



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 7, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bianca Morin, Bill Habel, and Oriana Van Someren

Absent 2 - Manas Athanikar, and Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Open and continue the public hearing for Bucky's to August 21, 2019 to consider a conditional use in the B3 District to permit an automobile service station; and, variances to eliminate the bypass lane for the carwash, reduce the required carwash stacking from ten spaces to nine spaces, increase the permitted square footage for the ground sign from 45 sq. ft. to 46.7 sq. ft., and relocate the required foundation plantings to planters for the property located at 1351 E. Ogden Avenue (Bucky's) - PZC 18-1-108

A motion was made by Fessler, seconded by Losurdo to open the public hearing for PZC 18-1-108 and continue it to the August 21, 2019 PZC meeting.

Aye: 7 - Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

Absent: 2 - Athanikar, and Bansal

2. Conduct the public hearing to consider a major change to the Schweikert Square PUD in order to grant a conditional use to permit a cultural institution in B3 (General Commercial District) at the subject property located at 1568 W. Ogden Avenue, Naperville (Sri Panchamukha Hanuman Religious Social Club) - PZC 19-1-063

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

Antonio Fanizza and Narasimha Reddy spoke on behalf of the petitioner. PZC inquired about the proposed use and the maximum number of people permitted. The petitioner responded that the group will meet to meditate and discuss spiritual teachings. The club is not a temple. The maximum number of people on site will be 45. PZC inquired about the conditional use permit. Venard responded that it is typically tied to the land, but can also be tied to the applicant/user of the property.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Morin, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-063, a major change to the PUD in order to grant a conditional use to permit a cultural institution at the property located at 1568 W. Ogden Avenue, Unit 146, Naperville subject to the condition that the conditional use permit is tied to the applicant.

Aye: 7 - Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

Absent: 2 - Athanikar, and Bansal

3. Conduct the public hearing to consider a major change to the University Heights Unit 2 PUD to permit a deviation to the corner side yard setback on the subject property located at 1740 Rutgers Court - PZC 19-1-069

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

Tiffany Jasionowski spoke as the petitioner.

The PZC inquired about the incorrect placement of the pool. Jasionowski responded that she was unaware the pool was in the wrong location until the inspection. The contractor did not ask for a plat of survey. The PZC inquired about the process to move the pool. Jasionowski responded that the pool would have to be drained and the electricity moved.

Public Testimony: None

PZC closed the public hearing.

Chairman Hanson and Commissioners Losurdo, Margulies, Morin and Van Someren supported the petitioner's request, finding there were no sight line or easement issues.

A motion was made by Habel, seconded by Fessler to deny PZC 19-1-069, a major change to the PUD in order to grant a deviation to reduce the corner side yard setback at the subject property located at 1740 Rutgers Court, Naperville.

Aye: 2 - Fessler, and Habel

Nay: 5 - Hanson, Losurdo, Margulies, Morin, and Van Someren

Absent: 2 - Athanikar, and Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 17, 2019 Planning and Zoning Commission meeting.

A motion was made by Fessler, seconded by Losurdo to approve the minutes of the July 17, 2019 Planning and Zoning Commission meeting.

Aye: 7 - Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

Absent: 2 - Athanikar, and Bansal

F. OLD BUSINESS:

1. Open and resume the public hearing for Lincoln at CityGate Centre located at the northeast corner of CityGate Lane and Westings Avenue, Naperville, PZC 19-1-020 (Item 1 of 3)

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

Vince Rosanova (attorney with Rosanova and Whitaker), Adam Zingrone (architect with Callison RTKL) and Joe Segobiano (Lincoln Properties) spoke on behalf of the petitioner.

PZC inquired about the first floor of the building. Zingrone responded that the first floor is activated to appear commercial, but there are no commercial uses. PZC inquired about a stoplight at Ferry and Comfort. Hynes responded that the CityGate North project necessitated a traffic signal and the design is underway.

Public Testimony: None

PZC closed the public hearing.

2. Consider a major change to the CityGate Centre Planned Unit Development and approval of a revised PUD plat with deviations to increase the permitted height, to reduce the required number of parking spaces, and to reduce the required lot area at the subject property located at the northeast corner of CityGate Lane and Westings Avenue - PZC 19-1-020 (Item 2 of 3)

A motion was made by Losurdo, seconded by Habel to adopt the findings of fact and approve PZC 19-1-020, a major change to the PUD and approval of a revised PUD plat with deviations to increase the permitted height, to reduce the required number of parking spaces, and to reduce the required lot area for the subject property located at the northeast corner of CityGate Lane and Westings Avenue, Naperville.

Aye: 7 - Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

Absent: 2 - Athanikar, and Bansal

3. Consider a conditional use for multi-family dwelling units for the property located at the northeast corner of CityGate Lane and Westings Avenue - PZC 19-1-020 (Item 3 of 3)

A motion was made by Losurdo, seconded by Morin to adopt the findings of fact and approve PZC 19-1-020, a conditional use for multi-family dwelling units for the subject property located at the northeast corner of CityGate Lane and Westings Avenue, Naperville.

Aye: 7 - Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

Absent: 2 - Athanikar, and Bansal

G. NEW BUSINESS:

H. ADJOURNMENT:

7:53PM