



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 1, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

- Present** 6 - Manas Athanikar, Krishna Bansal, Vice Chair Carrie Hansen, Anthony Losurdo, Andrew Margulies, and Bianca Morin
- Absent** 3 - Brett Fessler, Bruce Hanson, and Chairperson Kamala Martinez

Acting Chairperson Hansen announced that she will be serving as Chair tonight and Commissioner Bansal will be serving as Secretary.

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider variances to Section 6-16-5:2.2.4 and Section 6-16-5:2.2.5.1 of the Naperville Municipal Code in order to install a monument sign for the Speedway gas station located at 631 N. Route 59, Naperville - PZC 18-1-010

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

Eric Nuebling, WT Group, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC supported the setback variance requesting, finding the IDOT taking to be a sufficient hardship. PZC did not support the request for a height variance, finding the height requirement should be applied consistently across the corridor and no hardship existed.

A motion was made by Losurdo, seconded by Morin to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-010, a variance to Section 6-16-5:2.2.5.1 in order to construct a sign that is setback 2' from Route 59 at the subject property located at 631 N. Route 59, Naperville.

Aye: 6 - Athanikar, Bansal, Vice Chair Hansen, Losurdo, Margulies, and Morin

Absent: 3 - Fessler, Hanson, and Chairperson Martinez

A motion was made by Losurdo, seconded by Morin to adopt the findings of fact as presented by staff and deny PZC 18-1-010, a variance to Section 6-16-5:2.2.4 in order to construct a 16' tall monument sign at the subject property located at 631 N. Route 59, Naperville.

Aye: 6 - Athanikar, Bansal, Vice Chair Hansen, Losurdo, Margulies, and Morin

Absent: 3 - Fessler, Hanson, and Chairperson Martinez

2. Conduct the public hearing to consider a variance from Section 6-2-10:5 to allow for construction of a parking pad at the subject property located at 626 S. Webster Street, Naperville - PZC 18-1-061

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

Brad Drendel, Brad Drendel Builders, spoke on behalf of the petitioner. The PZC inquired about the use of the proposed pad. Drendel responded that the pad will be used as a play area for the children. The PZC also inquired about the existing garage space at the home. Drendel responded that the home has a two car attached garage and a three car detached garage. The driveway can accommodate two vehicles as well.

Public Testimony: None

PZC closed the public hearing.

Commissioners Bansal, Losurdo, and Margulies found the proposed pad would not change the character of the neighborhood and supported the request.

Vice Chair Hansen and Commissioners Athanikar and Morin did not support the variance request. The Commissioners found ample parking existed on the property and no hardship existed.

A motion was made by Losurdo, seconded by Morin to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-061, a variance from Section 6-2-10:5 to allow for the construction of a parking pad at the subject property located at 626 S. Webster Street, Naperville.

Aye: 3 - Bansal, Losurdo, and Margulies

Nay: 3 - Athanikar, Vice Chair Hansen, and Morin

Absent: 3 - Fessler, Hanson, and Chairperson Martinez

3. Conduct the public hearing to consider a sign variance for the property located at 2920 Leverenz Road (Arbor Terrace) - PZC 18-1-063

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

Caitlin Paloian, attorney with Rosanova and Whitaker, spoke on behalf of the petitioner.

The PZC inquired about the proposed sign and other existing signage on the property. Paloian responded that there is an existing ground sign on the property; however, it has limited visibility. The proposed wall sign will maintain visibility in the event that the adjacent vacant lot develops. PZC also inquired about similarly classified signs. Kopinski responded that the subject property is unique because it was previously zoned commercial and is surrounded by commercial properties that were intended to front 59.

Public Testimony: None

PZC closed the public hearing.

Vice Chair Hansen, Commissioners Athanikar, Losurdo, Morin and Margulies supported the request due to the property's large setback from Route 59.

Commissioner Bansal did not support the variance request finding it would have been more appropriate to improve the existing site signage.

A motion was made by Losurdo, seconded by Morin to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-063, a variance to Section 6-16-4:2 to permit a permanent wall sign to be installed on a residential property at the subject property located at 2920 Leverenz Road, Naperville.

Aye: 5 - Athanikar, Vice Chair Hansen, Losurdo, Margulies, and Morin

Nay: 1 - Bansal

Absent: 3 - Fessler, Hanson, and Chairperson Martinez

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 18, 2018 Planning and Zoning Commission meeting.

A motion was made by Losurdo, seconded by Morin to approve the minutes of the July 18, 2018 Planning and Zoning Commission meeting.

Aye: 6 - Athanikar, Bansal, Vice Chair Hansen, Losurdo, Margulies, and Morin

Absent: 3 - Fessler, Hanson, and Chairperson Martinez

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:46PM