



Meeting Minutes

Planning and Zoning Commission

Wednesday, March 17, 2021

7:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the March 17, 2021 Planning and Zoning Commission meeting remotely.

The commissioners and staff participating in the meeting are all in different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the "join from your browser" link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the Planning Services Team, (630) 420-6694, before 5 p.m. on March 17, 2021. If a staff member is unavailable, please leave a voicemail.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

1. Register by 5 p.m. on Wednesday, March 17 at: www.naperville.il.us/pzcspeaker. After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the Planning Services Team via email at planning@naperville.il.us; or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Wednesday, March 17 to receive a dial-in phone number by calling (630)-420-6694. If a staff member is unavailable, please leave a voicemail.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a written comment by 5 p.m. on Wednesday, March 17 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or
2. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item by 5 p.m. on Wednesday, March 17 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to planning@naperville.il.us by 8 am, Monday, March 15 which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, March 15.

NOTE: All submissions should be sent by the dates and times indicated above to:
planning@naperville.il.us.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or napervilleclerks@naperville.il.us as soon as possible, but not later than by 5 p.m. on Wednesday, March 17.

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,** staff 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 and then 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, Brett Fessler, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia

Absent 1 - Krishna Bansal

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

- 1. Conduct the public hearing for the property located at 806 South Julian Street - (Julian Woods) - PZC #21-1-002

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

Caitlin Csuk, Rosanova & Whitaker, LTD., presented on behalf of the petitioner.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Commissioner Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-002, rezoning to R1 (Low Density Single Family Residence District) upon annexation for the subject property located at 806 South Julian Street (Julian Woods).

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

- 2. Conduct the public hearing to consider a variance to Section 6-16-4:2 of the Naperville Municipal Code to permit a wall sign to be installed on a residential property located at 1350 E. Ogden Avenue - PZC 21-1-016

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

Mike Hoffer, petitioner, remained available for questions only.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Losurdo has no concerns with the proposed sign, Chairman Hanson concurred.

A motion was made by Commissioner Fessler, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-016, a variance to Section 6-16-4:2 to permit a wall sign to be installed on a residential property the subject property located at 1350 E. Ogden Avenue.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to the number of stories requirement in order to construct a three-story single-family residence at 476 South Columbia Street - PZC #21-1-023

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

Kathleen West, Dommermuth Cobine West & Gensler, Ltd., presented on behalf of the petitioner.

Public Testimony:

Staff stated one name was submitted in support for the request through the online speaker signup form prior to the March 17, 2021 meeting.

Arden Howell is the owner of the adjacent property and is in support of the proposed variance. Howell discussed the plans with the property owners and understands the need to mitigate the impact of onsite flooding.

A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Van Someren is familiar with the lot, concurs with the petitioner and is in support.

A motion was made by Commissioner Habel, seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-023, a variance to Section 6-6B-8 to permit construction of three story single family residence at 476 South Columbia Street.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 3, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Robbins, seconded by Commissioner Van

Someren to approve the March 3, 2021 Planning and Zoning Commission meeting minutes.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

F. OLD BUSINESS:

1. Reconvene the public hearing for Naper Commons located on Lot 4 of the Nokia Campus Subdivision at the northwest corner of Naperville and Warrenville Roads, Naperville - PZC 20-1-086

A motion was made by Commissioner Habel, seconded by Commissioner Robbins to resume the public hearing for PZC 20-1-086.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Russ Whitaker, Rosanova & Whitaker, LTD., provided an overview of the changes to the plans since the February 3, 2021 meeting.

Public Testimony:

Staff stated four names were submitted in opposition for the request through the online speaker signup form prior to the March 17, 2021 meeting.

Staff read written comments submitted for the request through the online speaker signup form prior to the March 17, 2021 meeting into the record.

Jen Banowetz finds the project is too dense and is not find a good fit for this location.

Joe Suchecki does not believe the project was changed enough, requests a larger buffer and has concerns for impacts to nearby wetlands.

Mark Urda does not find the revised plans address concerns.

April Hajek concerned for minimal amount of buffering along Fairmeadow Subdivision and does not find the plans meet the standards for a PUD.

Mary Lou Wehrli spoke in support for the proposal.

James Butt pointed out the height of the duplexes on lot 168 and lot 169 are significantly taller than the existing and proposed single family homes.

Mark Daniel has concerned with the density, requested Roadway D be common area and wants more consideration to be given in the transition from this project to Fairmeadow Subdivision.

Carl Christensen provided a summary of discussions between himself and Naperville Sun and himself and the Forest Preserve District of DuPage County for this project.

Commissioner Habel requested clarification on the roadway connection between Road D and 39th Street. Ray Fano, City of Naperville Project Engineer, clarified there is no proposed connection but the City is requesting a right-of-way to be dedicated so a connection can be made in the future if necessary.

Commissioner Van Someren requested clarification of the comments by Mary Lou Wehrli regarding the maintenance of the buffer areas between forest preserve and the subject property. Mary Lou Wehrli clarified that she found strong HOA bylaws should be provided on the maintenance of these areas. Russ Whitaker responded that the petitioner will coordinate with the Conversation Foundation on the maintenance language to be included for the obligation of maintenance of landscape easement by the HOA.

Commissioner Robbins requested clarification of the building materials. Mr. Whitaker stated the petitioner sought a variance before the Naperville Building Review Board to reduce the code required masonry for the proposed townhomes and proposed single family homes will have vinyl siding.

Chairman Hanson requested additional landscaping or fencing be provided for lots 168 and 169 (side yards which abut Fairmeadow subdivision of the two buildings and the backyards of the homes that currently exist). Mr. Whitaker stated the petitioner is willing to work with the adjacent residents.

The petitioner provided closing remarks.

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Commissioner Losurdo found this property to be unique and that Pulte has done a great job with the plan revisions. Commissioner Robbins concurred. Commissioner Athanikar expressed support given the changes made to the plans. Commissioner Van Someren found the petitioner took the right steps to meet with the Forest Preserve to come to a compromise and will be supporting the project. Chairman Hanson found the petitioner did address the prior concerns raised in the revised proposal and will be in favor.

A motion was made by Commissioner Richelia, seconded by Commissioner Losurdo to adopt the finding of facts as presented by the petitioner and approve the Preliminary PUD Plat, conditional use to permit single family attached units

in the R2 zoning district, and the PUD deviations described in the staff report for Naper Commons – PZC 20-1-086.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

G. NEW BUSINESS:

H. ADJOURNMENT:

9:39 PM

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to adjourn the meeting.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal