



Meeting Minutes

Planning and Zoning Commission

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Wednesday, August 7, 2024

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.

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** 7 - Meghna Bansal, Tom Castagnoli, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

**Absent** 1 - Mark S. Wright

**C. PUBLIC FORUM:****D. PUBLIC HEARINGS:**

1. Conduct the public hearing for a conditional use and parking variance for the property located at 1932 McDowell Rd - PZC 23-1-123

John Scopelliti, City of Naperville Planning Services Team, provided an overview of the request.

Nadia Shamsi, Attorney for the Petitioner presented the case.

Public Testimony: None.

Commissioner Castagnoli asked the petitioner they had an existing lease for the offsite parking. Shamsi responded that they do not have a current lease but do have a letter of understanding from the property owner and are working on a lease pending approval of their request. Castagnoli asked Shamsi how long of a lease they are proposing. Shamsi responded that they anticipate the lease to be long term and renewable if necessary. Castagnoli confirmed that they currently do not have a lease. Shamsi confirmed that is correct but that they are working on one.

Commissioner Bansal confirmed that the occupancy of the proposed banquet hall is 216 people. Shamsi confirmed that 216 is the total occupancy of the building once it is finished. Bansal expressed concerns that the number of parking spaces needed will not be able to be provided for the use. Shamsi responded that they plan on offering valet services and will discourage patrons from street parking and would offer shuttle services if there are concerns regarding patrons walking between the offsite parking at the Grid Connect site and the subject property.

Commissioner Van Someren asked staff what happens in the event that Grid Connect leaves their property and what would happen to the petitioner's lease for the offsite parking spaces. Scopelliti responded that this potential situation is part of staff's concerns with the proposal and could inhibit the future use of the property.

Commissioner McDaniel stated that while he likes the business idea, he has concerns with the land use and will not be able to support their request.

Commissioner Van Someren stated that the City's Master Land Use Plan is very intentional in its uses and recommendations. Van Someren stated she leans on staff's recommendation and is not able to support the request.

Ali Issa, Engineer for the Petitioner, provided closing remarks.

The PZC closed the public hearing.

**Commissioner Robbins made a motion, seconded by Commissioner Richelia to concur with staff and deny PZC 23-1-123, requests for a conditional use and a parking variance for 1932 McDowell Rd for the reasons noted in the staff report.**

**Nay:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

**2. Conduct the public hearing for 1200 E. Diehl Road (1200 Diehl Road Residences) - PZC 24-1-034**

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

Russ Whittaker, Attorney for Petitioner, presented the case.

Public Testimony: None

Commissioner McDaniel stated that he is excited about the project and he thinks the proposal is great.

Commissioner Robbins stated that is refreshing to see this type of development in this location.

Commissioner King stated that the proposal is a welcomed development in the area.

Commissioner Bansal stated that it is a good use of an underutilized property.

Commissioner Van Someren stated her support for the project.

Whittaker provided closing remarks.

The PZC closed the public hearing.

**Commissioner McDaniel made a motion Seconded by Commissioner King to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-034, rezoning the subject property from ORI to OCI; a conditional use to establish the Hines Diehl Road Resubdivision PUD and a preliminary PUD plat; conditional uses for multi-family residential, retail, eating establishments and parking areas as a principal use; and, multiple deviations to the Naperville Municipal Codea for the property having a common street address of 1200 E. Diehl Road (1200 Diehl Road Residences).**

**Aye:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

**3.** Conduct the public hearing to consider an amendment to the Naperville Municipal Code to adopt the North Central College Master Land Use Plan 2024-2034 - PZC 24-1-081

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

Kathleen West, Attorney for Petitioner presented the request.

Public Testimony: None

Commissioner Robbins stated that she appreciates the college's effort and attention to detail put into the plan.

Commissioner Van Someren stated that she appreciates the plan and all of the work that went into its creation.

The PZC closed the public hearing.

Commissioner Bansal made a motion Seconded by Commissioner Richelia to approve PZC 24-1-081, an amendment to the Naperville Municipal Code to adopt the North Central College Master Land Use Plan 2024-2034.

**Aye:** 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the July 17, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 8:18 PM