



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 5, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Manas Athanikar, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bianca Morin, and Bill Habel

Absent 1 - Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider variances to permit tollway signage that exceeds permissible height and square footage allowances for the property located at 55 Shuman Boulevard (Rush Naperville Clinic) - PZC 19-1-024

Sara Kopinski, Planning Services Team, gave an overview of the request.

Jim Griffin, attorney with Schain Banks, spoke on behalf of the petitioner. Mr. Griffin introduced the project team which included Lisa Staszak with Parvin Clauss Signs and Evan Danner with Equus Capital Partners.

The PZC inquired about the berm to the north of the property. Staszak stated that the berm and surrounding trees are on IDOT property. PZC inquired about additional wall signage. Danner stated that 2 existing tenants currently have wall signage; contractually no additional signs are permitted. Kopinski stated City Code permits additional wall signage on the building. Staff understands the need for additional sign allowances due to the setback and trees; however, staff cannot support the proposed sign because it is twice as large as permitted.

Public Testimony: None

The petitioner made his closing remarks.

PZC closed the public hearing.

A motion was made by Habel, seconded by Losurdo to adopt the findings of fact as presented by staff and deny PZC 19-1-024, variances to permit an increase in sign height and sign area for a ground sign on the subject property at 55 Shuman, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal

2. Conduct the public hearing to consider a conditional use to permit an automobile service station in the B3 (General Commercial) District at the subject property located at 991 W. Ogden Av., Naperville - PZC 19-1-031

Erin Venard, Planning Services Team, gave an overview of the request.

Ivan Nockov with Vequity spoke on behalf of the petitioner.

The PZC inquired about the landscape plan. Nockov noted that additional landscaping would be added as well as a fence.

Public Testimony:

Dan Franthorpe and Justin Putter, neighboring property owners, raised concern with lighting, landscaping, trash, and safety.

Denise Provenzano owns the adjacent property to the east and voiced concern about the existing and proposed landscaping.

The Petitioner reviewed the proposed landscaping and lighting plans. Nockov stated that the store will be a corporately owned 7-Eleven with strict requirements on cleanliness. PZC inquired about the increased size of the convenience store. Nockov stated that the existing store is 2,085 square feet and the proposed store is 3,000 square feet. Venard clarified the location of the proposed fence and stated that staff supported the request because the property is in a highly visible location along Ogden Avenue.

Dennis Barfuss spoke about the number of robberies at existing 7-Eleven stores in Naperville.

PZC closed the public hearing.

A motion was made by Losurdo, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-031, a conditional use to permit an automobile service station in B3 at the subject property located at 991 W. Ogden Avenue, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to the maximum height and number of stories in order to construct a duplex at the subject property located at 125 N. Huffman Street, Naperville - PZC 19-1-043

Erin Venard, Planning Services Team, gave an overview of the request.

The PZC inquired about the floodplain, the overall height, and support by staff. Venard responded that the floodplain maps will be amended in August of 2019, the overall height is approximately 40', and staff is in support of the revised plan.

Steve Carr spoke on behalf of the petitioner.

The PZC inquired about the petitioner's ability to delay construction until the floodplain maps are revised. Mr. Carr responded that the proposed design (first story garage with 2 levels of living above) is the preferred design.

Public Testimony:

Tim Messer is a neighboring resident. Mr. Messer stated that he supports duplexes; however, he does not support the height variance.

Martin and Itzel Schubert live in a single-family home to the north of the proposed duplex. The Schuberts stated that there is no hardship once the floodplain maps are revised.

Lynn Dowd spoke as the property owner and requested approval of the variance.

PZC inquired about the roof access. Mr. Carr responded that there is a stairwell and an elevator that will access the roof. The height issue relates to the elevator enclosure. The enclosure is mid-building, setback about 30' from the front of the building.

PZC closed the public hearing.

A motion was made by Losurdo, seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-043, variances to permit an increase in the maximum height and story requirements for a duplex for the subject property located at 125 N. Huffman Street, Naperville.

Aye: 5 - Athanikar, Fessler, Margulies, Morin, and Habel

Nay: 2 - Hanson, and Losurdo

Absent: 1 - Bansal

4. Conduct the public hearing to consider a variance to Section 6-2-10:6 and Section 6-2-12:2.1 in order to install a 5' tall picket fence and an 8' tall privacy fence at the subject properties located at 222, 212, and 204 W Van Buren Avenue - PZC 19-1-48

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

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

Public Testimony:

Ted Chillicothe supported staff's position.

Hank Borso is a neighboring property owner. Mr. Borso raised concern with the proposed fence and the site distance requirements along the alley.

Rick Hitchcock is a neighboring property owner. Mr. Hitchcock supported the variance request and also agreed with the site distance concern discussed by Mr. Borso.

PZC inquired about the height of the 8' fence in the rear of the property. Mattingly responded that the height of the fence is permitted; however, the

location of the fence on an unimproved lot requires review.

The petitioner responded to the testimony.

PZC closed the public hearing.

A motion was made by Morin, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-048, a variance to permit a fence to be located on a lot without a principal structure at the subject property at 204, 212, and 222 Van Buren Avenue, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin and Habel

Absent: 1 - Bansal

A motion was made by Athanikar, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-048, a variance to permit an increase in the allowable height of a fence at the subject property located at 204, 212, and 222 Van Buren Avenue, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin and Habel

Absent: 1 - Bansal

5. Conduct the public hearing on proposed text amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Regulations) of the Naperville Municipal Code - PZC 19-1-59

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the required historical significance analysis. Mattingly responded that staff is currently discussing this requirement with Naper Settlement.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Hanson, seconded by Athanikar to approve PZC 19-1-059, text amendments to the Historic Preservation Ordinance.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 1, 2019 Planning and Zoning Commission meeting.

A motion was made by Losurdo, seconded by Fessler to approve the minutes of the May 1, 2019 Planning and Zoning Commission meeting.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

9:25PM