



Meeting Minutes

Planning and Zoning Commission

Wednesday, December 18, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Andrew Margulies, Bill Habel, and Whitney Robbins

Absent 2 - Anthony Losurdo, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Remove PZC 19-1-131 from the December 18, 2019 PZC agenda
2. Conduct the public hearing to consider variances related to proposed ground signs for the Westridge Court Shopping Center - PZC 19-1-099

PZC 19-1-099 - Westridge Court Shopping Center

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

Andrew Scott, Attorney, spoke on behalf of the petitioner Brixmor Property Group. Brad Ratajczak and Andrew Balzar with Brixmor spoke stating the importance of signage for the shopping center.

Commissioner Bansal asked what the distance is between the north and south signs and if they will feature the same businesses. Mr. Ratajczak said they would not have the same tenants and Kopinski stated the distance is approximately 950'. Commissioner Bansal asked about the hardship for approval of north sign. Mr. Ratajczak stated the need is to provide signage to help improve visibility for the tenants.

Commissioner Bansal stated that he agrees with the petitioner finding there is a hardship on the property given the location of the property on Route 59 and Aurora Road.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 development identification sign at the southern entrance to the shopping center for the property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Athanikar, Bansal, Habel, Margulies, Robbins, Fessler, Hanson
 Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the East Aurora monument sign to remain on the subject property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
 Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the West Aurora monument sign to remain on the subject property at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
 Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 monument sign at the northwest corner of the subject property located at 204 Route 59, Westridge Court Shopping Center.

Ayes: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
 Absent: 2 - Losurdo, Van Someren

3. Conduct the public hearing to consider a variance to allow a 3-season room to encroach into the rear yard setback at 2212 River Woods Dr. -PZC 19-1-124

Scott Williams, Planning Services Team, gave an overview of the request.

Commissioner Bansal inquired about the condition of approval by staff. Williams stated the condition is a limitation on the future lot coverage in the rear yard of the property.

Brett Richter, spoke on behalf of the petitioner and pointed out that given the number of mature trees, the proposal has minimal impact on surrounding properties.

Chairman Hanson asked if the homeowners are okay with the condition of approval recommended by staff. Mr. Richter responded yes. Commissioner Bansal asked if the proposal has a negative impact on the neighborhood. Williams responded no but the biggest concern is the proposed setback.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Athanikar and seconded by Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-123, a variance to allow a 3 season room to encroach 11' into the 35' rear yard setback for the property located at 2212 River Woods Drive with the condition that the 235 square feet of the 3-season room encroaching into the rear yard setback shall be included when calculating the percentage of the required yard that may be occupied by detached accessory structures, such that the total detached accessory structures plus the proposed 3-season room shall not exceed 25% of the required rear yard per Section 6-2-10.5.

Ayes: 7 - Bansal, Margulies, Habel, Athanikar, Robbins, Fessler

Absent: 2 - Losurdo, Van Someren

4. Conduct the public hearing to consider a variance in order to install a fence at the subject property located at 240-244 E. 4th Avenue - PZC 19-1-130

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

David Trollope spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Robbins and seconded by Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-130, a variance to allow for the construction of a 6' tall privacy fence on a property without a principle structure for the property located at 240-244 E. 4th Avenue.

Ayes: 7 - Bansal, Margulies, Habel, Athanikar, Robbins, Fessler, Hanson

Absent: 2 - Losurdo, Van Someren

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, DR Horton spoke on behalf of the petitioner described the revisions to the plan since the plan was presented to the Commission on February 6, 2019.

The PZC inquired about the 119th street queueing comparisons included in the traffic study for the 2028 build out and asked if the traffic study accounted for the age targeted homes. Ms. Dash stated that the study does not include a discount for the age targeted homes which would produce less traffic. Commissioner Bansal inquired if the response to the proposal has been positive. Ms. Dash stated the feedback from the school

district, park district, and Plainfield has been positive.

Public Testimony:

Julie Berkowicz, Will County Forest Preserve Commissioner and Will County District 11. Forest Preserve has significant concerns with stormwater drainage. Requested the PZC give the petitioner more time to work on these concerns before sending the project to City Council.

Chairman Hanson clarified that the stormwater concern falls outside of the purview of PZC.

Jeff Dycus, South Pointe resident and Plan For Us group, spoke about traffic congestion and requested 119th street be expanded to a 5 lane road with right and left turn lanes.

Lorrie Williams compared Polo Club to Wolf Creek subdivision and raised concern regarding safety and density.

Beth Quint is a resident of Wolf Creek and member of Plan For Us. Ms. Quint raised a concern with the proposed density and zoning, finding proposal is not compatible with surrounding developments.

Keith Sheffer, Naperville resident, requested more focus be made to improving 119th Street. Compared prior traffic studies.

Deborah Landman is a member of Plan For Us and South Point HOA and requests the focus on safety. Spoke about lengthening the left turn lane on 119th and concern for IDOT approval.

Karen Spangler raised concern with the lack of basements and poor quality of materials and requested the left turn lane be extended on 119th Street.

Jeff Maxick, South Pointe resident, concern for increased traffic on 119th Street and requests Hawkweed Drive connection not be opened until the project is completely done.

Michelle Marko, South Pointe resident, HOA member and member of Plan for Us. Ms. Marko requested there be no cut through on Hawkweed Drive and that the money should go towards improvements on 119th Street.

Patrick Kinnally represents property owner on west side of DuPage River. Mr. Kinnally is opposed to the vacation of Old Book Road stating the homeowner would lose access to the property and would effectively be condemned.

Jay Urso concurred with the previous speakers concerns.

Adam Conde is a South Pointe resident is against cut through traffic and finding an overwhelming amount of traffic currently exists in the neighborhood.

George Howard, High Meadow resident and former HOA board member, concurred with prior comments and spoke about lengthening the 119th street left turn lane.

Bill Alstrom, highway commissioner for the Wheatland Township Road District. Raised concern with future of 119th Street and the light timing for the intersection of 119th Street and Route 59.

Lynette Stalzer does not find the provided walkways are adequate and requested more sidewalks along Route 59.

Jenni Singh, Plan for Us group, concurs with other Plan for Us group comments and showed a video regarding flooding and raised concern for lack of drainage.

Manny Singh, South Pointe resident, raised concern with density and 119th Street traffic.

PZC took a 6 minute recess and reconvened at 10:00pm.

Chris Leshock, president of River Run and member of Plan For Us. Finds the project is not compatible and is concerned with traffic.

Jerry Bruin is a South Pointe resident, agrees with previous comments.

Bruce Brown lives in Sterling Estates and raised concern for the proposed project.

PZC inquired about staff support for the rezoning and PUD. Mattingly stated that in terms of the comprehensive plan, the proposal provides a range of homes (goal of SW plan), provides a balance of ample open space, significant links between open space, have a positive impact on transportation system.

PZC inquired about the Hawkweed connection. Chris Nichols, City of Naperville Project Engineer, stated the City values intersubdivision connections, the Hawkweed connection will be held off until the end of the development. PZC inquired about 119th Street. Nichols provided

information on the Wikaduke study from 1999 stating 119th Street, from Route 30 the Weber Road was identified to be a 5 lane road. The plan is to set up the Naperville ROW for the potential of a 5 lane road to be built in the future. The PZC inquired about extending the left turn lane on 119th Street. Nichols responded the extension of the turn lane is a large cost for a small benefit, the improvements at the intersection are aimed at reducing the massive delay on 119th.

PZC inquired about the traffic study and the number of trips produced from the Polo Club development. Bill Grieve, Gewalt Hamilton Associates, provided clarification on the direction of the daily traffic leaving Polo. Mr. Grieve stated that with the addition of the westbound right turn lane and the lengthening of the left lane, the average delay at the 119th Street and Route 59 intersection is considerably reduced. The PZC inquired about the approval from IDOT. Nichols stated the acceptance from IDOT will be required submittal with the final engineering submittal.

Chairman Hanson requested DR Horton review the possibility of extending the 119th Street left hand turn lane in their proposal. Bill Grieve raised safety concerns with people using the long turn lane to beat straight through traffic, but replied that if there is a way through the IDOT vetting process alter the plan, they will explore it.

PZC made a motion to extend the meeting until 11:30pm

Commissioner Athanikar inquired if the assumptions from the WikaDuke proposal were included in the Polo Club plan. Bill Grieve stated the site plan has accommodated the WikaDuke study by providing the necessary ROW.

Danielle Dash provided closing remarks.

PZC closed the public hearing.

Commissioner Hanson believes the project is better, but believes more work remains to be done to improve traffic surrounding the development and would like to see City Council get comfortable with this traffic data.

Commissioner Bansal does not find the alterations made to the project from the prior proposal are great enough to support. Wants the density to be reduced and does not feel the City is ready to take on the additional traffic increases provided with this proposal.

Commissioner Margulies finds the revised proposal has addressed his concerns in terms of density and traffic. Finds meaningful changes have

been made to the layout with this proposal and will be in support.

Commissioner Athanikar finds the petitioner has given an exceptional amount of attention to alleviating the prior concerns and is in support of the proposal.

- 6. 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 Commissioner Habel and seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approved PZC 18-1-22, rezoning the subject property located at 23450 and 23700 W 119th Street, Polo Club to R3A, Medium Density Multiple Family Residence District.

Aye: 6 - Athanikar, Fessler, Habel, Hanson, Margulies, Robbins
Nay: 1- Bansal
Absent: 2 - Van Someren, Losurdo

- 7. Consider a conditional use to establish the Preliminary Polo Club PUD for the property located at 23450 and 23700 W 119th Street (PZC 18-1-022) (Item 3 of 3)

A motion was made by Commissioner Habel and seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-22, a conditional use to establish the Preliminary Polo Club PUD for the subject property located at 23450 and 23700 W 119th Street.

Aye: 6 - Athanikar, Fessler, Habel, Hanson, Margulies, Robbins
Nay: 1- Bansal
Absent: 2 - Van Someren, Losurdo

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the December 4, 2019 Planning and Zoning Commission meeting.

A motion was made by Bansal, seconded by Fessler, accept. The motion carried by the following vote:

Aye: 7 - Athanikar, Bansal, Fessler, Hanson, Margulies, Habel, and Robbins
Absent: 2 - Losurdo, and Van Someren

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

11:14 P.M.