



Meeting Minutes

Planning and Zoning Commission

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Wednesday, December 7, 2022

7:00 PM

Council Chambers

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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](mailto: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:**

Meeting start: 7:04 PM

Chairman Losurdo announced the video live stream is currently not working. NCTV is recording and the video will be posted tomorrow morning.

**B. ROLL CALL:**

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

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider variance to the parking requirements for 235 West Jefferson Avenue (The Alice Chin Team) - PZC 22-1-080

Kathleen Russell, Planning Services Team, provided an overview of the case.

Commissioner Castagnoli asked if 6 parking spaces exist on the site. Ms. Russell responded that the code requires 6 parking spaces, but there is only an availability for 3 parking spaces.

Alice Chin, owner, provided details on the request.

Public testimony: None

Chairman Losurdo spoke in support of the project.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-080 with the condition noted in the staff report, a variance to Section 6-9-3:6 to reduce the number of off-street parking spaces required from six to three for 235 West Jefferson Avenue, The Alice Chin Team.**

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Robbins, and Wright

**Absent:** 2 - Richelia, and Van Someren

- 2. Conduct the public hearing to consider a major change to the Fox River Commons Resubdivision PUD to grant a land use deviation to allow for a religious use at 776 South Route 59 (Sri Veda Dharmashala) - PZC 22-1-088

Kathleen Russell, Planning Services Team, provided an overview of the case.

Shilpa Purohit, spoke on behalf of the petitioner and provided details on the request.

Commissioner King asked for clarification on the anticipated number of participants. Ms. Purohit confirmed there will be no more than 150 occupants at any point.

Commissioner Athanikar asked why a parking study was not provided. Ms. Purohit confirmed the existing onsite parking would be sufficient and that each business within the shopping center is allocated a specific number of parking spaces.

Public testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-088 a major change to the Fox River Commons Resubdivision PUD per Section 6-4-3:12.2 to grant a land use deviation for a religious institution at 776 South Route 59.**

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Robbins, and Wright

**Absent:** 2 - Richelia, and Van Someren

3. Conduct the public hearing regarding the proposed amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) regarding the Designation of Landmarks and owner consent - PZC 22-1-113

Allison Laff, Deputy Director of TED, provided an overview of the text amendment.

Chairman Losurdo asked for clarification on why the amendment requires only three City Council members instead of the majority of Council members in order for the landmark request to be added as an agenda item. Ms. Laff clarified that this holds an existing practice as it is the standard protocol for any item raised by a Council person under new business.

Chairman Losurdo asked for clarification on why 50 years is selected as the number for a property to be considered a landmark. Ms. Laff clarified that 50 years is the threshold used by other groups such as the Illinois Historic Preservation Agency and the National Register as what would be considered for a property to be landmarked.

Public testimony:

Becky Simon spoke in support of the amendment.

Marilyn Schweitzer supports the proposed amendment but questions whether the phrase "given the totality of the circumstances" for the meeting of request to submit a landmark application without owner consent removes any sort of limited purpose and finds this wording won't have the overall benefit that Council intended.

Christine Jeffries spoke in support of the amendment on behalf of Naperville Area Chamber of Commerce and Naperville Development Partnership and introduced a website which provides an overview of the landmarking process ([napervillelandmark.com](http://napervillelandmark.com)).

The PZC closed the public hearing.

**A motion was made by Commissioner Wright to approve PZC 22-1-113, a text amendment to Title 6 (Zoning Regulations) Chapter 11 (Historic Preservation) of the Naperville Municipal Code.**

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Robbins, and Wright

**Absent:** 2 - Richelia, and Van Someren

## E. REPORTS AND RECOMMENDATIONS:

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

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

7:38 pm