



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 20, 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 2 - Krishna Bansal, and Chairperson Kamala Martinez

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance request from Section 6-2-10 in order to construct a detached garage for the subject property located at 422 E. Franklin Avenue - PZC 19-1-02

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

Bruce and Linda Chvalovsky spoke as the petitioners.

Public Testimony: None

PZC closed the public hearing.

PZC supported the variance request.

A motion was made by Hanson and seconded by Losurdo motion to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-002, a setback variance to permit the construction of a detached garage for the subject property located at 422 E. Franklin Avenue, Naperville.

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

Absent: 2 - Bansal, and Chairperson Martinez

2. Conduct the public hearing regarding the property located at 1351 E. Ogden Avenue (Bucky's) - PZC 18-1-108. (Item 1 of 3)

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

Richard McMahon, Buck's Inc., spoke on behalf of the petitioner.

The PZC inquired about the future of the nearby Bucky's location. McMahon noted the location has been studied extensively; very few customers cross

traffic so it is possible both could operate simultaneously. PZC inquired about similar development projects. McMahon responded that a variety of uses have located next to their stores, including McDonald's and O'Reilly Autoparts. PZC also inquired about the cross access and zoning of Lot 2. Kopinski stated that the petitioner has indicated a willingness to plat cross access; however, it has yet not been platted. Lot 2 will also be zoned B3.

Public Testimony:

Kathleen Buettner lives in the area and is against the development. Ms. Buetter stated that companies such as Bell Labs, Alcatel and Lucent are leaving Naperville and being replaced with carwashes, gas stations, and hotels, providing salaries that will not support residents.

The petitioner responded to the testimony.

PZC closed the public hearing.

The Planning and Zoning Commission found the proposal to be inconsistent with the goals of the Ogden Avenue Corridor Enhancement Initiative. PZC expressed concern with the future of Lot 2 and the impact of the proposed conditional use on the neighboring uses.

Commissioner Habel cast the dissenting vote, finding the proposal to be an improvement for the property. Commissioner Habel noted that the Ogden Avenue Corridor Plan was also developed prior to the current changes in the retail market.

- 3. Consider a conditional use in the B3 District to permit an automobile service station for the property located at 1351 E. Ogden Avenue (Bucky's) - PZC 18-1-108 (Item 2 of 3)

A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by staff and deny PZC 18-1-108, a conditional use in the B3 District to permit an automobile service station for the property located at 1351 E. Ogden Avenue, Naperville.

Aye: 6 - Athanikar, Fessler, Hanson, Losurdo, Margulies, and Morin

Nay: 1 - Habel

Absent: 2 - Bansal, and Chairperson Martinez

- 4. Consider variances to: eliminate the bypass lane for the carwash; reduce the required carwash stacking from ten spaces to nine spaces; increase the permitted square footage for the ground sign from 45 sq. ft. to 46.7 sq. ft.; and, relocate the required foundation plantings to planters for the property located at 1351 E. Ogden Avenue (Bucky's) - PZC 18-1-108 (Item 3 of 3)

A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by petitioner and approve PZC 18-1-108, variances to: eliminate the bypass lane for the carwash; reduce the required carwash stacking from ten spaces to nine spaces; increase the permitted square footage for the ground sign

from 45 sq. ft. to 46.7 sq. ft.; and, relocate the required foundation plantings to planters for the property located at 1351 E. Ogden Avenue, Naperville.

Aye: 1 - Habel

Nay: 6 - Athanikar, Fessler, Hanson, Losurdo, Margulies, and Morin

Absent: 2 - Bansal, and Chairperson Martinez

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the February 6, 2019 Planning and Zoning Commission meeting.

A motion was made by Hanson, seconded by Losurdo to approve the minutes of the February 6, 2019 Planning and Zoning Commission meeting.

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

Absent: 2 - Bansal, and Chairperson Martinez

- 2. Cancel the April 3, 2019 Planning and Zoning Commission meeting.

A motion was made by Hanson, seconded by Losurdo to cancel the April 3, 2019 Planning and Zoning Commission meeting.

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

Absent: 2 - Bansal, and Chairperson Martinez

F. OLD BUSINESS:

- 1. Open and resume the public hearing to consider a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane - PZC 19-1-003

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

Chad Stoecker spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC appreciated the petitioner working with staff and his neighbor on the proposed fence and supported the request.

A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-003, a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane, Naperville.

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

Absent: 2 - Bansal, and Chairperson Martinez

G. NEW BUSINESS:

H. ADJOURNMENT:

8:06PM