



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 6, 2020

7:00 PM

Held on Zoom due to COVID-19

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 to consider variances from Section 6-2-12:1.2 in order to permit a 5' and 6' tall open style fencing within the required front and corner side yard setbacks at the subject property located at 1223 Oxford Lane, Naperville - PZC 19-1-143

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

Len Monson spoke on behalf of the petitioner.

Chairman Hanson asked if the fence will be located inside or outside the existing vegetation. Monson responded the fence will be located outside the vegetation. Commissioner Bansal inquired about the hardship. Monson responded the increased fence height will provide better security for the homeowner. Commissioner Losurdo voiced support for the request.

Public Testimony: none

PZC closed the public hearing.

A motion was made by Commissioner Habel, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-143, a variance to section 6-2-12:1.2 of the Naperville Municipal Code to permit a 5' and 6' tall open style fence within the required front and corner side yard setbacks at 1223 Oxford Lane.

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

2. Conduct the public hearing regarding the requested rezoning of the property located at

850 Hillside Road (Donovan Subdivision) to R1B upon annexation - PZC 20-1-015

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

Len Monson spoke on behalf of the petitioner.

Public Testimony: none

PZC closed the public hearing.

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-015, rezoning the property to R1B (Medium Density Single Family Residence District) upon annexation for the subject property located at 850 Hillside Road (Donovan Subdivision).

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

3. Conduct the public hearing to consider a variance to permit vegetative screening in lieu of fencing around Compass Community Church located at 3720 Quick Fire Drive, Naperville - PZC 20-1-025.

Kathleen Russell, Planning Services Team, provided an overview of the request.

Greg Sagen spoke on behalf of the petitioner. Peter Pluskwa remained available for questions.

Chairman Hanson inquired about the purpose of the code requirement. Russell responded the purpose is to provide additional screening from non-residential uses which are adjacent to residential uses. Commissioner Athanikar voiced support for the request.

Public Testimony: none

PZC closed the public hearing.

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 20-1-025, a variance to section 5-10-3:5.2.4.1 of the Naperville Municipal Code to permit vegetative screening in lieu of fencing around Compass Community Church located at 3720 Quick Fire Drive.

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

4. Conduct the public hearing regarding the properties located at 1255 E Ogden Avenue

and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 1 of 3)

Sara Kopinski, Planning Services Team, provided a brief overview of the request.

Michael Stratis and Stephen Cross and Risa Yuki spoke on behalf of the petitioner. Ted Johnson, Peter Reinhofer, Brad Prischman, Sean Devine remained available for questions.

Commissioner Bansal inquired if the automobile service station will function as a gas station similar to other Costco gas station's. Kopinski responded yes. Chairman Hanson inquired about the proposed location of the fueling station noting its proximity to the residential area. Cross responded this was the best location for site circulation, fencing and landscaping were added to screen the fueling station. Commissioner Bansal inquired about the number of parking spaces noting the existing Costco parking lot is always full. Yuki responded the proposed Costco has more parking spaces than the existing Costco.

Public Testimony: none

PZC closed the public hearing.

5. Consider a conditional use in the B2 District to permit an automobile service station for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 2 of 3)

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-003, a conditional use to permit an automobile service station for the properties located at 1255 E. Ogden Avenue and 1187 E Ogden Avenue (Costco).

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

6. Consider variances to allow parking lot light pole height to exceed 25 ft. and measure 36.5 ft., and allow wall signage to exceed the maximum permitted sign area of 300 square feet on the east and south elevations for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 3 of 3)

A motion was made by Commissioner Losurdo, seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-003, a variance to section 6-14-4:3.2.5 to allow parking lot light poles to exceed the maximum height of 25' and a variance to section 6-16-5:2.1.1 to allow wall signage to exceed the maximum permitted sign area of 300 square feet on the east and south elevations for the properties located at 1255 E. Ogden Avenue and 1187 E Ogden Avenue (Costco).

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

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 29, 2020 Planning and Zoning Commission meeting

A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to approved the minutes of the April 29, 2020 Planning and Zoning Commission meeting.

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

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:17 PM