



Meeting Minutes

Planning and Zoning Commission

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Wednesday, December 19, 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, Andrew Margulies, Chairperson Kamala Martinez, and Bianca Morin

**Absent** 1 - Anthony Losurdo

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing regarding the property located at 5S241 and 5S255 Tuthill Road (KLA Schools) - PZC 18-1-101 (Item 1 of 3)

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

Patti Bernhard, attorney with Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan, and Bernhard, Ltd. spoke on behalf of the petitioner. Selvei Rajkumar with KLA Schools also spoke as the petitioner.

The PZC inquired about the fencing on the south property line. Bernhard responded that a fence is provided; landscaping will also aid in screening.

Public Testimony:

Rachel Bonza has children that attend KLA Schools Plainfield and supported the request.

Brad Heditch stated that quality daycare is not available everywhere and that the project is very important to the community.

Michael Siurek is the property owner and is supportive of the project. Mr. Siurek was involved in the Plank Road Study and stated the request is appropriate for the area.

Ken Struchil raised concern with increased traffic on Tuthill, as well as water run off from the subject property. PZC inquired about proposed off-site improvements and detention. Phil Tartaglia, Engineering Services Team, responded that sidewalk will be installed, as well as some curb, and a street light on the opposite side of Tuthill. The proposed underground detention is sufficient for the site.

Andrew McRee has children that attend KLA Schools Plainfield. Mr. McRee spoke of the importance of early childhood education and supported the request.

The petitioner responded to the public testimony.

PZC closed the public hearing.

PZC found the project to be a low impact use that will be consistent with the Plank Road Study and supported the requests.

- 2. Consider rezoning the subject property located at 5S241 and 5S255 Tuthill Road to OCI upon annexation (KLA Schools) - PZC 18-1-101 (Item 2 of 3)

**A motion was made by Hanson, seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-101, rezoning the subject property located at 5S241 and 5S255 Tuthill Road to OCI (Office, Commercial and Institutional District).**

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

**Absent:** 1 - Losurdo

- 3. Consider a variance from Section 6-9-2:4 to allow parking facilities in the required front yard setback in the OCI zoning district (KLA Schools) - PZC 18-1-101 (Item 3 of 3)

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-101, a variance to allow parking facilities in the required front yard in OCI for the subject property located at 5S241 and 5S255 Tuthill Road, Naperville.**

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

**Absent:** 1 - Losurdo

- 4. Conduct the public hearing to consider a major change to the Naperville Crossings Planned Unit Development in order to rezone Lots 9 and 21 from B2 (Community Shopping Center District) to R3 (Medium Density Multiple Family Residence District) for the subject property located north of Anna Marie Lane and west of Showplace Drive (PZC 18-1-103)

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

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Jan L. Schultz, with First National Bank of Brookfield and Shamus Conneely, with John Greene Commercial Real Estate also spoke on behalf of the petitioner.

The PZC inquired about the previous residential development on the property. Rosanova responded that the Tapestry Apartments stimulated commercial development at Naperville Crossings; future residential on this site will stimulate

commercial development on 95th Street.

Public Testimony:

Richard Lubtin discussed traffic and the high accident rate at Route 59 and 95th Street.

Mark Risin discussed concerns with the school district and potential school funding.

Audrey Clair stated that the property is suitable for medical or office uses. Ms. Clair also expressed concern with adding more students to District 204.

Ari Rosenthal requested the PZC deny the rezoning until a site plan has been provided.

The petitioner responded to the public testimony.

PZC closed the public hearing.

PZC was supportive of the request for rezoning, finding that the property was underperforming while commercially zoned.

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-103, a major change to the Naperville Crossings PUD in order to rezone Lots 9 and 21 from B2 to R3 for the subject property located north of Anna Marie Lane and west of Showplace Drive, Naperville.**

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

**Absent:** 1 - Losurdo

5. Conduct the public hearing for Leigh Subdivision located at 5S275 and 5s311 Naperville/Wheaton Road, to consider rezoning to R3A upon annexation in accordance with Section 6-3-7 (PZC 18-1-114)

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

Matt Goodman, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony:

Ken Struchil stated that the proposed 50' wide lots did not fit in with the character of the subdivision and raised concern regarding water and sewer. The PZC inquired about the zoning of the surrounding property. Goodman responded that the residential properties to the south are zoned R3 in DuPage County. Jim Caneff with Roake & Associates reviewed the proposed water and sewer alignment.

PZC closed the public hearing.

PZC supported the request, finding R3A zoning to be consistent with the Comprehensive Plan.

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-114, rezoning the subject property located at 5S275 and 5S311 Naperville/Wheaton Road to R3A upon annexation.**

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

**Absent:** 1 - Losurdo

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the December 5, 2018 Planning and Zoning Commission meeting.

**A motion was made by Bansal, seconded by Fessler to approve the minutes of the December 5, 2018 Planning and Zoning Commission meeting.**

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

**Absent:** 1 - Losurdo

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

Secretary Bruce Hanson wished everyone Happy Holidays and Happy New Year.

**H. ADJOURNMENT:**

9:24PM