



Meeting Minutes

Planning and Zoning Commission

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Wednesday, February 16, 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-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](mailto: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](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, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Brett Fessler

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the property located at 2244 Corporate Lane - PZC 21-1-131

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the request subject to the conditions noted in the staff report which require the property owner to submit certain parking data collected over the next 6 months.

The PZC discussed the code enforcement involvement and the lack of a formalized shared parking agreement. Staff clarified that code enforcement involvement was triggered for work without a permit and noted staff is recommending a condition of approval which may require the property owner to formalize the shared parking agreement.

Thomas Burgess, property owner, provided details on the request.

Public testimony: none

The PZC closed the public hearing.

**A motion was made by Commissioner Richelia, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve**

**PZC 21-1-131, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the amount of required off-street parking to permit fitness facilities, subject to the conditions noted in the staff report, for the property located at 2244 Corporate Lane.**

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

**Absent:** 1 - Fessler

**2. Conduct the public hearing to consider a variance to allow a ground sign at 3032 English Rows - PZC 21-1-138**

Gabrielle Mattingly, Planning Services, provided an overview of the petitioner's request. Staff is in support of the request given the lack of identification for the business on the existing sign.

The Commission asked for clarification on the distance between the proposed sign and the existing sign. Staff responded the proposed sign is less than 200' from the existing sign.

The petitioner, Karen Dodge, spoke on behalf of the owner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-138, a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code to permit a monument sign at the property located at 3032 English Rows.**

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

**Absent:** 1 - Fessler

**3. Conduct the public hearing to consider a variance to allow a detached garage to exceed the height requirements at 132 South Loomis Street - PZC 21-1-141**

Kathleen Russell, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the request as the proposed height increase is not substantial and preserves the open nature of the required yard.

The petitioner, Joel Kristianson, provided details on the request.

Public testimony: none

PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-141, a variance to Section 6-2-10:3 to permit a 20.5 foot tall, detached garage at 132 South Loomis Street.**

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

**Absent:** 1 - Fessler

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the February 2, 2022 Planning and Zoning Commission meeting

**The Commission approved the meeting minutes of the February 2, 2022 Planning and Zoning Commission meeting.**

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 7:27 PM.