



Meeting Minutes

Planning and Zoning Commission

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Wednesday, May 17, 2023

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:****B. ROLL CALL:**

- Present** 6 - Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright
- Absent** 3 - Manas Athanikar, Tom Castagnoli, and Stasha King

**C. PUBLIC FORUM:****D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 4003-4083 S Route 59 (Saddlewood Commercial Complex) - PZC 23-1-004

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Diane Menza, representing the property owners, presented the case.

Tom Seibert, of Soos & Associates Architects, spoke on behalf of the petitioner and provided details on the request.

Commissioner McDaniel asked staff why they are in general agreement. Adam Beaver clarified that staff does agree with the petitioner's argument as written in the response to standards, but not with all the word choices made by the petitioner.

Public Testimony:

None.

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-004, a conditional use per Section 6-7B-3:3, to permit a daycare in the B2 zoning district and variance to Section 6-9-2:4.3.1 to permit parking within the 30' setback along Alice Lane for the property located at 4003-4083 S Route 59 (Saddlewood Commercial Complex).**

**Aye:** 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 3 - Athanikar, Castagnoli, and King

**2. Conduct the public hearing for 125-127 S. Washington St (Riddlebox Escape Room) -PZC 23-1-029**

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Eric Prechtel, of Rosanova & Whitaker, representing the petitioner, presented the case.

Public Testimony:  
None.

The PZC closed the public hearing.

**A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-029, a conditional use per Section 6-7D-3:1 (B4 Downtown Core District: Conditional Uses) to permit an amusement establishment, Riddlebox Escape Room, on the second floor of 125-127 S. Washington Street.**

**Aye:** 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 3 - Athanikar, Castagnoli, and King

**3. Conduct the public hearing regarding an amendment proposed to Chapter 7 Article F (OCI: Conditional Uses) of Title 6 (Zoning Regulations) related to eating establishments within a PUD - PZC 23-1-031**

Gabrielle Mattingly, City of Naperville Planning Services Team, provided an overview of the request.

Public Testimony:  
None.

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-031, a text amendment to Section 6-7F-3:14 of the OCI zoning district conditional use regulations to remove the requirement that eating establishments be located within a planned unit development.**

**Aye:** 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 3 - Athanikar, Castagnoli, and King

**4. Conduct the public hearing to consider the requested entitlements for 1296 E. Chicago Avenue (McAlister’s Deli) - PZC 22-1-095**

Gabrielle Mattingly, City of Naperville Planning Services Team, provided an overview of the request.

Caitlin Csuk, of Rosanova & Whitaker, representing the petitioner, presented the case.

Commissioner McDaniel spoke in support of the proposed development.

**Public Testimony:**

Sharri Pieczynski, District Manager of the Heinen’s Grocery Stores in Illinois, brought up topics from Heinen’s discussions with McAlister’s about the easement agreement noting that they would like the agreement to mirror McAlister’s agreement with the City regarding the stacking requirement and does not want any direct competitors to use the property should McAlister’s leave in the future.

The PZC closed the public hearing.

**A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-095, rezoning from B1 to OCI, a conditional use in the OCI zoning district to permit an eating establishment subject to the conditions noted in the staff report, a variance to Section 6-9-2:4.3.1 to the required setbacks to permit the existing driveways parallel to Olesen Drive and Chicago Avenue, and a variance to Section 6-9-3:5 to reduce the required stacking spaces from 12 stacking spaces to 3 stacking spaces for a restaurant use to allow for a McAlister’s Deli at 1296 E. Chicago Avenue.**

**Aye:** 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 3 - Athanikar, Castagnoli, and King

**E. REPORTS AND RECOMMENDATIONS:**

**1. Approve the minutes of the May 3, 2023 Planning and Zoning Commission meeting**

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned: 7:47 PM