



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 19, 2020

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 6 - Krishna Bansal, Brett Fessler, Bruce Hanson, Andrew Margulies, Bill Habel, and Oriana Van Someren

Absent 3 - Manas Athanikar, Anthony Losurdo, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding the Springbrook Water Reclamation Facility's proposed Photovoltaic System located at 3712 Plainfield-Naperville Road- PZC 19-1-121 (1 of 3)

Scott Williams, Planning Services Team, and Ron Ritter, City of Naperville DPU-E gave an overview of the request and spoke on behalf of the petitioner.

The PZC inquired about the zoning of the adjacent property. Williams responded the adjacent zoning is R1 and clarified that the proposed R1 rezoning is being requested in order to be consistent.

Commissioner Bansal and Chairman Hanson expressed support of the case.

Public Testimony: None

PZC closed the public hearing.

2. Consider rezoning a portion of the property to R1 (Low Density Single-Family District) upon annexation (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 2 of 3);

A motion was made by Van Someren and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-121, rezoning a portion of the property to R1 (Low Density Single Family District) upon annexation for the subject property located at 3712 Plainfield-Naperville Road (Springbrook Water Reclamation).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

- 3. Consider approval of variances and conditional uses associated with the Springbrook Water Reclamation amended site plan located at 3712 Plainfield-Naperville Road (3 of 3)

A motion was made by Van Someren and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-121, variances and conditional uses with the amended site plan and a conditional use for a ground mounted photovoltaic system for the property located at 3712 Plainfield- Naperville Road (Springbrook Water Reclamation).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

- 4. Conduct the public hearing regarding the Nokia Campus located at 1960-2000 Lucent Lane Naperville - PZC 20-1-008 (File 1 of 5)

Robb Preston and Glenn Stock spoke on behalf of the petitioner.

Commissioner Bansal inquired if the variances had been changed since the case was presented before the Commission last November 2019. Mr. Stock confirmed the variances had not been altered and clarified the only alteration is to the proposed Lot 4. The new proposed lot 4 request is to rezone the property to R2 and establish a PUD, a future public hearing will be held with the PZC when a residential development is proposed. Commissioner Habel asked about the ownership of Lucent lane. Mr. Preston stated it is a private road and the eastern portion of Lucent lane will be dedicated and upgraded to a public right of way by a developer in the future.

Public Testimony:

Marty Fieber is concerned with stormwater runoff affecting the existing single-family homes nearby the proposed lot 4.

James Butt is a property owner on Fair Meadow lane and is concerned with stormwater runoff, environmental impacts and traffic from the future development.

Candi Parkin Rubens is not in favor of the proposed rezoning of lot 4.

Ken Schmidt requested the petitioner provide notice to the Fair Meadows HOA and is not in favor of the rezoning of lot 4 without a site plan.

Tim Felbach stated the future lot 4 should be donated to the Forest Preserve district.