



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 6, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, and Bianca Morin

Absent 3 - Krishna Bansal, Rajveer Sokhey (Student member), and Veer Kaushik (Student Member)

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Open and continue the public hearing to June 20, 2018 for CityGate Centre North to consider a major change to the Monarch Landing PUD with deviations to reduce the required number of off-street parking spaces and the parking setback from Corporate Lane, rezoning the property from OCI (Office, Commercial and Institutional District) to ORI (Office, Research and Light Industry District), and a conditional use to permit an eating/drinking establishment for the subject property located at 2415 & 2416 Corporate Lane - PZC 18-1-029

A motion was made by Hanson and seconded by Vice Chair Hansen to open and continue the public hearing to June 20, 2018 for CityGate Centre North to consider a major change to the Monarch Landing PUD with deviations to reduce the required number of off-street parking spaces and the parking setback from Corporate Lane, rezoning the property from OCI (Office, Commercial and Institutional District) to ORI (Office, Research and Light Industry District), and a conditional use to permit an eating/drinking establishment for the subject property located at 2415 & 2416 Corporate Lane, Naperville.

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

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

2. Conduct the public hearing to consider variances to Section 6-16-3:10, 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 at 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. The PZC inquired about a previous sign variance approved for the property in 2014. Mattingly responded that the variance reduced the sign setback from 10'

to 8'. The area, style, and height of the sign were code compliant.

Chris Kalischefski, WT Group, spoke on behalf of the petitioner. The PZC inquired about the proposed pole style sign and the location of the sign. Kalischefski responded that the purpose of the opening in the lower portion of the sign is to allow expanded sight lines for cars in the right turn lane. The proposed sign will be located slightly further north of old sign. The proposed sign cannot be located further south due to utilities.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the petitioner faced a hardship in regards to the setback variance. However, the PZC requested the petitioner continue working with staff regarding the style of the sign and the height of the sign. The majority of the PZC was not in favor of a pole style sign and preferred the height of sign was reduced from 20'.

3. Conduct the public hearing for Illinois Cheer Enterprises (PZC 18-1-046) located at 1152 Frontenac Road, to consider a parking variance

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

Matt Goodman, attorney Rosanova & Whitaker, spoke on behalf of petitioner. The PZC inquired about the proposed facility. Goodman responded that many users of the gym will be dropped off by parents or will carpool. It is not anticipated that the facility will be parked at maximum capacity. The PZC also inquired about future changes in occupancy of the building. Evans responded that any future occupancy changes are reviewed for compliance with City ordinance at the time of building permit. The parking variance ordinance, if approved, will also include a standard condition that requires the tenant to make adjustments if parking becomes an issue.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission was in favor of the proposed variance.

A motion was made by Fessler and seconded by Vice Chair Hansen to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-046, a variance to reduce the required off-street parking for Illinois Cheer Enterprises located at 1152 Frontenac Road, Naperville.

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

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

4. Conduct the public hearing for Starbucks (PZC 18-1-049) located at 215 E Ogden Avenue, to consider a sign variance from Section 6-16-5:2 (Signs on Commercial and

Institutional Property: Permanent Signs)

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

Jodi Smelser, Hilton Displays, spoke on behalf of the petitioner. The PZC inquired about the need for the proposed signs. Smelser responded that the west side is an important cut-through from Jewel. The proposed signs on the west side will be the same size and style as the signs on the front (south) side of the building.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the variance, finding the request straight forward.

A motion was made by Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-049, a sign variance from Section 6-16-5:2 (Signs on Commercial and Institutional Property: Permanent Signs) to allow signage on the west façade of the building subject to the condition in the staff report.

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

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 16, 2018 Planning and Zoning Commission meeting

A motion was made by Vice Chair Hansen and seconded by Hanson to approve the regular meeting minutes of May 16, 2018.

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

Absent: 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

F. OLD BUSINESS:

G. NEW BUSINESS:

Chairwoman Martinez welcomed new Planning and Zoning Commissioner Manas Athanikar.

H. ADJOURNMENT:

7:49PM