



Meeting Minutes

Planning and Zoning Commission

Wednesday, December 15, 2021

7:00 PM

City 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** 6 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Bruce Hanson, Derek McDaniel, and Oriana Van Someren
- Absent** 3 - Anthony Losurdo, Carl Richelia, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider rezoning upon annexation to the E2 zoning district and a variance to Section 7-4-4:2.2 for the property located at 8S201 College Road (Timec Resubdivision) - PZC 21-1-101

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

Vince Rosanova, Rosanova & Whitaker Ltd, presented on behalf of the owners.

The Commission asked for clarification on the location of the street and the access point to the property as shown on the site plan during the presentation.

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 21-1-101, rezoning to E2 (Medium Density Estate District) upon annexation for

the property located at 8S201 College Road.

Aye: 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

Absent: 3 - Losurdo, Richelia, and Robbins

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 21-1-101, a variance to Section 7-4-4:2.2 in order to subdivide resulting in two parcels without the required 40ft parcel width at the right-of-way for the property located at 8S201 College Road.

Aye: 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

Absent: 3 - Losurdo, Richelia, and Robbins

2. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1355 E. Ogden Ave - PZC 21-1-117

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

Ryan Menard, Thompson Thrift, presented as the petitioner.

Chairman Hanson asked staff to clarify if the adjacent property has the required number of parking spaces. Ms. Mattingly responded yes and confirmed the adjacent property was not required to seek a parking variance.

The Commission asked the petitioner for confirmation that staff's proposed condition of approval was acceptable. Mr. Menard responded yes.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-117, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the amount of required off-street parking to permit a restaurant and two medical offices, subject to the condition noted in the staff report, for the property located at 1355 E. Ogden Avenue.

Aye: 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

Absent: 3 - Losurdo, Richelia, and Robbins

3. Conduct the public hearing to consider the Land Use Master Plan - PZC 19-1-134

A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to open and continue PZC 19-1-134 to January 19, 2022.

Aye: 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

Absent: 3 - Losurdo, Richelia, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 1, 2021 Planning and Zoning Commission meeting

The Commission approved the meeting minutes of the December 1, 2021 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:19 PM.