



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 5, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

Chairperson Martinez requested a moment of silence in honor of the passing of Mayor Emeritus Pradel.

B. ROLL CALL:

Present 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, and Bianca Morin

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 1 of 3)

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

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

The PZC inquired about deliveries, trash pick up, and guest parking. Rosanova responded that delivery vehicles can utilize the guest parking and the garbage truck will access the property via the driveway. The individual unit driveways cannot accommodate parking but several guest parking spaces have been provided.

Public Testimony:

Secretary Hanson read a letter from Toby Hayer expressing concern over the setback along Main Street and construction debris.

Chuck Lesnik lives directly across the street from the property and voiced support.

Erik Barnart lives on Main Street and is selling his home to the developer. Mr. Barnart will be buying the home directly to the south of the project and believes the project will increase his property value.

Tom Carroll supports the request and stated he believes the project will beautify the corner.

Mike Cusick lives on Webster south of the current Charleston Row and stated he supports the continued development of residential uses on the south side of Aurora Avenue.

John Allen is soon to be a resident of Charleston Row (Aurora/Webster). Mr. Allen stated that the project will enhance the neighborhood and improve the south entrance to downtown.

PZC closed the public hearing.

The Planning and Zoning Commission found the project to be a good transitional use between the Central Business District north of Aurora Avenue and the residential area to the south and supported the requests.

- 2. Consider a conditional use in the R2 District to permit single-family attached dwellings for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 2 of 3)

A motion was made by Bansal and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-062, a conditional use in the R2 District to permit single-family attached dwellings for the property located at the southeast corner of Aurora Avenue and Main Street, Naperville.

Aye: 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

- 3. Consider variances to increase the maximum building height, to decrease the required minimum lot area, and to reduce the required rear yard setback along the south property line for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 3 of 3)

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-062, variances to increase the maximum building height, to decrease the required minimum lot area, and to reduce the required rear yard setback along the south property line for the property located at the southeast corner of Aurora Avenue and Main Street, Naperville.

Aye: 9 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

- 4. Conduct the public hearing for Naperville Self Storage (PZC 18-1-065) located at 2708 Forgue Drive, to consider sign variances from Section 6-16-3 and 6-16-5 to permit an off premise sign and two wall signs.

Kasey Evans, Planning Services Team, gave an overview of the request.

Caitlin Paloian, attorney with Rosanova & Whitaker, spoke on behalf of petitioner.

Public Testimony:

Andrea Litin stated that 44 homes will be impacted by the lit sign on the south side of the property. PZC inquired about the possibility of the sign affecting homeowners to the south. Chris Pilat, owner of the subject property,