



Meeting Minutes

Planning and Zoning Commission

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Wednesday, June 5, 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, Derek McDaniel, Carl Richelia, Whitney Robbins, and Mark S. Wright

**Absent** 2 - Stasha King, and Oriana Van Someren

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

1. Reconvene the public hearing for PZC 23-1-100 and continue it to the June 19, 2024 PZC meeting per the petitioner's request as outlined in the attached letter

The Commission concurred with the petitioner's request to continue this item to the June 19, 2024 PZC meeting.

**This Public Hearing was Continued.**

2. Reconvene the public hearing to consider the requested entitlements for 1244 E. Chicago Avenue (Heinen's) - PZC 23-1-111

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

Jeff Heinen, petitioner, presented the case.

Greg Ernst, architect for petitioner provided additional information on the case

Jay Albrecht provided comments on the case expressing concerns about

the proposed building location and supporting the use in general.

Marita Albrecht provided comments on the case expressing concerns about the revocation of ordinance 72-052 and the proposed location of the building.

John Albrecht provided comments on the case and suggested a different plan for stormwater management in order to allow for the proposed building to be relocated.

Ann Kennedy provided comments on the case requesting additional conditions for the proposed project and thanked the petitioner for making changes to the plans.

Michael Kennedy provided comments on the case stating that he thinks Heinen's will be a good neighbor and thanked the petitioner for making changes to their plans based on the feedback they received. Kennedy requested that the proposed building be located differently on the site citing concerns regarding noise.

Alex Giovannini provided comments on the case stating that the original plans were concerning to him and thanked the petitioner for meeting with them and making changes to the plans. Giovannini expressed concerns regarding noise from the loading dock and requested a covered loading dock.

Troy Naumes provided comments supporting the petitioners request.

Dan Lafave provided comments on the case expressing concerns about stormwater management in the area.

Commissioner Bansal stated that the proposed use is a good land use for the site and asked staff about a public comment regarding the proposed fencing. Adam Beaver from staff confirmed that the proposed Trex material is for the sound barrier wall and the stockade fence is proposed to be made of wood. Beaver also confirmed that the sound wall will vary in height between 8 and 12 feet and the stockade fence will be 6 feet tall. Bansal asked staff if they have spoken to the commenter about the fences, Beaver confirmed that he has not spoken with the commenter.

Commissioner McDaniel thanked the petitioner for working with the nearby residents and for making changes to the plans based on the feedback they received. Commissioner McDaniel asked staff to outline the changes that

were made to the plans. Beaver from staff provided the changes made. Commissioner McDaniel asked to confirm the proposed condition regarding deliveries and trash pick up times. Beaver confirmed the condition would be to restrict deliveries and trash pickup between 7am and 7pm. Commissioner McDaniel asked the petitioner to confirm that they will be leaving the landscaping on the existing berm. Heinen confirmed that the berm and the vegetation on it remain as is. Commissioner McDaniel asked the petitioner about modifying their plans to include a covered dock. Greg Ernst stated that two of the loading docks are proposed to be enclosed and the third dock is open but covered. Michael Kennedy stated that the residents are requesting the entire loading dock to be designed to enclose the delivery trucks completely. Ernst confirmed that the proposed docks would not enclose the delivery trucks.

Commissioner Wright asked the petitioner to provide additional information on the proposed sound panels and barrier walls. Ernst provided additional details on where the proposed implementations will be located. Commissioner Wright asked the petitioner why the various sound barrier heights were proposed where they were. Ernst stated that the proposal is based off of a sound study and its recommendations. Commissioner Wright asked the petitioner to confirm that when making deliveries the trucks are not running. Heinen confirmed that the refrigeration units and the trucks themselves are turned off during deliveries.

Commissioner Robbins asked staff to provide clarification if there is a drainage issue on the neighboring park district property. Matt Calpin from staff stated that water flows from the park district property following the natural elevation of the land and confirmed that there is not necessarily a drainage issue on that property. Calpin also confirmed that the flooding of the existing Butera parking lot was by design and not because there is a stormwater problem on the site.

Commissioner Castagnoli asked Beaver from staff if the City has steps it can take if there are noise issues at the property. Beaver confirmed that one of the proposed conditions states that if any sustained and continuous noise is observed above the code allowances at the property line that the petitioner would be required to take action to meet the code requirements.

Jeff Heinen shared that the operating hours of the store reduce the risk of additional noise coming from the property.

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 23-1-111, a request to rezone to OCI (Office, Commercial & Institutional District) and grant a conditional use for general retail for the property located at the southeast corner of E Chicago Avenue and Pembroke Road with a proposed address of 1244 E Chicago Avenue.

**Aye:** 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

**Absent:** 2 - King, and Van Someren

3. Conduct the public hearing to consider a major change to the Heritage Hill Unit Two PUD and associated deviation for the property located at 701 Royal St. George Drive PZC 23-1-113

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

Mehran Farahmandpour, architect for petitioner, presented the case.

Public Testimony:

Karen, a resident, expressed the desire for the petitioner to include a playground in their plans.

Commissioner McDaniel asked what percentage of residents have children. The petitioner was unaware of the percentage.

The PZC closed the public hearing.

**Commissioner McDaniel made a motion, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-113, a request for a major change to the Heritage Hill Unit Two PUD, a deviation to Section 6-6E-7 of the Naperville Municipal Code, and a Preliminary/Final PUD plat for the property located at 701 Royal St. George Drive.**

**Aye:** 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

**Absent:** 2 - King, and Van Someren

4. Conduct the public hearing to consider variances to permit a detached garage at 526 E Chicago Avenue - PZC 24-1-029

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

Courtney Naumes, petitioner, presented the case.

Public Testimony: None.

Commissioner Bansal thanked the neighbors who wrote letters of support

for the petitioner's request.

The PZC closed the public hearing.

**Commissioner Bansal made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-029, variances pursuant to Section 6-2-10 of the Naperville Municipal Code to allow a detached garage to exceed the maximum permitted lot coverage in the required rear yard and encroach into the required setback for detached accessory structures for the property located at 526 E Chicago Avenue.**

**Aye:** 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

**Absent:** 2 - King, and Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the May 15, 2024 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

1. Receive the staff report and direct staff to prepare an amendment to the Naperville Municipal Code to add vocational schools as a conditional use in the I (Industrial) District

The Commission voted to direct staff to prepare an amendment to the Naperville Municipal Code to add vocational schools as a conditional use in the I (Industrial) district.

**H. ADJOURNMENT:**

Adjourned at 8:14pm.