



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF FEBRUARY 3, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON FEBRUARY 17, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bansal, Crawford, Hajek, Hansen, Hastings, Martinez, Messer, Peterson, Williams
Absent: None
Student Members: Butler
Staff Present: Planning Team – Kasey Evans, Sara Kopinski, Teresa Anderson, Erin Venard
Engineering Team – Michael Pearce

B. Minutes

Approve the minutes of January 6, 2016, as amended.

Motion by: Williams
Second by: Hastings

Approved
(9 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 15-1-121
Patrick Jaguar**

The petitioner requests approval of a rezoning of a portion of the subject property to B3 (General Commercial District) upon resubdivision.

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

Michael Mondus, SpaceCo Inc., spoke on behalf of the petitioner:

- Looking to acquire a portion of the vacant piece of property to the west to expand their inventory.
- The project will add 133 new parking spaces.

Planning and Zoning Commission inquired about:

- Hansen – What happens to the remainder of the Mondelez lot, east of the access drive? Mondus – It will remain part of the overall Mondelez site.
- Williams – To clarify, you are not and will not be in title on the remaining piece? Mondus – That is correct.

Public Testimony: None

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – This is entirely proper. Congratulations on your expansion. In support.
- Hansen – Concur.
- Hastings – Supporting.
- Hajek – Supporting.
- Butler – Concur.
- Peterson – Supporting.
- Bansal – Supporting.
- Crawford – Supporting.
- Messer – Straightforward; supporting.
- Martinez – Consistent with surrounding development; supporting.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-121, rezoning a portion of the subject property to B3 (General Commercial District) upon resubdivision.

Motion by: Williams
Seconded by: Messer

Approved
(9 to 0)

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

**D2.
PZC 15-1-101
Reggi's Sign
Variance**

The petitioner requests approval of a sign variance from Section 5-4-5:2 (Commercial Signs; Monument Signs) of the Municipal Code in order to increase the size of an existing monument sign on the property located at 2911 95th Street, Naperville, IL 60564.

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

Barry Reggi, owner, spoke as the petitioner:

- This request is a compromise between adding a third sign and adding additional space to the existing sign.
- Would like to promote the existing and new tenants in the shopping center.

Planning and Zoning Commission inquired about:

- Martinez – The sign still complies with the maximum allowable height requirement of 10ft? Reggi – Correct.
- Bansal – The petition states that the sign will not block the visibility of any existing buildings or any ingress/egress? Reggi – That is correct.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hastings – Supporting.
- Hajek – Supporting.
- Butler – Supporting.
- Hansen – Concurs and understands that the petitioner is bound by the existing construction of the sign. Wishes the sign looked as nice as the building.
- Williams – Did a fantastic job with McAllister’s. Also, you cooperated with staff, so I am in favor.
- Peterson – Complies with overall height and the City supports it. Voting for it.
- Bansal – In favor.
- Crawford – Supporting.
- Messer – Concurs with previous comments.
- Martinez – Supporting; loves the new addition to the Southside.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-101, a sign variance from Section 5-4-5:2 (Commercial Signs; Monument Signs) of the Municipal Code in order to increase the size of an existing monument sign on the property located at 2911 95th Street, Naperville, IL 60564.

Motion by: Williams
Seconded by: Messer

Approved
(9 to 0)

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

**D3.
PZC 15-1-137
1051 Parkside Rd.**

The petitioner requests approval of a rezoning of 1051 Parkside Road to R1 (Low Density Single-Family Residence District) upon annexation.

Teresa Anderson, Planning Services Team, gave an overview of the request.

Matt Goodman, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner.

- R1 zoning is consistent with the surrounding development in the area.
- Proposed development will generate new revenue for City.
- The proposed building setbacks are in compliance with the Code.

Planning and Zoning Commission inquired about:

- Hastings – The lot size in R1 needs to be 13,000sf minimum?
Goodman – Yes. Hastings – This lot is 0.5 acres. Does that work?
Whitaker – Yes.
- Messer – The purpose of the subdivision in this case is to create a legal lot of record; there are no plans for a new subdivision with multiple lots? Goodman – Correct.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hajek – Supporting; no issues.
- Hastings – Supporting; great job presenting by both staff and Counsel.
- Williams – Supporting; simple and straightforward. Very good presentations.
- Hansen – Supporting.
- Crawford – Supporting.
- Messer – Supporting.
- Bansal – Supporting; congratulations on nice presentations.
- Peterson – Will be supporting. Appreciates keeping low density as low density; likes following the master plan and following the trends within the existing neighborhood.
- Martinez – Supporting; reasonable request and also consistent with the East Sector Plan.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-137, a rezoning of 1051 Parkside Road to R1 (Low Density Single-Family Residence District) upon annexation

Motion by: Williams
Seconded by: Peterson

Approved
(9 to 0)

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

**D4.
PZC 15-1-139
Dunkin Donuts
Sign Variance**

The petitioner requests approval of a variance from Section 5-4-5:1 (Commercial Signs, Wall Signs) of the Naperville Municipal Code in order to install two secondary business signs of 37 square feet each on the west and south façade of the building located at 4940 S. Route 59.

Teresa Anderson, Planning Services Team, gave an overview of the request.

Peter Paraskis spoke on behalf of the petitioner:

- Variance is requested because of the uniqueness of the secondary business.
- The ordinance does not take into account having multiple users in a small space.
- Allows Dunkin Donuts to project the image that they are requesting.

Planning and Zoning Commission inquired about:

- Hastings – I drive by this location all the time and had no idea there was a Dunkin Donuts here.
- Martinez – To clarify, this is the BP Amoco on the corner of Hastert and Route 59? Paraskis – Correct.
- Martinez - I did not know there was a Dunkin Donuts there either.
- Williams – I have been to this BP location twice in the last three days and I did not know the Dunkin Donuts was there.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Messer – In support. I know some businesses in town that have run into this in the past and have requested variances. This compromise is appealing in that they will still be under the total permitted signage for the entire building.
- Crawford – Concur with Commissioner Messer. Also would like to compliment the coordination of the petitioner and staff to come up with a solution.
- Bansal – Concur with fellow Commissioners. Also was unaware the Dunkin Donuts was in this location.
- Peterson – In support.
- Hansen – Concur. Feels the Code may need revision. Even if BP Amoco had the full amount of signage, the petitioner would still only have been entitled to two signs that are less than 10sf each. That does not seem reasonable when Hastert Blvd. and Route 59 are the frontages. Urges staff to take a closer look at this issue.
- Williams – The hardship is the layout and that secondary signs are not readable. The proposed sign after the variance is still less than what the overall building is allowed.
- Hastings – In favor.
- Hajek – In favor
- Butler – In favor.
- Martinez – Supporting.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-139, a variance from Section 5-4-5:1 (Commercial Signs, Wall Signs) of the Naperville Municipal Code in order to install two secondary business signs

of 37 square feet each on the west and south façade of the building located at 4940 S. Route 59.

Motion by: Williams
Seconded by: Bansal

Approved
(9-0)

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

E. Reports and Recommendations

F. Correspondence

F1. PZC 15-1-118 Uncle Julio's Signage Variance

The petitioner, Uncle Julio's of Illinois, Inc., has withdrawn PZC Case 15-1-118.

G. New Business

H. Adjournment

7:41 p.m.