



Meeting Minutes

Planning and Zoning Commission

Wednesday, November 15, 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 9 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a wall sign variance from Section 6-16-6:1 for the parking pavilion located at 415 S Brainard Street (NCC) - PZC 23-1-092

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

Kathleen West, Petitioner, presented the case.

Public Testimony:
None

The PZC closed the public hearing.

A motion was made by Commissioner King, seconded by Commissioner Van Someren, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-092, a variance pursuant to Section 6-16-6:1 to allow the installation of a wall sign that exceeds permissible square footage allowances on the new parking pavilion, addressed as 415 S Brainard Street, located within the

North Central College campus.

Aye: 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

- 2. Conduct the public hearing to consider a major change to the Brach/Brodie PUD and associated deviations for the property located at 1440 S Route 59 PZC 23-1-061

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

Caitlin Csuk, Petitioner, presented the case.

Public Testimony:

John Wrycza asked the Petitioner if the car wash would have music. Caitlin Csuk responded that it will not play music. Mr. Wrycza expressed concerns regarding flooding and asked to confirm if the stormwater storage will be underground. Ms. Csuk confirmed that it will be stored underground. Mr. Wrycza also asked the Commission if the approval of this case would set a precedence to allow the approval of a Jet Brite car wash. Commissioner Losurdo and Commissioner Van Someren responded that the Planning and Zoning Commission looks at each proposal case by case and does not operate on precedence.

Adam Lepack of the neighboring Costco Wholesale store provided public testimony and stated that he has no objections to the proposal but shared concerns with traffic and asked if a traffic study had been completed. Ms. Csuk responded that a traffic study had been completed and shared details from the study.

The PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-061, a land use deviation to allow a car wash in a B2 zoned PUD, a major change to the Brach/Brodie PUD, a deviation to reduce the required parking for the existing Lowe's and the proposed car wash, a deviation to reduce the required parking lot perimeter landscaping, and a sign deviation as outlined in the staff report for the property located at 1440 S Route 59, (Tommy's Express Car Wash).

Aye: 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the October 18, 2023 Planning and Zoning Commission meeting.

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

Mayor Wehrli spoke to acknowledge Chairman Losurdo's time as chair of the Planning and Zoning Commission.

H. ADJOURNMENT:

Adjourned at 7:29 PM