



Meeting Minutes

Planning and Zoning Commission

Wednesday, January 15, 2020

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bill Habel, Oriana Van Someren, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for Beyond Self Storage (PZC 19-1-088) located at 2403 W. Diehl Road (Item 1 of 3)

Scott Williams, Planning Services Team, gave an overview of the request. The PZC inquired about the history of the Citywide Design Guidelines. Staff responded the guidelines were created to promote consistency for commercial development citywide.

JJ Jenkins, petitioner, Kevin Polit, architect, and Katie Jahnke Dale, attorney for the petitioner, provided an overview of the request.

The Commission inquired about the design standards. Staff responded the metal paneling is permitted as an accent material but not as a primary material. The Commission discussed continuing the masonry that is proposed on the lower portion of the front façade onto the lower third of the east and west facades, to bring these facades closer into compliance, and painting a portion of the north façade to create visual intrigue. The Commission clarified they are not requesting full compliance for the east and west facades.

The Petitioner agreed with the alterations proposed by the Commission stating they are willing to wrap the brick around the east and the west facades and suggested doing a different panel color on the north facade, instead of painting, to create variation with the color. The Commission agreed with this suggestion.

Public Testimony: None

PZC closed the public hearing.

2. Consider an appeal of the Building Design Guidelines for primary material on 3 elevations for the property located at 2403 W. Diehl Road (Beyond Self Storage) - PZC 19-1-088 (Item 2 of 3)

A motion was made by Commissioner Losurdo, seconded by Commissioner Habel to approve the request to appeal the Building Design Guidelines for Primary Material on the north elevation as presented by the petitioner for PZC 19-1-88 for the property located at 2403 W. Diehl Road.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

3. Consider variances to reduce the lot width to 0' from the right-of-way line to the building line and reduce the number of parking spaces from 56 to 17 for the property located at 2403 W. Diehl Road. (Beyond Self Storage) - PZC 19-1-088 (Item 3 of 3)

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-88, variances to reduce the lot width to 0' from the right-of-way line to the building line and reduce the number of parking spaces from 56 to 17, subject to the conditions presented by staff, for the property located at 2403 W. Diehl Road.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

4. Conduct the public hearing to consider a major change to the River Main PUD to allow height and FAR deviations for a five-story, mixed-use building to be constructed on the subject property (315 S. Main Street) - PZC 19-1-131

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

Steve Rubin spoke as the petitioner providing an overview of the request. Architects for the petitioner, Mark Nosky and James Nalepa, remained available to answer questions.

Public Testimony:

Ron Amato is in support of the development finding it enhances the character of the downtown.

Will Cohen is a representative from Empire and is in support of the proposal.

PZC closed the public hearing.

Commissioner Bansal, Commissioner Losurdo and Chairman Hanson voiced support for the case.

A motion was made by Commissioner Losurdo, seconded by Commissioner Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-131, a major change to the River Main PUD for a height deviation to allow a building that measures 69' in height and an FAR deviation to increase the FAR to 2.88 for the property located at 315 S. Main Street.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

5. Conduct the public hearing to consider a major change to amend Lot 11 of the Cantore Place Planned Unit Development to grant a conditional use in the B2 District to permit an automotive repair facility at the subject property located at 2643 Forgue Drive (Firestone-Naperville)- PZC 19-1-111

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

Craig Cole spoke on behalf of the petitioner.

Public Testimony:

Dave Innis, owner of Arbor Terrace, raised concern for the proposed use in regards to traffic and noise.

Commissioner Losurdo inquired about the noise levels generated and if there are regulations in place. Staff clarified there are regulations that the petitioner would be required to comply with and Code Enforcement would be involved if any complaints were raised. The petitioner stated there have been noise studies completed and additional landscaping has been provided to reduce any generated noise.

PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-111, a major change to amend the Cantore Place PUD to approve the final PUD plat and to grant a conditional use subject to the conditions as presented by staff for the property located at 2643 Forgue Drive.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 18, 2019 Planning and Zoning Commission meeting

A motion was made by Commissioner Fessler, seconded by Commissioner Losurdo to approve the regular meeting minutes of December 18, 2019.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:30 PM