



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 6, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, Bianca Morin, and Bill Habel
Absent 1 - Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Open and continue the public hearing for PZC 19-1-003, a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane, to the February 20, 2019 Planning and Zoning Commission meeting

A motion was made by Hanson and seconded by Losurdo to open and continue the public hearing for PZC 19-1-003, a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane, to the February 20, 2019 Planning and Zoning Commission meeting.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Absent: 1 - Bansal

2. Conduct the public hearing to consider a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road (Riverbrook Daycare) - PZC 18-1-127

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

Smita Puri, Smita's Child Services, spoke as the petitioner.

The PZC inquired about the outdoor play area. Puri responded that the fencing and surface area will be consistent with DCFS requirements. Chris Nichols, Engineering Team, provided detail on the distance between the building and the rear property line. Mattingly noted that the fence can be taller per the City's Code requirements.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request conditioned upon the petitioner providing a 6-8' tall fence with a guardrail around the outdoor play area.

Commissioner Fessler cast the dissenting vote, finding that the daycare use was not consistent with the surrounding retail uses. Commissioner Fessler also expressed concern with the proximity of the outdoor play area to the loading dock.

A motion was made by Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-127, a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road, Naperville (Riverbrook Daycare) subject to the petitioner providing a 6' to 8' fence with a guardrail around the outdoor play area.

Aye: 7 - Athanikar, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Nay: 1 - Fessler

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street - PZC 18-1-132

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

Greg Jones, attorney with Ancel Glink, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found that the submitted parking study provided ample data to support the requested variance.

A motion was made by Hanson and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-132, a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street, Naperville, subject to the condition in the staff report.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

Absent: 1 - Bansal

4. Conduct the public hearing to consider a variance from Section 6-6C-7 to construct 5 age-restricted duplex dwellings with 5' interior side yard setbacks on the subject properties located at the southwest corner of 95th Street and 248th Avenue (Ashwood Crossing Duplex Lots) - PZC 19-1-001

Scott Williams, Planning Services Team, gave an overview of the request.

Russ Whitaker, attorney with Rosanova & Whitaker, spoke on behalf of