-029 (Item 4 of 4)

**A motion was made by Bansal and seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, a conditional use for the property located at 2415 & 2416 Corporate Lane to permit an eating/drinking establishment as a part of the planned unit development.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

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

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

*Vice Chair Hansen recused herself from the dais.*

Kasey Evans, Planning Services Team, gave an overview of the request.

Steve Bauer, attorney with Meltzer, Purtill, and Stelle LLC, spoke on behalf of petitioner.

The PZC inquired about age-targeted homes. Bauer responded that an age-targeted product is geared toward seniors and is achieved through housing size, the floor plan and programming of the space (number of bedrooms, closet space, first floor master) and covenants in the declaration (restrictions on basketball hoops, playsets, etc.). PZC also inquired about the height variance. Dennis Sullivan with SL Investments responded that the height variance is being request for aesthetics. Finally, the PZC inquired about the neighborhood meeting. Bauer responded that, as a result of the meeting, the landscape buffer was increased between townhomes and South Pointe by 5'.

*The Planning and Zoning Commission took a 10 minute recess.*

Public Testimony:

Michelle Marko, South Pointe, expressed concern regarding a potential special service area, stormwater pipelines, traffic density, and the age targeted product (should be age-restricted).