



## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, March 20, 2019

7:00 PM

Council Chambers

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#### A. CALL TO ORDER:

#### B. ROLL CALL:

**Present** 7 - Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bianca Morin, and Bill Habel

**Absent** 2 - Manas Athanikar, and Chairperson Kamala Martinez

#### C. PUBLIC FORUM:

Jennifer Lesko, Naomie's Day Spa, requested that the City amend the Municipal Code to permit microblading.

#### D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code in order to install a monument sign on the subject property located at 1120 S. Route 59 (Seigle's Cabinet Center) -PZC 19-1-05

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

Mark Seigle with Seigle's Cabinet Center and John Streetz with Doyle Signs spoke on behalf of the petitioner.

The PZC inquired about the property owner and the existing sign. Streetz responded that the property owner has given permission for the sign. The proposed sign will be similar in style to the original sign and incorporate the same colors and masonry.

Public Testimony: None

PZC closed the public hearing.

PZC supported the variance request, finding the separation distance between the signs acceptable.

**A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-005, a variance to permit the installation of a second monument sign on the subject property located at 1120 S. Route 59, Naperville.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

2. Conduct the public hearing regarding the property located east of Book Road and north of Hassert Boulevard (The Enclave)- PZC 19-1-09 (Item 1 of 4)

Gabrielle Mattingly, Planning Services Team, gave an overview of the case. The PZC inquired about the current zoning of the property and school age children. Mattingly responded that the property is currently zoned A-1, Agricultural in the County. An age restriction covenant will be recorded on the property in accordance with FHA requirements.

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

The PZC inquired about the possibility of the 3 car garage models adjacent to each other. Monson noted that each lot will have a minimum of 22' of interior side yard, resulting in ample separation between the properties.

Public Testimony:

Jim Georgi is a neighboring property owner in River Run. Mr. Georgi hoped the new development will complement River Run.

The petitioner responded to the testimony.

PZC closed the public hearing.

PZC supported the project, finding the increased green space and age restriction covenant to be an improvement upon the previous plan.

3. Consider rezoning the subject property located east of Book Road and north of Hassert Boulevard (The Enclave) to R1 upon annexation - PZC 19-1-09 (Item 2 of 4)

**A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-009, rezoning the subject property located east of Book Road and north of Hassert Boulevard to R1 upon annexation.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

4. Consider a variance from Section 7-4-4:2.4 (90% rule) to allow for a preliminary/final plat of subdivision in order to subdivide the property located east of Book Road and north of Hassert Boulevard into ten age restricted single family lots and one associated outlot - PZC 19-1-09 (Item 3 of 4)

**A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-009, a variance to the 90% rule in order to subdivide the property located east of Book Road and north of Hassert Boulevard into 10 lots that will be age-restricted and 1 associated outlot.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

5. Consider three variances from Section 6-6L for the residential development to be located on east of Book Road and north of Hassert Boulevard (The Enclave) - PZC 19-1-09 (Item 4 of 4)

**A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-009, variances to reduce the required front yard setback, the required interior side yard setback, and the required lot width for the subject property located east of Book Road and north of Hassert Boulevard.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

6. Receive the Zoning Review Report findings provided as a part of the City of Naperville's SolSmart Application. Conduct the public hearing to consider amendments to the Naperville Zoning Code, based on the Zoning Review Report, pertaining to Solar Energy Systems (PZC 19-1-021).

Scott Williams, Planning Services Team, gave an overview of the case. The PZC inquired about the SolSmart designation. Amy Emery, Operations Manager, responded that the Metropolitan Mayor's Caucus previously facilitated a cohort of communities working to achieve the designation, which included Aurora and Schaumburg.

Public Testimony: None

PZC closed the public hearing.

PZC supported the request, finding the amendments to be forward thinking.

**A motion was made by Hanson, seconded by Losurdo to approve PZC 19-1-021, amendments to the Zoning Code, based on the SolSmart Zoning Review Report, pertaining to Solar Energy Systems.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

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

1. Approve the minutes of the February 20, 2019 Planning and Zoning Commission meeting.

**A motion was made by Hanson, seconded by Losurdo to approve the minutes of the February 20, 2019 Planning and Zoning Commission.**

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

**Absent:** 2 - Athanikar, and Chairperson Martinez

## **F. OLD BUSINESS:**

Acting Chairman Bansal noted that the April 3, 2019 PZC meeting had been canceled. The next meeting will be held on Wednesday, April 17, 2019.

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

7:56PM