



Meeting Minutes

Planning and Zoning Commission

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Wednesday, September 4, 2019

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

Present 8 - Athanikar, Bansal, Fessler, Habel, Hanson, Losurdo, Margulies,  
Van Someren

**C. PUBLIC FORUM:**

Chairman Hanson thanked Commissioner Morin for her service on the Planning and Zoning Commission.

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance from 7-4-4:2.4 and a variance from 6-6B-7:1 in order to approve the Preliminary/Final Plat of Subdivision to subdivide the existing lot into two lots for the property located at 724 Jackson Avenue - PZC 18-1-136

*Commissioner Athanikar recused himself from the dais.*

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

Mike Lenahan, Lenahan Builders, spoke on behalf of the petitioner.

PZC inquired about the ownership of the subject property. Lenahan stated that he originally built the home. The original owner sold to a second owner who consolidated the property in order to build a sport court. The property has been sold again and the current owner would like to return the lot to the original configuration.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Fessler, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-136, variances to approve the Preliminary/Final Subdivision Plat in order to subdivide one lot into two lots for the property located at 724 Jackson Avenue, Naperville.**

Aye 7 - Bansal, Fessler, Habel, Hanson, Losurdo, Margulies, Van Someren  
Recused 1 - Athanikar

2. Conduct the public hearing to consider a major change to the Naperville Crossings PUD and approval of a Final PUD plat for the subject property located north of Anna Marie

Lane, west of Showplace Drive and known as Lots 9 and 21 of Naperville Crossings - PZC 19-1-068

*Commissioner Athanikar returned to the dais.*

Erin Venard, Planning Services Team, gave an overview of the request.

Vince Rosanova, attorney with Rosanova and Whitaker, and Andrew Mouw, land acquisition manager with Lennar, spoke on behalf of the petitioner.

Public Testimony:

Kenn Miller discussed traffic, parking along Anna Marie Lane, and drive-through lane back ups at the existing businesses. Mr. Miller also raised concern with the school generation tables. Mr. Miller stated that the proposed project was a good fit overall.

PZC inquired about the traffic. Rosanova responded that less traffic will be generated from the property if developed residentially than if developed commercially. The petitioner also noted willingness to add more signage regarding parking. PZC inquired about the school district. Rosanova stated that the district was notified and has not filed any objections. The school district is in the process of hiring a demographer to revise the school generation tables. PZC also inquired about rental units. Mouw responded that rentals are not prohibited but are strongly discouraged.

Commissioner Bansal stated Naperville Crossings was intended to be the downtown of south Naperville. He is disappointed that the project does not feature ground floor commercial uses.

Commissioner Losurdo stated that successful businesses will always generate traffic and that this is a great project.

Chairman Hanson noted his support for the project and his appreciation for all the work the petitioner did with staff and the surrounding HOAs.

PZC closed the public hearing.

**A motion was made by Habel, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-068, a major change to the PUD and approval of a Final PUD plat for the subject property located north of Anna Marie Lane and west of Showplace Drive, and known as Lots 9 and 21 of Naperville Crossings.**

**Aye 7 - Athanikar, Fessler, Habel, Hanson, Losurdo, Margulies, Van Someren**

**Nay 1 - Bansal**

- 3. Conduct the public hearing to consider a variance to Section 6-2-10:5 (Accessory Buildings, Structures, and Uses of Land: Percentage of Required Yard Occupied) of the Naperville Municipal Code to permit a detached accessory structure to enclose the existing pool for the property located at 1291 Leverenz - PZC 19-1-087.

Scott Williams, Planning Services Team, gave an overview of the request. PZC inquired about the dimensions noted on the site plan. Williams responded that 587 square feet of the structure is located in the required rear yard. The accessory structure size is slightly less than the size of the primary structure.

Monika Marko spoke as the petitioner. PZC inquired about the letters of support in the packet. Marko responded that the letters came from the adjacent neighbors.

Public Testimony:  
 Nina Demertrian, neighbor, voiced support of the project.

PZC inquired about the pool equipment. Williams responded that the equipment is in a separate room and will be reviewed by the City's building official.

PZC closed the public hearing.

**A motion was made by Bansal, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-087, a variance to permit a detached accessory structure to exceed the permitted size for the property located at 1291 Leverenz, Naperville.**

**Aye 8 - Athanikar, Bansal, Fessler, Habel, Hanson, Losurdo, Margulies, Van Someren**

4. Conduct the public hearing to consider variances from Section 6-16-3:7 (Prohibited Signs: Off-premise Signs) and variances from Section 6-16-5:2.2 (Permanent Signs: Ground Signs) of the Naperville Municipal Code to allow for the installation of 13 ground signs for Edward Hospital at the subject properties located at 775 Brom Drive, 120 Osler Drive, 801 S. Washington Street, 815 S. Washington Street, 852 S. West Street, and the adjacent Right-of-Way to the south of 307 Martin Avenue, PZC 19-1-081.

Scott Williams, Planning Services Team, gave an overview of the request. The PZC inquired about the use of LEDs. Williams responded that the LEDs are internal to the signs.

Colin Dalough, Edward Health, spoke on behalf of the petitioner. PZC inquired about the off-premises signs. Williams responded that the signs will be located on the petitioner's property; however, the signs are advertising uses on a separate property and are considered off-premises.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Athanikar, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-081, variances to permit the installation of 13 ground signs for Edward Hospital at the subject property located at 775 Brom Drive, 120 Osler Drive, 801 S. Washington Street, 815 S. Washington Street, 852 S. West Street, and the adjacent right of way to the south of 307 Martin Avenue in Naperville.**

**Aye 8 - Athanikar, Bansal, Fessler, Habel, Hanson, Losurdo, Margulies,**

Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the August 21, 2019 Planning and Zoning Commission meeting.

A motion was made by Losurdo, seconded by Fessler to approve the minutes of the August 21, 2019 Planning and Zoning Commission meeting.

Aye 8 - Athanikar, Bansal, Fessler, Habel, Hanson, Losurdo, Margulies,  
Van Someren

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

8:18PM