City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Planning and Zoning Commission

Wednesday, October 3, 2018 | **7:00 PM** | **Council Chambers**

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Manas Athanikar, Brett Fessler, Vice Chair Carrie Hansen, Bruce Hanson, Andrew Margulies, Chairperson Kamala Martinez, and Bianca Morin

Absent 2 - Krishna Bansal, and Anthony Losurdo

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 19, 2018 Planning and Zoning Commission meeting.

A motion was made by Fessler and seconded by Morin to approve the regular meeting minutes of September 19, 2018.

Aye: 7 - Athanikar, Fessler, Vice Chair Hansen, Hanson, Margulies, Chairperson Martinez, and Morin

Absent: 2 - Bansal, and Losurdo

F. OLD BUSINESS:

1. Open and resume the public hearing to consider variances to reduce the parking setbacks and to relocate the existing ground sign for the subject property located at 7 E. 7th Avenue, Naperville (Tailoring by Monica) - PZC 18-1-071

Erin Venard, Planning Services Team, gave an overview of the request.

Jim Caneff, Roake and Associates, spoke on behalf of the petitioner.
PZC inquired about the access point on 7th Avenue. Caneff stated the access on 7th Avenue allows one way traffic flow north and is approximately 50' from the intersection. He anticipated the volume of traffic would be minimal. PZC inquired about the petitioner's hardship. Caneff responded that the petitioner needs additional parking and these spaces would keep cars out of the alley and off residential streets.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests for parking setback and sign variances, finding the proposal to be consistent with the surrounding area. VIce Chair Hansen noted she remained concerned the site was underparked and felt this was an appropriate time to bring the sign up to code.

A motion was made by Vice Chair Hansen, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-071, variances to reduce the parking setbacks and to relocate the existing ground sign for the subject property located at 7 E. 7th Avenue, Naperville (Tailoring by Monica).

Aye: 7 - Athanikar, Fessler, Vice Chair Hansen, Hanson, Margulies, Chairperson Martinez, and Morin

Absent: 2 - Bansal, and Losurdo

G. NEW BUSINESS:

H. ADJOURNMENT:

7:22 PM