



Meeting Minutes

Planning and Zoning Commission

Wednesday, April 17, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

A motion to allow Commissioner Bansal to attend via teleconference was made by Commissioner Hanson, seconded by Commissioner Losurdo. The motion carried (8-0).

B. ROLL CALL:

Commissioner Bansal in attendance via teleconference.

Present 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, Bianca Morin, and Bill Habel

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a request for a conditional use for a massage establishment for the subject property located at 1112 S. Washington Street (Soma Sage Health and Healing) - PZC 19-1-025

Scott Williams, Planning Services Team, gave an overview of the request.

Nikole Clay, owner of Soma Sage, spoke as the petitioner.

Public Testimony:

Gerald Giudice and his wife are clients of the petitioner; they support the request.

PZC closed the public hearing.

PZC found the use was compatible with surrounding uses and supported the request for a conditional use.

A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-025, a conditional use for a massage establishment on the subject property located at 1112 S. Washington Street, Naperville.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Habel

2. Conduct the public hearing to consider a variance to allow an enclosed porch to encroach into the rear yard setback at 1331 N. Webster -PZC 19-1-028

Scott Williams, Planning Services Team, gave an overview of the request.

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

The PZC inquired about the proposed porch. Monson responded that there is an entrance from the home to the porch. The porch is not heated and will be used in the summer.

Public Testimony:

Linda Kuhn is a neighboring resident and requested the PZC deny the variance because there is no unique condition or physical hardship.

The petitioner responded to the public testimony.

PZC closed the public hearing.

Chairperson Martinez and Commissioners Athanikar, Fessler, Habel, Hanson, Margulies and Morin recommended approval of the variance request, noting that a deck could be built in the same location without a variance.

Commissioners Bansal and Losurdo cast the dissenting votes, finding there to be no hardship on the subject property.

A motion was made by Losurdo, seconded by Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-028, a variance to allow an enclosed porch to encroach in the rear yard setback on the subject property located at 1331 N. Webster, Naperville subject to the following condition: the 108 square feet of the enclosed porch encroaching into the rear yard setback shall be included when calculating the percentage of the required yard that may be occupied by detached accessory structures, such that the total detached accessory structures plus the proposed enclosed porch shall not exceed 480 square feet in size per Section 6-2-10.5.

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

Nay: 2 - Bansal, and Losurdo

3. Conduct 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 1214 Needham Road - PZC 19-1-036

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about sight lines. Venard responded that the fence has been reviewed by the City's Engineering Team; there are no sight distance issues.

Robert DeAngeles spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC supported the request, finding that the proposed fence did not interfere with