



Meeting Minutes

Planning and Zoning Commission

Wednesday, October 2, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bill Habel, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider rezoning the subject property located at 24W560 77th Street to R1A (Low Density Single-Family Residence District) upon annexation (77th Street Project) - PZC 19-1-070

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

Len Monson, attorney with Kuhn, Heap and Monson, Ltd. spoke on behalf of the petitioner.

Public Testimony:

Krishna Paranesuer raised concerns with traffic and construction noise.

Wenhui Dai spoke about environmental concerns, tree removal, and traffic.

Bill Kelly discussed the removal of the above ground wires on the south side of 77th Street. Mr. Kelly also discussed the need for a controlled cross walk on Wehrli. Chris Nichols, Engineering Team, stated that the City will review the request but given that Wehrli is a 4 lane 35mph road, the location is not ideal.

PZC inquired about a traffic study. Nichols stated that a traffic study is requested when the land use map is not compatible with the proposed use. Since the proposed project is consistent with the land use map, a traffic study was not required.

The petitioner responded to the public testimony.

PZC closed the public hearing.

A motion was made by Athanikar, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-070, rezoning the subject property located at 24W560 77th Street to R1A upon annexation.

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

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 4, 2019 Planning and Zoning Commission meeting.

A motion was made by Bansal, seconded by Losurdo to approve the minutes of the September 4, 2019 Planning and Zoning Commission meeting.

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

F. OLD BUSINESS:

G. NEW BUSINESS:

1. Consider the petitioner's appeal to that portion of the Downtown Design Standards (2011) that prohibit painting of the existing masonry surface at the subject property located at 22 E. Chicago Avenue, Naperville (River Square)

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about previous requests for deviations from the Downtown Design Standards. Venard responded that a previous request to paint a building at 22-26 W. Jefferson was denied.

Isabelle Granahan-Field (Design Director with OKW Architects), Katie Lambert (OKW Architects), Marget Graham (Principal with Mid-America), Cole Eisses (Senior Property Manager at Mid-America), and Kay Nelson (Mid-America) spoke on behalf of the petitioner.

Marilyn Schweitzer voiced opposition to the project. Ms. Schweitzer noted that other buildings in the downtown have been updated without the use of paint.

PZC inquired about the petitioner's knowledge of the Downtown Design Standards prior to purchasing the building. Eisses stated that they were not aware of the painting prohibition. PZC inquired about the damaged brick on the building. Eisses responded that they will fix the damaged sections of brick. Lambert noted that the majority of damage is cosmetic and a contractor will review the building for other issues. PZC inquired about the potential to stain the brick. Lambert stated that would be difficult to stain the brick a lighter color.

Commissioner Athanikar stated that the building does need to be refreshed, but due to the building's location at a downtown gateway, he will not support the request.

Commissioner Bansal stated that the building should not be a gateway of change.

Chairman Hanson noted that the PZC cannot take economics into consideration. Chairman Hanson recommended that the petitioner's architect review other ways to update the building.