



Meeting Minutes

Planning and Zoning Commission

Wednesday, January 17, 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.

A. CALL TO ORDER:

B. ROLL CALL:

Rollcall

- Present** 5 - Manas Athanikar, Stasha King, Derek McDaniel, Carl Richelia, and Whitney Robbins
- Absent** 4 - Meghna Bansal, Tom Castagnoli, Oriana Van Someren, and Mark S. Wright

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-16-5:2.2.4 (Ground Signs) for the proposed ground sign at 1527 Aurora Avenue (Audi) - PZC 23-1-073

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

Guy Dragisic, Petitioner, presented the case.

Commissioner Athanikar noted that the variance request is consistent with previous sign variance requests in the area.

Public Testimony:
None

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-073, a variance pursuant to Section 6-16-5:2.2.4 to allow for the installation of an approximately 20-foot-tall ground sign for the property located at 1527 Aurora Avenue.

Aye: 5 - Athanikar, King, McDaniel, Richelia, and Robbins

Absent: 4 - Bansal, Castagnoli, Van Someren, and Wright

- 2. Conduct the public hearing to consider a variance to Section 6-6B-7:1 (Yard Requirements) for the single-family home two-story addition at 524 S. Brainard St - PZC 23-1-107

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

Peter Hensler, Architect for the Petitioner, presented the case.

Commissioner Athanikar stated that the improvements made sense on the property and noted that a hardship exists due to the shape of the lot.

Public Testimony:
None

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-107, a variance pursuant to Section 6-6B-7:1 to allow a two-story addition to a single-family home to encroach approximately 5 feet 1 inch into the rear yard setback of the property located at 524 S. Brainard St

Aye: 5 - Athanikar, King, McDaniel, Richelia, and Robbins

Absent: 4 - Bansal, Castagnoli, Van Someren, and Wright

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the December 6, 2023 Planning and Zoning Commission meeting.

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:14 PM