



Meeting Minutes

Planning and Zoning Commission

---

Wednesday, September 5, 2018

7:00 PM

Council Chambers

---

**A. CALL TO ORDER:**

*Chairperson Martinez requested a moment of silence in honor of the passing of Mayor Emeritus Pradel.*

**B. ROLL CALL:**

**Present** 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, and Bianca Morin

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing regarding the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 1 of 3)

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

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

The PZC inquired about deliveries, trash pick up, and guest parking. Rosanova responded that delivery vehicles can utilize the guest parking and the garbage truck will access the property via the driveway. The individual unit driveways cannot accommodate parking but several guest parking spaces have been provided.

Public Testimony:

Secretary Hanson read a letter from Toby Hayer expressing concern over the setback along Main Street and construction debris.

Chuck Lesnik lives directly across the street from the property and voiced support.

Erik Barnart lives on Main Street and is selling his home to the developer. Mr. Barnart will be buying the home directly to the south of the project and believes the project will increase his property value.

Tom Carroll supports the request and stated he believes the project will beautify the corner.

Mike Cusick lives on Webster south of the current Charleston Row and stated he supports the continued development of residential uses on the south side of Aurora Avenue.

John Allen is soon to be a resident of Charleston Row (Aurora/Webster). Mr. Allen stated that the project will enhance the neighborhood and improve the south entrance to downtown.

PZC closed the public hearing.

The Planning and Zoning Commission found the project to be a good transitional use between the Central Business District north of Aurora Avenue and the residential area to the south and supported the requests.

2. Consider a conditional use in the R2 District to permit single-family attached dwellings for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 2 of 3)

**A motion was made by Bansal and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-062, a conditional use in the R2 District to permit single-family attached dwellings for the property located at the southeast corner of Aurora Avenue and Main Street, Naperville.**

**Aye:** 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

3. Consider variances to increase the maximum building height, to decrease the required minimum lot area, and to reduce the required rear yard setback along the south property line for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (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 18-1-062, variances to increase the maximum building height, to decrease the required minimum lot area, and to reduce the required rear yard setback along the south property line for the property located at the southeast corner of Aurora Avenue and Main Street, Naperville.**

**Aye:** 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

4. Conduct the public hearing for Naperville Self Storage (PZC 18-1-065) located at 2708 Forgue Drive, to consider sign variances from Section 6-16-3 and 6-16-5 to permit an off premise sign and two wall signs.

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

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

Public Testimony:

Andrea Litin stated that 44 homes will be impacted by the lit sign on the south side of the property. PZC inquired about the possibility of the sign affecting homeowners to the south. Chris Pilat, owner of the subject property,

responded he will keep the sign unlit.

Tammy Howard has lived along Cantore Road for 21 years and asked that CubeSmart respect the sign code.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests, finding the building setback from Route 59 to be a hardship.

Commissioner Bansal cast the dissenting vote because he did not see a hardship for the wall sign on the south facade.

**A motion was made by Hanson and seconded by Vice Chair Hansen to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-065, sign variances from Section 6-16-3 and 6-16-5 to permit an off premise sign and two wall signs at the subject property located at 2708 Forgue Drive, Naperville.**

**Aye:** 8 - Athanikar, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Nay:** 1 - Bansal

5. Conduct the public hearing to consider a major change to the Naper West PUD with deviations to allow for the outdoor storage of vehicles and to reduce the amount of required off-street parking at the subject property located at 504 - 510 S. Route 59, Unit 504, Naperville, IL (Avis Rent-A-Car) - PZC 18-1-090

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about the current parking situation. Venard responded that Chuck. E. Cheese, which was granted a variance, is classified as an amusement establishment and requires 10 cars per 1,000 square feet of area.

Jacob Lasky, with Bonnie Management, spoke on behalf of petitioner. The PZC inquired about the maximum number of vehicles that may be stored on premises. The petitioner responded that up to 30 vehicles may be stored at any time.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding it to be straight forward.

**A motion was made by Vice Chair Hansen and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-090, a major change to the Naper West PUD with deviations to allow for the outdoor storage of vehicles and to reduce the amount of required off-street parking at the subject property located at 504 - 510 S. Route 59, Unit 504, Naperville, subject to the condition that only 30 vehicles can be stored on the property at a time and**

subject to the conditions in the staff report.

**Aye:** 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**E. REPORTS AND RECOMMENDATIONS:**

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

**A motion was made by Hanson, seconded by Fessler to approve the minutes of the August 1, 2018 Planning and Zoning Commission meeting. The motion carried by the following vote:**

**Aye:** 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

1. Cancel the regularly scheduled Planning and Zoning Commission meeting on Wednesday, November 21, 2018.

**A motion was made by Fessler, seconded by Hanson to cancel the regularly scheduled Planning and Zoning Commission meeting on Wednesday, November 21, 2018. The motion carried by the following vote:**

**Aye:** 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**H. ADJOURNMENT:**

8:10PM