



Meeting Minutes

Planning and Zoning Commission

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Wednesday, November 2, 2022

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.

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](mailto: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](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** 8 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 1108 E Ogden Ave (G&G Dentistry) - PZC 22-1-039

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

Jason Bergwerff, Apex Design Group, spoke on behalf of the petitioners providing details of the proposal.

Nicole Gange, G&G Dentistry, and Corey Grathwol, G&G Dentistry provided details of their business.

Public testimony: None

Chairman Losurdo spoke in support of the proposal and found the property to have a hardship with the parking.

Commissioner King asked about the onsite traffic flow.

Mr. Bergwerff explained the proposed traffic flow around the building.

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-039 a variance to Section 6-9-2:4.3.2 to permit parking facilities to be located less than 5 feet from the west property line and a variance to Section 6-9-3:6 to permit a reduction to the number of required parking spaces, subject to the condition noted in the staff report, for the property located at 1108 E Ogden Avenue, G&G Dentistry.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**2. Conduct the public hearing to consider a major change to the Bradford Commons PUD to grant a deviation to the parking requirements for 2703 Beebe Drive (Wu’s House) - PZC 22-1-073**

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

Commissioner Athanikar asked to clarify the proposed condition of approval.

Ms. Russell responded the condition of approval is something staff would monitor over time if complaints were received.

Marcia Owens, Honigman LLP, attorney for petitioner, presented details on the proposal.

Public testimony:

Jeff Gross inquired about the total number of seats available and the total number of parking spaces onsite.

Marcia Owens, Honigman LLP, responded that there will be approximately 400 seats.

Commissioner Van Someren appreciated that the petitioner submitted parking counts from an existing restaurant.

Chairman Losurdo inquired about the size of the restaurant and spoke in support of the proposal.

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 22-1-073 with the condition noted in the staff report, a major change to the Bradford Commons PUD to grant a deviation to the parking requirements for 2703**

**Beebe Drive, Wu’s House.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

- 3. Conduct the public hearing regarding amendments proposed to various chapters of Title 6 (Zoning Regulations) of the Naperville Municipal Code regarding the B4 yard requirements, solar requirements, and sign requirements - PZC 22-1-101

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

Public testimony:

Jeff Gross spoke in support of the proposed amendments.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to approve PZC 22-1-101, a text amendment to Title 6 (Zoning Regulations) Chapter 7 Article D, Chapter 15, and Chapter 16 of the Naperville Municipal Code.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

- 1. Approve the 2023 regular meeting calendar for the Planning and Zoning Commission

The PZC approved the 2023 meeting calendar.

- 2. Approve the minutes of the October 5, 2022 Planning and Zoning Commission meeting

The PZC approved the October 5, 2022, meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

7:37 PM