



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes

Planning and Zoning Commission

Wednesday, February 5, 2025

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.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment

A. CALL TO ORDER:

B. ROLL CALL:

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

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Due to an error in the City-issued newspaper notice, the February 5, 2025, PZC public hearing for the property having a common street address of 1151 E. Warrenville Road has been cancelled and will be rescheduled to February 19, 2025 (Northwoods of Naperville) - PZC 24-1-130

Chair Van Someren stated that due to an error in the City issued newspaper notice, the public hearing for PZC 24-1-130 has been rescheduled for February 19th.

2. Concur with the petitioner and open the public hearing for PZC 24-1-124 and continue the case to the March 19, 2025 PZC meeting

The commission concurred with the petitioner’s request to open the public hearing and continue this item to the March 19, 2025 Planning and Zoning Commission meeting.

This Public Hearing was continued.

3. Conduct the public hearing to consider variances for a new day care center building for the property located at 471 E 75th Street (Primrose School) - PZC 24-1-099

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Matt Taylor, Petitioner, presented the case.

Mark Daniel, Attorney for Petitioner, provided additional information on the case.

Andrew Bowman, Engineer for Petitioner provided additional information on the case.

Public Testimony:

Sara Hendren provided comments on the case expressing concerns with the request regarding traffic and stormwater.

Rachit Marwaha provided comments on the case expressing concerns with the request regarding property values and views as well as stormwater.

Commissioner King thanked the speakers and asked the petitioner to discuss stormwater on the property. Matt Whistler, Engineer for Petitioner, stated that the stormwater would be held on site in an underground detention system and released at a constrained rate following City and County regulations.

Chair Van Someren asked Whistler to confirm the direction that the water flows on the property and if stormwater will be collected in catch basins. Whistler confirmed that the water flows to the north/north west and will be collected in catch basins and then stored underground and released at a constrained rate.

Commissioner Wright stated that he was undecided on the request and noted that the Commission was only considering the requested variances for parking and screening. Commissioner Wright asked the petitioner to confirm how they calculated the potential traffic impacts. Bowman described the potential routes that traffic may take to the site. Commissioner Wright stated concerns regarding the amount of potential traffic on Oxford Ln.

Commissioner Castagnoli asked the petitioner about the proposed fencing and storm water concerns. Commissioner Castagnoli asked the

petitioner to confirm if adding the additional 10 required parking spaces would increase the amount of stormwater runoff. Whistler confirmed that the amount of stormwater runoff would increase with the additional impervious area associated with the 10 additional parking spaces.

Meghan Flannery provided comments raising concerns about traffic and safety on Oxford Ln.

Commissioner Robbins asked the petitioner if there was a neighborhood meeting held. Daniel confirmed that there was not a neighborhood meeting held.

Commissioner King stated that the neighbor's concerns are valid and stated that the property will continue to be zoned for potential commercial uses so the petitioner and the neighbors should come together to discuss ways to address concerns and come to an agreement as a different developer could come in the future with a more intensive proposal.

Chair Van Someren stated that the property is zoned OCI and has been zoned OCI for many years and agreed with the petitioner that a daycare is low-impact use on the property. Chair Van Someren asked staff what the maximum building height in the OCI district is. Franco stated that she would confer with the code and confirm. Daniel stated he believed the maximum height is forty feet. Chair Van Someren stated that the potential exists for a four story medical office building to be built on the site by right if no variances were being sought and the neighbors would not have the opportunity to provide comments on the case. Chair Van Someren stated that she does not feel that the proposed landscaping on the site is sufficient and recommended that the petitioner provide additional non-deciduous plantings. Chair Van Someren stated that civil engineering has come a long way and that she lives close to this site and when new developments were built in her neighborhood her stormwater problems went away due to the new engineering implementations.

Chair Van Someren asked staff if Oxford Ln was a City street or a County street. Galanis from staff stated that there were portions of each. Chair Van Someren stated that the concerns about safety on Oxford Ln and the lack of sidewalks are things that the Commission cannot address as it is not within their purview.

Chair Van Someren stated that the plans submitted call out a chain link fence, Whistler stated that the chain link fence is between the playgrounds and a solid fence is proposed at the property line.

Daniel provided closing remarks.

Franco clarified that the plans that staff reviewed do not show a solid fence along the rear property line. Whistler confirmed that it is noted as a vinyl clad chain link fence, and is not a solid fence, however it could be replaced by a solid fence easily. Chair Van Someren asked if the petitioner would be agreeable to installing a solid fence along the north property line and increase the landscape buffer. Daniel stated that they were.

Franco stated that the commission could refer to the conditions discussed in the meeting as an addition to their motion of approval.

The PZC closed the public hearing.

Commissioner Robbins made a motion Seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-099, a variance to Municipal Code Section 6-9-3:6 to decrease the number of required minimum off-street parking spaces for a day care center from 54 spaces to 44 spaces and a landscape variance to Municipal Code Section 5-10-3:5.2.4.1 to provide relief from the requirement to install a 6-foot fence or wall along the eastern perimeter of the parking lot, subject to the recommended condition of approval and the additional conditions discussed at the meeting, for a new day care center located at 471 E 75th Street.

Aye: 7 - Castagnoli, King, Richelia, Robbins, Van Someren, Wright, and Clemen

Absent: 2 - McDaniel, and Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the January 15, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 8:34 PM.