



Meeting Minutes

Planning and Zoning Commission

Wednesday, January 5, 2022

7:00 PM

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 9 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a request for rezoning to R1A upon annexation and a deviation to the 90% rule lot size for the property located at 7S345 Columbia Street (Rocas Hill Subdivision) - PZC 21-1-119

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

The Commission asked staff to confirm if the northern lot is the lot which does not meet the 90% rule requirement. Ms. Russell responded yes.

Patti Bernhard, Rosanova and Whitaker Ltd, presented on behalf of the petitioner.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, Seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-119, a rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 7S345 Columbia Street.

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia,

Robbins and Van Someren

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 21-1-119, a deviation to the 90% rule lot size found in Section 7-4-4:2.4 in order to subdivide the property located at 7S345 Columbia Street.

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

2. Conduct the public hearing to consider a variance related to the proposed ground sign at 2363 Aurora Avenue - PZC 21-1-122

Ashley Green, Planning Services Team, provided an overview of the request.

Lauren Napleton, petitioner, provided details on the sign variance request.

The Commission inquired if visibility will be an issue with the proposed sign. Ms. Green responded the sign was reviewed by the City’s Engineering team who had no concerns with visibility.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Chairman Hanson, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-122, a variance to Section 6-16-5:2.2 to allow for a 20’ tall ground sign at the property located at 2363 Aurora Avenue.

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the December 15, 2021 PZC meeting minutes

The Commission approved the meeting minutes of the December 15, 2021 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:18 PM.