



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 20, 2020

7:00 PM

Held on Zoom due to COVID-19

ZOOM

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bill Habel, and Oriana Van Someren
Absent 1 - Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

Conduct the public hearing for the property located at 831 S. Julian Street - (Hidden Creek Subdivision) - PZC 20-1-026 (Item 1 of 3)

Gabrielle Mattingly, Planning Services Team, provided an overview and made a correction on the request noting the proposed home is 3 stories and not 4 stories as stated in the memo.

Caitlin Paloian spoke on behalf of the petitioner.

Commissioner Losurdo and Chairman Hanson requested more information on the stormwater concerns noted in the public comment. Paloian responded that best management practices will be incorporated near the creek and a large portion of the property will be dedicated as a stormwater management easement. Phil Tartaglia, City of Naperville Project Engineer responded the proposal will need to comply with the DuPage County Stormwater Ordinance and will be subject to DuPage County review. Commissioner Van Someren reviewed the plans and finds the proposal will improve stormwater drainage on the property.

Public Testimony: none

PZC closed the public hearing.

Consider the requested rezoning of the property located at 831 S. Julian Street to R1A upon annexation (Item 2 of 3)

A motion was made by Commissioner Fessler, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve

PZC 20-1-026, rezoning the property to R1A (Low Density Single Family Residence District) upon annexation for the subject property located at 831 S. Julian Street.

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

Absent: 1 - Robbins

Consider a variance to section 6-2-26:4 in order to construct a single-family home which exceeds the maximum height and maximum number of stories on the southern lot of subdivided property located at 831 S. Julian Street (Item 3 of 3)

A motion was made by Commissioner Fessler, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-026, a variance to section 6-2-26:4 in order to construct a single-family home which exceeds the maximum height and maximum number of stories on the southern lot of the subdivided property located at 831 S. Julian Street.

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

Absent: 1 - Robbins

E. REPORTS AND RECOMMENDATIONS:

Approve the minutes of the May 6, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to approve the minutes of the May 6, 2020 Planning and Zoning Commission meeting.

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

Absent: 1 - Robbins

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:20 PM