

Aye: 7 - Athanikar, Bansal, Fessler, Habel, Van Someren, Robbins, and Richelia

Nay: 2 - Hanson, and Losurdo

4. Conduct the public hearing for 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 1 of 3)

Commissioner Losurdo recused himself from PZC case #20-1-061.

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

Russ Whitaker, Luay Aboona, Geoff Roehll presented on behalf of the petitioners.

Commissioner Robbins asked if discussion on demolition of the Mansion was ever considered. Mr. Whitaker responded no, the Mansion was important to be saved. Commissioner Robbins inquired about the visibility of Mansion from Columbia Street and the proposed brick color. Mr. Whitaker responded the Mansion will not be visible from Columbia Street and the intention is to have the brick be consistent with the Mansion. Commissioner Robbins asked if consideration was made for additional decrease to the number of units. Mr. Whitaker responded the level of amenities justifies the unit count, reducing the number of units to 41 units would not make a material difference. Chairman Hanson inquired about the history of maintaining the mansion. Mr. Whitaker provided a brief overview of the demolition approval. Commissioner Bansal inquired about the project evolution from single family homes to townhomes. Mr. Whitaker responded it was based on a number of factors including the location of the Mansion and feedback from the public to provide open space and concern with the front-loaded garages.

The PZC went into a 5 minute recess.

Staff read the submitted written public comment into the record.

Chairman Hanson clarified what is under the purview of the Commission stating the Certificate of Appropriateness, incentive agreement, value of property and taxes, park and school donation are items which will not be discussed.

Catherine Waters spoke on behalf of her parents who reside in the neighborhood in opposition to the proposal and raised concern for traffic during construction.

Erik Haugsnes spoke in opposition to the proposal and the proposed density.

Tim Messer spoke on behalf on ECHO, stated the proposal does not fit in with the neighborhood and are opposed to the density.

Susan Fitch stated support for ECHO's position.

Marilyn Schweitzer spoke in opposition and described alternative concept plans for

development of the property.

Mark Urda spoke in opposition to the proposal finding it does not fit in with the character and purpose of the district.

Brad Johnson spoke in opposition to the proposal finding the petitioner did not provide evidence that the proposal would not alter the neighborhood as required in the standards.

Jane Burke, Naperville Preservation, spoke in opposition finding the proposal does not meet the zoning variance standards

A motion was made by Commissioner Habel, seconded by Commissioner Richelia to extend the meeting to 11:30 pm.

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

Becky Simon, Naperville Preservation spoke in opposition finding the proposal does not comply with the required zoning standards.

Simon Boaler, spoke on behalf on Signe Gleason who is in opposition to the proposal.

Bill Simon, spoke in opposition stating the development does not fit in with the character of the district.

Tom Ryan, architect and member of the Naperville Preservation group, spoke in opposition, stating the Kroehler Mansion is important to preserve but not at the detriment of the district.

Anne Swanson spoke in opposition requesting the development complies with the Naperville Municipal Code.

Ross Berkley spoke in support of the proposal finding it is an improvement to the look and feel of the property.

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to extend the meeting to 12:00 am.

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

Simon Boaler spoke in opposition.

Robin Schoene spoke in opposition to the proposal and the requested variances.

Jim Haselhorst spoke in opposition stating the proposal does not fit in with the

character of the neighborhood.

Karen Solomon requested denial of the variance stating the proposal does not comply with the zoning standards.

Greg Remec requests the Commission deny the request.

Matt Johanson, Little Friends, spoke on the hardships Little Friends has faced with the development and requested compromise from the neighborhood.

Mike Briggs, President and CEO of Little Friends, spoke in favor of the development.

Tom Connors, Little Friends, spoke in support of the proposal.

A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to extend the meeting to 12:30 am.

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

Mark Urda stated the residents are in support of the demolition of the Mansion and urged the petitioner to proceed with demolition instead of constructing the proposed development.

Marilyn Schweitzer inquired how the comments made by Little Friends regarding the incentive were relevant to the discussion. Chairman Hanson stated it provided historical context.

Commissioner Habel spoke stating the Mansion presents a hardship and the preservation of such was found to be important. The proposed development maintains the Mansion and he will therefore be in support. Commissioner Fessler concurred finding that without the Mansion there would be no historical value of the property. Chairman Hanson stated the petitioner has brought a plan that addresses the main concerns of the community with the constraint of preserving the Mansion.

Russ Whitaker made closing remarks clarifying a misstatement made about prior proposals for the property stating there was a proposal was under contract which preserved the Mansion and included townhomes. Mr. Whitaker also made comments regarding landscaping, R2 district height allowances, importance of input provided from neighbors outside of the district, lot area, other townhome developments in the R2 district, and staff's support for the proposal.

Chairman Hanson stated the main issue raised was density and found a reduction of 4 units would not be consequential. Commissioner Bansal concurred with Commissioner Fessler finding the Mansion to be a hardship on the property and

will be in support. Commissioner Athanikar and Commissioner Robbins stated support for the proposal.

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

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

A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to extend the meeting to 12:45 am.

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

- 5. Consider a conditional use to allow 45 single family attached units on the property located at 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 2 of 3)

A motion was made by Commissioner Habel, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-061, a conditional use to allow for 45 single family attached units on the property located at 140 and 126 North Wright Street (Heritage Place).

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

Recused: 1 - Losurdo

- 6. Consider variances to the lot area requirements, front yard setback requirements and a height variance for the property located at 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 3 of 3)

A motion was made by Commissioner Athanikar, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-061, a variance to the lot area requirements, a variance to the front yard setback requirements and a height variance for the property located at 140 and 126 North Wright Street (Heritage Place).

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

Recused: 1 - Losurdo

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the September 2, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Bansal, seconded by Commissioner Robbins to approve the minutes of the September 2, 2020 Planning and Zoning Commission meeting.

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

Recused: 1 - Losurdo

F. OLD BUSINESS: