



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 2, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 9 - Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bianca Morin, Chairperson Kamala Martinez, and Robert Williams

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-7D-4:1 (B4 District: Required Conditions) of the Naperville Municipal Code to allow a general service use on the first floor of the Naper Place property located at 119 S. Main Street Unit 103, Naperville - PZC 18-1-024

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about occupancy of the existing space. Venard responded the current space is vacant; it was previously used by North Central College.

Andrew Wadhams with California Closets spoke as the petitioner. The PZC inquired about other California Closets locations. Wadhams responded that all other locations are in downtown areas similar to the proposed location.

Public Testimony:

Maureen McManamen previously worked for California Closets and believes the business would create a destination in the downtown.

Lorinna Uram lives in Naperville and was formerly employed by California Closets; believes the showroom will be a good business in downtown Naperville.

Bob Tanaka is the owner of the Naper Place building and is supportive of the proposed California Closets.

The PZC inquired about the south Naperville location and the reasons for closure. Wadhams responded it was due to franchisee failure.

James Olguin, attorney speaking on behalf of the petitioner, made a closing

statement.

PZC closed the public hearing.

Chairwoman Martinez and Commissioners Fessler, C. Hansen, B. Hanson, Losurdo, Morin, and Williams did not support the petitioner's request for a variance. The Commissioners found the variance did not meet the standards for granting a variance and that a showroom does not need a downtown location to thrive.

Commissioners Bansal and Margulies supported the petitioner's request for a variance, finding the showroom to be a good fit for the downtown.

A motion was made by Hansen and seconded by Fessler to adopt the findings of fact as presented by the staff and deny PZC 18-1-024, a variance to Section 6-7D-4:1 (B4 District: Required Conditions) of the Naperville Municipal Code to allow a general service use on the first floor of the Naper Place property located at 119 S. Main Street Unit 103, Naperville.

Aye: 7 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Morin, Chairperson Martinez, and Williams

Nay: 2 - Bansal and Margulies

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 18, 2018 Planning and Zoning Commission meeting.

A motion was made by Bansal and seconded by Losurdo to approve the regular meeting minutes of April 18, 2018.

Aye: 9 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Morin, Chairperson Martinez, and Williams

F. OLD BUSINESS:

1. Resume and continue the public hearing for The Enclave on Book to May 16, 2018 per the request of the petitioner (see attached letter) - PZC 18-1-001

A motion was made by Bansal and seconded by Losurdo to resume the public hearing for PZC 18-1-001 and continue it to the May 16, 2018 PZC meeting.

Aye: 9 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Morin, Chairperson Martinez, and Williams

G. NEW BUSINESS:

Chairperson Martinez welcomed new Commissioner Bianca Morin to the Planning and Zoning Commission.

H. ADJOURNMENT:

7:57PM