



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 16, 2017

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 6 - Krishna Bansal, Brett Fessler, Bruce Hanson, Vice Chair Sean Hastings, Anthony Losurdo, and Robert Williams

Absent 3 - Carrie Hansen, Andrew Margulies, and Chairperson Kamala Martinez

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-2-10:4 (Accessory Buildings, Structures, and Uses of Land; Bulk Regulations) of the Naperville Municipal Code for the property located at 724 Jackson Avenue - PZC 17-1-051.

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

Randy Mueller, spoke on behalf of the petitioner.

The PZC inquired about objections from the neighbors and the proposed court size. Mr. Mueller responded he is not aware of any objections. The court is tennis court size.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the request supportable based upon the size of the lot.

A motion was made by Bansal and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-051, a variance to Section 6-2-10:4 (Accessory Buildings, Structures, and Uses of Land; Bulk Regulations) of the Naperville Municipal Code for property located at 724 Jackson Avenue.

Aye: 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

Absent: 3 - Hansen, Margulies, and Chairperson Martinez

2. Conduct the public hearing to consider a variance from Section 6-16-5:2.2.2 (Signs: Signs on Commercial and Institutional Property) and a variance from Section

6-16-5:2.2.4 (Signs: Signs on Commercial and Institutional Property) 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 about the basis for the sign size and adjacent signs in the Ogden Avenue corridor. Venard responded that ground sign size is based upon speed limit. There are several surrounding signs that have received height variances and 2 signs have received variances for area.

Gokan Oner, Sign Max, spoke on behalf of the petitioner. The PZC inquired about the petitioner's willingness to work with staff on the sign area. Petitioner responded they are willing to work with staff regarding the sign area.

Public Testimony: None

Commissioners Fessler and Williams expressed concern with the overall height and area of the proposed sign, requesting the petitioner bring the sign more in line with City code. Commissioners Bansal, Hanson, Hastings, and Losurdo did not have concern with the height variance; however, could not approve the sign area as proposed.

A motion was made by Bansal and seconded by Hanson to continue PZC 17-1-079, a variance from Section 6-16-5:2.2.2 (Signs: Signs on Commercial and Institutional Property) and a variance from Section 6-16-5:2.2.4 (Signs: Signs on Commercial and Institutional Property) to allow for the installation of a ground sign at the subject property located at 1568 W. Ogden Avenue, to the September 6, 2017 Planning and Zoning Commission Meeting.

Aye: 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

Absent: 3 - Hansen, Margulies, and Chairperson Martinez

3. Conduct the public hearing to consider a variance to Section 6-16-5: 2.2.1 (Permitted Monument Signs) and Section 6-16-5: 2.2.5.1 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows - PZC 17-1-080.

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about other signs that have received a variance to the major arterial setback along Route 59. Mattingly responded that there are none.

Khaled Akkawi, spoke on behalf of the petitioner. The PZC inquired about the placement of the sign along Route 59. The petitioner responded that 0' would be the desired setback; the sign cannot be constructed at any other point on the property.

Public Testimony:

Jeanine Marshall Gatlin is new to the building. Customers have difficulty finding her business now that Tommy Nevin's has closed. Visibility is huge for her business.