



Meeting Minutes

Planning and Zoning Commission

Wednesday, October 6, 2021

7:00 PM

City 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** 7 - Brett Fessler, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Manas Athanikar

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider rezoning upon annexation to the R1A zoning district for 27w130 Bauer Road (Adler Point) - PZC 21-1-063

Ashley Green, Planning Services Team, provided an overview of the request.
Caitlin Csuk, Rosanova and Whitaker Ltd., spoke on behalf of the petitioner.

Public testimony:

Lawrence Drendel spoke in opposition.

Ralph Taylor spoke in opposition.

Sandy Doubek spoke in opposition.

Eddie Bedford spoke in opposition.

Cindy Boyer spoke in opposition

Patrice Drendel spoke in opposition.

Public Speaker #7 spoke in opposition.

Public Speaker #8 spoke in opposition.

Public Speaker #9 spoke in opposition.

Public Speaker #10 spoke in opposition.

Public Speaker #11 spoke in opposition.

The Commission discussed the lot requirements for the different zoning districts, the subdivision the subject property is in, architectural details of the development, and the contiguity of the property to Naperville’s boundary.

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 21-1-063, rezoning to R1A (Low Density Single Family Residence District) upon annexation for the property located at 27W130 Bauer Road.

Aye: 3 - Fessler, Richelia, and Van Someren

Nay: 4 - Hanson, Losurdo, McDaniel, and Robbins

Absent: 1 - Athanikar

2. Conduct the public hearing to consider a variance to the R1B yard requirements and the permitted obstructions in required yards to allow construction of a one-story porch at 214 N. Laird St. - PZC 21-1-094

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

Daniel Ignash, owner and petitioner, presented the case.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Hanson, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-094, a variance to section 6-6B-7:1 and Section 6-2-3:3.2 to permit a one story porch to encroach into the corner side yard setback by 6.75' for the property located at 214 N. Laird Street.

Aye: 7 - Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to approve the meeting minutes of the September 1, 2021 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052

The PZC reconvened the public hearing for PZC 20-1-052.

Sara Kopinski, Planning Services Team, provided a brief overview.

Chairman Hanson asked questions of staff.

Sara Kopinski, Planning Services Team, responded.

Dan Shapiro provided closing remarks.

Meg Schwartz spoke in opposition.

Public Speaker #2 asked a question.

Sara Kopinski, Planning Services Team, and Andy Hynes, City of Naperville Traffic Engineer, responded.

Len Monson, Kuhn, Heap & Monson, provided closing remarks.

The Commission asked questions and discussed the widening of 248th Avenue, parking, the schedule of worship times, the proposed landscaping buffer, justification for the fence, the reason for requiring the Major Change at Phase 5 and the recommended conditions of the Conditional Use.

Sara Kopinski, Planning Services Team, Andy Hynes, City of Naperville Traffic Engineer, Len Monson, Kuhn, Heap & Monson, and Michael Werthmann, KLOA responded.

Len Monson, Kuhn, Heap & Monson, discussed with the Commission revisions to the traffic management condition.

The PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and staff, and approve PZC 20-1-052, a conditional use to develop a religious institution including a mosque, school, multi-purpose hall, and gymnasium uses to be built in multiple phases for the property located at 3540 248th Avenue, subject to the conditions noted in the staff report with the modifications.

Aye: Hanson, Losurdo, McDaniel, Richelia, Robbins, Van Someren

Nay: Fessler

Absent: Athanikar

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and staff, and approve PZC 20-1-052, a variance to Section 5-10-3:5.2.4.1 to eliminate the fencing requirements on the north property line for the property located at 3540 248th Avenue.

Nay: Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, Van Someren

Absent: Athanikar

G. NEW BUSINESS:

H. ADJOURNMENT:

The PZC adjourned the meeting at 10:52 PM.