



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 21, 2022

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

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

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

NOTE: Written materials which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports) should be sent electronically to planning@naperville.il.us by 10 p.m. on the Friday before the meeting.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5 p.m. the Wednesday before the meeting through 5 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5 p.m. the day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

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,** the PZC 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. Once you have been sworn in, then you may 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** 7 - Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Manas Athanikar

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for Naperville Polo Club located north of 119th Street, east of Route 59 and west of Book Road- PZC 22-1-056

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

Russ Whitaker, Rosanova and Whitaker Ltd., attorney for petitioner, presented details on the proposal.

Public Comment:

Michael Krzywinski, South Pointe resident, spoke in support of the proposed connection from Hawkweed Drive finding it would provide an exit from the subdivision directly to 119th Street.

Jeremy Embalabala, South Pointe resident, found that there was not enough notice for the meeting, expressed concern for the proposed Hawkweed Road connectivity, requested the buffer zone between neighborhoods be increased from 25' to 75', preservation of the existing pond and trees, extension of the bike path, and requested the HOA

regulations be compatible with South Pointe.

Jeff Mavick, South Pointe resident, concurred with the prior speaker regarding the Hawkweed connection and requested it not be opened until the 119th Street improvements are completed.

Barbara Benson, South Pointe resident, spoke about density concerns, requested the zoning district be reduced from R2 to R1, and traffic concerns.

Commissioner Robbins asked staff to clarify their position on the Hawkweed Drive emergency access gate. Christine Rhoades, City of Naperville Project Engineer, stated staff is in support of the Hawkweed Drive connection and finds it will not be an attractive cut-through route for the general public due to the characteristics of the roadway network and does not support the closure of Hawkweed Drive until the future 119th Street improvements are completed.

Chairman Losurdo asked staff to clarify the status of 119th street long term improvements. Rhoades noted the 119th street long term improvements have not been a part of the City's plans since the City of Naperville does not have any frontage along 119th street.

Commissioner McDaniel asked if any consideration was given to congestion of bike riders within the neighborhood and at intersections. Whitaker stated that sidewalks will be constructed along both sides of the street and the curvilinear street design will naturally slow traffic.

Commissioner Richelia asked for a timeline on the 119th street roadway improvements. Whitaker went over Pulte's anticipated schedule for the proposed development.

Commissioner Losurdo asked staff if the Commission can recommend a condition of approval that the Hawkweed Drive gate remain closed. Mattingly clarified that since the Commission's review focuses on land use decisions, staff does not recommend including a traffic related improvement within the PZC recommendation, but staff will note the Commission's feedback within the meeting minutes and the staff report for City Council consideration. Commissioner McDaniel spoke in support of the gate and recommends Hawkweed Drive remain closed.

Commissioner Van Someren asked staff to clarify the public notice requirements. Mattingly noted the Municipal Code requires publication in

the newspaper, a letter to the owners of record within 300' of the property and a sign posted on the property a minimum of 15 days in advance of the meeting.

The PZC closed the public hearing.

Commissioner McDaniel, Commissioner King and Commissioner Castagnoli support the proposed gate on Hawkweed Drive.

A motion was made by Commissioner Richelia, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-056, a request for rezoning to R2 upon annexation, a preliminary subdivision plat, a conditional use for 149 single family attached residential units, a conditional use for a preliminary PUD with deviations as described in the staff report, and a variance to the exterior wall construction requirements to permit 0% masonry on the single family attached residential units in order to develop the property located north of 119th Street, east of Route 59 and west of Book Road with 401 dwelling units (Naperville Polo Club).

Aye: 7 - Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 7, 2022 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:50 PM