



**CITY OF NAPERVILLE  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**DRAFT MEETING MINUTES  
June 7, 2017**

*Unofficial prior to PZC approval. Approved by the PZC on X/XX/17.*

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2. [PZC Case # 17-1-006 Ogden Center Subdivision](#)

Petitioner: Vequity

Subject Property: 215-231 E. Ogden Avenue

Request: A variance to permit a reduction in the number of required off-street parking spaces, a variance to permit parking facilities within the major arterial setback, a variance to permit parking facilities within 5' of the property lines, a variance to permit a drive-through located less than 40' from residentially zoned property, a variance to permit a drive-through bypass lane that does not extend the full length of the drive-through, and a variance to permit a ground sign located closer than 40' from an interior property line, PZC 17-1-006.

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

Max Odom, Vequity, spoke on behalf of the petitioner.

- The PZC inquired about the cross access to the Jewel property. Pearce responded that staff had no concerns.

Public Testimony:

Charles Margosian is the owner and manager of property to the west. Mr. Margosian stated that he is generally in favor of proposed improvements; however; he has serious concerns with the proposed drive-through and its impact on pedestrians and traffic.

Chairman Martinez introduced the drawing presented by Mr. Margosian into the record.

Tom Higgins has lived directly south of the subject property for 37 years. He stated that this is a very difficult intersection and it is hard to exit eastbound on Ogden Avenue.

PZC closed the public hearing.

Commissioners Fessler, B. Hanson, Losurdo, Margulies, Martinez, and Williams were in favor of the project, finding the improvements were necessary for the property.

Commissioners C. Hansen and Hastings recognized that the project is an improvement to the Ogden Avenue Corridor but remained concerned with the drive-through and the associated traffic.

A motion was made by Fessler and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-006, a variance to permit a reduction in the number of required off-street parking spaces, a variance to permit parking facilities within the major arterial setback, a variance to permit parking facilities within 5' of the property lines, a variance to permit a drive-through located less than 40' from residentially zoned property, a variance to permit a drive-through bypass lane that does not extend the full length of the drive-through, and a variance to permit a ground sign located closer than 40' from an interior property line for the property located 215 to 231 E. Ogden Avenue, Naperville, subject to the conditions in the staff report.

Ayes: Fessler, B. Hanson, Losurdo, Margulies, Martinez, Williams

Nays: C. Hansen, Hastings

Absent: Bansal

Motion approved (6-2).