



Meeting Minutes

Planning and Zoning Commission

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Wednesday, June 20, 2018

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

- Present** 8 - Manas Athanikar, Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Chairperson Kamala Martinez, and Bianca Morin
- Absent** 3 - Andrew Margulies, Rajveer Sokhey (Student member), and Veer Kaushik (Student Member)

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance from Section 6-2-10:2 to permit an existing pergola to remain in the required corner side yard at the subject property located at 2304 Spikehorn Ave, Naperville - PZC 18-1-023

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

Ginny Colburn spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

Chair Martinez and Commissioners Athanikar, Hanson, Losurdo, and Morin supported the variance request, finding there were limited other places to located the pergola within the yard.

Commissioners C. Hansen, Bansal and Fessler did not support the variance request, finding that the corner side yard is intended to remain open and that a hardship cannot be of the petitioner's own making.

**A motion was made by Losurdo and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-023, a variance to Section 6-2-10:2 to permit an existing pergola to remain in the required corner side yard at the subject property located at 2304 Spikehorn Avenue, Naperville**

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

**Nay:** 3 - Bansal, Fessler, and Vice Chair Hansen

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

1. Open and resume the public hearing for CityGate Centre North located at 2415 & 2416 Corporate Lane - PZC 18-1-029 (Item 1 of 4)

Chairwoman Martinez announced a change in the agenda. CityGate Centre North (PZC 18-1-029) would be heard as Items D.2 to D.4 under Public Hearings.

*The Planning and Zoning Commission made a motion to open and resume the public hearing for CityGate Centre North (PZC 18-1-029).*

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

Kenneth Witkowski, Calamos Real Estates, spoke on behalf of petitioner. The PZC inquired about the proposed parking in relation to the Calamos property. Witkowski responded that the garages support about 1,100 vehicles and are approximately 85% vacant on weekends. Calamos has a controlling stake in both properties and restrictive covenants were put in place during the purchase of the property. The petitioner would be open to a written shared parking agreement.

Public Testimony:

Richard Backer is a resident of Monarch Landing. Mr. Backer suggested increasing the landscaping and providing a berm along the west property line. Mr. Backer also raised concern with light trespass along the west property line.

Marscha Chenoweth is a resident of Monarch Landing and expressed concern regarding noise, light, security, and traffic. Both the Monarch Landing access to the property and the private drive could lead to trespassing on the Monarch Landing property.

The petitioner responded to the public testimony.

**PZC closed the public hearing.**

**The Planning and Zoning Commission supported the requests, finding the event center would increase activity and entertainment opportunities for Naperville residents. The PZC also noted the need for a written shared parking agreement.**

3. Consider rezoning the property located at 2415 & 2416 Corporate Lane from OCI (Office, Commercial and Institutional District) to ORI (Office, Research and Light Industry District) CityGate Centre North - PZC 18-1-029 (Item 2 of 4)

**A motion was made by Hanson and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, rezoning the property located at 2415 & 2416 Corporate Lane from OCI (Office, Commercial, and Institutional District) to ORI (Office, Research, and Light Industry District).**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

4. Consider a major change to the Monarch Landing PUD located at 2415 & 2416 Corporate Lane with deviations to reduce the amount of parking and the parking setback along Corporate Lane, CityGate Centre North - PZC 18-1-029 (Item 3 of 4)

**A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, a major change to the Monarch Landing PUD located at 2415 & 2416 Corporate Lane with deviations to reduce the amount of parking and the parking setback along Corporate Lane.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

5. Consider a conditional use for the property located at 2415 & 2416 Corporate Lane to permit an eating/drinking establishment as a part of a planned unit development, CityGate Centre North - PZC 18-1-029 (Item 4 of 4)

**A motion was made by Bansal and seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-029, a conditional use for the property located at 2415 & 2416 Corporate Lane to permit an eating/drinking establishment as a part of the planned unit development.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

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

*Vice Chair Hansen recused herself from the dais.*

Kasey Evans, Planning Services Team, gave an overview of the request.

Steve Bauer, attorney with Meltzer, Purtil, and Stelle LLC, spoke on behalf of petitioner.

The PZC inquired about age-targeted homes. Bauer responded that an age-targeted product is geared toward seniors and is achieved through housing size, the floor plan and programming of the space (number of bedrooms, closet space, first floor master) and covenants in the declaration (restrictions on basketball hoops, playsets, etc.). PZC also inquired about the height variance. Dennis Sullivan with SL Investments responded that the height variance is being request for aesthetics. Finally, the PZC inquired about the neighborhood meeting. Bauer responded that, as a result of the meeting, the landscape buffer was increased between townhomes and South Pointe by 5'.

*The Planning and Zoning Commission took a 10 minute recess.*

Public Testimony:

Michelle Marko, South Pointe, expressed concern regarding a potential special service area, stormwater pipelines, traffic density, and the age targeted product (should be age-restricted).

George Howard lives in High Meadow and is on the Board of Directors. Mr. Howard is concerned with cut through traffic and stated Book Road should be fully extended to Hassert Boulevard..

Fred Harms is the president of the HOA in High Meadow. Mr. Harms discussed cut through traffic and the Book Road extension plans.

Cally Larson is a Village Trustee in Plainfield. Ms. Larson requested the petitioner commit to an age-restricted development and to build the single-family detached homes first.

Karen Spangler is a South Pointe resident and a realtor. Ms. Spangler asked that the petitioner add more buffering between the subdivisions and improve the building materials on the single-family homes.

Steve Irmick is a resident of the High Meadow subdivision and asked the City review other alternatives to extending Book Road. Mr. Irmick is concerned with wildlife.

Chris Leshock lives in River Run and expressed concern with traffic, road alignments, landscaping, zoning, and parking.

Sean Schwartz is representing Wolf Creek and Sterling Estates, which are located immediately south of the Polo Club across 119th Street. Mr. Schwartz recommended the petitioner develop the property with age-restricted units.

Beth Quint is representing Wolf Creek and Sterling Estates. Ms. Quint voiced concern with traffic and safety as her neighborhood only has one access point.

Guy Moser has lived in Wolf Creek since 119th Street was a gravel road. Mr. Moser discussed traffic and road alignment.

Lorrie Williams is a 10 year resident of Sterling Estates and finds that multi-family homes are not complimentary to the area. Ms. Williams also raised concern regarding the school district and zoning.

Brenda Morse requested the PZC table the request to allow residents more time to address their concerns with petitioner.

Julie York lives in South Pointe and requested clearly communicated timelines from the developer regarding the removal of the barn on the subject property.

Thomas Sellers lives in High Meadow and is concerned with the Book Road plans and wildlife.

Mr. Shepard lives on property that abuts the Book Road extension. Mr. Shepard voiced concern regarding the impact on the Forest Preserve and the DuPage River.

Glenn Fuller lives in South Pointe subdivision and noted that not a single

concern from the neighborhood meeting was incorporated into the plans.

Scott Kosak expressed concern that Wild Timothy will become a cut through. Mr. Kosak also discussed the Book Road extension, policing, and safety.

Jeff Maxick expressed concern about the cut through traffic on Hawkweed.

James Urso discussed cut through traffic, safety, zoning, and the public hearing notice process.

Tiffany Broadstreet stated that the plan impacts the Plainfield school district.

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

Dan Miller lives in Anderman Acres and spoke about potential flood impacts. Mr. Miller recommended extending Farmstead Park south to alleviate flooding.

Mike Murray stated that communication on the project has been lacking. Mr. Murray also spoke about crime, home values, and traffic.

Glen Paradise concurred with the other speakers regarding the traffic issues and safety.

Lisa Paradise is concerned with safety and the Book Road extension plans.

Dave Pastrick has lived in Naperville since 1984 and is concerned with cut through traffic and the Book Road extension plans.

Bruce Brown is a Sterling Estates resident of 40 years and stated that Book Road needs to be extended to Hassert.

The Planning and Zoning Commission discussed continuing the case and provided the petitioner feedback regarding the PZC 18-1-022. PZC discussed reducing the density of the project and providing a transition in zoning near the South Pointe Subdivision (i.e. R1A adjacent to R1A). The PZC also encouraged the petitioner to have a series of forums with the residents as well as conversations with Naperville police and fire and school district 202.

**A motion was made by Bansal, seconded by Hanson to continue the public hearing for Polo Club (PZC 18-1-022) to the July 18, 2018 Planning and Zoning Commission.**

**Aye:** 7 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Chairperson Martinez, and Morin

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

**Recused:** 1 - Vice Chair Hansen

## **F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the June 6, 2018 Planning and Zoning Commission meeting.

**A motion was made by Bansal, seconded by Fessler to approve the minutes of the June 6, 2018 Planning and Zoning Commission meeting.**

**Aye:** 7 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Chairperson Martinez, and Morin

**Absent:** 1 - Margulies, Sokhey (Student member), and Kaushik (Student Member)

**Recused:** 1 - Vice Chair Hansen

**H. ADJOURNMENT:**

11:21PM