



## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, September 19, 2018

7:00 PM

Council Chambers

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#### A. CALL TO ORDER:

#### B. ROLL CALL:

**Present 7 -** Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson,  
Anthony Losurdo, Andrew Margulies,  
Chairperson Kamala Martinez

**Absent 2 -** Vice Chair Carrie Hansen and Bianca Morin

#### C. PUBLIC FORUM:

#### D. PUBLIC HEARINGS:

1. Open and continue the public hearing to the October 3, 2018 Planning and Zoning Commission meeting for PZC 18-1-071 (Tailoring by Monica), variances to reduce the parking setback and to relocate the existing ground sign for the subject property located at 7 E. 7th Avenue, Naperville

A motion was made by Bansal and seconded by Losurdo to open and continue the public hearing to the October 3, 2018 Planning and Zoning Commission meeting for PZC 18-1-071 (Tailoring by Monica), variances to reduce the parking setback and to relocate the existing ground sign for the subject property located at 7 E. 7th Street, Naperville.

**Aye 7 -** Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies,  
Chairperson Kamala Martinez

**Absent 2 -** Vice Chair Carrie Hansen and Bianca Morin

2. Conduct the public hearing regarding the property located at 1150 E. Ogden (Wash-U) - PZC 18-1-072.

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

Kathleen West, attorney with Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan, & Bernhard, spoke on behalf of petitioner.

The PZC inquired about overflow stacking. The petitioner responded there are 20 stacking spaces and room for 5 cars in the tunnel. Kopinski stated that staff was comfortable with the proposed stacking because it is double the code requirements. The PZC also inquired about access and the proposed setback variance. Kopinski responded that the single access point on Ogden Avenue is recommended by staff. The petitioner stated the

car wash entrance lane encroaches into the setback in order to allow vehicles to properly align with the tunnel.

**Public Testimony:**

Mike Cesna is the owner of a car wash at Ogden and Columbia. He voiced concern regarding access and chemical usage.

The petitioner responded to the public testimony.

PZC closed the public hearing.

Chairperson Martinez, Commissioners Athanikar, Bansal, Fessler, Hanson, and Losurdo supported the requests and found the project to be compatible with the corridor. The Commissioners also found the variances to be appropriate given the irregular shape of the lot.

Margulies cast the dissenting vote, stating the use did not fit in the area due to the layout of the site and number of variances required.

3. Consider a conditional use in the B3 District to permit an automobile service station for the property located at 1150 E. Ogden (Wash-U) - PZC 18-1-072

**A motion was made by Hanson and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-072, a conditional use to permit an automobile service station for the property located at 1150 E. Ogden Avenue, Naperville (Wash U).**

<b>Aye</b>	<b>6</b>	<b>-</b>	<b>Athanikar, Bansal, Fessler, Hanson, Losurdo,</b>
			<b>Chairperson Kamala Martinez</b>
<b>Nay</b>	<b>1</b>	<b>-</b>	<b>Margulies</b>
<b>Absent</b>	<b>2</b>	<b>-</b>	<b>Vice Chair Carrie Hansen and Bianca Morin</b>

4. Consider variances to allow a drive-through facility to have a reduced setback adjacent to a residential property, reduce the required major arterial setback for the subject property, reduce the required interior side yard setback for a monument sign, and reduce the required five-foot setback around the perimeter of a parking lot for the property located at 1150 E. Ogden (Wash-U) - PZC 18-1-072

**A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-072, variances to allow a drive through facility to have a reduced setback adjacent to residential property, to reduce the required major arterial setback, to reduce the required interior side yard setback for a monument sign, and to reduce the required 5' setback around the perimeter of a parking lot for property located at 1150 E. Ogden, Naperville (Wash U).**

<b>Aye</b>	<b>6</b>	<b>-</b>	<b>Athanikar, Bansal, Fessler, Hanson, Losurdo,</b>
			<b>Chairperson Kamala Martinez</b>
<b>Nay</b>	<b>1</b>	<b>-</b>	<b>Margulies</b>
<b>Absent</b>	<b>2</b>	<b>-</b>	<b>Vice Chair Carrie Hansen and Bianca Morin</b>

5. Conduct the public hearing to consider a variance to reduce the corner side yard setback in the R1A District in order to construct an addition on the subject property at 440 Hawley Court, Naperville - PZC 18-1-089

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

Todd Nelmark spoke as the petitioner.

**Public Testimony:**

John Matthews inquired about similar variances in the area and in Naperville. Venard responded that staff was not aware of similar variances in the neighborhood and that variance cases are reviewed on a case by case basis.

Tom Abbott is a neighboring property owner and is in support of the request.

PZC closed the public hearing.

The Planning and Zoning Commission recommended support of the request, finding it to be straight forward.

**A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-089, a variance to reduce the corner side yard setback in the R1A district in order to construct an addition on the subject property located at 440 Hawley Court, Naperville**

**Aye 7 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies,  
Chairperson Kamala Martinez**

**Absent 2 - Vice Chair Carrie Hansen and Bianca Morin**

## **E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the September 5, 2018 Planning and Zoning Commission meeting.

**A motion was made by Bansal and seconded by Fessler to approve the regular meeting minutes of September 5, 2018.**

**Aye 7 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies,  
Chairperson Kamala Martinez**

**Absent 2 - Vice Chair Carrie Hansen and Bianca Morin**

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

7:58PM

