



Meeting Minutes

Planning and Zoning Commission

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Wednesday, October 18, 2017

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

**Present** 8 - Krishna Bansal, Brett Fessler, Carrie Hansen, Bruce Hanson, Vice Chair Sean Hastings, Anthony Losurdo, Chairperson Kamala Martinez, and Robert Williams  
**Absent** 1 - Andrew Margulies

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance to Section 6-6A-7:1 (R1A: Yard Requirements) of the Naperville Municipal Code for the property located at 415 River Bluff - PZC 17-1-074.

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

Judith Wivell spoke as the petitioner.

The PZC inquired about the impact of the project on the neighbors. Wivell responded the screened-in porch will not obstruct any view corridors and the most impacted neighbor does not object to the porch.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request.

**A motion was made by B. Hanson and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-074, a variance to Section 6-6A-7:1 (R1A: Yard Requirements) of the Naperville Municipal Code for the property located at 415 River Bluff, Naperville.**

**Aye:** 8 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Chairperson Martinez, and Williams

**Absent:** 1 - Margulies

2. Conduct the public hearing to consider a conditional use for an amusement establishment for the subject property located at 2639 Aurora Avenue (Funtopia) - PZC 17-1-099.

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

Richard Thomas, Richard Thomas Architects, spoke on behalf of the petitioner. The PZC inquired about the intended user of the facility. Thomas responded that the facility is designed for both children and adults, with about 25% of the space geared toward adults.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission stated that the project was a great repurposing of an empty tenant space and supported the request.

**A motion was made by Bansal and seconded by Hastings to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-099, a conditional use for an amusement establishment for the subject property located at 2639 Aurora Avenue, Naperville.**

**Aye:** 8 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Chairperson Martinez, and Williams

**Absent:** 1 - Margulies

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the September 20, 2017 Planning and Zoning Commission Meeting.

**A motion was made by Hastings and seconded by Bansal to approve the regular meeting minutes of September 20, 2017.**

**Aye:** 8 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Chairperson Martinez, and Williams

**Absent:** 1 - Margulies

2. Approve the 2018 Planning and Zoning Commission meeting calendar.

**A motion was made by Bansal and seconded by B. Hanson to approve the 2018 Planning and Zoning Commission Calendar.**

**Aye:** 8 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Chairperson Martinez, and Williams

**Absent:** 1 - Margulies

**F. OLD BUSINESS:**

1. Resume the public hearing to consider a variance to Section 6-16-3:7 (Prohibited Signs), Section 6-16-5:2.2.5.3 (Signs on Commercial and Institutional Property: Setbacks) and Section 6-16-5: 2.2.5.1 (Monument Sign Setback) of the Naperville Municipal Code to grant sign variances for the property located at 1356 N. Route 59 (Design Pointe) - PZC 17-1-084.

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about correspondence included in the packet and permitted sign area. Mattingly responded the correspondence was in reference to the previous proposal; no further comment has been submitted. Sign area is based upon the posted speed limit. A 90 square foot sign is permitted on the subject property.

John Doyle, Chicago Sign and Light Co., and John Mannion with Studio 41, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission thanked the petitioner for working with staff and the PZC and supported the variance requests.

**A motion was made by Hanson, seconded by Fessler, that this agenda item be accept. The motion carried by the following vote:**

**Aye:** 8 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Chairperson Martinez, and Williams

**Absent:** 1 - Margulies

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

**7:22PM**