



Meeting Minutes

Planning and Zoning Commission

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Wednesday, March 7, 2018

7:00 PM

Council Chambers

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**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

an affluent post dealer service provider.

Public Comment:

Sheila Novak lives in Heatherstone East which is located to the west of the Fire Station. She voiced concern regarding noise and possible hazardous waste spills.

M. Skeet provided commentary on the proposed landscape plan and voiced concern with noise levels. Mr. Skeet also stated that the petitioner should work with Andy's Frozen Custard to provide overflow parking.

Kenn Miller provided a survey to staff and the Commission regarding the proposed development and the Naperville Crossings PUD. Mr. Miller stated that the proposed use will lower the bar for Naperville Crossings.

Vince Rosanova, attorney with Rosanova and Whitaker, is representing the seller of the subject property. Mr. Rosanova clarified that the Planning and Zoning Commission previously approved a Bridgestone Tire store at Naperville Crossings; however, Bridgestone had a corporate reorganization prior to Council review and the project was dropped by the petitioner.

The PZC inquired about cross access on the subject property and the number of lots remaining in Naperville Crossings. Venard responded that there is both vehicular and pedestrian cross access to the property to the east and that approximately 3 to 4 lots remain in Naperville Crossings. The PZC also inquired as to whether the proposed overhead bay screens will mitigate noise. Wakefield responded that the screens will not mitigate noise.

The petitioner responded to the testimony.

PZC closed the public hearing.

Commissioners Fessler, C. Hansen, B. Hanson, Margulies, and Losurdo supported the request, finding the use to be appropriate for the long vacant subject property.

Commissioners Bansal, Martinez, and Williams were not supportive of the request. The Commissioners stated that the proposed use did not fit the original intent of the Naperville Crossings PUD.

**A motion was made by Vice Chair Hansen and seconded by Fessler to approve PZC 17-1-143, 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), subject to the conditions recommended by staff.**

**Aye: 5 - Fessler, Vice Chair C. Hansen, B. Hanson, Losurdo, and Margulies  
Nay: 3 - Bansal, Chairperson Martinez, and Williams**

**E. REPORTS AND RECOMMENDATIONS:**

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

The Chair reminded the Commission and the public that the next Planning and Zoning Commission meeting is scheduled for Thursday, March 22, 2018.

**H. ADJOURNMENT:**

**8:43PM**