



Meeting Minutes

Planning and Zoning Commission

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Wednesday, March 15, 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** 8 - Manas Athanikar, Tom Castagnoli, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright
- Absent** 1 - Stasha King

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Remove PZC #23-1-1 from the March 15th, 2023 PZC Agenda as the case has been withdrawn due to the variance no longer being required.

PZC 23-1-1 was removed from the agenda.

2. Conduct the public hearing for Riverwalk Place located at 415 Jackson Avenue - PZC 22-1-094

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

Vince Rosanova, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner.

Commissioner Robbins voiced support for the project design and Chairman Losurdo stated the development is a needed addition to the downtown.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Wright to adopt the findings of fact as presented by the petitioner and approved PZC 22-1-094, granting approval of rezoning to the B5 zoning district and a variance to the front yard setback for 415 Jackson Avenue (Riverwalk Place).**

**Aye:** 8 - Athanikar, Castagnoli, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 1 - King

**3.** Conduct the public hearing for the vacant property located at the southwest corner of Diehl Road and Mill Street (Orion/Prosperita) - PZC 22-1-097

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

Russ Whitaker, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner and Selvei Rajkumar spoke as the petitioner.

Public Testimony:

Miguel Rivera spoke about traffic concerns from the school and residential dwellings.

Ronda Grigalunas spoke in support of the proposal.

Rob Koss raised concern about increase in traffic from this development.

Mike Briggs spoke in favor of the proposal but is not in favor of the entrance raising concern with cut through traffic.

Dale Simonson stated it is a great development but is concerned about traffic.

Chairman Losurdo asked Mr. Whitaker to discuss the alignment of the roadway.

Commissioner Robbins noted when there is an accident in this area, the lanes are closed and noted concern for how traffic is rerouted as a result.

Commissioner McDaniel asked about the drop-off times for this school and adjacent schools and mentioned installation of a gate.

Commissioner Athanikar asked about the level of service acceptable for the roadway. Matt Calpin, City of Naperville Project Engineer, stated level

of service D or better.

A KLOA representative spoke about the traffic study noting the real impact from the school will be in the morning and evening during pick-up/drop-off times.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Mcdaniel to adopt the findings of fact and approve PZC 22-1-097, approval of rezoning to OCI upon annexation, a conditional use to permit single family attached dwelling units, a variance to allow an off premise sign, a variance to reduce the masonry requirements from 50% to 25%, and a variance to eliminate and relocate required parkway trees along Diehl Road and Mill Street for the property located at the southwest corner of Diehl Road and Mill Street (Orion/Prosperita).**

**Aye:** 8 - Athanikar, Castagnoli, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Absent:** 1 - King

**4.** Conduct the public hearing for the property located at the northeast corner of 83rd Street and Route 59 (Jet Brite) - PZC 22-1-110

The Commission took a 10 minute break.

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

Dave Dalesandro, petitioner, provided details on the proposed development.

Public Testimony:

Erika Selig spoke in opposition to the development noting concerns about traffic, landscaping, noise, lights, hours of operation and stated the car wash is an eyesore. Ms. Selig requested the traffic, noise, and light studies be conducted by the City.

Suzette Selig spoke in opposition stating the use is not appropriate in a residential area and the landscaping will not stop noise, odors and light. Ms. Selig noting existing issues with traffic and flooding.

Laura Kolinski spoke in opposition stating the car wash is an eyesore and a loss of privacy. Ms. Kolinski raised concerns with the future sale of homes, chemicals in well water, and cut through traffic.

John Adomovich spoke in opposition concerned about noise and creation of issues at the Route 59 and 83rd Street intersection.

Donald Shumann raised concerns about the drainage, traffic, noise from the vacuums if the receiver is not properly replaced, number of stacking spaces, and requested a bigger fence be installed.

Debbie Noehrenberg spoke in opposition noting concerns about flooding, chemicals, light pollution, and cut through traffic.

Julie Meares spoke in opposition to the residential properties connecting to City water and raised concerns with cut through traffic.

Bruce Fisher raised concerns with traffic and drainage issues.

John Woyczt noted traffic concerns, referenced other Jet Brite car washes with a sound wall or taller privacy fences. Chairman Losurdo inquired about the number of planes that fly in and out of Aero Estates. Mr. Woyczt stated approximately 100 flights a month in the winter and double that in the summer

Eddie Bedford spoke about existing traffic issues with cut through traffic, stop light timing and entrances being blocked.

Speaker #11 spoke in opposition noting existing traffic issues, raised concern about the car wash bringing in more traffic, and the height of the proposed lights if the location is open until 9 pm.

Donald Shuman spoke again making references to the noise study and the Best Buy Carpet development.

Speaker #12 noted the traffic study needs to take into account how car washes are used and the noise study needs to analyze how long the noise is sustained in order to understand the concern.

Commissioner Wright asked about the Petitioner what modifications have been made to reduce the noise from the development and if a bigger fence could be installed. Mr. Dalensandro spoke about the vacuum turbine enclosure and the blowers located in the building, the seals on the vacuum nozzles, and the existing noise from Route 59. Mr. Dalesandro stated they can install a taller fence that helps absorb sound.

Commissioner McDaniel asked about the zoning recommendations.

Mattingly stated the properties located to the north and south are zoned B2, the proposed zoning district is consistent with surrounding zoning.

Commissioner Castagnoli asked about another Jet Brite location in Bollingbrook and recommended the City to reach out to Bollingbrook.

Commissioner Robbins asked where the disconnect was between the City and the Petitioner in regards to staff's level of support. Mattingly noted the City has expressed concerns with the development as early as April 2022.

Commissioner Losurdo recommended looking into the hours of operation, installing a higher fence, and eliminating music. Petitioner stated they are agreeable to those recommendations.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to adopt the findings of fact and approve PZC 22-1-110, a request for rezoning to B2 upon annexation, a conditional use for a preliminary PUD plat, and a PUD use deviation to permit a car wash facility known as Jet Brite for the property located at the northeast corner of 83rd Street and Route 59 subject to the condition of the installation of a 10' fence, consider one hour early close of operations, and no music along the residential side of the property.**

**Aye:** 3 - Losurdo, Richelia, and Robbins

**Nay:** 5 - Athanikar, Castagnoli, McDaniel, Van Someren, and Wright

**Absent:** 1 - King

5. Conduct the public hearing for Naperville Wheaton Townhomes (Pearl Subdivision) located at 5S275 and 5s311 Naperville/Wheaton Road - PZC 23-1-002

The Commission took a 5 minute break.

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

Vince Rosanova, Rosanova & Whitaker, Ltd., provided details on the proposal.

Public Testimony:

Ellie Stevens noted she had reached about buying the property and constructing a single family home, does not believe the area is medium density, and noted the attorney and engineer are part owners in the property.

Greg Stevens raised concern about the density and raised concerns with the number of parking spaces proposed.

Jon Dunlap spoke in opposition stating the proposal is for apartments and not townhomes, raised integrity concerns with the project and concerns with flooding increasing in the area.

Ken Struchk spoke about flooding concerns.

Kevin Madden spoke about traffic concerns.

Commissioner McDaniel asked about masonry requirements and if requirement should be modified. Mattingly noted staff will be looking into that potential amendment as part of the Land Use Master Plan recommendations.

The Commissioner discussed concerns with snow storage and garbage.

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 23-1-002, a variance to increase the allowable density to permit 19 single family attached units, a variance to reduce the front yard setback, a variance to waive the masonry requirement to allow 0% masonry, a variance to reduce the required guest parking spaces, and a variance to waive the garage parking requirement and allow parking within the front yard setback for the Naperville Wheaton Townhomes located at 5S275 and 5S311 Naperville-Wheaton Road.**

**Aye:** 7 - Athanikar, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

**Nay:** 1 - Castagnoli

**Absent:** 1 - King

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the February 15, 2023 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned: 10:57 PM

