



**NAPERVILLE PLANNING AND ZONING COMMISSION  
MINUTES OF NOVEMBER 2, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON NOVEMBER 16, 2016**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bansal, Crawford, Fessler, Hajek, Hansen, Hastings, Martinez, Peterson, Williams  
Absent: None  
Student Members: Dhar  
Staff Present: Planning Team – Kasey Evans, Erin Venard  
Engineering Team – Chris Nichols

**B. Minutes**

Approve the minutes of the October 19, 2016 Planning and Zoning Commission meeting.  
Motion by: Williams  
Second by: Bansal

Approved  
(9 to 0)

**C. Old Business**

**D. Public Hearings**

**D1.  
PZC 16-1-116  
2151 Fisher Drive**

The petitioner requests approval of variances from Municipal Code Section 7-4-4:2 (Land Use) to allow resubdivision of a lot with less than 66' lot width at the right-of-way, from Section 6-8C-7 (Yard Requirements) to allow parking to encroach into the required front yard setback, and from Municipal Code Section 5-4-3:5 (Prohibited Signs) to allow an off premises sign, in order to resubdivide the property and construct an approximately 105,000 square foot industrial building on the subject property located at 2119 and 2151 Fisher Drive, Naperville, IL 60563.

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

Planning and Zoning Commission inquired about:

- Bansal – Will the new facility be used by the same owner? Evans – The building will be constructed as a speculative building; petitioner can speak to ownership arrangement.

Mike Vitale, Triumph Construction, spoke on behalf of the petitioner:

- Available for questions.

Planning and Zoning Commission inquired about:

- Martinez – To clarify, there is no tenant? Vitale – Correct. We are a developer of industrial buildings; it is relatively common to build without a tenant. We have hired CB Richard Ellis to market the property. Typically industrial tenants will not commit until we have it under construction.
- Martinez – We have some empty warehouses in town; have you consider those spaces? Vitale – Some empty spaces are owned by our competitors. We build new buildings. The vacancy rates in the 88 corridor are low. The improvements at the interchange make the area very attractive.

### **Public Testimony:**

#### **Jeff Snyder, GEA, Country Farm Drive in Naperville**

- Quality and safety director at GEA, the tenant at the site just east of proposed development.
- Generally very pleased with the quality of the proposed development; not opposed to the variances.
- Major concern is flooding at our facility.
- Subject property is 12' higher than our property; water from the property runs into our garage and shipping docks.
- Count on our facility to operate 24/7.
- Requesting that the detention area on the subject property has an overflow and a requirement that if any serious flooding is generated by the development, it is rectified out of court.
- Asking City to do maintenance on GEA's storm water area and quarterly maintenance on the 88 drainage ditch.
- Martinez: Have you ever contacted the City with the flooding concerns? Snyder: The City has been contacted; also working with the landlord. If we have significant rain events, our sump pumps cannot keep up with the rain and it flows into our garage.
- Martinez: Was there ever any resolution with the City? Snyder: I have not been directly involved. They did fix one storm sewer.
- Martinez: Can anyone on staff speak to these concerns? Nichols: I am not personally aware of the concerns on the GEA property. When the subject property came through for review, it was identified that floodplains existed in the area. DuPage County was contacted and a meeting was held. The floodplain is not on the subject property, but it is on the GEA property to the east. The subject property is approximately 8 to 10' higher.
- Williams – Besides 1988 and 1996, have you had water? Snyder – Yes, we have had water into our garage approximately 5 times in 5 years.

- Williams – So it is an unusual rain event that causes flooding? Snyder – Yes.
- Williams – On what is your position based that this particular project will increase your flooding situation? Do you have any engineering studies? Snyder – I do not. It is personal experience.
- Williams – You are 12' lower than the subject property. Were you there first and then they came along? Snyder – The small business currently on site has been on the property since about the same time as our business.
- Williams – When you purchased the property, you were aware that there was an adjacent property that was 12' higher. Snyder – Correct.
- Hastings – Would you say the storm water runoff treatment will be better or worse with the new warehouse on the property? Nichols – We follow the DuPage County storm water ordinance. I do not feel the proposed development will cause any negative impact on the adjacent properties.
- Hansen – The DuPage County ordinance is more restrictive now than it was in 1987? Nichols – Correct.
- Martinez – The retention pond proposed is adequate to handle the storm water runoff for the proposed building? Nichols – Correct.

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Peterson – My understanding is the storm water situation will have to be better than it is now; voting positively.
- Bansal – In favor; storm water should be handled.
- Crawford – Agree with Commissioner Peterson; supporting.
- Hastings – Supporting.
- Hansen – Supporting.
- Fessler – Supporting.
- Hajek – Supporting.
- Williams – I am for the three variances. The City is the world's best at handling water. I do not doubt that you do have water problems. This development will help those problems. I understand your concerns and I am happy that you came here. I am for it.
- Martinez – Supporting.
- Dhar – Good proposal.

Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-117, variances from Municipal Code Section 7-4-4:2 (Land Use) to allow resubdivision of a lot with less than 66' lot width at the right-of-way, from Section 6-8C-7 (Yard Requirements) to allow parking to encroach into the required front yard setback, and from Municipal Code Section 5-4-3:5 (Prohibited Signs) to allow an off premises sign, in order to resubdivide the property and construct an

approximately 105,000 square foot industrial building on the subject property located at 2119 and 2151 Fisher Drive, Naperville, IL 60563.

Motion by: Williams  
Seconded by: Hajek

Approved  
(9 to 0)

Ayes: Bansal, Crawford, Fessler, Hajek, Hansen, Hastings,  
Martinez, Peterson, Williams  
Nays: None  
Absent: None

**E. Reports and  
Recommendations**

**F. Correspondence**

**H. Adjournment**

**7:30 p.m.**