



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 20, 2017

7:00 PM

Council Chambers

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 rezoning the subject property located at 2140 Fisher Drive to ORI (Office, Research, and Light Industry District) - PZC 17-1-020.

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

Doug Calay, spoke on behalf of the petitioner, noting he is available for questions.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request.

A motion was made by Hastings and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-020, rezoning the subject property located at 2140 Fisher Drive to ORI (Office, Research, and Light Industry District).

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 variance to Section 6-16-3:7 (Prohibited Signs) and Section 6-16-5:2.2.5.3 (Signs on Commercial and Institutional Property: Setbacks) of the Naperville Municipal Code to grant sign variances on the properties located at 1316 N. Route 59 and 1356 N. Route 59 (Design Pointe) - PZC 17-1-084.

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

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

The PZC inquired about the occupancy of the shopping center and the current signage. Mannion responded that Studio 41, a restaurant, and an architect are currently the only in-line tenants. A ground sign exists on the south end of the property. The PZC inquired about the location of the proposed signs and visibility; Nichols responded that sight distance is not a concern. The PZC inquired about the possibility of removing the south sign. The petitioner responded that they would be amenable to removing the south sign.

The PZC found that one sign located at the center entrance would be more appropriate for the site. The Commission stated that the centrally located sign should be large enough to accommodate all the tenants.

A motion was made by Hastings and seconded by Bansal to continue PZC 17-1-084, a variance to Section 6-16-3:7 (Prohibited Signs) and Section 6-16-5:2.2.5.3 (Signs on Commercial and Institutional Property: Setbacks) of the Naperville Municipal Code to grant sign variances on the properties located at 1316 N. Route 59 and 1356 N. Route 59 (Design Pointe), Naperville, to the October 18, 2017 Planning and Zoning Commission Meeting.

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 6, 2017 Planning and Zoning Commission meeting.

A motion was made by Vice Chair Hastings, seconded by Hansen, to approve the minutes of the September 6, 2017 Planning and Zoning Commission meeting.

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 6-16-5: 2.2.1 (Permitted Monument Signs) and Section 6-16-5: 2.2.5.1 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows - PZC 17-1-080.

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

Sanaa Hussien and Atul Akhand spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission thanked the petitioner for addressing the concerns of both the staff and the Commission and supported the requests.

A motion was made by B. Hanson and seconded by A. Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-080, a variance to Section 6-16-5: 2.2.1 (Permitted Monument Signs) and Section 6-16-5: 2.2.5.1 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows, Naperville.

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

Absent: 1 - Margulies

G. NEW BUSINESS:

H. ADJOURNMENT:

8:02PM