



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 19, 2020

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 6 - Krishna Bansal, Brett Fessler, Bruce Hanson, Andrew Margulies, Bill Habel, and Oriana Van Someren

Absent 3 - Manas Athanikar, Anthony Losurdo, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding the Springbrook Water Reclamation Facility's proposed Photovoltaic System located at 3712 Plainfield-Naperville Road- PZC 19-1-121 (1 of 3)

Scott Williams, Planning Services Team, and Ron Ritter, City of Naperville DPU-E gave an overview of the request and spoke on behalf of the petitioner.

The PZC inquired about the zoning of the adjacent property. Williams responded the adjacent zoning is R1 and clarified that the proposed R1 rezoning is being requested in order to be consistent.

Commissioner Bansal and Chairman Hanson expressed support of the case.

Public Testimony: None

PZC closed the public hearing.

2. Consider rezoning a portion of the property to R1 (Low Density Single-Family District) upon annexation (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 2 of 3);

A motion was made by Van Someren and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-121, rezoning a portion of the property to R1 (Low Density Single Family District) upon annexation for the subject property located at 3712 Plainfield-Naperville Road (Springbrook Water Reclamation).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

3. Consider approval of variances and conditional uses associated with the Springbrook Water Reclamation amended site plan located at 3712 Plainfield-Naperville Road (3 of 3)

A motion was made by Van Someren and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-121, variances and conditional uses with the amended site plan and a conditional use for a ground mounted photovoltaic system for the property located at 3712 Plainfield- Naperville Road (Springbrook Water Reclamation).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

4. Conduct the public hearing regarding the Nokia Campus located at 1960-2000 Lucent Lane Naperville - PZC 20-1-008 (File 1 of 5)

Robb Preston and Glenn Stock spoke on behalf of the petitioner.

Commissioner Bansal inquired if the variances had been changed since the case was presented before the Commission last November 2019. Mr. Stock confirmed the variances had not been altered and clarified the only alteration is to the proposed Lot 4. The new proposed lot 4 request is to rezone the property to R2 and establish a PUD, a future public hearing will be held with the PZC when a residential development is proposed. Commissioner Habel asked about the ownership of Lucent lane. Mr. Preston stated it is a private road and the eastern portion of Lucent lane will be dedicated and upgraded to a public right of way by a developer in the future.

Public Testimony:

Marty Fieber is concerned with stormwater runoff affecting the existing single-family homes nearby the proposed lot 4.

James Butt is a property owner on Fair Meadow lane and is concerned with stormwater runoff, environmental impacts and traffic from the future development.

Candi Parkin Rubens is not in favor of the proposed rezoning of lot 4.

Ken Schmidt requested the petitioner provide notice to the Fair Meadows HOA and is not in favor of the rezoning of lot 4 without a site plan.

Tim Felbach stated the future lot 4 should be donated to the Forest Preserve district.

Mary Lou Wehrli is concerned with development over lot 4 given the wetland that exists over the lot and the adjacent Forest Preserve property.

Jen Banawetz finds the best land use of future lot 4 is to maintain it as a wetland.

Christopher Stokwiz asked if the bell pond will be relocated and if the existing substation will be expanded. The petitioner responded no.

The Commission inquired about the stormwater requirements. Ray Fano, City of Project Engineer stated the future plans will have to meet the City's stormwater ordinance and DuPage County stormwater requirements.

Chairman Hanson asked the petitioner send future notices to the Fair Meadows HOA and ask staff what would happen if the project was approved without a PUD. Williams respond the PUD requires the petitioner to come back with a plan at a future public hearing.

Commissioner Fessler read a letter submitted by the Forest Preserve District of DuPage County into the public record.

PZC closed the public hearing.

Commissioner Margulies and Commissioner Bansal are in support of the proposal given its limited scope and the requirement for a future public hearing to establish any plan for Lot 4.

5. Consider approval of the preliminary/final plat of subdivision of the Nokia Campus for the subject property located at 1960-2000 Lucent Lane - PZC 20-1-008 (File 2 of 5) and

A motion was made by Commissioner Habel and seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-008, the preliminary/final plat of subdivision for the Nokia Campus located at 1960-2000 Lucent Lane.

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

6. Consider approval of rezoning of Lot 4 of the preliminary/final plat of subdivision of the Nokia Campus from ORI to R2 for the subject property located at 1960-2000 Lucent Lane - PZC 20-1-008 (File 3 of 5)

A motion was made by Commissioner Habel and seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-008, rezoning of lot 4 of the preliminary/final plat of subdivision from ORI to R2 for the subject property located at 1960-2000 Lucent Lane (Nokia Campus).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

7. Consider approval of a conditional use to establish a planned unit development for Lot 4 of the Nokia Campus for the subject property located at 1960-2000 Lucent Lane - PZC 20-1-008 (File 4 of 5)

A motion was made by Commissioner Habel and seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-008, a conditional use to establish a planned unit development for lot 4 of the Nokia Campus for the subject property located at 1960-2000 Lucent Lane.

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

8. Consider approval of variances associated with the Nokia Campus subdivision on the subject property located at 1960-2000 Lucent Lane - PZC 20-1-008 (File 5 of 5)

A motion was made by Commissioner Habel and seconded by Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-008, approval of variances associated with the Nokia Campus for the subject property located at 1960-2000 Lucent Lane.

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

9. Conduct the public hearing to consider a sign variance from Section 6-16-6:3.5.1 (Special Areas of Control: Development Identification Signage) for the Water Street Shops (PZC 19-1-136) located at 135 Water Street

Commissioner Van Someren recused herself from the case.

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

Michelle Forys, Omega Sign and Lighting spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Commissioner Fessler and seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-136, a variance to allow a 92-square foot development identification sign to exceed the maximum permitted size of 32 square feet per Section 6-16-6:3.5.1 for the property located a 135 Water Street (Water Street Shops).

Aye: 5 - Bansal, Fessler, Hanson, Margulies, and Habel

Absent: 3 - Athanikar, Losurdo, and Robbins

Recused: 1 - Van Someren

10. Conduct the public hearing to consider a variance to Section 6-7D-4 to allow a general service use (Lovesac) to be located below the second floor in the B4 District at 12 W. Jefferson Avenue

Commissioner Van Someren returned to the dais.

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

Clary Groen, Lovesac, spoke on behalf of the petitioner.

Commissioner Bansal inquired about the retail sales. Groen responded the sales revenue will be generated from foam bean bag chairs, blankets, tv trays and other accessories sold in the store.

Commissioner Van Someren and Commissioner Margulies are in support of the proposal finding the business to be an example of the future of retail.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Commissioner Van Someren and seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-10, a variance to Section 6-7D-4 to allow Lovesac Furniture to be located on the first floor for the subject property located at 12 W. Jefferson Avenue (Lovesac).

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the February 5, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Bansal and seconded by Commissioner Van Someren to approve the regular meeting minutes of the February 5, 2020 Planning and Zoning Commission meeting.

Aye: 6 - Bansal, Fessler, Hanson, Margulies, Habel, and Van Someren

Absent: 3 - Athanikar, Losurdo, and Robbins

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

9:00 PM