



Meeting Minutes

Planning and Zoning Commission

Wednesday, July 20, 2022

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.

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 8 - Manas Athanikar, Tom Castagnoli, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

C. PUBLIC FORUM:**D. PUBLIC HEARINGS:****1. Conduct the public hearing for 841 South Julian Street - PZC 22-1-016**

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

Caitlin Csuk, Rosanova and Whitaker Ltd., attorney for the petitioner, provided details on the request.

Public testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Richelia, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-016, a rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the subject property located at 841 South Julian Street.

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

Chairman Hanson requested a change to the order of the agenda items to vote on PZC 22-1-062 (IPSD 204 STEPS Program) second and PZC 22-1-034 (Charleston Row III) last on the agenda.

3. Conduct the public hearing for 387 Shuman Boulevard (IPSD 204 STEPS Program) - PZC 22-1-062

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

Dr. Adrian Talley, School District 204 Superintendent, remained available for questions.

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 22-1-062, a request for a conditional use pursuant to Section 6-8B-3:15 for a public assembly use in the ORI district for the IPSD 204 STEPS Program for the property located at 387 Shuman Boulevard.

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

2. Conduct the public hearing for 445 Aurora Avenue (Charleston Row III) - PZC 22-1-034

Commissioner Van Someren recused herself from the case.

Kathleen Russell, Planning Services Team provided details on the request.

Vince Rosanova, Rosanova and Whitaker Ltd., attorney for petitioner, provided details on the request.

Commissioner Athanikar asked the petitioner how long the prior Charleston Row developments were vacant. A member of the petitioner's team noted they were vacant for approximately 18 to 20 months.

Commissioner McDaniel and Chairman Hanson expressed support for the proposal.

Public testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Athanikar to make a motion to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-034, a conditional use to allow for single family attached dwellings in the OCI District, an area variance to Section 6-7F-5:1, a landscaping variance to Section 5-10-3:5.2.1, a landscaping and screening variance to Section 5-10-3:5.2.4.1, and a setback variance to Section 6-9-2:4.3.1 for the subject property located at 445 Aurora Avenue, Charleston Row III.

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

Recused: 1 - Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 6, 2022 Planning and Zoning Commission meeting

The PZC approved the minutes of the July 6, 2022 meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

Chairman Hanson announced this will be his final meeting on the Commission. The Commission celebrated Chairman Hanson for his service on the PZC.

H. ADJOURNMENT:

7:27 PM