



Meeting Minutes

Planning and Zoning Commission

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Wednesday, July 17, 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, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright
- Absent** 1 - Tom Castagnoli

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance to Section 6-2-12:1.2 (Fences) to permit a 5' tall open fence with accompanying 6'-8" masonry columns located in the front yard at 1248 Oxford Lane - PZC 24-1-048

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 McDaniel made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-048, a variance pursuant to Section 6-2-12:1.2 of the Naperville Municipal Code to permit a 5' tall open fence with accompanying 6'-8" masonry columns for the property located at 1248 Oxford Lane.**

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

**Absent:** 1 - Castagnoli

2. Conduct the public hearing to consider a variance from Section 6-2-10:5 to permit a pavilion and fireplace structure in the rear yard at the property located at 923 Watercress Dr - PZC 24-1-060

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

Kevin Lorenz, Petitioner, presented the case.

Public Testimony: None

Chair Van Someren stated that she visited the property and asked if additional arborvitae would be installed. Lorenz confirmed that additional landscaping has been installed.

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 24-1-060, a variance from Section 6-2-10:5 of the Naperville Municipal Code to permit a pavilion and fireplace structure in the rear yard and allow 31.9% of the required rear yard to be occupied at the property located at 923 Watercress Dr.**

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

**Absent:** 1 - Castagnoli

3. 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 2323 Naperville Road Unit 110 - PZC 24-1-065

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

Betsy Gensberg, Architect for Petitioner, presented the case.

Dr. Mandeep Raina, Petitioner, provided additional information on the request.

Public Testimony: None

The PZC closed the public hearing.

**Commissioner King made a motion Seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-065, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the required**

number of parking spaces from 183 to 173 for the property located at 2323 Naperville Road.

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

**Absent:** 1 - Castagnoli

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the June 19, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 7:22 PM.