



Meeting Minutes

Planning and Zoning Commission

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Wednesday, July 18, 2018

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

**Present** 6 - Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson  
Kamala Martinez, and Bianca Morin

**Absent** 5 - Manas Athanikar, Krishna Bansal, Vice Chair Carrie Hansen, Rajveer Sokhey  
(Student member), and Veer Kaushik (Student Member)

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance to Section 6-9-3 to reduce the number of required off-street parking spaces for the property located at 3103 Odyssey Avenue, Naperville - PZC 18-1-038

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

Scott McLain, McLain Group, spoke on behalf of the petitioner.

The PZC inquired about the parking study. McLain responded that the study also factored in the Whirlyball Chicago location which includes the bowling and laser tag features.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the project to be a good addition to the entertainment area near Route 59 and Ferry Road and supported the request for a 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 18-1-038, a variance to Section 6-9-3 to reduce the number of required off-street parking spaces for the property located at 3103 Odyssey Avenue, Naperville subject to the condition in the staff report.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

2. Conduct the public hearing to consider a conditional use to permit a pet care establishment with an outdoor area for the property located at 1847 West Jefferson Avenue (Wag N' Paddle) - PZC 18-1-043

Sara Kopinski, Planning Services Team, gave an overview of the request.

Matt Bergman spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the proposal conformed to all the requirements of the Municipal Code.

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-043, a conditional use to permit a pet care establishment with an outdoor area for the property located at 1847 W. Jefferson Avenue, Naperville.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

3. Conduct the public hearing to consider rezoning of the subject property located at 821 E. Chicago Avenue from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District) - PZC 18-1-053

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

Brian Hellman spoke on behalf of petitioner.

The PZC inquired about the purpose of the rezoning and the surrounding zoning. Mr. Hellman responded that the purpose of the rezoning is to market the property for future reuse. Venard responded that the majority of the surrounding property is zoned R2.

Public Testimony:

Tim Messer lives approximately one block north of the subject property. Mr. Messer stated that the proposed zoning should not move forward without a redevelopment plan. Mr. Messer found TU zoning is too intense and stated the property should be zoned R2.

Thom Higgins echoed Mr. Messer's comments. Mr. Higgins suggested zoning the property similar to Kreger's.

Steve Korel lives across Chicago Avenue from the subject property and stated that the property should be zoned R2. Mr. Korel stated that Heidi Nieman from 804 E. Chicago was in support of his comments.

PZC closed the public hearing.

The Planning and Zoning Commission did not support the proposed rezoning because there are currently no plans for redevelopment.

**A motion was made by Fessler and seconded by Losurdo to deny PZC 18-1-053, rezoning of the subject property located at 821 E. Chicago Avenue from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District).**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

4. Conduct the public hearing to consider a variance to permit a screened-in porch addition in the required corner side yard at the subject property located at 570 S. Julian Street, Naperville - PZC 18-1-057

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the plan review. Mattingly responded that plans are also reviewed by the City's engineering team.

Dan Blumen spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding it straight forward.

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-057, a variance to permit a screened in porch addition in the required corner side yard at the subject property located at 570 S. Julian Street, Naperville.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

## **E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the June 20, 2018 Planning and Zoning Commission meeting.

**A motion was made by Losurdo, seconded by Fessler to approve the minutes of the June 20, 2018 Planning and Zoning Commission meeting.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

## **F. OLD BUSINESS:**

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

*The Planning and Zoning Commission made a motion to open and resume the public hearing for Polo Club (PZC 18-1-022).*

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about the overall number of units. Evans responded that there are now 21 fewer units.

Danielle Dash, DR Horton, spoke on behalf of the petitioner.

Public Testimony:

Michelle Marko is a South Pointe board member and requested that Polo Club is zoned R2 to ease the transition. Ms. Marko requested that the Polo Club covenants restrict sheds.

Fred Harms is the President of the High Meadow HOA and thanked the developer for extending Book Road. Mr. Harms continued to have concern with the proposed building materials and the driveway length. Dash responded that the plan complied with the City's brick ordinance. Evans stated that the dwellings are setback 25' allowing enough space to park a vehicle.

Pamela Rekar Pyrce is concerned with flooding and the environmental impacts of the project.

John Wisniewski expressed concern with traffic.

Karen Courney is a member of the Senior Task Force and supported the project.

Beth Quint lives in Wolf Creek and Sterling Estates and found the plan changes to be very minimal. Ms. Quint continued to have issues with density, zoning, and road alignment.

Guy Moser lives in Wolf Creek and Sterling Estates and is concerned with traffic and road alignment (specifically with the apartment complex across from his subdivision).

Steve Irmick discussed traffic and safety. Mr. Irmick stated the project does not benefit Naperville.

Mark Widbin stated that the subdivisions should not connect at Hawkweed.

Keith Sheffer lives in South Pointe and stated that the proposed project does not meet the standards for granting a variance because it is not compatible with the developments north of 119th.

Teri Westra concurred with the previous comments. Ms. Westra stated that the area has maintained its beauty because of elected officials listening to the residents.

Ted Prodzenski is against the Book Road extension and is concerned there will be no stoplight at 119th Street.

Jeff Maxick lives in South Pointe and is concerned with the connection at Hawkweed. Mr. Maxick also spoke about the density, the potential impact on school district 202, and flooding.

Jim Urso discussed the density of the Polo Club as compared with neighboring subdivisions and recently proposed projects. Mr. Urso also spoke about the lack of a park and the off-site improvement costs.

Greg Persun lives in High Meadow and strongly recommends denial of the project. Mr. Persun expressed concerned with traffic and does not believe the rezoning meets the standards.

Pavel Petukhov is concerned with safety, traffic, and health (increased noise).

Tiffany Broadstreet discussed the impact on the school district, R1A zoning, and the park district and school donations.

Adam Conde discussed traffic and safety.

Gerhart Schiller stated that there is no compatibility between the Polo Club and the surrounding developments.

Glen Paradise concurred with the other comments regarding density and traffic.

Betsy Connors lives in South Pointe and discussed traffic and safety.

Brett Clark lives in South Pointe and spoke about IDOT's plans for Route 59 (traffic signals, widening, etc.).

Mares Nagren discussed the Plainfield Police Department reports for the area as well as the need for additional townhomes and apartments. Mr. Nagren stated that more townhomes and apartments will invite problems into South Pointe.

Sean Schwartz is a resident of Sterling Estates and is concerned with the alignment of 119th, the proposed apartments, and the age targeted nature of portions of the development.

Tamara is concerned with the effects of the development on the Forest Preserve; it is a calm and tranquil place.

Dr. Bruce Brown has lived in the Naperville area for 40 years and discussed the lack of a stoplight at 119th and Book and public transit for seniors.

Glenn Fuller stated that the off-site improvements are directly tied to the high density.

Mike Murray stated that the zoning should be R1 and not R3.

*The Planning and Zoning Commission took a 5 minute recess.*

The petitioner responded to the public testimony.

*The Planning and Zoning Commission made a motion to extend the meeting to 11:30pm.*

PZC closed the public hearing.

Commissioners Fessler, Losurdo, and Morin supported the requests, finding the proposal appropriate for the subject property.

Chairman Martinez and Commissioner Hanson did not support the rezoning, finding the R3A zoning was not compatible with the surrounding area. Martinez and Hanson supported the PUD and deviations finding them appropriate for the subject property.

Commissioner Margulies did not support the requests, finding the project to be too dense. Commissioner Margulies also raised concern with the timeline for the Book Road extension and the school district issues.

2. Consider rezoning of the property located at 23450 and 23700 W 119th Street to R3A (Medium Density Multiple-family Residence District) (PZC 18-1-022) (Item 2 of 3)

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-022, rezoning of the property located at 23450 and 23700 to R3A (Medium Density Multiple-family Residence District).**

**Aye:** 3 - Fessler, Losurdo, and Morin

**Nay:** 3 - Hanson, Margulies, and Chairperson Martinez

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

3. Consider a conditional use to establish the Preliminary Polo Club PUD, and deviations to increase the height of the apartment buildings, and install six monument signs, for the property located at 23450 and 23700 W 119th Street (PZC 18-1-022) (Item 3 of 3)

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-022, a conditional use to establish the preliminary Polo Club PUD and deviations to increase the height of the apartment buildings and to install 6 monument signs, for the property located at 23450 and 23700 W. 119th Street.**

**Aye:** 5 - Fessler, Hanson, Losurdo, Chairperson Martinez, and Morin

**Nay:** 1 - Margulies

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

11:25PM