



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.

Tom Kleigle owns Yogurt Beach and echoes everything that has been said by the petitioner and Ms. Gatlin. The proposed sign will provide marketability.

Robert Langley is a chiropractor and is concerned with customers ability to find the building.

The Planning and Zoning Commission did not have concerns with the variance to allow the sign, but expressed concern with the variance to the major arterial setback. Commissioners recommended the petitioner work with staff to adjust the site plan.

A motion was made by Bansal and seconded by Hanson to continue PZC 17-1-080, a variance to Section 6-16-5:2.2.1 (Permitted Monument Signs) and Section 6-16-5:2.2.51 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows, 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

4. Conduct the public hearing regarding property located at the southwest corner of Bauer Road and East Avenue (PZC 17-1-067) to consider rezoning of Bauer Place Phase 3 from B3 (General Commercial) District to R3 (Medium Density Multiple-family Residence) District.

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about the requested entitlement. Evans responded that the only zoning entitlement required is the rezoning. The proposed townhomes comply with the R3 zoning requirements.

Len Monson, Attorney with Kuhn, Heap, & Monson, spoke on behalf of the petitioner.

The PZC inquired about the use of the subject property. Monson responded that the property has been vacant and on the market for several years.

Public Testimony:

David Shang stated that Bauer Road is not built for this level of density and traffic. PZC unanimously rejected the original plan. Mr. Shang stated that commercial facilities would not bring traffic to Bauer Road. The PZC inquired about the traffic patterns as related to commercial traffic. Staff responded that commercial uses generally generate more traffic than residential uses.

Petitioner responded to testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the rezoning to be a good use of the property.

A motion was made by Williams and seconded by Bansal to adopt the findings of

fact as presented by the petitioner and approve PZC 17-1-067, rezoning of Bauer Place Phase 3 from B3 (General Commercial) District to R3 (Medium Density Multiple-family Residence) District.

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

Absent: 3 - Hansen, Margulies, and Chairperson Martinez

E. REPORTS AND RECOMMENDATIONS:

1. Direct staff to initiate an amendment pertaining to the OCI (Office Commercial and Institutional) district, to permit self-storage facilities as a conditional use.

A motion was made by Williams and seconded by Losurdo to direct staff to initiate an amendment pertaining to the OCI (Office, Commercial and Institutional) District, to permit self-storage facilities as a conditional use (PZC 17-1-090).

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

Absent: 3 - Hansen, Margulies, and Chairperson Martinez

2. Approve the minutes of the August 2, 2017 Planning and Zoning Commission meeting.

A motion was made by Fessler, seconded by Williams, that this agenda item be accept. The motion carried by the following vote:

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

Absent: 3 - Hansen, Margulies, and Chairperson Martinez

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

9:01PM