



Meeting Minutes

Planning and Zoning Commission

Wednesday, November 20, 2024

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.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

A. CALL TO ORDER:**B. ROLL CALL:**

Present 7 - Meghna Bansal, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright

Excused 1 - Tom Castagnoli

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

1. Conduct the public hearing to consider a new day care center building in the River Woods Office Campus Planned Unit Development for property located at 628 N River Road (Cypress School) - PZC 24-1-067

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Eric Prechtel, Attorney for Petitioner presented the case.

Public Testimony: None.

The PZC closed the public hearing.

Commissioner Bansal made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-067, a major change to the River Woods Office Campus Planned Unit

Development, including an amended Final PUD Plat, and a conditional use for daycare center for the property located at 628 N River Road (Cypress School).

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

Excused: 1 - Castagnoli

2. Conduct the public hearing to consider a variance to the height limitation for detached accessory structures to permit a detached garage at 1141 Basswood Drive- PZC 24-1-085

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Matt Crary, Petitioner, presented the case.

Commissioner King stated that she appreciates the modifications and is supportive of the height variance.

Commissioner Bansal thanked the petitioner for their modifications to the plans.

Public Testimony: None.

The PZC closed the public hearing.

Commissioner McDaniel made a motion Seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-085, a variance pursuant to Section 6-2-10:3 to allow a detached garage to exceed the eighteen (18) foot height limitation for detached accessory structures at 1141 Basswood Drive.

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

Excused: 1 - Castagnoli

3. Conduct the public hearing to consider a variance to allow a detached accessory structure to exceed permissible height allowances at 516 Spring Ave. - PZC 24-1-110

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Paul Merryweather, Petitioner, presented the case.

Public Testimony: None

Commissioner McDaniel asked why staff is in general support of the request. Iwicki responded that staff is in support of the request and standard language was used in the memo.

Commissioner Van Someren confirmed with staff that the easement condition language does not need to be finalized by the Commission at the meeting. Iwicki stated that the language will be finalized prior to the City Council meeting.

Commissioner Van Someren stated that the commission does not operate on precedence and therefore similar existing garages nearby would not necessarily be factored into the commission's decision.

The PZC closed the public hearing.

Commissioner Wright made a motion Seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-110, a variance pursuant to Section 6-2-10:3 to allow a detached garage to exceed the eighteen (18) foot height limitation for detached accessory structures at 516 Spring Avenue

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

Excused: 1 - Castagnoli

4. Conduct the public hearing to consider a variance to Section 6-2-12 (Fences) for the property located at 243-244 N Laird St. - PZC 24-1-112

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Luke Fonash, petitioner presented the case.

Public Testimony:

The PZC closed the public hearing.

Commissioner Robbins made a motion, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-112, a variance pursuant to Section 6-2-12:1.6 to allow a fence along a residential property line which abuts a non-residential use to exceed nine (9) feet in height at 243-244 N Laird Street.

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

Excused: 1 - Castagnoli

5. Conduct the public hearing to consider a variance to allow a deck to encroach into the rear yard setback at 2255 Lotus Ct - PZC 24-1-113

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Joel Christianson, Architect for Petitioner presented the case.

Public Testimony:

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-113, a variance pursuant to Section 6-2-3:3 to allow for construction of a deck which encroaches into the required rear yard setback greater than ten (10) feet at 2255 Lotus Court.

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

Excused: 1 - Castagnoli

E. REPORTS AND RECOMMENDATIONS:

1. Approve the 2025 Planning and Zoning Commission meeting schedule

The PZC approved the 2025 meeting schedule.

2. Approve the minutes of the October 16, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:44 PM.