



**NAPERVILLE PLANNING AND ZONING COMMISSION
APPROVED MINUTES OF APRIL 15, 2015**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON MAY 6, 2015**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Gustin, Martinez, Messer, Crawford, Hastings
Absent: Williams, Hansen, Frost
Student Members: None
Staff Present: Planning Team – Kasey Evans, Allison Laff
Engineer – Pete Zibble

B. Minutes

Gustin noted that page 5 of the minutes should be amended to delete an extra word. Following this amendment, the PZC made a motion to approve the minutes of the April 1, 2015 Planning and Zoning Commission meeting, as amended.

Motion by: Coyne
Second by: Hastings

Approved
(6 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 14-1-146
Atwater Subdivision**

The petitioner requests rezoning to R2 (Single-Family and Low Density Multiple Family Residence District); a Conditional Use for a Preliminary Planned Unit Development (PUD); and any requisite zoning and/or subdivision deviations or variances associated with the project.

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

Planning and Zoning Commission inquired about:

- Gustin – the prior zoning of the area is R4 - what uses does this allow? Evans noted that multi-family, including apartments, is permitted in R4. Similar uses are also allowed in R3A.
- Coyne – is it staff's opinion that the proposed stormwater management systems will benefit not only the subject property but also the

surrounding developments? Evans- yes. Will traffic be made worse as a result of the proposed development? Zibble – additional traffic generated from this development will have no noticeable impact on adjacent neighborhoods.

- Martinez – how will stormwater differ following development of this site? Zibble – the petitioner’s consultant will address further, but based on the improvements required per ordinance, the downstream properties will benefit from the stormwater facilities proposed in this development.
- Coyne – please clarify why the traffic would have no noticeable impact on adjacent properties? Zibble – per the completed traffic analysis, it is estimated that 4,000 trips will be generated by this development per day. During the peak hour, this equates to approximately 400 cars in and out. When these trips are divided over the number of access points into the development, it is only approximately 50 additional trips during the peak hour per access point, which is nominal.

Mark Mastrorocco, Pulte Homes, East Golf Road, Schaumburg, IL, spoke on behalf of the petitioner:

- Modifications have been made to the previously proposed site plan based on resident and PZC testimony.
- As proposed, Atwater is a low-density single-family community (1.48 units/acre – 303 detached single-family homes on 204 acres).
- Maintenance-free units will be offered to address a fast growing demand in the City of Naperville (empty-nester demographic).
- The result will be a multi-generational community in which new homeowners are living in the same development as empty-nesters.
- 54% of the property will be dedicated as open space. This open space (excluding the parks being donated) greatly exceeds that required by City code. In addition, the quality of the open space is far greater than exists today.
- Water quality will be improved as a result of required BMPs, which will have a positive ecological benefit.
- Atwater will provide stormwater and traffic improvements for the area. This development will follow and exceed DuPage County stormwater ordinance requirements.
- The traffic study was broadened to evaluate a larger impact area; the proposed improvements will mitigate the traffic generated by the Atwater development.
- Proposed changes from previous proposal: installation of a left-turn lane along Diehl Road into the development; installation of a traffic signal along Diehl Road; 20% more stormwater volume than required by ordinance; access point added to Shore Road.
- In addition, all previous variance requests have been eliminated, including the previous side yard setback and cul-de-sac length variance requests. The elimination of these requests resulted in a reduction in total number of lots and the dedication of additional park space.

Peter Pluskwa, Cemcon, 2280 White Oak Circle, Aurora, IL, provided an overview of the land development requests:

- Proposal includes downzoning of the property from currently multi-family designation to a single-family classification (R2).
- Approximately 37 acres of wetlands have been preserved with proposed development.
- Proposed development complies with all R2 zoning requirements, including lot size, lot width, and required setbacks. Proposed density (1.48 units/acre) is significantly less than the 7 units/acre permitted by the R2 zoning.
- 110.9 acres of common open space or 53.4% of overall acreage of subject property (significantly greater than the 25% common open space required by code); an additional 7.3 acres of park space will be dedicated and the remainder of the required park donation will be met with a cash contribution.
- Walking paths will be constructed to Naperville Park District standards; passive open space will include seating and look-out areas.
- The school donation will be met with a cash contribution.
- The proposed development complies with the recommendations of the comprehensive plan, all standards for rezoning, and either meets or exceeds all R2 and PUD requirements.

Luay Aboona, KLOA, 9575 West Higgins Road, Rosemont, IL provided an overview of the traffic analysis:

- Firm was retained to conduct a traffic analysis based on concerns raised at the previous PZC meeting. The study was reviewed and revised based on staff comments.
- Three conditions were analyzed: pre-Route 59 construction, conditions during construction, and post-construction conditions following completion of the Atwater development.
- Reviewed morning (6:45-7:45 a.m.) and evening peak hours (4:45 – 5:45 p.m.).
- City provided daily counts to KLOA for the analysis; 1,800 trips per day along Campbell Drive. Additional counts were taken by KLOA along Campbell for 3 consecutive days: Thursday, Friday, and Saturday. This provided KLOA with an order of magnitude for traffic along this roadway.
- Additional intersections were included in the expanded study. When the study was conducted, many lanes were reduced due to Route 59 construction.
- There is a cut-through traffic issue currently through Longwood Manor due to construction. The traffic today has double as compared to July 2011, and as a result, drivers are seeking alternative routes to avoid congestion and certain intersections.
- Route 59 traffic counts have reduced during construction as a result of drivers avoiding this roadway.
- Provided an overview of the different roadway classifications (major arterial, collector, neighborhood connectors, and local streets) within the area, which are based upon the City's approved Master Thoroughfare Plan. Many streets within Longwood Subdivision are classified as neighborhood connectors, which by design, can accommodate up to

5,000 trips per day. Currently, the traffic being carried on Campbell is lower than the maximum allowance (although still higher than pre-construction levels).

- The proposed Atwater improvements will greatly improve roadway conditions and encourage drivers to stay on Route 59 (vs. seeking alternative routes through local subdivisions).
- Fairway Drive will have a direct connection to Diehl Road, as will the new access from Shore Road. In addition, the signal proposed at Diehl & Country Club Road will improve conditions.
- With the proposed improvements, there will be no advantage for future Atwater residents to cut-through Longwood Subdivision to reach Route 59.
- Installation of the traffic signal at Diehl & Country Club Boulevard will help to alleviate any immediate construction traffic related to Atwater, as well as ease any additional trips generated by Atwater upon completion.
- Increasing stacking lane length onto Fairway Lane from North Aurora Road.
- Cumulative impact of all proposed traffic improvements (within and approaching Atwater, as well as along North Aurora Road and Route 59) will help to better existing conditions and accommodate traffic in the long-term.
- Gustin asked about proposed improvements to North Aurora Road heading west to the City of Aurora. Zibble noted that those improvements are proposed to occur 3-4 years from now.
- Overall, no detrimental impact to existing residents and existing problems will be alleviated by the proposed improvements.
- Coyne – IDOT approval required for any of the roadway improvements? Zibble noted that IDOT approval would only be required for work within Route 59 right-of-way.

Matt Worline, Cemcon, Ltd., 2280 White Oak Circle, Aurora, IL provided an overview of the stormwater management systems proposed:

- Work began on this project in December 2013. Cemcon has been meeting with the City and DuPage County since this time. 4 pre-application meetings have been held with the County.
- Proposed improvements: overview of existing lakes vs. proposed facilities. DuPage County does not allow for any worsening of conditions; proposed release rates always end up being lower than existing.
- All proposed lakes will be wet-bottom and will be created by excavating below grade (which helps to gain stormwater volume). These basins will be naturalized to gain stormwater quality benefits.
- Stormwater highlights: project will provide 23% more detention volume than required by ordinance and 36% more floodplain volume than required by ordinance. The overall impact is 28% more volume than required by ordinance (19.4 acre-feet).
- Improvements will result in peak flow rate reductions, including a 22% average flow reduction for the historic storm series and a 39% reduction in the 100 year event peak flow from the site. These rate reductions will

directly benefit the properties adjacent to and downstream from this development.

- Other design improvements: use of BMPs, naturalized facilities promote filtering and infiltration, bank stabilization to reduce soil erosion, and native buffer plantings to reduce rainfall and runoff.
- Gustin asked for clarification regarding the range in peak flow rate reduction noted (7% - 39%). Worline noted that the range is dependent on the size of the event.
- Messer asked if the floodplain would be revised as a result of this project. Worline noted that the floodplain is currently mapped as Zone X which is non-regulatory and does not require flood insurance. Even following map updates currently being undertaken by the County, the area will remain Zone X. If amended in the future, this effort is best undertaken by the County using data provided by Cemcon through this development proposal. At the request of Gustin, Worline provided further details regarding the Zone X classification. Worline re-confirmed that flooding conditions will be improved as a result of the proposed development.

Kathy West, Dommermuth, Cobine, and West, et. al, 111 E. Jefferson Avenue, Naperville, IL provided an overview of the open space requirements:

- Provided an overview of the difference between park contribution and common open space.
- Provided an overview of the historical manner in which the golf course served as a park donation credit for some units of Country Lakes totaling an approximately 11.6 acre credit.
- Pulte has agreement with Naperville Park District regarding improvements to be made within the development in order to account for the previous credits made historically.
- Provided an overview of open space provided historically within the varying units of Country Lakes, as well as the proposed open space within the Atwater Subdivision.
- Noted that the golf course was never intended to satisfy open space requirements within the development.
- Coyne asked if any home renderings are available for proposed homes. Mastrococco provided an overview of the proposed home elevations, which vary based on proposed home size and design.
- Gustin asked for clarification regarding the open space historically provided through the units. West indicated that all developments were required to meet both open space and park contribution requirements. Some units reduced their park donation requirements through the golf course; but all developments either met or exceeded the minimum open space required within their units. West confirmed that Pulte will make improvements to address the prior 11.64 acre credit due to the golf course and that the Park District is satisfied with these improvements.

Greg Sagen, Signature Design Group, 132 North Washington Street, Naperville, IL provided an overview of the proposed open space and amenities:

- Current golf course is not public; furthermore, it is an older, dated golf course that is of declining quality.

- Proposed open space will be open to the public and maintained at a high quality.
- Forest Preserve District provided comments on species types, etc. The requested revisions have been incorporated into the current design.
- Post construction, entire area will be fully improved, professionally maintained, and include new landscaping, fountains, signage, and buffering. The view will be significantly improved along Diehl Road and will serve as a better gateway into Naperville and the existing residential communities.
- Any proposed residential lots abutting existing neighborhoods or abutting streets will receive a buffering treatment, including landscaping and trees. These buffers provide a mutual benefit to both existing and future residents. Three levels of buffers are provided: Type A, Type B, and Type C (enhanced lot landscaping) – all depending on location.
- Proposed improvements will include 3.8 miles of trail systems built to Naperville Park District standards. These improvements will upgrade the current wetland features to become a usable feature. Interpretive signage will be included to provide background on wetland improvements.
- Perpetual maintenance and use of the trail system will be ensured through an easement that will be granted over it.
- Gustin – is the existing pond going to be deepened? Sagen responded that the edges of the pond will be improved to stabilize and also include native plantings, but there is no plan to dredge the existing pond. Sagen also noted that many existing “farmed” or “turfed” areas will be transitioned to native plantings to help with stormwater benefits.
- Gustin – During a storm, Lake 1 sometimes overflows making Country Club Boulevard impassible. How will this be addressed? Worline noted that this lake will be slightly lowered, but this will not completely eliminate the problem. The roadway pavement can sometimes be raised to address this problem. Zibble noted that there are no current plans to address this, as many roads throughout the City hold water during a storm event, but it can be reviewed if necessary.
- Gustin – will bubblers be included in the pond to prevent algae? Sagen indicated that there are several options that could be used to address this and it will be dependent on the depth of the pond, as well as aesthetic considerations.

Mark Mastrorocco concluded the petitioner’s presentation by summarizing improvements made to the plans and the outreach efforts that have been undertaken since the last time this case was considered by the PZC.

Public Testimony:

Nancy Chandler, Naperville Housing Partners, Fairways of Naperville:

- Referenced comprehensive plan which shows the subject property as open space. Believes neighborhood is saturated with townhomes, apartments, and single-family homes. The proposal will result in the removal of the open space.
- 93 residents have submitted a petition in objection to the reduction of

open space.

- Gustin – who owns the open space? Chandler indicated that it is the property of the golf course.

Marybeth Bittel, 912 Genesee Court:

- She is a former Pulte customer from Bartlett. None of her comments are directed at the developer, but rather at the development.
- Showed a picture of the Enclave at Country Lakes noting that several cars are parked on street in her neighborhood, making it difficult to drive along Fairway Drive.
- Referenced City's proposed Hang Tag program to address on-street parking problem.
- Noted the overall situation as an example where the developer believed a development would work, but hasn't.
- Concerned that her visibility to the rear yards of the proposed properties would be increased due to her location in a 3rd story unit. She is hopeful that the proposed landscaping buffer will include tall trees to limit visibility.
- Feels that the development was allowed under the assumption that the open space would be retained. Believes that the current proposal is counter to that original plan.
- Questioned if the stormwater facilities are counted towards the required open space calculation.
- Believes the neighborhoods and residents are being burdened by the constant and ongoing construction projects.
- Gustin – does the Enclaves HOA have rules and regulations pertaining to on-street parking? Bittel was told by her HOA that there was nothing they could do to force people to park in their garage; she contacted the City who discussed the hang tag program.
- Laff provided an overview of the parking regulations (i.e., on-street parking prohibited overnight) and potential solutions (text amendment to require on-street parking for new townhome developments and pilot hang tag program).
- Martinez recommended that Bittel contact her HOA to address this issue.

Michael Bittel, 912 Genesee Court:

- When purchased unit, was told by realtor that the open space would be preserved through the PUD. Paid a premium for unit and believes that the premium will no longer exist following this development.
- Concerned with timing of peak hours for traffic study; believes it doesn't capture commuting times of all area residents.
- Does not believe that the additional trips could not impact traffic congestion in the area. Adding additional units to this area cannot help traffic. Fairway Drive cannot be expanded in the future if traffic becomes an issue.
- Open space is precious. He does not want to lose it.
- Gustin – since golf course is privately owned, why would he make the assumption that it could never be used otherwise? Bittel noted that this assumption was largely based on his realtor's information.

- Entered an additional number of signed petitions into the record.

Andrew Haracourt, 5S250 Stewart Drive, Naperville:

- Supports development, primarily due to what this property could become otherwise.
- Golf course is currently underperforming and is not properly maintained.
- Golf is a declining sport and many more golf courses are closing rather than opening.
- Could property be developed with R3A or R4 uses without necessitating further approval from the City?
- Many have noted that they want the property to remain as open space, however, the Park District and Forest Preserve District are not interested in the purchase of this property. If purchased by the residents, ongoing maintenance responsibilities would be burdensome.
- Maximum open space required from City's PUD ordinance is 35% and the proposed development provides far more open space than this minimum.
- The proposal will provide great housing stock and improved park spaces.
- Pulte has been receptive to all concerns raised to date and has been a great neighbor so far.

Jennifer Ganser, 5S520 Stewart Drive, Naperville, IL:

- Urban planner by profession for 13 years.
- Resident of Longwood Subdivision and owns other property in Naperville.
- Reviewed the petition based on urban planning background. Pulte has addressed ordinance requirements, as well as concerns raised by neighbors.
- Minimum open space exceeds ordinance requirements. Current golf course should not be considered open space as it cannot be accessed by the public unless a fee is paid. It is not a park.
- Current petition provides better open space and reduces density below what is currently allowed. All zoning requirements will be met.
- Believes traffic has been addressed above and beyond the boundaries of this development.
- Flooding and stormwater are not land use or PZC issues to consider; however, they have been addressed by Pulte regardless. Quality and quantity have been improved above and beyond code requirements.
- Current golf course property owner has no obligation to make these improvements.
- Excited about biking, walking, and running trails (her home backs up to the existing golf course). Excited about true open space, not just the existing view.
- Supports petition.

Ruth Shehan, 30W451 Fairway Drive, Naperville, IL:

- Showed picture of existing view from back yard. Understands that the golf course is private property; however, believes that the original

developer sold units adjacent to the golf course at a premium given their adjacency. Believes that this premium continues to exist for homes adjacent to the golf course.

- Concerned about quality of life and property values resulting from continued construction.
- Coyne – how long will construction last? Mastrococco – 100 units to be sold per year, equating to a 3.5 year construction period.
- Gustin – City has construction/noise regulations pertaining to allowable days/hours for construction.

Bronwyn Smith, 4S783 Pinehurst Drive, Naperville, IL:

- Golf course provides views, stormwater management, home to wildlife, and serves as a density control.
- Infrastructure cannot accommodate the number of homes proposed with the development, including existing roadway network.
- Cut-through traffic was occurring through the Longwood Subdivision prior to Route 59 construction because it offered access without requiring a traffic light.
- Bussing of children will increase because there are no schools in the immediate area.
- Supports trails and bike paths proposed. Why wouldn't they be donated to the Park District? Does appreciate that an easement will be provided over the trail.
- Would like a further reduction in the number of homes proposed.

Janet Simmons, 30W359 Oakmont Drive, Naperville, IL:

- Backs up to Country Club Drive.
- Takes exception to finding in the petition that the proposed development will not have a substantial impact on the existing property due to traffic impacts. During her meetings with Pulte, she proposed two access points and a traffic light onto Shore Road to further alleviate traffic but these recommendations were not fully considered.
- Table 4 of the traffic study – why is traffic light supported at Country Club Boulevard (Level E) but not on Shore Road (also Level E)?
- Visibility concerns on Shore Road due to commercial traffic and topography of the land.
- Gustin – who owns Diehl Road & Shore Road? Zibble – City of Naperville. Staff will review information available, collect data if needed, and conduct a warrant analysis to determine if a signal is needed at Shore Road. Staff can additionally conduct a sight-distance study to ensure adequate visibility at this intersection.
- Believes development is still too dense.

Heather Bejdc, 30W304 Argyll Lane, Naperville, IL:

- Believes Pulte did address many concerns, but doesn't understand why every green space in the City needs to be developed.
- Too many high density apartments in the area.
- Likes the walking trails but won't use them due to safety concerns and

surrounding residents.

- Doesn't believe that the stormwater facilities should be counted towards open space since they offer no recreational use.
- Any plans to dredge the existing lakes, at minimum to remove golf balls? Noted that the EPA recommends dredging ponds every 10-20 years and believes this has never been done to date.
- Concerns with existing traffic and worsening effect result from proposed development. Strongly disagrees with the traffic assumptions that these problems will be alleviated with the completion of Route 59 construction. Concerns that most recent traffic counts on Campbell were conducted over spring break.
- Questioned stormwater assumptions. Jim Healy, DuPage County Board member indicated that stormwater will never fully be addressed in this area.
- Hastings – questioned if the speaker is disputing Matt's expertise that finds that the stormwater will be improved with the development? Speaker noted that she is hopeful that he is right, but is skeptical given prior experiences and efforts by the Naperville Township and DuPage County.
- Messer – noted that he lives on Huffman Street and has experienced the benefits of infrastructure improvements made upstream from him.

Colin Gavin, 30W163 Briar Lane, Naperville, IL:

- Former Enclave resident as well.
- Professionally he works in disaster recovery and is concerned that things may get worse because you can never fully remediate the risk. Once Pulte is gone, the residual risk will be transferred to the homeowners.
- Would like to understand what could go wrong.
- Applauds the changes that Pulte has made, but still believes it is too dense for the area.

Ed Augustin, 30W324 Argyll Lane, Naperville, IL:

- 1996 storm: intersections flooded which made it impossible to leave the neighborhood.
- Believes that the 3.5 year construction schedule is optimistic as it assumes a large number of home sales per month (which will be especially tough given the price point).
- Coyne – do you not agree with the petitioners and City engineer's findings that stormwater will be improved? Speaker noted that he believes that the reports are sometimes more optimistic than they should be.

Kristen Hogsed, 5S514 Gordon Terrace, Naperville, IL:

- Lives adjacent to the 7th hole fairway where many of the stormwater improvements will be made and walkway will be installed.
- Believes area seems too small to accommodate all of these improvements.
- Feels that there are too many unknowns to support this petition at this time, including traffic impacts.

- New development should be focused on the areas that are already zoned for residential development.
- Questions – HOA responsibility to maintain the walking paths – who is going to ensure that this happens? This is a big undertaking financially. What happens if they can't maintain them? Will the walkways be considered private land? What if HOA decides that they don't want the paths accessed by all?

Wanda Wohead, 2019 Maplewood Circle, Naperville, IL:

- Moved to Country Lakes in 1992. Concerned that there was no public park in vicinity.
- 2002 – Country Lakes park was planned. She was a member of the planning committee. The Park District indicated that park space was limited in this area of the City because the Forest Preserve was planning on buying the golf course and then would do a land swap with the Park District. Park District indicated that the golf course served as their open space.
- Current open space contributes to quality of life. Proposed development will result in increased traffic, litter, noise.
- Concerned with “peak hours” used for traffic analysis. Believes this doesn't accurately represent the traffic situation.

Cher Martin, 5S022 Spyglass, Naperville, IL:

- Feels that flooding will get worse as a result of this development.
- Vehicle and train traffic is tremendous.
- Opposed to the development. Agrees that the golf course has gone downhill, but it's still beautiful.

Kathy Smith, 30W241 Country Lakes Drive, Naperville, IL:

- 25 year resident.
- Was able to close Bunker for 15 years for a block party, but hasn't been allowed to for the past 5 years due to high traffic volumes. If this is the case, how can traffic be managed with the new development?
- 1528 apartments in the immediate vicinity. Pulte will put up a berm and a row of houses and then the open space. This will eliminate any benefit of the open space to the existing residents.
- With existing and proposed construction, they will have lived through 7-10 years of construction.

Pam Peterson, 5S373 Stewart Drive, Naperville, IL:

- Many of her points have already been covered by other speakers.
- Provided overview of the overall Country Lakes PUD, including type and location of units.
- Since expiration of Annexation Agreement, additional dense multi-family developments have been constructed.
- Extensive variances have been granted over time to allow for denser developments based on the golf course open space.
- Showed pictures of the existing area, primarily related to stormwater

concerns.

- Coyne – do you not agree with the petitioner and staff finding that stormwater will be improved? Speaker has concerns based on past experiences of unfulfilled improvements.
- Gustin – has there been any discussion of the homeowners in the area purchasing the golf course? Speaker noted that the comprehensive plan designates the golf course as open space.

Denise Sandoval, 35W135 Allister Lane, Naperville, IL:

- If development does occur, the HOA covenants need to ensure long term management of the natural planting and stormwater areas because they are so important.
- Speaker contacted the Conservation Foundation for advice; they offered to review the proposed covenants to make sure that all concerns are addressed.
- Sustainable features: permeable pavement, more native plantings, etc. These features should be offered to future Atwater homeowners, because they would be a great amenity and improvement to the stormwater management system.

Sheri Pacchiano, 5S026 Spyglass Court, Naperville, IL:

- Townhome faces 10th hole of the golf course.
- Showed pictures of adjacent property from August 17, 2014.
- Indicated that they paid a premium for their property given adjacency to the golf course.
- Concerned about wildlife, traffic, stormwater, safety, pollution, noise.
- Vehemently opposed to this development.

Motion to extend the meeting to 11:30 (motion: Coyne; 2nd: Messer) - unanimously approved.

Nick Garapolo, Corner of Argyll and Glen Ellyn, Naperville, IL:

- How will the addition of 300 homes impact our children's education?

Mark Anderson, 930 Genessee Court, Naperville, IL:

- President of the Enclaves HOA, but speaking as a resident.
- Encouraged homeowners of the Enclave to be open about development – there are positives and negatives. Only a small fraction of the homes in the Enclaves abut the golf course (speaker's unit abuts the golf course).
- Community will continue to be popular, regardless of this development, due to proximity to the train station.
- Golf course is really an "open view" not an "open space". Never believed that it would remain open, because it's prime land ready for development. The current state of the property is not the best use; it is not maintained properly and it is underused.
- Does not believe that the proposed development will do harm to the overall area. PZC should consider what is best for the overall community, not just certain residents directly impacted by this development.

- Addressed the parking problems existing at the Enclaves, as referenced by a previous speaker.

Mary Lou Wehrli, 916 W. Jefferson Avenue, Naperville, IL:

- Would like Pulte to consider placing a conservation easement over the proposed open space (110 acres).

William Ryst, 5S026 Spyglass, Naperville, IL:

- Prior Pulte home owner. Believes they build a quality product.
- Does not believe this property is right to develop at this time.
- Petitioner indicated that 98% of the wetlands will be retained with the redevelopment; however, there are at least 4 acres that are wetlands today and will not be retained. How does this factor into the calculations and still result in 98% wetland retention?

Mike Doyle, 5S270 Stewart, Naperville, IL:

- Wants to respond to the question of “doesn’t the property owner have the right to develop his private property”? Believes that the PUD allowed for multi-family to be built on certain portions and the property owner understands the limits of those development allowances. The property can’t undo those previous agreements.

Russell Glomer, 5S374 Stewart Drive, Naperville, IL:

- Reasons that he does not believe stormwater assertions: has seen 44” of water in his lower level. When previous improvements were made in Brookdale, he was led to believe that their problems would be solved and they weren’t.
- Several Pulte speakers have varying backgrounds, but they are here to sell their project. Doesn’t believe that they would present information showing that the project would cause a problem.
- If the project is approved and flooding does worsen, residents will not be able to reach out to Pulte to have these issues resolved.

Petitioner Responded to Public Testimony:

- Luay Aboona, KLOA:
 - Timing of counts: data was collected over a longer period of time; however, peak hours reflect the highest volume of traffic experienced over that period. School was in session when counts were taken.
 - Impact on Fairway Drive: Fairway is a collector and has the capacity to carry more traffic than it does today. Traffic will be distributed among Shore Road and Country Club Boulevard, which will help Fairway Drive.
 - Does not believe that traffic will cut-through Longwood Subdivision following completion of the Route 59 construction due to proposed roadway improvements. Believes there will be a reduced impact on the neighborhood following completion of this development.
 - Shore Road Signal: will be evaluated in the future as identified by

staff. Believes that a single connection to Shore Road is sufficient to accommodate the traffic; two connection points are not necessary.

- Greg Sagen, Signature Design Group:
 - Custom landscape packages will be provided in the rear yards of the homes that are closest to the existing townhomes.
 - Has reached out to the HOA with rear property lines abutting County Club Boulevard about Pulte adding landscaping to their rear properties to provide an increased buffer in this area (there is no private property owned by Pulte on which to do so).
 - He would be supportive of rain gardens and other BMPs on private residential property.
 - Any site with large open space areas has wildlife. Most of the areas that are currently attracting wildlife will remain in place. Corridors which allow the wildlife to move are critical for the wildlife to remain in place; these are provided with the proposed design.
- Matt Worline, Cemcon:
 - Not proposing to dredge the ponds. It doesn't add to stormwater volume, it only deepens the bottom of the pond.
 - If any outlets are currently blocked, this would be addressed with the future HOA management association. He is unaware of blockages that exist today.
 - There are some low spots on the roadway today and an inadequate number of drainage inlets which may be contributing to the problem of water on roadways. This should be addressed by the Township Highway Commissioner.
 - He will commit to the fact that stormwater will not be made worse, and that, it will in fact be made better by this development. He is not asserting that all stormwater problems will be resolved by the design of the system in this development. The stormwater plan was prepared by professional engineers and reviewed by engineers at the City and the County.
 - All stormwater systems will be managed in the future by the HOA. A detailed management plan is required to be submitted to DuPage County for review and is required to be incorporated into the HOA covenants.
 - Wetlands near 10th hole could not be maintained due to the necessary intersection of two roadways. Removal of the 0.47 acres will need to be approved by the County and will require mitigation per the County's ordinance.

*Motion to extend the meeting to 12:00 a.m. (Motion: Coyne; 2nd: Hastings).
Motion unanimously approved.*

- Kathy West, Attorney:
 - Golf course never intended to provide open space for subdivision. Only credit given for golf course was related to park contributions.
 - Golf course was never designated as open space.

- No density variances were granted as a result of the golf course.
- The proposed density is far less than what would be allowed per the Preliminary PUD.
- The proposed open space far exceeds the minimum amount required per ordinance.
- Proposing that an easement be granted over the trails to ensure that they be maintained in perpetuity. This easement will also prevent the HOA from restricting access. They will consider the idea of the conservation easement.
- Proposed open space is more accessible, higher quality, and open to the public. The proposed open space will be a tremendous benefit to the community.
- Mark Mastrorocco, Pulte:
 - Pulte has extensive experience in establishing HOAs.
 - Not opposed to having the Conservation Foundation review their proposed HOA budget for stormwater/trail maintenance, if so recommended by the City.
 - Appreciates positive comments on Pulte as a builder.
 - Appraiser is available to comment on assertions that existing property values will be diminished as a result of the proposed development. Believes that this is not the case because the proposed open space will be high quality and well-maintained, the flooding situation will be improved, and the proposed single-family homes are a complementary use to the existing units.

Gustin - have we used conservation easements previously? Laff – yes, we have seen these easements in residential subdivisions previously. We can investigate and be prepared to provide more information prior to City Council consideration.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Coyne – many comments raised, several of which are fair. Does not agree with stormwater concerns based on professional analysis. Also, PZC does not consider impact on property value – this is a risk of all real estate investments. Does still have concerns regarding traffic and feels there are too many homes. Not ready to support based on this issue and would encourage the petitioner to find a solution that is more acceptable by residents in the general vicinity.
- Hastings – agrees with Coyne on the stormwater management issue. Believes that the proposed development will mitigate the flood risks more so than status quo. Appreciates that Pulte is proposing R2; another developer could proposed R3 or R4 and make this problem much worse. Because this property is privately owned, it will be developed in some manner – the proposed development appears to be well thought out and well planned.
- Crawford – thoughtful development. The comprehensive approach to stormwater management is a great benefit; quality of the open space will be greatly improved. The lower density is a unique opportunity that is beneficial and provides a good mix of housing types, particularly with

the age-targeted units. The area is congested and traffic is being exasperated by construction in the area – it cannot be avoided. Given that they are going beyond the baseline to make improvements, he is inclined to support this development. Only concern is the proposed buffering abutting properties in the Enclave; he believes this is needed and currently feels a little crowded. He believes that a conservation easement is an interesting consideration.

- Martinez – we’ve heard a lot of comments, many of which she’s experienced herself as a resident. Agrees with Commissioner Hastings that the stormwater issue will not go away, even if property remains status quo. This development could help and will not hurt this issue. Believes that the proposed single-family homes are more appropriate than an R3 or R4 scenario. Will support the petition.
- Messer – commends the petitioner on a very comprehensive presentation. Glad to see that the signal has been added at Diehl and Country Club Boulevard. Does not consider the golf course to be open space and it has not been maintained well over the years. Would have liked the Forest Preserve to have purchased the land, but that does not appear to be a feasible option any more. Believes proposed open space is complementary to the design that would have been achieved by the Forest Preserve. Continues to be concerned about stormwater, but trusts the analysis of the engineers. Supports the idea of a conservation easement. Overall feels that the concerns that he had previously have been addressed in the new presentation, including more comprehensive traffic analysis, removal of the setback variance. Does not believe that the golf course is the highest and best use.
- Gustin – commended Pulte on their thorough presentation. Will be abstaining from voting and will vote as a member of City Council instead.

Planning and Zoning Commission moved to recommend approval of PZC 14-1-146, rezoning to R2 (Single-Family and Low Density Multiple Family Residence District); a Conditional Use for a Preliminary Planned Unit Development (PUD); and any requisite zoning and/or subdivision deviations or variances associated with the project.

Motion by: Crawford
Seconded by: Martinez

Approved
(4 to 1)

Ayes: Hastings, Martinez, Crawford, Messer
Nays: Coyne
Abstained: Gustin

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment Crawford (motion); Martinez (second). Unanimously 12:03 a.m.
approved.