



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 15, 2024

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.

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:

Rollcall

- Present** 6 - Meghna Bansal, Tom Castagnoli, Derek McDaniel, Whitney Robbins, Oriana Van Someren, and Mark S. Wright
- Absent** 3 - Manas Athanikar, Stasha King, and Carl Richelia

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Reconvene the public hearing for PZC 23-1-111 (Heinen’s) and continue it to the June 5, 2024 PZC meeting per the petitioner’s request as outlined in the attached letter

The Commission concurred with the petitioners request to continue this item to the June 5th 2024 PZC meeting.

This Public Hearing was Continued.

2. Conduct the public hearing for the property located at 26W325 Case Street (Cvengros Estates) - PZC 24-1-023

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Eric Prechtel, Attorney for Petitioner, presented the case.

Public Testimony: None.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-023, a petition for annexation into the City of Naperville, and rezoning the property to R1A (Low Density Single-Family Residence District) for the property located at 26W325 Case Street.

Aye: 6 - Bansal, Castagnoli, McDaniel, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, King, and Richelia

- 3. Conduct the public hearing to consider a variance for the proposed ground sign at 1575 W Ogden Avenue (Gerald Nissan) - PZC 24-1-025

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Zach Blair, Attorney for Petitioner, presented the case.

Public Testimony: None.

The PZC closed the public hearing.

Commissioner Robbins made a motion, Seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-025, a variance pursuant to Section 6-16-5:2.2 of the Naperville Municipal Code to allow a ground sign with a height of 25 feet and a sign area of approximately 68.93 square feet for the property located at 1575 W Ogden Avenue.

Aye: 6 - Bansal, Castagnoli, McDaniel, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, King, and Richelia

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the May 1, 2024 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:18pm.