



Meeting Minutes

Planning and Zoning Commission

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Wednesday, December 6, 2023

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

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 1492 W Ogden Avenue (Wolf's Car Wash) - PZC 23-1-082

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

Len Monson, representative for Petitioner, presented the case.

Public Testimony:  
None

The PZC closed the public hearing.

**Commissioner Wright made a motion, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-082, to approve the preliminary/final plat of subdivision to subdivide the property into two lots, a conditional use pursuant to Section 6-7C-3:2 to allow a car wash in the B3 zoning district, and a variance pursuant to Section 6-9-6:2.2 granting relief from the bypass lane requirement for drive-through services.**

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

**Absent:** 3 - King, Richelia, and Robbins

- 2. Conduct the public hearing to consider a variance to allow a garage addition and an accessory structure to encroach into the corner side yard setback at 730 E Benton Avenue - PZC 23-1-095

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

Tom Flynn, Petitioner, presented the case.

Chairman Athanikar asked Mr. Iwicki to confirm that the petitioner was aware of the DPUE easement request. Mr. Iwicki confirmed that the petitioner was made aware of the request by the Utility. Chairman Athanikar noted that the easements are not part of the zoning process but are part of the City’s permit approval process.

Commissioner Wright asked the petitioner if he is in agreement with the requested easements, Mr. Flynn stated that he is.

Commissioner Van Someren stated that the proposed improvements make sense for the property.

Public Testimony:  
None

The PZC closed the public hearing.

**Commissioner Castagnoli made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-095, a variance pursuant to Section 6-6C-7:1 to allow the construction of a garage addition to encroach into the required corner side yard setback and a variance pursuant to Section 6-2-10:2 to allow an accessory structure to encroach into the required corner side yard for the property located at 730 E Benton Avenue.**

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

**Absent:** 3 - King, Richelia, and Robbins

**E. REPORTS AND RECOMMENDATIONS:**

- 1. Approve the minutes of the November 15, 2023 Planning and Zoning Commission Meeting.

The PZC approved the minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned 7:17PM