



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 5, 2020

7:00 PM

Held on Zoom due to COVID-19

A. CALL TO ORDER:

B. ROLL CALL:

This was approved.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to sections 6-2-3:3.2 and 6-6C-7:1 (Yard Requirements and R2 Yard Requirements) of the Naperville Municipal Code to permit a one-story porch to encroach into the required front yard setback at the subject property located at 421 School Street - PZC #20-1-043

Kathleen Russell, Planning Services Team, provided an overview of the request.

Mark E. Dowd, spoke as the owner and petitioner.

Public Testimony: None

A motion was made by Commissioner Bansal seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Robbins, Bansal, Richelia, Losurdo, Habel, Van Someren, Hanson

A motion was made by Commissioner Habel, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-043, a variance to section 6-2-3:3.2 and section 6-6C-7:1 to permit a one-story porch to encroach into the required front yard setback for the subject property located at 421 School Street.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

2. Conduct the public hearing to consider a variance from section 6-2-12:1.4 in order to

permit an 8' tall privacy fence along the rear of the townhome building located at 4040-4044 Ashwood Park Court (Ashwood Park North Townhomes-Lot 3) - PZC 20-1-055

Scott Williams, Planning Services Team, provided an overview of the request.

Steve Dano, spoke on behalf of the petitioner.

Chairman Hanson asked if the fence would be extended around the northeast corner of the building. The petitioner responded the fence will be installed to address the concerns from 248th street.

Public Testimony: None

A motion was made by Commissioner Hanson, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Robbins, Bansal, Richelia, Losurdo, Habel, Van Someren, Hanson

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-055, a variance from section 6-2-12:1.4 to permit an 8' tall privacy fence along the rear of the townhome building located at 4040-4044 Ashwood Park Court.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

3. Conduct the public hearing to consider a variance related to the proposed ground sign at 1564 West Ogden Avenue- PZC 20-1-054

Kathleen Russell, Planning Services Team, provided an overview of the request.

Lino Carrillo, spoke on behalf of the petitioner.

Commissioner Bansal asked if the sign will be taller than existing signs. The petitioner confirmed it will be taller than adjacent signs, but there are existing signs along Ogden Avenue which are taller than what is proposed.

Commissioner Athanikar questioned if the proposed sign is the standard size for Fair Oaks Lincoln dealerships in Illinois communities. The petitioner responded yes. Commissioner Athanikar expressed concern for the height but understood the economic impact of the sign after hearing the additional reasoning on the proposed height. Commissioner Bansal stated he will not be in support of the proposed sign finding it is not comparable in height to the surrounding signs.

Public Testimony: None

A motion was made by Commissioner Bansal seconded by Commissioner Athanikar to close the public hearing.

Aye: Athanikar, Robbins, Bansal, Richelia, Losurdo, Habel, Van Someren, Hanson

A motion was made by Commissioner Richelia, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-054, a variance from Section 6-16-5:2.2 to permit a ground sign on the subject property to exceed permissible signage allowances in height and area for the subject property located at 1564 West Ogden Avenue.

Aye: 7 - Athanikar, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Nay: 1 - Bansal

Absent: 1 - Fessler

4. Conduct the public hearing to consider a variance to section 6-9-2:12 (Off Street Parking Facilities) in order to expand a driveway without tapering at 26 West 8th Avenue, Naperville - PZC 20-1-058

Kathleen Russell, Planning Services Team, provided an overview of the request.

Karl Pennings, spoke as the owner and petitioner.

Staff stated written support on the request was provided in advance of the meeting by Tom and Susan Witkovich.

Public Testimony: None

Commissioner Van Someren expressed support for the request.

A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Robbins, Bansal, Richelia, Losurdo, Habel, Van Someren, Hanson

A motion was made by Commissioner Hanson, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-058, a variance from section 6-9-2:12 to permit an expanded driveway without tapering for the subject property located at 26 West 8th Avenue.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 15, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to approve the meeting minutes of the July 15, 2020 Planning and Zoning Commission meeting.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to adjourn the meeting at 8:03 pm.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler