



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 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 major change to a conditional use for an automobile service station located at 1290 S Route 59 (Casey's) - PZC 21-1-079

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Eric Tracy, Kimley Horn, presented on behalf of the petitioner.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-079, a major change to the conditional use in the B2 district to allow an automobile service station for the property located at 1290 S Route 59 (Casey's).

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

2. Conduct the public hearing for 404 S. Route 59 and 2707 Aurora Avenue (Block 59) - PZC 22-1-038

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

The petitioner, Andrew Balzer, Brixmor, and representatives of the petitioner's team provided details on the request.

Chairman Losurdo asked if the parking study accounted for the potential loss of the 22 parking spaces if the bypass lane were provided around the restaurant. Mr. Balzer stated that the loss of 22 parking spaces may seem insignificant overall, but noted that these parking spaces are needed in this area to accommodate two drive-thru restaurants.

Public testimony: None

Chairman Losurdo and Commissioner McDaniel expressed concern for the lack of bypass lane.

Commissioner Athanikar inquired about the proposed parking condition and what would trigger the petitioner to comply with those conditions. Ms. Kopinski stated that it would be triggered by continuous complaints to the City from surrounding property owners about overflow parking.

Commissioner Wright discussed elimination of the 10 parking spaces to the north of Building L to provide a partial bypass lane and asked if staff would support that modification. Ms. Kopinski stated staff finds that modification would reduce the concern.

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-038, a conditional use for a PUD in the B2 zoning district, a deviation to reduce the required parking subject to the conditions noted in the staff report, a deviation to increase the height of light poles, and multiple sign deviations as outlined in the staff report; and, for the reasons noted in the staff report, deny the requested deviation to eliminate the bypass lane for building L for the property located for 404 S Route 59 and 2707 Aurora Avenue (Block 59) as presented to approve the partial bypass lane.

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

3. Conduct the public hearing to consider a major change to the Design Pointe PUD to permit deviations to allow for construction of a multi-tenant commercial building at 1336 N Route 59 - PZC 22-1-079

Gabrielle Mattingly, Planning Services Team, provided an overview of the

request.

Param Vijay, petitioner, presented details on the request.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Wright, seconded by Commissioner Castagnoli to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-079, a major change to the Design Pointe PUD to permit a deviation to the City’s minimum parking requirements, subject to the condition noted in the staff report, and deviations to the sign setback requirements to allow for a multi-tenant commercial building at 1336 N Route 59.

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

4. Conduct the public hearing for 2939 Audrey Avenue (Audrey Senior Residences) - PZC 22-1-112

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

Russ Whitaker, Rosanova and Whitaker, attorney for petitioner, provided details on the request.

Chairman Losurdo and Commissioner Wright expressed support for the project.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner King, Commissioner Athanikar adopt the findings of fact as presented by the petitioner and approve PZC 22-1-112, granting approval of rezoning Lot 1 to the OCI zoning district, a conditional use for a convalescent home on Lot 1, and variances to the City’s building height, parking setback and landscape buffer requirements for Lot 1 of the subject property located at 2939 Audrey Avenue (Audrey Senior Residences).

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

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the February 1, 2023 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:37 PM