



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 21, 2017

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 6 - Krishna Bansal, Brett Fessler, Carrie Hansen, Bruce Hanson, Chairperson
Kamala Martinez, and Robert Williams

Absent 3 - Vice Chair Sean Hastings, Anthony Losurdo, and Andrew Margulies

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding property located at 1932 Springbrook Square Drive (PZC 17-1-015) to consider a major change to the Springbrook Square PUD to grant a conditional use in the B2 (Community Shopping Center) District to allow a daycare center.

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

Pete Pluskwa, Cemcon, spoke on behalf of the petitioner.

The PZC inquired about the location of the Aero Estates runway and the impacts of the plane noise on the outdoor play area. Pluskwa stated the proposed building is located west of the runway. PZC also voiced concern about the proposed outdoor play area and safety/noise. Todd Barnhardt, CEO of Little Minds, responded the petitioner does not foresee any issues; the outdoor play area is located on the west side of the property and children are outside for approximately 20 minutes at a time.

Public Testimony:

Mary Kate Baer is a pilot from Aero Estates and attended the resident meeting held by the petitioner. The petitioner accommodated the residents landscaping requests. Ms. Baer also stated that planes are noisy. PZC inquired about the flight path. Ms. Baer responded the runway is on the north side on 83rd Street. Commissioner Hanson added that the direction of takeoff/landing is dependent on wind.

PZC closed the public hearing.

The Planning and Zoning Commission voiced support for the project. Commissioner Bansal asked that the record reflect his concern regarding the effects of the plane noise on the outdoor play area.

A motion was made by Fessler and seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-015, a major change to the Springbrook Square PUD to grant a conditional use in the B2 (Community Shopping Center District) to allow a daycare center for the subject property located at 1932 Springbrook Square Drive, Naperville, Illinois.

Aye: 6 - Bansal, Fessler, Hansen, Hanson, Chairperson Martinez, and Williams

2. Conduct the public hearing for TrueNorth Energy located at 1295 Rickert Drive, PZC 16-1-029 (Item 1 of 3).

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about the 10' setback variance request. Evans responded there are utility easements on the north, west, and east side of the proposed car wash location. The building cannot be shifted further south or west due to the location of the underground storage tanks. Additionally, the commercial properties to the west are zoned residentially and require a 12' setback.

Ron Ambrose, Ambrose Design Group, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

Aye: 6 - Bansal, Fessler, Hansen, Hanson, Chairperson Martinez, and Williams

3. Consider rezoning of the property located at 1295 Rickert Drive (PZC 16-1-029) from R3 (Medium Density Multiple-family Residence District) to B2 (Community Shopping Center District) (Item 2 of 3).

PZC found the requests to be administrative in nature and supported the project.

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-029, rezoning of the property located at 1295 Rickert Drive from R3 (Medium Density Multiple-family Residence District) to B2 Community Shopping Center District).

Aye: 6 - Bansal, Fessler, Hansen, Hanson, Chairperson Martinez, and Williams

4. Consider a major change to the Town Square PUD located at 1295 Rickert Drive (PZC 16-1-029) to grant a conditional use in the B2 District to allow a gas station and car wash, and to grant a deviation to reduce the side yard setback (Item 3 of 3).

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-029, a major change to the Town Square PUD to grant a conditional use in the B2 District to allow a gas station and car wash, and to grant a deviation to reduce the side yard setback. for the property located at 1295 Rickert Drive, Naperville, Illinois.

Aye: 6 - Bansal, Fessler, Hansen, Hanson, Chairperson Martinez, and Williams

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 7, 2017 Planning and Zoning Commission Meeting.

A motion was made by Fessler, seconded by Hansen, that this agenda item be adopted. The motion carried by the following vote:

Aye: 6 - Bansal, Fessler, Hansen, Hanson, Chairperson Martinez, and Williams

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT: