



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 21, 2024

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5 p.m. the Wednesday before the meeting through 5 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5 p.m. the day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

B. ROLL CALL:

- Present** 7 - Manas Athanikar, Meghna Bansal, Tom Castagnoli, Derek McDaniel, Carl Richelia, Whitney Robbins, and Mark S. Wright
- Absent** 2 - Stasha King, and Oriana Van Someren

C. PUBLIC FORUM:

Marilyn Schweitzer spoke on considerations of the 2022 Land Use Master Plan and urged the Commission to follow the guidance of the plan regarding pedestrian access.

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 1203 Iroquois Avenue (formerly known as 1200 E. Ogden Avenue) (7 Brew) - PZC 23-1-117

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, Attorney for Petitioner, presented the case.

Public Testimony:

Marilyn Schweitzer spoke on the project and spoke on pedestrian access to the site. Ms. Schweitzer stated that the plans seemed unclear if pedestrian access is improved or reduced. She also stated that walkability is not prioritized with the drive thru only proposal and requested that the

goals of the 2022 land use plan be followed and increase walkability.

Commissioner Athanikar stated that the Urban Center designation of the site is for auto oriented development.

Marilyn Schweitzer stated that another goal of the plan is increasing walkability.

Mr. Rosanova stated that there is no indoor dining at this location and customers must access the business through a vehicle.

Commissioner Bansal commented that the elimination of a bypass lane is a concern in an emergency situation. Mr. Rosanova stated that the staff could control traffic in the dual lanes in an emergency situation and that an additional bypass lane would be duplicative and the introduction of a bypass lane would take away from the efficiency of the site.

Commissioner Bansal asked about the current orientation of the site and if there was a bypass lane for the previous business. Mr. Rosanova stated that there was not a bypass lane currently.

Commissioner McDaniel confirmed if the proposed site plan is similar to other existing locations and how successful they are. Mr. Rosanova confirmed that the layout works well at existing locations.

Commissioner Robbins stated that the proposal does not live up to the walkability goals, but that she will approve the proposal and feels that it will be successful.

The PZC closed the public hearing.

Commissioner Castagnoli made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-117, a variance to eliminate the required bypass lane and a variance to increase the permitted wall signage area as outlined in the staff report for the property located at 1203 Iroquois Avenue (formerly known as 1200 E. Ogden Avenue) (7 Brew).

Aye: 6 - Athanikar, Castagnoli, McDaniel, Richelia, Robbins, and Wright

Nay: 1 - Bansal

Absent: 2 - King, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the meeting minutes from the January 17, 2024 Planning and Zoning Commission meeting.

The Planning and Zoning Commission approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned: 7:24 PM