



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, November 6, 2019

7:00 PM

Council Chambers

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#### A. CALL TO ORDER:

#### B. ROLL CALL:

**Present:** 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren  
**Absent:** 2 - Fessler, Robbins

#### C. PUBLIC FORUM:

#### D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider variances from Section 6-2-12:1.2 and Section 6-2-12:1.1 in order to permit a 4' 6" tall steel open fence with 5' 6" tall brick piers within the required front yard setback at the subject property located at 1219 Olesen Drive, Naperville - PZC 19-1-107

*Commissioner Van Someren recused herself from the dais.*

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

Caitlin Paloian, attorney with Whitaker and Rosanova, spoke on behalf of the petitioner.

Public Testimony: None

PZC found the request to be straight forward.

PZC closed the public hearing.

**A motion was made by Athanikar, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-107, variances to the height and style requirements in order to permit a fence in the required front yard at the subject property located at 1219 Olesen Drive, Naperville.**

**Aye:** 6 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies  
**Absent:** 2 - Fessler, Robbins  
**Recused:** 1 - Van Someren

2. Conduct the public hearing regarding the property located at 1350 E. Ogden Avenue - PZC 19-1-092 (Item 1 of 4)

*Commissioner Van Someren returned to the dais.*

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

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

The PZC inquired about the parking variance. Rosanova responded that if the parking does not function properly, the owner would be required to take measures to rectify the situation. PZC inquired about guest and employee spaces. Rosanova responded that based upon Census data, the petitioner estimates that 10-15% of the residents will not have vehicles, which will increase the amount of available spaces.

Public Testimony:

Jim Hill, co-chair of the Senior Task Force, noted his support of the project.

Rob Williams, Senior Task Force, stated that the Senior Task Force wholeheartedly supports the concept.

Ken Struchel lives near the property and supports the request.

Liz Baumgart raised concern with traffic and stated that this project does not beautify the Ogden/Naper corridor.

Commissioner Bansal stated that the project was a great renovation of an existing property. Commissioner VanSomeren noted her appreciation of the landscaping plan and found the project to be creative and exciting. Commissioner Margulies stated that the project will enhance the surrounding businesses. Chairman Hanson noted that the project addressed several issues including attainable housing, rehabilitation of a gateway area, servicing of multiple demographics, and the provision of customers to nearby businesses.

PZC closed the public hearing.

3. Consider rezoning the subject property at the southwest corner of Ogden Avenue and Tuthill Road to OCI (1350 E. Ogden) - PZC 19-1-092 (Item 2 of 4)

**A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-092, rezoning the subject property located at 1350 E. Ogden, Naperville to OCI.**

**Aye: 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren**

**Absent: 2 - Fessler, Robbins**

4. Consider a conditional use in the OCI District to permit multi-family dwellings for the property located at the southwest corner of Ogden Avenue and Tuthill Road (1350 E. Ogden) - PZC 19-1-092 (Item 3 of 4)

**A motion was made by Commissioner Van Someren, seconded by Commissioner**

**Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-092, a conditional use in OCI to permit multi-family dwelling units at the subject property located at 1350 E. Ogden Avenue, Naperville.**

**Aye: 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren**

**Absent: 2 - Fessler, Robbins**

5. Consider variances to reduce the required minimum lot area and reduce the required number of off-street parking spaces, for the property located at the southwest corner of Ogden Avenue and Tuthill Road (1350 E. Ogden) - PZC 19-1-092 (Item 4 of 4)

**A motion was made by Commissioner Van Someren, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-092, variances to reduce the required minimum lot area and number of off-street parking spaces at the subject property located at 1350 E. Ogden, Naperville.**

**Aye: 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren**

**Absent: 2 - Fessler, Robbins**

6. Conduct the public hearing regarding the Nokia Campus located at 1960-2000 Lucent Lane Naperville – PZC 19-1-094 (1 of 3)

Erin Venard, Planning Services Team, gave an overview of the request. PZC inquired about the concerns raised by the Forest Preserve District of DuPage County. Venard noted that the Forest Preserve is concerned with the future development of Lot 4.

Tom Gorman, Colliers, spoke on behalf of the petitioner. PZC inquired about the petitioner's intent for Lot 4. Gorman responded that Nokia intends to sell Lot 4 and will not be involved in any development plans.

Public Testimony: None

PZC voiced support for the project.

PZC closed the public hearing.

7. Consider approval of the preliminary/final plat of subdivision of the Nokia Campus for the subject property located at 1960-2000 Lucent Lane (2 of 3)

**A motion was made by Commissioner Athanikar, seconded by Commissioner Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-094, the preliminary/final plat of subdivision for the Nokia Campus located at 1960 to 2000 Lucent Lane, Naperville.**

**Aye: 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren**

**Absent: 2 - Fessler, Robbins**

8. Consider approval of variances associated with the Nokia Campus subdivision on the

subject property located at 1960-2000 Lucent Lane (3 of 3)

A motion was made by Commissioner Athanikar, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-094, variances associated with the Nokia Campus subdivision on the subject property located at 1960 to 2000 Lucent Lane, Naperville.

**Aye:** 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren

**Absent:** 2 - Fessler, Robbins

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

1. Approve the minutes of the October 16, 2019 Planning and Zoning Commission meeting.

A motion was made by Commissioner Losurdo, seconded by Commissioner Bansal to approve the October 16, 2019 Planning and Zoning Commission minutes.

**Aye:** 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren

**Absent:** 2 - Fessler, Robbins

2. Approve the 2020 regular meeting calendar for Planning and Zoning Commission.

A motion was made by Bansal, seconded by Losurdo to approve the 2020 Planning and Zoning Commission meeting calendar.

**Aye:** 7 - Athanikar, Bansal, Habel, Hanson, Losurdo, Margulies,  
Van Someren

**Absent:** 2 - Fessler, Robbins

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Margulies, Habel, Van Someren, and Walsh

**Absent:** 1 - Fessler, and Campolargo

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

8:09pm