



Meeting Minutes

Planning and Zoning Commission

Wednesday, April 29, 2020

7:00 PM

Held on Zoom due to COVID-19

SPECIAL MEETING

A. CALL TO ORDER:

B. ROLL CALL:

Present: 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bill Habel, Oriana Van Someren, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for deviations to the Windscape Village PUD, PZC 20-1-023

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

Julie M. Workman spoke on behalf of the petitioner.

Chairman Hanson asked staff to clarify if the request is for administrative approval in order to help the property owner refinance. Williams responded yes. Commissioner Bansal asked if the setback standards have changed since 1984 or if a deviation was granted with the PUD. Williams responded there is no clear record on file regarding the building setback and clarified that the parking spaces were reduced in order to comply with the Americans with Disabilities Act of 1990.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Commissioner Margulies, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-023, setback and parking deviations to the Windscape Village PUD for the subject property located at 896 Benedetti Drive.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

2. Conduct the public hearing regarding the requested rezoning of the property located at 830 Hillside to R1B upon annexation - PZC #19-1-144

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

Caitlin Paloian spoke on behalf of the petitioner. Dan Jurjovec remained available for questions only.

Public Testimony: None

A motion was made by Commissioner Van Someren, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-144, rezoning the property to R1B (Medium Density Single Family Residence District) upon annexation for the subject property located at 830 E. Hillside Road.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

3. Conduct the public hearing to consider variances to 6-16-3 (prohibited signs), 6-16-5:2.2.1 (ground signs: orientation) and 6-16-6:2.4.2 (development identification signage: area) of the Naperville Municipal Code to permit the replacement of an existing monument sign on the subject property located at 22 E. Chicago -PZC 20-1-004

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

Caitlin Paloian spoke on behalf of the petitioner

Chairman Hanson asked for verification on the size of the sign. Paloian clarified the new sign is approximately half the size of the existing sign.

Public Testimony:

Marilyn Schweitzer spoke in opposition finding the sign does not identify the tenants located within the square and requests a pedestrian amenity be installed in replacement of the sign.

Commissioner Bansal voiced support of the sign given it is smaller than the existing sign.

A motion was made by Commissioner Fessler, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-004, variances to sections 6-16-3, 6-16-5:2.2.1, and 6-16-6:2.4.2 of the Naperville Municipal Code to permit the replacement of an existing monument sign on the subject property located at 22 E. Chicago.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

4. Conduct the public hearing to consider a conditional use in the B4 (Downtown Core) District to establish the Main Street Promenade Phase III PUD, and approve a Preliminary/Final PUD Plat with deviations to the required setbacks along the west property line, the required amount of parking, and the location of the parking for the properties located at 1, 3, 13, 15 and 21 S. Main Street (Main Street Promenade Phase III) - PZC 20-1-016

Commissioner Losurdo recused himself from the case.

Sara Kopinski, Planning Services Team, provided an overview of the request.

Commissioner Bansal asked staff to provide comparisons between the height and bulk of the prior request to the current request. Kopinski stated the prior request included a FAR variance and was 5 stories, the revised request eliminated the need for a FAR variance, remains 5 stories, but is approximately one-third of the size.

Vince Rosanova spoke on behalf of the petitioner. Christopher Payne, Jim Caneff, Rory Fancler and Scott Miller remained available for questions.

Public Testimony:

Dwight Yackley is in support of the request finding it follows the original intent of the PUD.

Phillip A. Luetkehans, attorney representing Benton Terrace Condominium, is in support of the request finding the plan to be beneficial to all and appreciating the effort provided by the petitioner in revising the request.

Commissioner Bansal is in support of the request and appreciates the effort the petitioner has put in to the revised request.

A motion was made by Commissioner Robbins and seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-016, a conditional use to establish the Main Street Promenade Phase III PUD, and approve a Preliminary/Final PUD Plat with deviations to the required setbacks along the west property line, the required amount of parking, and the location of the parking for the property located at the southwest corner of Main Street and Benton Avenue (Main Street Promenade Phase III PUD).

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 4, 2020 Planning and Zoning Commission meeting

A motion was made by Chairman Hanson, seconded by Van Someren, to approve the minutes of the March 4, 2020 Planning and Zoning Commission meeting.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:12 PM