



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 1, 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** 6 - Manas Athanikar, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Mark S. Wright
- Absent** 3 - Tom Castagnoli, Stasha King, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the property located at 1967 Glacier Park Avenue (Freddy's) - PZC 22-1-091

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

John Zemenak, Rathje Woodward LLC, the petitioner's attorney spoke on behalf of the petitioner. Members of the petitioner's team, Bill Perry, Weaver Consultants Group, and Luay Aboona, KLOA, provided additional details on the request.

Commissioner Wright and Chairman Losurdo inquired about staff's proposed condition of approval and how it will impact any proposed future development of the property.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Wright, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-091, a variance to Section 6-9-3 to reduce the amount of required off-street parking to permit a fast food establishment, subject to the condition noted in the staff report, for the property located at 1967 Glacier Park Avenue (Freddy's).

Aye: 6 - Athanikar, Losurdo, McDaniel, Richelia, Robbins, and Wright

Absent: 3 - Castagnoli, King, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made approved. The motion carried by a unanimous vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:19 PM