



Meeting Minutes

Planning and Zoning Commission

Wednesday, October 17, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 5 - Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, and Chairperson Kamala Martinez

Absent 4 - Manas Athanikar, Krishna Bansal, Andrew Margulies, and Bianca Morin

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to allow a screened in porch to encroach into the rear yard setback at 1224 Stonebriar Court -PZC 18-1-078

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the staff opposition to the request. Mattingly responded that the majority of structures in the subdivision were open air decks and not screened in porches. Staff also found that because the proposed porch is not at ground level, it creates additional bulk on the subject property.

Charles and Maureen Bellock spoke as the petitioners. The PZC inquired about the location of the other screened in porches in the neighborhood. Mrs. Bellock responded that one porch is also elevated; it is unknown if the porch was an addition or built with the home.

Public Testimony:

Jim Graham is a Hobson Villas Board Member and one of the original owners. The Board approves and supports the screened in porch addition.

PZC closed the public hearing.

Vice Chair Hansen, Commissioners Fessler, Hanson, and Losurdo found the request did not meet the standards for granting a zoning variance as there was no hardship on the property and voted against the request.

Chairperson Martinez voted for the variance request, finding that the request met the variances standards.

A motion was made by Losurdo, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-078, a variance to allow a

screened in porch to encroach into the rear yard setback at 1224 Stonebriar Court, Naperville.

Aye: 1 - Chairperson Martinez

Nay: 4 - Fessler, Vice Chair Hansen, Hanson, and Losurdo

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

2. Conduct the public hearing to consider a variance to permit a 6' tall solid fence in the required corner side yard and front yard at the subject property located at 2703 Wolf River Court, Naperville - PZC 18-1-084

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

Jeffrey and Rachel Stacey spoke as the petitioners.

The PZC inquired about the material of the fence. Mr. Stacey responded the fence is cedar.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission recommended approval of the variance request, finding the request met the standards for granting a variance.

A motion was made by Fessler, seconded by Vice Chair Hansen to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-084, a variance to permit a 6' tall solid fence in the required corner side yard and front yard at the subject property located at 2703 Wolf River Court, Naperville.

Aye: 5 - Fessler, Vice Chair Hansen, Hanson, Losurdo, and Chairperson Martinez

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

3. Conduct the public hearing to consider a major change to the Main Street Promenade PUD to permit a deviation to allow for a roof mounted antenna at the subject property located at 55 S. Main Street, Naperville, IL (Main Street Promenade) - PZC 18-1-106

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

Ray Shinkle, representing Verizon Wireless, spoke on behalf of petitioner.

The PZC inquired about the style of the antenna. Shinkle provided photo simulations showing the proposed antenna. The PZC also inquired about exclusivity. Shinkle stated that the agreement is exclusive to Verizon.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the antenna to have minimal impact on the downtown streetscape and recommend approval of the request.