

2. Initiate a text amendment to designate restaurants as a conditional use within PUDs in the OCI district (CityGate West) - PZC 20-1-022 (Item 2 of 3)

A motion was made by Commissioner Bansal, seconded by Commissioner Athanikar to direct staff to initiate a text amendment to designate restaurants as a conditional use within PUDs in the OCI district.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

3. Consider rezoning the subject property from I District to OCI District for CityGate West; a conditional use to establish the CityGate West PUD and a preliminary PUD plat; a conditional use to allow multi-family residential on Lots 4 and 5; a conditional use to allow full service hotels on Lots 11 and 15; a conditional use to allow restaurants (subject to approval of Text Amendment) on Lots 1, 2, 6, 7, 8, 9, 12, 13, and 16; a conditional use to allow retail uses on Lots 4, 5, 12, and 13; and, multiple deviations to the Naperville Municipal Code for CityGate West - PZC 20-1-022 (Item 3 of 3)

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to reject the findings of fact as presented by the petitioner and deny the conditional use to establish a full service hotel and the associated deviations on Lot 11 of CityGate West finding that it neither meets the definition nor the intent of a full service hotel as further identified in the staff report.

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

Nay: 1 - Bansal

A motion was made by Chairman Hanson, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-022, with the exception of the conditional use for a hotel on Lot 11: rezoning the subject property from I to OCI; a conditional use to establish the CityGate West PUD and a preliminary PUD plat; a conditional use to allow multi-family residential on Lot 4; a conditional use to allow a full service hotels on Lot 15; a conditional use to allow restaurants (subject to approval of Text Amendment) on Lots 1, 2, 6, 7, 8, 9, 12, 13, and 16; a conditional use to allow retail uses on Lots 4, 12, and 13; and, multiple deviations to the Naperville Municipal Code as noted in the staff report, subject to the conditions identified in the staff report, for CityGate West.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

D. PUBLIC HEARINGS:

1. Conduct the public hearing for Naper Commons located on Lot 4 at the northwest corner of Naperville and Warrenville Roads, Naperville, PZC 20-1-086 (Item 1 of 3)

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

Russ Whitaker, spoke on behalf of the petitioner. Rob Getz, Derrick Martin, Scott Brejcha, Peter Pluskwa, spoke as experts on the case providing details on the proposal.

The meeting went into a 5-minute recess.

Christopher Morgat, Greg Sagen, Javier Millian and Joel Baldin finished the presentation speaking as experts on the case.

Chairman Hanson asked staff to expand upon the additional design elements requested, Williams pointed out the requirements specified in the code for a planned unit development. Commissioner Losurdo inquired if the petitioner is working with the Forest Preserve District on the issues they raised. Whitaker responded they will be meeting with the Forest Preserve District to address the recent concerns raised.

A motion was made by Chairman Hanson, seconded by Commissioner Losurdo to extend the meeting until 11:30 pm.

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

Public Testimony:

Chairman Hanson determined based on timing and speakers who have been waiting on the call to begin public testimony with speakers and if the hearing needs to be continued the written comments can be read into the record at that time. Pat Lord, City Attorney concurred.

James Butt, spoke against the roadway connection, requested more open space and raised several other concerns about the development.

Sean Carstens, spoke against the development with concerns on traffic generated, lack of open space, and decreased enjoyment of the forest preserve.

Robin Jones, spoke against the townhomes and requested a reduction in the number of units or additional buffering.

Jim Guzdziol, spoke against the current proposal requesting more open space.

Marty Fielder, spoke against the development and raised concern with the density and lack of green space.

Rebecca Rogers, spoke against the development concerned with road safety and lack of green space.

Julian Szucko, spoke against the density.

A motion was made by Chairman Hanson, seconded by Commissioner Richelia to extend the meeting to 11:45 pm.

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

Ted Berger, spoke against the current design and density.

Paul Kocan, spoke against the roadway connection and density requesting more open space.

Dean Grant, spoke against the roadway connection.

Jeff Banowetz, requested more open space be provided and to maintain some of the existing open space.

Mark Daniel, Attorney representing multiple people for Feldballe family, Jeff Banowetz and James Butt raised concerns for density, open space, roadway design, lot coverage, and stormwater.

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

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

Chairman Hanson summarized some of the requests made including a reduction in the density, extension of 39th street and accessibility of the street by pedestrian walkway, concerns with the berm to name a few. Chairman Hanson suggested the case be continued to a future meeting.

Russ Whitaker clarified the berm is on private Nokia property and agreed to a case continuance.

A motion was made by Chairman Hanson, Commissioner Richelia to continue PZC 20-1-086 to the February 3, 2021 Planning and Zoning Commission meeting.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

2. Consider Naper Commons Preliminary PUD and approval of a PUD Plat with deviations to reduce the required front yard setbacks, to reduce the required interior side yard setbacks, and to permit eaves encroachment over the side easements for Lot 4 of the subject property located at the northwest corner of Naperville and Warrenville Roads - PZC 20-1-086 (Item 2 of 3)
3. Consider a conditional use for single-family attached units for Lot 4 of the subject property located at the northwest corner of Naperville and Warrenville Roads (Naper Commons)- PZC 20-1-086 (Item 3 of 3)

G. NEW BUSINESS:

E. REPORTS AND RECOMMENDATIONS:

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

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

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

H. ADJOURNMENT: