



Meeting Minutes

Planning and Zoning Commission

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Wednesday, June 19, 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** 6 - Meghna Bansal, Tom Castagnoli, Stasha King, Derek McDaniel, Carl Richelia, and Oriana Van Someren
- Absent** 2 - Whitney Robbins, and Mark S. Wright

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Reconvene the public hearing to consider a major change to the Naperville Crossings PUD and associated deviation for the property located at 2724 Showplace Drive PZC 23-1-100

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Sarah Honeycutt, representative for petitioner, presented the case.

Public testimony: None.

Commissioner McDaniel asked the petitioner if a parking study had been done. Honeycutt responded that they did not conduct a parking study as none had been requested. Commissioner McDaniel asked staff if there is enough parking on the site for peak demand with the chargers installed. Beaver responded that staff does not have concerns regarding parking with the proposal.

Commissioner Van Someren asked staff if the proposal is the largest

charging station in Naperville. Beaver responded that staff does not have the information to confirm. Commissioner Van Someren expressed concerns regarding the location of the electric equipment in the setback. Beaver stated that the City of Naperville Electric Utility had reviewed and approved the plans as proposed.

Commissioner Castagnoli asked the petitioner to confirm if the proposed chargers are fast chargers. Honeycutt confirmed that they are fast chargers.

Commissioner McDaniel asked staff if there is a revenue sharing agreement between Tesla and the City. Beaver confirmed that there is not.

The PZC closed the public hearing.

**Commissioner King made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and approved PZC 23-1-100, a request to allow 20 electric vehicle chargers and their associated equipment to encroach a maximum of 9 feet into the major arterial setback for the property located at 2724 Showplace Drive.**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

**2. Conduct the public hearing to consider a variance to Section 6-2-12 (Fences) for the property located at 804 S Wright St - PZC 23-1-128**

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

Travis Lumley, petitioner, presented the case.

Commissioner Van Someren asked the petitioner if the proposed fence will enclose the entire backyard. Lumley confirmed that it will enclose the backyard.

Commissioner Bansal asked the petitioner how they managed the headlights shining onto their home for many years and now are requesting the fence. Lumley responded that they are new homeowners.

Commissioner Bansal asked the petitioner if they have had any complaints from neighbors with proposal. Lumley responded that they have not received any complaints from neighbors.

The PZC closed the public hearing.

**Commissioner Castagnoli made a motion, seconded by Commissioner Richelia,**

**to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-128, a variance to Section 6-2-12 (Fences) to allow a 6' fence to be located in the corner side yard setback for the property located at 804 S Wright St.**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

**3. Conduct the public hearing for 204 and 212 W. Van Buren Avenue (Lots 2 and 3 of The Laurel Subdivision) - PZC 24-1-035**

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

Vince Rosanova, attorney for petitioner, presented the case.

Alice Chin expressed several concerns with the proposal including concerns relating to traffic and parking and stated that the proposed use is not the highest and best use of the land. Vince Rosanova stated that the increase in traffic would be insignificant and the proposed homes would load off of W Van Buren Ave. Rosanova stated that the City code requires guest parking for five units and more and with their proposal of four units guest parking is not required. Rosanova also stated that a homeowner's association would be created who would maintain the properties.

Commissioner McDaniel stated that he had initial concerns with the density proposed, but no longer has concerns after the petitioner's presentation and will be in support.

Commissioner Van Someren asked about how garbage pickup will function. Rosanova stated that it would function similar to other single family homes with each owner having their own bins with the responsibility of taking them to the curb for collection.

Commissioner Van Someren asked about where overnight guests would park. Rosanova stated that his understanding is that overnight parking is permitted on several floors of a parking deck in the downtown nearby.

The PZC closed the public hearing.

**Commissioner Bansal made motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-035, a variance to reduce the required minimum lot size to less than 6000 sq. ft. per lot and a variance to increase the permissible amount of rear yard lot coverage to 75%, for 204 and 212 W. Van Buren Avenue (Lots 2 and 3 of The Laurel Subdivision).**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

- 4. Conduct the public hearing to consider a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the required number of parking spaces for the property located at 1880 Country Farm Drive - PZC 24-1-040

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, attorney for petitioner, presented the case.

Public testimony: None.

The PZC closed the public hearing.

**Commissioner Richelia made motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-040, a variance to reduce the required number of parking spaces for the property located at 1880 Country Farm Drive with the condition noted in the staff report.**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

- 5. Conduct the public hearing to consider rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26w028 Parkside Road - PZC 24-1-046

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

Eric Prechtel, attorney for petitioner, presented request.

Public testimony: None.

The PZC closed the public hearing.

**Commissioner McDaniel made motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-046, a rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26w028 Parkside Road.**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

- 6. Conduct the public hearing to consider rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 1081 Parkside Road -

PZC 24-1-047

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 King made motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-047, a rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 1081 Parkside Road.**

**Aye:** 6 - Bansal, Castagnoli, King, McDaniel, Richelia, and Van Someren

**Absent:** 2 - Robbins, and Wright

#### **E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the June 5, 2024 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

#### **F. OLD BUSINESS:**

#### **G. NEW BUSINESS:**

#### **H. ADJOURNMENT:**

Adjourned at 7:53pm.