



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 3, 2023

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:**

- Present** 7 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Carl Richelia, Oriana Van Someren, and Mark S. Wright
- Absent** 2 - Derek McDaniel, and Whitney Robbins

C. PUBLIC FORUM:**D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 1671 N. IL Route 59, Naperville (Dunkin Go) - PZC 22-1-010

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

Hemal Purohit, Purohit Architects, spoke on behalf of the petitioner and provided details on the request.

Commissioner Wright inquired about the average number of stacked cars. Prakash Patel, owner and petitioner, noted that 14-17 cars can be accommodated, and the location will be set up so vehicles can quickly go through the drive-thru.

Commissioner Athanikar spoke in support of the proposed development and the monument sign finding it furthers the City's beautification efforts and identifies the property as a gateway into the city.

Public testimony:
None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-010, granting approval of a variance to Section 6-9-3 to decrease the number of required parking spaces from 11 spaces to 10 spaces, a variance to Section 6-16-5:2.2.5 to decrease the required ground sign setback from 10 feet to 7 feet along a major arterial roadway, and a variance to Section 6-9-2:4.6 to allow off-street parking areas to encroach up to 15 ft. into the required 20 ft. major arterial setback for the property located at 1671 N Route 59 (Dunkin Go).

Aye: 7 - Athanikar, Castagnoli, King, Losurdo, Richelia, Van Someren, and Wright

Absent: 2 - McDaniel, and Robbins

2. Conduct the public hearing to consider a variance to Section 6-7D-4 to allow a general service use below the second floor for the property located at 133 S. Washington Street (Skinovatio) - PZC 23-1-025

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

Saad Zuberi, Petitioner, and Kumail Hussain, provided details on the request. Aleksandra Waibel and Katarzyna Sallam owners and creators of Skinovatio provided details on the business.

Public testimony:

Dalia Matariyeh, on behalf of the property owner Claremont One Holdings, spoke in support of the request.

Tim Messer, sat on the commission during the creation of the 2023 downtown plan and concurs with the Naperville Development Partnership, the Downtown Naperville Alliance, and staff and recommends the PZC deny the variance.

Commissioner Wright noted the business would do well in Naperville, but the Commission is voting on the use being located on the first floor in the Downtown and in fairness to other businesses which are similar to this use and are located on the second floor tenant spaces, will be voting no on the request.

Commissioner Castagnoli asked for a rough estimate of the amount of retail sale. Mr. Zuberi noted it is about 25-35% of retail sales. Commissioner Castagnoli asked if the Petitioner was issued a demolition permit or a building permit. Mr. Zuberi confirmed they were issued a demolition permit. Commissioner Castagnoli asked staff for clarification on the concern. Mattingly noted the concern with use is the proposed health spa has a medical component.

Commissioner Van Someren asked if the Petitioner has access to the second floor through the lease. Mr. Zuberi confirmed they did not and noted the use is not a medical office. Commissioner King asked the Petitioner what credentials the Skinovatio staff has. Mr. Zuberi noted they are nurse practitioners and

estheticians.

Chairman Losurdo and Commissioner Athanikar spoke about the use of the space and noted they would not be in support of the request.

The PZC closed the public hearing.

A motion was made by Commissioner Wright, seconded by Commissioner Castongoli to concur with staff and deny PZC 23-1-025 a variance to Section 6-7D-4 to allow a general service use known as Skinovatio Medical Spa to be located on the first floor of the property located at 133 S. Washington Street for the reasons noted in the staff report.

Aye: 7 - Athanikar, Castagnoli, King, Losurdo, Richelia, Van Someren, and Wright

Absent: 2 - McDaniel, and Robbins

3. Conduct the public hearing to consider variances to Section 6-6C-7:1 (Yard Requirements) for the property located at 715 Center Street - PZC 23-1-026

Commissioner Van Someren recused herself from PZC 23-1-026.

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Jay Nebor, property owner, provided details on the request.

Chairman Losurdo asked if the homes in the surrounding area have built to the pre-1989 setbacks. Mr. Nebor confirmed yes.

Public testimony:

Jeffrey Havel, neighboring property owner, spoke in opposition to the variance request noting there is no hardship and recommending the home be designed in compliance with the requirements.

The PZC closed the public hearing.

A motion was made by Commissioner Richelia, seconded by Commissioner King to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-026, a variance to Section 6-6C-7:1 (R2/Yard Requirements) to reduce the required interior side yard setbacks for a new single-family home for the property located at 715 Center Street.

Aye: 6 - Athanikar, Castagnoli, King, Losurdo, Richelia, and Wright

Absent: 2 - McDaniel, and Robbins

Recused: 1 - Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 19, 2023 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned: 8:01 PM