



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 6, 2017

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

- Present** 7 - Carrie Hansen, Bruce Hanson, Vice Chair Sean Hastings, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, and Robert Williams
- Absent** 2 - Krishna Bansal, and Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Open and continue the public hearing to October 4, 2017 for Lot 1B - Monarch Landing located at 2427, 2411, and 2415 Corporate Lane to consider a major change to the Monarch Landing PUD and approval of a revised final PUD plat, rezoning to ORI (Office, Research and Light Industry District), and a deviation from Section 6-8B-7 (ORI, Yard Requirements) to allow a reduced setback along Corporate Lane - PZC 17-1-086.

A motion was made by Commissioner B. Hanson and seconded by Hastings to open and continue the public hearing to October 4, 2017 for Lot 1B – Monarch Landing located at 2427, 2411, and 2415 Corporate Lane to consider a major change to the Monarch Landing PUD and approval of a revised final PUD plat, rezoning to ORI (Office, Research and Light Industry District), and a deviation from Section 6-8B-7 (ORI, Yard Requirements) to allow a reduced setback along Corporate Lane - PZC 17-1-086.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

2. Conduct the public hearing to consider a conditional use for a cell tower in excess of 60' in height in accordance with Section 6-13-6:1.1 (Conditional Use) of the Naperville Municipal Code for the property located at 2220 W. 83rd Street (Springbrook Golf Course Cell Tower) - PZC 17-1-070.

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

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

The PZC inquired about the proposed light on the tower and asked for clarification regarding the FAA requirements and the Forest Preserve request (no light or strobe lights). Shinkle responded that the tower is not required to be lit; however, Aero Estates has requested it is lit. The FAA has very specific guidelines regarding tower lighting and does not permit the strobe lighting that the Forest Preserve is requesting. The PZC also inquired about the City's emergency service carrier and the heights of other cellular towers around the City. Shinkle responded that the City's emergency services use Verizon and tower heights around the City vary from 110' to 190'.

Public Testimony:

Derke Price, attorney representing the Naperville Park District, stated that the Park District Board voted unanimously in favor of the proposed tower. Mr. Price also stated that the Naperville Park District Police use Verizon and Springbrook Golf Course customers will benefit from the upgrade. The PZC inquired as to whether other locations at the course were considered. Price responded that additional locations closer to the clubhouse were considered; however, this meant the tower would be closer to residences.

Joe Suchecki is a volunteer and bird monitor at Springbrook Prairie and objects to the tower because it will have a negative effect on the prairie. The proposed tower is incompatible with the surrounding landscape and will have a devastating effect on migratory birds. The PZC inquired about the use of lights turned on by approaching pilots. Suchecki stated this type of lighting would be an improvement. The PZC asked if moving the tower toward the residences would alleviate his concerns. Mr. Suchecki stated that lowering the height, removing the lights, and moving the tower away from the prairie would alleviate his concerns.

Mike Pastore is the President of the Naper Aero Board of Directors and stated he was very concerned when he first learned of the tower. However, he has worked with the petitioner and the FAA to alleviate those concerns by requesting the tower is lit. Mr. Pastore cannot object to the tower but does not find its placement ideal.

Mary Lou Wehrli is a resident of Naperville and is speaking as a Commissioner of the Forest Preserve District. Ms. Wehrli read the Forest Preserve District's letter into the record. Ms. Wehrli also stated that the PZC should consider the context of the subject property and the public awareness of the project.

The petitioner responded to testimony. The PZC inquired about the height of the tower. The petitioner responded that a shorter tower will result in a smaller coverage range. The ability to co-locate will also be lost. PZC inquired about shifting the tower closer to residences. Mattingly responded that the proposed plan would have to be reviewed for compliance with all City codes.

PZC closed the public hearing.

Commissioners C. Hansen, B. Hanson, Losurdo, and Martinez supported the request. The Commissioners found the need for cell service, especially in

terms of public safety, outweighed the visual impact of the cellular tower.

Commissioners Hastings, Margulies, and Williams did not support the request, stating that the visual impact, the effect on migratory birds, and the potential safety hazards to pilots at Aero Estates did not outweigh the need for the tower.

A motion was made by B. Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-070, a conditional use for a cell tower in excess of 60' in height in accordance with Section 6-13-6:1.1 (Conditional Use) of the Naperville Municipal Code for the subject property located at 2220 W. 83rd Street (Springbrook Golf Course Cell Tower), Naperville.

Aye: 4 - Hansen, Hanson, Losurdo, and Chairperson Martinez

Nay: 3 - Vice Chair Hastings, Margulies, and Williams

Absent: 2 - Bansal, and Fessler

- 3. Conduct the public hearing to consider an amendment pertaining to the OCI (Office Commercial and Institutional) district, to permit self-storage facilities, subject to conditions (PZC 17-1-090).

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

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

Public Testimony: None

PZC closed the public hearing.

The PZC was in support of the request.

A motion was made by Hastings and seconded by Losurdo to approve PZC 17-1-090, a text amendment pertaining to OCI (Office, Commercial and Institutional) District, to permit self-storage facilities, subject to conditions.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

- 4. Conduct the public hearing for Naperville Self Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 1 of 3).

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about lighting requirements on the east side of the property. Evans responded that there will be lighting on the east side and it will be in compliance with the City's performance standards.

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

Public Testimony: None

The Planning and Zoning Commission was in support of the project, finding that the proposed use was perfect for the property.

PZC closed the public hearing.

- 5. Consider rezoning of the property located at 2708 Forgue Drive (Naperville Self-Storage, PZC 17-1-073) from B2 (Community Shopping Center District) to OCI (Office Commercial and Institutional District) (Item 2 of 3).

A motion was made by Hastings and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-073, rezoning of the property located at 2708 Forgue Drive from B2 (Community Shopping Center District) to OCI (Office, Commercial and Institutional District).

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

- 6. Consider a major change to the Cantore Place PUD to approve the Final PUD for Lot 2 - Cantore Place Lot 1 Resubdivision, and deviations to reduce the parking and loading requirements for Naperville Self-Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 3 of 3).

A motion was made by Hasting and seconded by B. Hanson to approve PZC 17-1-073, a major change to the Cantore Place PUD to approve the Final PUD for Lot 2 – Cantore Place Lot 1 Resubdivision, and deviations to reduce the parking and loading requirements for the subject property located at 2708 Forgue Drive, Naperville.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the August 16, 2017 Planning and Zoning Commission meeting.

A motion was made by Vice Chair Hastings, seconded by Losurdo, that this agenda item be accept. The motion carried by the following vote:

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

F. OLD BUSINESS:

1. Resume and continue the public hearing to October 4, 2017 for Nichols Place, located at 110 S Washington Street, to consider a variance to exceed the maximum floor area ratio (FAR) in the B4 (Downtown Core) District - PZC 17-1-065.

A motion was made by Hastings and seconded by B. Hanson to resume and continue the public hearing to October 4, 2017 for Nichols Place, located at 110 S. Washington Street, to consider a variance to exceed the maximum floor area ratio (FAR) in the B4 (Downtown Core) District.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

2. Resume and continue the public hearing to September 20, 2017 for the property located at 3027 English Rows - PZC 17-1-080.

A motion was made by Hastings and seconded by Losurdo to resume and continue the public hearing to September 20, 2017 for property located at 3027 English Rows.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

3. Resume the public hearing to consider a variance from Section 6-16-5:2.2.2 (Sign Area) and a variance from Section 6-16-5:2.2.4 (Sign Height) to allow for the installation of a ground sign at the subject property located at 1568 W. Ogden Avenue, Naperville, PZC 17-1-079.

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired as to the permitted sign size under Code. Venard responded that the permitted sign size is 45 square feet.

Jose Hernandez with SignMax spoke on behalf of the petitioner. The PZC inquired about the previous proposal as compared to tonight's proposal. Hernandez responded the sign before the PZC tonight is 90 square feet; the previous sign was 120 square feet.

Public Testimony: None

PZC closed the public hearing.

The PZC was in support of the request, finding the sign size was appropriate for the subject property.

A motion was made by Vice Chair Hastings, seconded by Losurdo, that this agenda item be accept. The motion carried by the following vote:

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

G. NEW BUSINESS:

H. ADJOURNMENT:

9:10PM