



Meeting Minutes

Planning and Zoning Commission

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Wednesday, October 16, 2024

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** 7 - Meghna Bansal, Tom Castagnoli, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

**Absent** 1 - Mark S. Wright

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 4231 Tower Court (Tower Court Residences) - PZC 23-1-013

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

Ron Clewer, Petitioner presented the case.

Dan O'Mara, Architect for Petitioner, provided additional information on the request.

Public Testimony:

Cheryl Butler spoke in support of the request.

Troy Butler spoke in support of the request.

Danielle Deering spoke in support of the request.

Arlene Orr provided information on the City of Naperville Senior Taskforce and voiced support for the request.

Commissioner Van Someren stated that she is impressed with the development and the level of detail.

Commissioner McDaniel thanked Troy Butler for his comments and stated that this is an important project in the City and voiced his support.

Commissioner Bansal asked the petitioner why the increase in density and the deviation for the reduction in masonry materials was necessary. Clewer stated that the number units is due to funding sources and city requirements and stated that the cost requirements for funding limit the amount of money to spend on materials while also balancing the need for quality building materials.

Commissioner Bansal stated she understands the need for the project and voiced her support.

Commissioner Robbins thanked Troy Butler for his comments and stated that she feels that the project addresses an important need in the community and voiced her support.

Clewer provided closing remarks.

The PZC closed the public hearing.

**Commissioner Richelia made a motion, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-013, rezoning the subject property from B2 to OCI; for multi-family residential in the OCI zoning district; a conditional use to establish a PUD and a preliminary/final PUD plat; and, deviations to the Naperville Municipal Code's parking, density, and masonry requirements for the property located at 4231 Tower Court.**

**Aye:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

**2. Conduct the public hearing for 3320 S. IL Route 59 (Chick-fil-a) - PZC 24-1-077**

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

Joe Vavrina, Civil Engineer for Petitioner, presented the case.

Jason Hill, Petitioner, provided additional information on the case.

Public Testimony:

Scott Hagge, neighboring property owner, provided comments on the request.

Sandy Peters, neighboring property owner, provided comments regarding parking and traffic concerns and asked the petitioner which existing entrances were being closed. Hill confirmed which entrance would be closed with the development.

Commissioner Van Someren asked staff about the traffic and circulation concerns. Chris Nichols from staff stated that the road that was mentioned is a private drive and therefore the city does not have jurisdiction.

Dr. Mike Peters stated concerns about traffic and circulation.

Commissioner Van Someren asked staff if a traffic study was requested. Nichols stated that it was not necessary as the use of the property was not changing.

Sandy Peters stated further concerns regarding traffic and vehicle circulation.

Commissioner Van Someren stated that the Commissioners are familiar with the request and the area and acknowledged Peters' concerns.

Hill stated that Chick-fil-a received the approval of the neighboring property association for their development plans and believes that the proposed design will accommodate the projected traffic and will not adversely impact the surrounding properties as their peak times do not align with the peak traffic times of the nearby school.

Hill provided closing remarks.

The PZC closed the public hearing.

**Commissioner Bansal made a motion Seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-077, a variance to reduce the length of the required bypass lane for a Chick-fil-a at 3320 S. IL Route 59 (Chick-fil-a).**

**Aye:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

3. Conduct the public hearing for 804 S Route 59 (Activate Games) -PZC 24-1-107

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

Dylan Tighe, Petitioner, presented the case.

Public Testimony: None

Commissioner King spoke in support of the request.

Commissioner Bansal spoke in support of the request and asked if there will be food available. Tighe stated that there is no food or beverages available but that there is a party room.

Commissioner Van Someren voiced support for the request.

The PZC closed the public hearing.

**Commissioner King made a motion Seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-107, a major change to the Fox River Commons Planned Unit Development and a conditional use for an amusement establishment for the property located at 804 S Route 59 (Activate Games).**

**Aye:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the September 18, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 8:34 PM.