



**CITY OF NAPERVILLE  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**DRAFT MEETING MINUTES  
June 7, 2017**

*Unofficial prior to PZC approval. Approved by the PZC on X/XX/17.*

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**A. CALL TO ORDER:**

The PZC meeting was called to order at 7:00 p.m.

**B. ROLL CALL:**

Present: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Absent: Bansal

Student Members: None

Staff Members: Kasey Evans, Gabrielle Mattingly, Michael Pearce, Erin Venard

**C. PUBLIC FORUM: None**

**D. PUBLIC HEARINGS:**

1. [PZC Case # 17-1-051 308 Cody Court Rezoning](#)

Petitioner: Randy Mueller

Subject Property: 308 Cody Court

Request: Rezoning the subject property located at 308 Cody Court from R1A (Low Density Single Family Residence District) to R1B (Medium Density Single Family Residence District), 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 the future use of the consolidated lots and the petitioner's role in the project. Mr. Mueller stated he was the contractor; the owner intends to construct a sport court on the property.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the case straightforward and supported the project.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-051, rezoning the subject property located at 308 Cody Court from R1A (Low Density Single Family Residence District) to R1B (Medium Density Single Family Residence District).

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

2. [PZC Case # 17-1-006 Ogden Center Subdivision](#)

Petitioner: Vequity

Subject Property: 215-231 E. Ogden Avenue

Request: A variance to permit a reduction in the number of required off-street parking spaces, a variance to permit parking facilities within the major arterial setback, a variance to permit parking facilities within 5' of the property lines, a variance to permit a drive-through located less than 40' from residentially zoned property, a variance to permit a drive-through bypass lane that does not extend the full length of the drive-through, and a variance to permit a ground sign located closer than 40' from an interior property line, PZC 17-1-006.

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

Max Odom, Vequity, spoke on behalf of the petitioner.

- The PZC inquired about the cross access to the Jewel property. Pearce responded that staff had no concerns.

Public Testimony:

Charles Margosian is the owner and manager of property to the west. Mr. Margosian stated that he is generally in favor of proposed improvements; however; he has serious concerns with the proposed drive-through and its impact on pedestrians and traffic.

Chairman Martinez introduced the drawing presented by Mr. Margosian into the record.

Tom Higgins has lived directly south of the subject property for 37 years. He stated that this is a very difficult intersection and it is hard to exit eastbound on Ogden Avenue.

PZC closed the public hearing.

Commissioners Fessler, B. Hanson, Losurdo, Margulies, Martinez, and Williams were in favor of the project, finding the improvements were necessary for the property.

Commissioners C. Hansen and Hastings recognized that the project is an improvement to the Ogden Avenue Corridor but remained concerned with the drive-through and the associated traffic.

A motion was made by Fessler and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-006, a variance to permit a reduction in the number of required off-street parking spaces, a variance to permit parking facilities within the major arterial setback, a variance to permit parking facilities within 5' of the property lines, a variance to permit a drive-through located less than 40' from residentially zoned property, a variance to permit a drive-through bypass lane that does not extend the full length of the drive-through, and a variance to permit a ground sign located closer than 40' from an interior property line for the property located 215 to 231 E. Ogden Avenue, Naperville, subject to the conditions in the staff report.

Ayes: Fessler, B. Hanson, Losurdo, Margulies, Martinez, Williams

Nays: C. Hansen, Hastings

Absent: Bansal

Motion approved (6-2).

3. [PZC Case # 17-1-018 CIMA Pride](#)  
Petitioner: CIMA Developers, LP  
Subject Property: 1503 North Aurora Road

Request: A major change to amend a planned unit development (PUD) with deviations to eliminate the drive-through bypass line, to permit a monument sign located less

than 10' from a major arterial property line, and to permit an off-premises sign and a conditional use to permit an automobile service station and car wash, PZC 17-1-018.

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

Dan Soltis, CIMA Developers, spoke on behalf of the petitioner.

- The PZC inquired about the car wash layout. Mr. Soltis responded that there are two lanes approaching the wash and one lane in the wash.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding that the project was a needed improvement.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-018, a major change to amend a planned unit development (PUD) with deviations to eliminate the drive-through bypass line, to permit a monument sign located less than 10' from a major arterial property line, and to permit an off-premises sign and a conditional use to permit an automobile service station and car wash for the property located at 1503 North Aurora Road, Naperville.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

4. [PZC Case # 17-1-027 The Washington](#)  
Petitioner: Washington Capital Management LLC  
Subject Property: 720 N. Washington Street

Request: A conditional use in the OCI (Office Commercial and Institutional) District to allow retail and multi-family dwellings, a variance to reduce the number of required parking spaces, and a variance to reduce the major arterial setback, PZC 17-1-027.

Kasey Evans, Planning Services Team, gave an overview of the request.

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

- The PZC inquired about parking, as well as the major arterial setback. Mr. Rosanova responded that a sidewalk connects the front and rear parking lots and that the building will be 78' from the centerline of the Washington Street right-of-way.

Public Testimony:

Jeff Havel lives directly behind the proposed development and is generally supportive of the project. Mr. Havel expressed concern with traffic turning left from Washington Street, overflow parking, and BMPs.

Monika Oginski, owner of Tailoring by Monika, stated that she loves the project.

Matt Schweiger lives directly behind the project and is a new resident. Mr. Schweiger is generally in favor of the project and was hoping for developments of this nature when he moved to the area.

PZC closed the public hearing.

The Planning and Zoning Commission found the project would be an enhancement to Washington Street and expressed support for the request.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-027, a conditional use in the OCI (Office Commercial and Institutional) District to allow retail and multi-family dwellings, a variance to reduce the number of required parking spaces, and a variance to reduce the major arterial setback.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

5. [PZC Case # 17-1-030 830 Parkside Road](#)  
Petitioner: Brian Columbus  
Subject Property: 830 Parkside Road

Request: Rezoning the subject property located at 830 Parkside Road to R1A (Low Density Single-Family Residence District) upon annexation, PZC 17-1-030.

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

Brian Columbus, spoke on behalf of the petitioner.

- The PZC inquired about the status of the home. Mr. Columbus responded that the home is vacant, waiting for connection to utilities.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the request to be straightforward and supported the case.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-030, Rezoning the subject property located at 830 Parkside Road to R1A (Low Density Single-Family Residence District) upon annexation.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

6. [PZC Case # 17-1-038 Tramore Subdivision](#)

Petitioner: K Hovnanian T&C Homes at Illinois, LLC c/o Rosanova & Whitaker Ltd.

Subject Property: Tramore Subdivision

Request: An amendment to Ordinance 05-179 (Tramore Subdivision), PZC 17-1-038.

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

Russ Whitaker, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the request to be a housekeeping matter.

A motion was made by Hastings and seconded by B. Hanson to approve PZC 17-1-038, an amendment to Ordinance 05-179 (Tramore Subdivision).

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

7. [PZC Case # 17-1-041 Junior Ninja Warriors Parking Variance](#)

Petitioner: Junior Ninja Warriors Chicago LLC

Subject Property: 2012 Corporate Lane

Request: A parking variance for Junior Ninja Warriors located at 2012 Corporate Lane, PZC 17-1-041.

Kasey Evans, Planning Services Team, gave an overview of the request.

Russ Whitaker, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

- The PZC inquired about the check processing facility and the required number of parking spaces. Mr. Whitaker responded the property brokers estimated the facility employs approximately 50 people and that much of the space is used for warehousing.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-041, a parking variance for Junior Ninja Warriors located at 2012 Corporate Lane, subject to the condition in the staff report.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).

8. [PZC Case # 17-1-049 115 E. Benton Avenue](#)

Petitioner: Brian Person

Subject Property: 115 E. Benton Avenue

Request: A variance to Section 6-2-12:1 (Fences; Residence District) of the Naperville Municipal Code for the property located at 115 E. Benton Avenue, PZC 17-1-049.

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

- The PZC inquired about the staff's position on the request. Mattingly responded that staff supported the request; the petitioner was repairing and replacing an existing fence.

Brian Person spoke on behalf of the petitioner.

Public Testimony:

Raymond Munch stated that his children are students at Sts. Peter and Paul School. The height of the fence is important for the safety of the children.

PZC closed the public hearing.

The Planning and Zoning Commission supported the request.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-049, a variance to Section 6-2-12:1 (Fences; Residence District) of the Naperville Municipal Code for the property located at 115 E. Benton Avenue.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).



**E. REPORTS AND RECOMMENDATIONS:**

1. A motion was made by Hastings and seconded by Fessler to approve the regular meeting minutes of May 17, 2017. Motion was approved (vote 8-0).

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT: 8:53 p.m.**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at [info@naperville.il.us](mailto:info@naperville.il.us). Every effort will be made to allow for meeting participation.**