



Meeting Minutes

Planning and Zoning Commission

Wednesday, March 2, 2022

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, 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.

NOTE: Written materials which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports) should be sent electronically to planning@naperville.il.us by 10 p.m. on the Friday before the meeting.

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** 8 - Tom Castagnoli, Brett Fessler, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Manas Athanikar

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for the property located at 710 Woodlawn Avenue - PZC 21-1-027

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner’s request. Staff is in support of the rezoning request finding it to be compatible with the surrounding zoning districts.

Caitlin Csuk, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-027, a request for rezoning to the R1A zoning district upon annexation for the property located at 710 Woodlawn Avenue.

- Aye:** 8 - Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

- 2. Conduct the public hearing to consider a conditional use in the B3 district for an automobile service station and car wash facility at 1780 North Aurora Road (Delta Sonic) - PZC 21-1-071

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner’s request. Given the property’s location along the Route 59 corridor and the adjacent commercially zoned properties, staff finds the car wash to be compatible with the surrounding area and is in support of the conditional use request.

The petitioner, James Boglioli, provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Castagnoli, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-071, approving a conditional use for an automobile service station and car wash facility for the property located at 1780 N Aurora Road.

Aye: 8 - Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

- 3. Conduct the public hearing for 419-423 S. Washington Street and 400 S. Main Street (JC Licht/Walgreens) - PZC 21-1-105

Sara Kopinski, Planning Services Team, provided an overview of the petitioner’s request. Staff is in support of the sign variance request finding it provides adequate site identification. Staff is also in support of the rezoning request finding it to be an appropriate designation given the existing land uses and recommendations of the Downtown 2030 Plan.

Patti Bernhard, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Fessler, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-105, a variance to section 6-16-3 to allow for the relocation of an existing nonconforming ground sign and rezoning to the B4 (Downtown Core District) for the property located at 419-423 S. Washington Street and 400 S. Main

Street (JC Licht/Walgreens).

Aye: 8 - Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the February 16, 2022 Planning and Zoning Commission meeting

The Commission approved the minutes of the February 16, 2022 Planning and Zoning Commission meeting.

Absent: 1 - Athanikar

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:28 PM.