



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF FEBRUARY 17, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON MARCH 2, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bansal, Crawford, Hansen, Hastings, Martinez, Peterson
Absent: Hajek, Messer, Williams
Student Members: None
Staff Present: Planning Team – Sara Kopinski, Katie Ashbaugh, Erin Venard
Engineering Team – Yifang Lu

B. Minutes

Approve the minutes of the February 3, 2016 Planning and Zoning Commission meeting.

Motion by: Hastings
Second by: Bansal

Approved
(6 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 16-1-005
Bluco Parking
Variance**

The petitioner requests approval of a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to allow a reduction in the number of required off-street parking spaces for the property located at 1510 Frontenac Road.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Vince Rosanova, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner:

- 25 year old company that started in Naperville in 1990, moved to Aurora in 2007 and now has the opportunity to move back to Naperville.
- Building has sat vacant since 2014.
- Civil engineer has provided a parking expansion plan, which will ultimately provide for 108 spaces.

Planning and Zoning Commission inquired about:

- Bansal – It is a great thing to bring this business back to Naperville. To

clarify, there are no plans to rent any of the space to others? Rosanova –
Correct, the building will be exclusively occupied by Bluco.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bansal – Win, win; supporting.
- Crawford – Concurs with fellow commissioners. Welcome back to town. Appreciate the parking expansion plan; supporting.
- Hansen – Supporting. Welcome back.
- Hastings – Looks good; supporting.
- Martinez – Supporting. Welcome back to Naperville.
- Peterson – Great to have this business back in Naperville. Parking not an issue and if it becomes an issue, additional parking will be built. In favor.

Planning and Zoning Commission moved to recommend approval of PZC 16-1-005, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to allow a reduction in the number of required off-street parking spaces for the property located at 1510 Frontenac Road.

Motion by: Bansal
Seconded by: Peterson

Approved
(6 to 0)

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

**D2.
PZC 16-1-002
KIC/Tri-Ring
Parking Variance**

The petitioner requests approval of a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 189 to 99 spaces at the property located at 820 Frontenac Road.

Katie Ashbaugh, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Bansal – If the number of employees increases beyond what is projected, is that included in the condition. Ashbaugh – Yes.
- Hansen – How will it be determined if the petitioner is violating the parking requirements? Ashbaugh – The petitioner has agreed to come forward. Hansen – The onus is on the petitioner? Ashbaugh – Correct.

Omar Fakhoury, COO of KIC spoke on behalf of the petitioner:

- Business is creating new, light assembly jobs in Naperville.
- Want to be good corporate citizens. If the number of employees

increases, we will alert the city.

- Willing to expand the parking if the need increases in the future.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Bansal – Supporting; welcome.
- Crawford – Supporting.
- Hansen – Supporting.
- Hastings – No issues; staff reviewed thoroughly. Supporting.
- Martinez – Supporting, welcome. Thank you for coming to Naperville.
- Peterson – Agree with fellow Commissioners. Welcome to Naperville.

Planning and Zoning Commission moved to recommend approval of PZC 16-1-002, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 189 to 99 spaces at the property located at 820 Frontenac Road.

Motion by: Bansal
Seconded by: Crawford

Approved
(6 to 0)

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

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:16 p.m.