



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 1, 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 7 - Tom Castagnoli, 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 to consider rezoning the subject property located at 416 East Chicago Avenue from R2 to R1B (La Dimora di Douglas) - PZC 22-1-007

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

Jon Green, Engineering Resource Associates, spoke on behalf of the petitioner and provided additional 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 22-1-007, rezoning from R2 to R1B for the property located at 416 East Chicago Avenue (La Dimora di Douglas).

Aye: 7 - Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

2. Conduct the public hearing to consider rezoning to R1 upon annexation for the property located at 5S578 Tuthill Road - PZC 22-1-025

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

Kathy West, Dommermuth, Cobine, West, Gensler, Philipchuck, and Corrigan, Ltd., spoke on behalf of the petitioner and provided details of the proposal.

Chairman Hanson asked if the petitioner anticipates any variances for construction of the new single family home. Ms. West confirmed they do not anticipate any variances for the new single family home.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-025, rezoning to R1 upon annexation for the property located at 5S578 Tuthill Road.

Aye: 7 - Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

3. Open and continue the public hearing for 1199-1299 E. Ogden Avenue (Eastgate Outlot) to June 15, 2022 - PZC 21-1-126

A motion was made by Chairman Hanson, seconded by Commissioner McDaniel, to open and continue the public hearing for PZC 21-1-126, 1199-1299 E. Ogden Avenue (Eastgate Outlot) to June 15, 2022.

Aye: 7 - Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 18, 2022 Planning and Zoning Commission meeting

The PZC approved the meeting minutes of the May 18, 2022 meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:13 PM