



Meeting Minutes

Planning and Zoning Commission

Wednesday, March 17, 2021

7:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the March 17, 2021 Planning and Zoning Commission meeting remotely.

The commissioners and staff participating in the meeting are all in different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the "join from your browser" link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the Planning Services Team, (630) 420-6694, before 5 p.m. on March 17, 2021. If a staff member is unavailable, please leave a voicemail.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

1. Register by 5 p.m. on Wednesday, March 17 at: www.naperville.il.us/pzcspeaker. After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the Planning Services Team via email at planning@naperville.il.us; or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Wednesday, March 17 to receive a dial-in phone number by calling (630)-420-6694. If a staff member is unavailable, please leave a voicemail.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a written comment by 5 p.m. on Wednesday, March 17 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or
2. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item by 5 p.m. on Wednesday, March 17 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to planning@naperville.il.us by 8 am, Monday, March 15 which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, March 15.

NOTE: All submissions should be sent by the dates and times indicated above to:
planning@naperville.il.us.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or napervilleclerks@naperville.il.us as soon as possible, but not later than by 5 p.m. on Wednesday, March 17.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** staff will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record and then address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:**B. ROLL CALL:**

Present 8 - Manas Athanikar, Brett Fessler, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia

Absent 1 - Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for the property located at 806 South Julian Street - (Julian Woods) - PZC #21-1-002

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

Caitlin Csuk, Rosanova & Whitaker, LTD., presented on behalf of the petitioner.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Commissioner Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-002, rezoning to R1 (Low Density Single Family Residence District) upon annexation for the subject property located at 806 South Julian Street (Julian Woods).

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

2. Conduct the public hearing to consider a variance to Section 6-16-4:2 of the Naperville Municipal Code to permit a wall sign to be installed on a residential property located at 1350 E. Ogden Avenue - PZC 21-1-016

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Mike Hoffer, petitioner, remained available for questions only.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Losurdo has no concerns with the proposed sign, Chairman Hanson concurred.

A motion was made by Commissioner Fessler, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-016, a variance to Section 6-16-4:2 to permit a wall sign to be installed on a residential property the subject property located at 1350 E. Ogden Avenue.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to the number of stories requirement in order to construct a three-story single-family residence at 476 South Columbia Street - PZC #21-1-023

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

Kathleen West, Dommermuth Cobine West & Gensler, Ltd., presented on behalf of the petitioner.

Public Testimony:

Staff stated one name was submitted in support for the request through the online speaker signup form prior to the March 17, 2021 meeting.

Arden Howell is the owner of the adjacent property and is in support of the proposed variance. Howell discussed the plans with the property owners and understands the need to mitigate the impact of onsite flooding.

A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Van Someren is familiar with the lot, concurs with the petitioner and is in support.

A motion was made by Commissioner Habel, seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-023, a variance to Section 6-6B-8 to permit construction of three story single family residence at 476 South Columbia Street.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 3, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Robbins, seconded by Commissioner Van

Someren to approve the March 3, 2021 Planning and Zoning Commission meeting minutes.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

F. OLD BUSINESS:

1. Reconvene the public hearing for Naper Commons located on Lot 4 of the Nokia Campus Subdivision at the northwest corner of Naperville and Warrenville Roads, Naperville - PZC 20-1-086

A motion was made by Commissioner Habel, seconded by Commissioner Robbins to resume the public hearing for PZC 20-1-086.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Russ Whitaker, Rosanova & Whitaker, LTD., provided an overview of the changes to the plans since the February 3, 2021 meeting.

Public Testimony:

Staff stated four names were submitted in opposition for the request through the online speaker signup form prior to the March 17, 2021 meeting.

Staff read written comments submitted for the request through the online speaker signup form prior to the March 17, 2021 meeting into the record.

Jen Banowetz finds the project is too dense and is not find a good fit for this location.

Joe Suchecki does not believe the project was changed enough, requests a larger buffer and has concerns for impacts to nearby wetlands.

Mark Urda does not find the revised plans address concerns.

April Hajek concerned for minimal amount of buffering along Fairmeadow Subdivision and does not find the plans meet the standards for a PUD.

Mary Lou Wehrli spoke in support for the proposal.

James Butt pointed out the height of the duplexes on lot 168 and lot 169 are significantly taller than the existing and proposed single family homes.

Mark Daniel has concerned with the density, requested Roadway D be common area and wants more consideration to be given in the transition from this project to Fairmeadow Subdivision.

Carl Christensen provided a summary of discussions between himself and Naperville Sun and himself and the Forest Preserve District of DuPage County for this project.

Commissioner Habel requested clarification on the roadway connection between Road D and 39th Street. Ray Fano, City of Naperville Project Engineer, clarified there is no proposed connection but the City is requesting a right-of-way to be dedicated so a connection can be made in the future if necessary.

Commissioner Van Someren requested clarification of the comments by Mary Lou Wehrli regarding the maintenance of the buffer areas between forest preserve and the subject property. Mary Lou Wehrli clarified that she found strong HOA bylaws should be provided on the maintenance of these areas. Russ Whitaker responded that the petitioner will coordinate with the Conversation Foundation on the maintenance language to be included for the obligation of maintenance of landscape easement by the HOA.

Commissioner Robbins requested clarification of the building materials. Mr. Whitaker stated the petitioner sought a variance before the Naperville Building Review Board to reduce the code required masonry for the proposed townhomes and proposed single family homes will have vinyl siding.

Chairman Hanson requested additional landscaping or fencing be provided for lots 168 and 169 (side yards which abut Fairmeadow subdivision of the two buildings and the backyards of the homes that currently exist). Mr. Whitaker stated the petitioner is willing to work with the adjacent residents.

The petitioner provided closing remarks.

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Losurdo found this property to be unique and that Pulte has done a great job with the plan revisions. Commissioner Robbins concurred. Commissioner Athanikar expressed support given the changes made to the plans. Commissioner Van Someren found the petitioner took the right steps to meet with the Forest Preserve to come to a compromise and will be supporting the project. Chairman Hanson found the petitioner did address the prior concerns raised in the revised proposal and will be in favor.

A motion was made by Commissioner Richelia, seconded by Commissioner Losurdo to adopt the finding of facts as presented by the petitioner and approve the Preliminary PUD Plat, conditional use to permit single family attached units

in the R2 zoning district, and the PUD deviations described in the staff report for Naper Commons – PZC 20-1-086.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

G. NEW BUSINESS:

H. ADJOURNMENT:

9:39 PM

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to adjourn the meeting.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

Names in Support or Opposed to PZC 21-1-023

Aazram Ahmed – support

Names in Support or Opposed to PZC 20-1-086

Emily Larson – opposed

Joanne Szucko – opposed

Ted Berger – opposed

Julian Szucko - opposed

Written Comment for PZC 20-1-086

Name	Comment
Deborah Venezia	<p>Dear Mayor Chirico and members of the Naperville Planning and Zoning Commission: I am writing again to express my strong opposition to Pulte Home Company’s proposed Naper Commons (PZC #20-1-086). While I had hoped that the revised plans would markedly reduce the scope of the project and alleviate concerns surrounding the high-density development, I was dismayed to see that the resubmitted documents reflected the removal of just 12 homes, a reduction of only 5%. I view this as a feeble attempt to appease those who oppose this project. The amended plans have not lessened the overall negative impact of a subdivision of this size. Should this project be approved, we will still be facing a high-density housing development that will compound traffic problems, destroy local wildlife habitat, kill countless mature trees, cause stormwater issues, and drive down the property values in the existing neighborhoods. I also question the value of the “urban” aesthetic that is a touted selling point. According to recent research from the National Association of Landscape Professionals, “a nice-sized lawn is the No. 1 priority among millennials, even beating out an updated kitchen. A whopping 82% of millennials report that having a lawn is the most important feature when renting or buying a home.” Findings also indicated that millennials would rather purchase a fixer-upper with a good-sized yard than a brand-new home in a tight-knit housing development. One couple explained, “We wanted room for a garden. . . (and) also a place where everyone can stretch out and enjoy each other, and where our kids can learn the value of hard work—we don’t want them inside playing computer games.”</p> <p>https://www.realtor.com/news/trends/home-feature-millennials-love-most) From where I stand, Pulte uses the term “urban” as a euphemism for maximizing the available space and does so with blatant disregard to the impact it will make on the forest preserve and surrounding communities. I would also like to address Outlot H where Pulte is planning to build 30 townhouses.</p>

This property, adjacent to Danada Woods, has been met with opposition from current townhome residents and is another example of high-density housing. Although Pulte claims it has replicated the layout and spacing of Danada Woods, a quick assessment of the property shows otherwise. The buildable space of Outlot H measures 175' x 975' (a total of 170,625 sq. ft.) and will house 30 units. The mirroring Danada Woods property measures 229' x 975 (a total of 223,275 sq. ft.) where 18 units stand. If what Pulte was saying is true, Outlot H should accommodate 14 townhouses, not 30, a number that more than doubles the number of acceptable units. As Naperville citizens, taxpayers, community members, neighbors, friends, and the over 7,000 people who signed the change.org petition against the proposed development, we ask you to please consider our voices when placing your vote on Pulte Home Company's proposal. Thank you for your continued service and support of our community.

Sincerely, Deborah Venezia

[Redacted signature block]



Forest Preserve District of DuPage County

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

Sent via email: Planning@naperville.il.us

March 15, 2021

Bruce Hanson, Chairman
Naperville Planning and Zoning Commission
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Public Hearing - PZC Case #20-1-086 - Pulte Home Company, LLC
1960-2000 Lucent Lane, Nokia campus
PINs: 05-32-300-014, 08-05-207-036
Underlying PINs: 05-32-300-012 (pt.) and 08-05-207-034 (pt.)

Dear Mr. Hanson,

In January and February, 2021, District staff has had various discussions with Pulte, and the District has exchanged letters with Pulte and the City of Naperville. We wish to present our latest understanding of items of interest to the District. We are presenting the following nine (9) topics in the general order they were addressed in our letter dated February 2, 2021 to the Naperville Planning and Zoning Commission.

1. Stormwater Runoff into Danada Forest Preserve

Pulte has clarified that runoff into Danada Forest Preserve will be limited to an area of 9.95 acres of land, reduced from the current drainage area of 17.45 ac. The contributing area is a mix of perimeter buffer with naturalized vegetation land cover, rear yards of several lots, and a small section of roadway. All runoff from yards and the road will be routed through a naturalized detention basin before release to the preserve. The estimated peak discharge rate for a 100 year, 24 hour storm event is 3.24 cfs, reduced from the existing conditions estimated rate of 10.5 cfs.

The District is not opposed to the proposed changes relating to stormwater runoff.

2. Vegetation Considerations

Trees

FPDDC has provided Pulte with two (2) lists of trees and shrubs:

- “Good/Favored Choices” (native trees and shrubs)(17 listed)
- “Neutral Choices” (Cultivars of natives or non-natives that do not spread)(17 listed)

Pulte has proposed a landscape plan which includes for parkway trees only trees from these 2 lists. Additionally, nominally 65% of the parkway trees will be from the “Good/Favored” list, and 35% from the “Neutral Choices” list.

In order to increase the availability of trees, promote diversity, and increase survivability, the District supports the use of smaller caliper size trees when advantageous for these reasons.

Non-Tree Considerations

Native Species

Pulte has committed to planting only native species in common areas that are proximate to the forest preserve, including the transitional buffer yard areas noted in Item 7. below.

Pulte has committed to planting non-native species only in areas where there would be no impact to the forest preserve (i.e., internal park parcel).

Pulte has committed that all plantings in existing wetland buffers, or in any common areas adjacent to FPDDC property, shall be limited to species native to northern Illinois (Residential Lots exempted).

Invasive Species

Pulte has committed to prohibiting listed invasive plant materials in all areas of development, including residential areas:

- Trees: Callery Pear, Norway Maple, Amur Maple, Cornus mas, Autumn Olive, and Black Alder
- Shrubs: Jap Barberry, Buckthorn, Amur Honeysuckle, Burning Bush, and Common Privet
- Perennials & GC: Purple Loosestrife and Purple Wintercreeper (Euonymus coloratus)

The District does not oppose the landscape planting plan as proposed and described above.

3. Lighting and Dark Sky Considerations

Pulte will use “Dark Sky” compliant light fixtures which will limit the light intensity at the FPDDC boundary to 0.1 foot candles or less.

The District is not opposed to the lighting systems proposed.

4. Coal Tar Products

FPDDC has requested that asphalt sealants containing coal tar products not be used in the proposed development. Pulte has committed that it will not use any coal tar products in its initial development of the property and that it will prohibit homeowners' use of coal tar products in future maintenance. Pulte has respectfully deferred to the City of Naperville and its standards for future maintenance of roadways.

We request Naperville specify that coal tar containing products not be used at this location or anywhere under the authority of the City.

5. Traditional Salt (Sodium Chloride) as a Deicing Agent

Pulte will include a provision in the Homeowners' Declaration that prohibits residents from using traditional salt for deicing private driveways and sidewalks.

Pulte defers to the City of Naperville as to how the City will maintain public roadways. We encourage the City to utilize alternative deicing agents more environmentally friendly than traditional salt.

6. Hesterman Drain Modifications

Pulte has proposed relocation of a section of the drain easement and associated storm sewer piping to immediately outside Lots 131 and 132, and deviating easterly from Lot 130. Pulte will provide a new 48 inch diameter concrete pipe and associated manholes, and will provide for a generally uniform ground surface above the pipe at an elevation generally above the design high water line. Pulte has provided calculations from a Licensed Professional Engineer indicating the proposed changes to the drain would not diminish the flow capacity of the pipe.

The District does not oppose the proposed changes to the Hesterman Drain.

Information regarding the proposed modifications to the Hesterman Drain was provided to the other stakeholders in the Hesterman Drain Intergovernmental Agreement (Wheaton Park District, City of Wheaton, DuPage County Public Works, DuPage County Division of Transportation, DuPage County Stormwater Management Department, and Milton Township Highway Department) on March 11, 2021. No comments from other stakeholders have been received by the District as of the drafting of this letter.

7. Transitional Buffer Yard Adjacent to Danada Forest Preserve Boundary

As part of Outlot B, Pulte will provide a 25 ft. wide buffer yard between Lots 132 – 147 and the forest preserve boundary to the west.

As part of Outlot C, Pulte will provide a nominal 25 ft. wide buffer yard between Lots 96 – 114 and the forest preserve boundary to the north.

The buffer yard will be planted with short to medium native grasses. The native seed mix and seeding rate was determined by Pulte with FPDDC input.

Pulte will install a split rail fence to delineate the boundary between the residential lots and the buffer yard.

The buffer yard will be maintained by the HOA. The FPDDC will not have an easement over the area.

The District is not opposed to the buffers, vegetation, and maintenance as proposed.

8. Brush Removal on District Property

The removal of brush on District property in association with the development is no longer proposed. The District does not object to this change.

9. Bird Considerations

Regarding the impacts to nesting eagles in Danada Forest Preserve, the FPDDC will defer to the opinion and recommendations of the US Fish and Wildlife Service.

Regarding the presence of herons nesting in Danada Forest Preserve in the area referred to as the Heron Rookery, FPDDC is unaware of authoritative science regarding heron sensitivity to disturbance by subdivision developments. As such, we are compelled to acknowledge and conservatively maintain our concern that the development could be detrimental to the continuing habitation of the rookery by herons.

Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the March 17, 2021 Planning and Zoning Commission meeting. If you have any questions, please call me at (630) 933-7215.

Sincerely,



Ed Stevenson
Executive Director

cc: Daniel Hebreard, President
Forest Preserve District Commissioners
Dan Zinnen, Director of Resource Management and Development