



**NAPERVILLE PLANNING AND ZONING COMMISSION  
MINUTES OF JANUARY 6, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL  
APPROVED BY THE PZC ON FEBRUARY 3, 2016**

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Bansal, Crawford, Hansen, Hastings, Messer, Peterson, Williams  
Absent: Hajek, Martinez  
Student Members: Butler  
Staff Present: Planning Team – Kasey Evans, Erin Venard  
Engineering Team – Chris Nichols

**B. Minutes**

Approve the minutes of December 16, 2015

Motion by: Williams  
Second by: Hastings

Approved  
(7 to 0)

**C. Old Business**

**C1.**

**PZC 15-1-118  
Uncle Julio's  
Signage Variance**

The petitioner requests the continuance of the public hearing to the January 20, 2016 Planning and Zoning Commission meeting.

Planning and Zoning Commission continued the public hearing to the January 20, 2016 Planning and Zoning Commission meeting.

**D. Public Hearings**

**D1.**

**PZC 15-1-125  
30 S. Ellsworth St.**

The petitioner requests approval of a variance to Section 6-6C-7:1 (R2 District, Yard Requirements) to reduce the required front yard on the subject property in order to construct a single-family residence and associated detached garage at 30 S. Ellsworth Street.

Erin Venard, Planning Services Team, gave an overview of the request.

Mark Diomede, spoke on behalf of the petitioner:

- The setback is necessary for the new home to line up with the rest of the houses on the block.

Planning and Zoning Commission inquired about:

- Williams – All the other buildings on the street have similar setbacks?  
Diomedede – Yes.

**Public Testimony: None**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Williams – This is a real easy case; would like to hear comments from Messer as rep to the HPC.
- Messer – Redesigned the proposed home to fit in better with the neighborhood at the request of the HPC; it will be significant for the neighborhood to have a new home on the lot finally; setback is consistent with the neighborhood.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-125, a variance to Section 6-6C-7:1 (R2 District, Yard Requirements) to reduce the required front yard on the subject property in order to construct a single-family residence and associated detached garage at 30 S. Ellsworth Street.

Motion by: Williams  
Seconded by: Crawford

Approved  
(7 to 0)

Ayes: Williams, Crawford, Hastings, Peterson, Bansal,  
Hansen, Messer

Nays: None

Absent: Hajek, Martinez

**D2.  
PZC 15-1-130  
Tailoring by  
Monika**

The petitioner requests approval of a conditional use and parking variance to allow a tailoring business, and variances from Section 5-4-2 (Definitions), Section 5-4-5:2.1 (Permitted Monument Signs) and Section 5-4-5:2.5 (Commercial Monument Sign Setback) of the Municipal Code in order to install a ground sign on the subject property located at 7 7th Avenue, Naperville, IL 60563.

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

Planning and Zoning Commission inquired about:

- Bansal – The size of the building is 3,000 sq. ft. Is that all on the main floor? Evans – It is a single story building.
- Messer – Is the 30 ft. site triangle requirement satisfied? Evans – Yes. The existing sign is in the 30ft site triangle. The petitioner will move the proposed sign north so that the sign is no longer in the site triangle.

**Public Testimony: NONE**

Planning and Zoning Commission closed the public hearing.

**Planning and Zoning Commission Discussion:**

- Messer – Requests are reasonable. Petitioner wants a new sign that is similar to the old one. Supporting.
- Williams – In favor. Staff gave an excellent presentation.

Planning and Zoning Commission moved to recommend approval of PZC case 15-1-130, a conditional use and parking variance to allow a tailoring business, and variances from Section 5-4-2 (Definitions), Section 5-4-5:2.1 (Permitted Monument Signs) and Section 5-4-5:2.5 (Commercial Monument Sign Setback) of the Municipal Code in order to install a ground sign on the subject property located at 7 7th Avenue, Naperville, IL 60563.

Motion by: Williams  
Seconded by: Hastings

Approved  
(7 to 0)

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

**E. Reports and  
Recommendations**

**F. Correspondence**

**G. New Business**

**H. Adjournment**

7:19 p.m.