



Meeting Minutes

Planning and Zoning Commission

Wednesday, October 16, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bill Habel, Oriana Van Someren, Adam Walsh, and Juan Campolargo

Absent 2 - Krishna Bansal, and Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

4. Conduct the public hearing to consider a variance from Section 6-2-12:1.4 in order to permit a 7' and 8' tall privacy fence along the rear property lines at the subject property located at 5615 Rosinweed Lane, Naperville - PZC 19-1-101

Chairman Hanson announced a change in the agenda. Item D.4 will be heard before Item D.1.

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

The homeowners, Anthony and Janina Ducato, provided an overview of the request.

Public Testimony:

Deborah Landman spoke as a representative of the South Pointe HOA board of directors and stated that the HOA processed a variance to allow the homeowners to have a 6' privacy fence, but have not received an application from the homeowners for a 7' or 8' tall fence. The HOA is concerned with the overall height of the existing fence.

Commissioner Van Someren inquired about HOA regulations. Mattingly stated that Homeowners Associations can adopt regulations that are more restrictive than the Municipal Code.

Commissioner Habel inquired regarding the aesthetics of the fence and

questioned if the fence is structurally sound. Mattingly clarified that a fence permit application would be submitted following approval of the fence request and an inspection of the fence would be conducted at that time.

Commissioner Athanikar inquired about enforcement of HOA regulations clarifying that the City does not enforce HOA regulations.

Chairman Hanson inquired about staff's position and the timing of the installation of the taller fencing. Mattingly stated that staff found the fence had no adverse impact on surrounding property owners given its location at the rear of the property. Mattingly also stated that a fence permit was approved and an inspection was conducted at the subject property for a 6' tall fence, the taller fence was installed after completion of the inspection.

PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-101, a variance to allow for the 7' and 8' tall privacy fence located along the rear property line to remain on the subject property located at 5615 Rosinweed Lane, Naperville.

Aye: 5 - Athanikar, Habel, Losurdo, Margulies, Van Someren

Nay: 1 - Hanson

Absent: 2 - Bansal, Fessler

1. Conduct the public hearing to consider a variance from Section 6-16-5:2.2.3 to allow for the installation of an 80-square foot electronic message board at the subject property located at 955 W. 75th Street, Naperville, PZC 19-1-054

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

Jeff Barmueller, North Shore Sign and Jonathan Keret of Garden Fresh Market, spoke on behalf of the petitioner.

Public Testimony:

Carol and Doug Large live in the subdivision behind Hobson Plaza and raised concern for the proposed illumination of the sign and requested the sign only be operated during business hours.

The PZC inquired about:

Commissioner Losurdo inquired about staff's calculation for the maximum permitted percentage of an EMB. Mattingly stated that the maximum permitted EMB size is 50% of the overall maximum square footage permitted for monument signs.