



Meeting Minutes

Planning and Zoning Commission

Wednesday, April 4, 2018

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Krishna Bansal, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Chairperson Kamala Martinez, and Robert Williams
Absent 2 - Rajveer Sokhey (Student member), and Veer Kaushik (Student Member)

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for VR-360 (PZC 18-1-018) located at 22 E Chicago Avenue, to consider a conditional use in the B4 (Downtown Core) District to allow an amusement establishment.

Kasey Evans, Planning Services Team, gave an overview of the request.

Marcus Beam spoke as the petitioner.

The PZC asked for additional detail about the proposed facility. Mr. Beam responded that the experiences are computer generated and can last from 1 minute to 20 minutes; experiences can include sports, skydiving, and travel.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding that an entertainment use would complement the existing downtown uses.

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-008, a conditional use in the B4 (Downtown Core) District to allow an amusement establishment for the subject property located at 22 E. Chicago Avenue.

Aye: 8 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

2. Conduct the public hearing to consider a variance to Section 6-16-3:7 (Prohibited Signs), Section 6-16-5:2.2.2 (Sign Area), and Section 6-16-5:2.2.4 (Sign Height) of the Naperville Municipal Code to grant sign variances on the subject property located at 1303 Ridgeland Avenue, Naperville - PZC 17-1-147.

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about the architectural feature allowance. Venard confirmed that the Code allows a height of 10', plus a 2' allowance for architectural features. The petitioner is requesting a 12' sign not including the architectural feature.

Charles Margosian III, spoke on behalf of the petitioner. The PZC inquired about the size of the architectural cap on the proposed sign. Margosian responded that it is 8" to 12". PZC also inquired about staff's support for the request and the size of the signs across the street. Venard - Staff supports the request for the off-premises sign but does not support the variances for area or height. Variances were not issued for the signs across the street.

Public Testimony:

Mr. Margosian Sr. is the original developer of the property and would like to improve the sign because it is located at the entryway to Naperville.

PZC closed the public hearing.

Chairwoman Martinez, Commissioners Fessler, B. Hanson, Losurdo, and Margulies supported all three variance requests, finding the proposed sign to be an improvement to the property. The Commissioners stated that the proposed variances represented a minor increase from the existing conditions.

Commissioners Bansal and C. Hansen supported the off-premises and height variances due to the setback of the Office Depot property and the improved sign. The Commissioners did not support the area variance because the increase in permitted area is substantial.

Commissioner Williams supported the off-premises variance, but did not support the variances for area or height. Commissioner Williams found there was no hardship for the requested variances.

A motion was made by Vice Chair Hansen and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-047, a variance to Section 6-16-3:7 (Prohibited Signs) of the Naperville Municipal Code to permit an off-premises ground sign on the subject property located at 1303 Ridgeland Avenue, Naperville.

Aye: 8 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-047, a variance to Section 6-16-5:2.2.2 (Sign Area) of the Naperville Municipal Code to permit a ground sign that exceeds the maximum allowable sign size of 45 square feet on the subject property located at 1303 Ridgeland Avenue, Naperville.

Aye: 5 - Fessler, Hanson, Losurdo, Margulies, and Chairperson Martinez

Nay: 3 - Bansal, Vice Chair Hansen, and Williams

A motion was made by Vice Chair Hansen and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-047, a variance Section 6-16-5:2.2.4 (Sign Height) of the Naperville Municipal Code to permit a ground sign that exceeds that maximum permitted sign height of 10' on the subject property located at 1303 Ridgeland Avenue, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, and Chairperson Martinez

Nay: 1 - Williams

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 22, 2018 Planning and Zoning Commission meeting.

A motion was made by Bansal and seconded by B. Hanson to approve the regular meeting minutes of March 22, 2018.

Aye: 8 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:00PM