

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.