

use for additional parking. A reciprocal easement agreement allows shared parking among the Loaves and Fishes property and Urban Air. Mr. Havala has concerns regarding overflow parking. The PZC inquired about the number of spaces on the Loaves and Fishes site and peak times. Havala responded there are 162 spaces and they are usually full.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests, finding it to be a great project for Naperville. The Commission requested that the petitioner continue to work with Loaves and Fishes regarding the parking concerns but noted that this project is a standalone request with a parking study.

A motion was made by Vice Chair Hansen and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-125, a conditional use for an amusement establishment and a variance to reduce the required amount of off-street parking at the subject property located at 1931 to 1935 Glacier Park Avenue, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

10. Conduct the public hearing regarding the property located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 1 of 3)

The Planning and Zoning Commission took a 10 minute recess.

Vice Chair Hansen recused herself from the dais.

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

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

The PZC also inquired about the Park District and School District review of the project. Whitaker responded that they talked to both District 204 and the Park District in the Spring. 204 is neutral on the project. The petitioner will be contributing to improvements on the Frontier Park site for the Park District.

Public Testimony:

Jack Watson is a resident of Crestview Knolls and raised concerned with the proposed OCI zoning. Mr. Watson also discussed traffic.

Kevin Patti is a resident of Crestview Knolls. Mr. Patti discussed flooding and asked the City to collaborate with developer for additional flood prevention. The PZC asked staff about the flooding. Lu responded that the Crestview Knolls subdivision was designed to carry the overland flow through the street. Whitaker reviewed the drainage map for the current property and the proposed subdivision. Whitaker noted that they are significantly reducing the water runoff

from the subject property and that it is not the obligation of the petitioner to fix the stormwater problem at Crestview Knolls.

Joe DiBernardo is a resident of Wheatland South and stated that he welcomes growth in Naperville. Mr. DiBernardo discussed water, grading, a buffer along Wheatland South, and construction timing.

Paul Mosher is resident of Crestview Knolls and raised concern with the School District and traffic.

Audrey Clair acknowledged that Pulte met with SHOW but noted she was unaware they were appearing before PZC tonight. Ms. Clair stated that she is representing Prairie Crossing and that they would prefer a mixed use development on the site.

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

Paul Michand discussed flooding, traffic on 103rd, access points on 103rd, and park sites.

Annick Maenhout lives in Crestview Knolls and raised concerned with speeding on Falcon.

Ari Rosenthal is the president of the Ashbury HOA and a member of SHOW. Mr. Rosenthal stated that he believes that 8 to 10 acres of the site should remain commercial and that there is still a demand for senior housing.

Doug Haddad is a member of SHOW. Mr. Haddad posted a survey online and received an overwhelming amount of negative comments. Mr. Haddad recommended tabling the request until more input is received.

Clinton Roberston is a resident in Wheatland South and he stated that he supports the request. Mr. Robertson voiced concern with traffic along Book Road.

Karen Formulka raised concern with her well and septic during construction.

John Hoser is a resident of Crestview Knolls and noted he concurs with his neighbors on concerns with traffic and flooding.

The Planning and Zoning Commission made a motion to extend the meeting to 11:45pm.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission made a motion to extend the meeting to 12:00am.

The Planning and Zoning Commission supported the requests, finding that the

requests met the standards for granting a rezoning and the standards for granting variances.

- 11. Consider rezoning a portion of the property located at the northeast corner of Route 59 and 103rd Street to OCI (Office Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low-Density Multiple-Family Residence District) upon annexation (Wagner Farm) - PZC 18-1-087 (Item 2 of 3)

A motion was made by Fessler and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-087, rezoning a portion of the subject property located at the northeast corner of Route 59 and 103rd Street to OCI (Office, Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low Density Multiple-Family Residence District) upon annexation.

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

Absent: 2 - Athanikar, and Margulies

Recused: 1 - Vice Chair Hansen

- 12. Consider a variance from the sign code to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 3 of 3)

A motion was made by Losurdo and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-087, a variance from the sign code to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel located at the northeast corner of Route 59 and 103rd Street, Naperville.

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

Absent: 2 - Athanikar, and Margulies

Recused: 1 - Vice Chair Hansen

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the October 17, 2018 Planning and Zoning Commission meeting.

A motion was made by Losurdo and seconded by Fessler to approve the regular meeting minutes of October 17, 2018.

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

Absent: 3 - Athanikar, Vice Chair Hansen, and Margulies

- 2. Approve the minutes of the November 5, 2018 Planning and Zoning Commission meeting.

A motion was made by Bansal and seconded by Hanson to approve the regular meeting minutes of November 5, 2018.

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