



Meeting Minutes

Planning and Zoning Commission

Wednesday, March 7, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Chairperson Kamala Martinez, Andrew Margulies, and Robert Williams

Absent 2 - Veer Kaushki (Student Member) and Rajveer Sokhey (Student Member)

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a comprehensive amendment to Title 6 (Zoning Regulations), Chapter 13 (Regulations for Telecommunication Facilities, Radio, Satellite and Television Antenna Towers and Dishes) - PZC 18-1-009

Ying Liu, Development Review Team, gave an overview of the request. The PZC inquired about IT Department review of the proposed amendments. Liu responded that IT had reviewed the proposal.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the amendment to be an appropriate and necessary addition to the Municipal Code.

A motion was made by Bansal and seconded by Vice Chair Hansen to approve PZC 18-1-009, a comprehensive amendment to Title 6 (Zoning Regulations), Chapter 13 (Regulations for Telecommunication Facilities, Radio, Satellite and Television Antenna Towers and Dishes).

Aye: 8 - Bansal, Fessler, Vice Chair C. Hansen, B. Hanson, Losurdo, Margulies, Chairperson Martinez and Williams

2. Conduct the public hearing to consider a variance to section 6-16-5:2.2.1 (ground signs:

number) and section 6-16-5:2.2.5.3 (setbacks: interior property Line) of the Naperville Municipal Code in order to install a monument sign on the subject property located at 620 N. Washington -PZC 17-1-140

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the setback of signs and lot size of surrounding properties. Mattingly responded that they are similar.

Matt Goodman, attorney with Rosanova and Whitaker, gave an overview of the request.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the proposed ground sign to be consistent with the character of the Washington Street corridor and was supportive of the request.

A motion was made by Bansal and seconded by Fessler to approve PZC 17-1-140, a variance to section 6-16-5:2.2.1 (ground signs: number) and section 6-16-5:2.2.5.3 (setbacks: interior property Line) of the Naperville Municipal Code in order to install a monument sign on the subject property located at 620 N. Washington, Naperville.

Aye: 8 - Bansal, Fessler, Vice Chair C. Hansen, B. Hanson, Losurdo, Margulies, Chairperson Martinez and Williams

3. Conduct the public hearing to consider a major change to amend the Resubdivision of Lot 11 Naperville Crossings Planned Unit Development to grant a conditional use in the B2 District to permit an automobile repair facility at the subject property located at 3136 Anna Marie Lane (Christian Brothers Automotive Corporation) - PZC 17-1-143

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about staff's proposed screening condition. Venard responded that staff was comfortable working with the petitioner on an acceptable form of screening. The purpose of the screening was both for aesthetics and to mitigate noise from air guns.

Jonathan Wakefield, Christian Brothers Automotive Corporation, gave an overview of the request. The PZC inquired about the proposed hours. Wakefield responded that the facility is initially opened on Saturdays because customers are accustomed to auto facilities with Saturday hours. The PZC also inquired about the types of repairs performed at the facility. Wakefield replied that heavy automotive repair only comprises 0.8% of the repairs and is typically done when a vehicle is difficult to diagnose

Public Testimony:

Pete and Molly Losur are the franchisees of the proposed Christian Brothers. Mr. Losur states that the facility will bring skilled, sustainable jobs to the community. He added that Naperville is an affluent community and the facility is