



**Meeting Minutes**

**Planning and Zoning Commission**

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**Wednesday, May 1, 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 - Manas Athanikar, Meghna Bansal, Tom Castagnoli, Stasha King, Derek McDaniel, Whitney Robbins, and Oriana Van Someren

**Excused** 1 - Mark S. Wright

**Absent** 1 - Carl Richelia

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

1. Conduct the public hearing for the southeast corner of IL Route 59 and 103rd Street (South 40 Lots 4, 5, & 6 Resub) (Life Time) - PZC 23-1-091

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

Russ Whitaker, Attorney for the petitioner, presented the case.

Commissioner Athanikar stated that he had an initial question about potential impacts on the nearby neighborhood. Whitaker stated that the ambient noise of route 59 is expected to be at similar levels as the noise generated by proposed facility and residences are not likely to be affected. Whitaker stated that the nearest residences are located approximately 500 feet away from the facility and that the Naperville Park District uses 500 feet of distance as the general metric for locating their outdoor pickle ball courts.

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 23-1-091, rezoning Lot 1 of the resubdivision from B2 to OCI and a variance to allow wall signage on the south façade of the proposed Life Time at the southeast corner of IL Route 59 and 103rd Street (South 40 Lots 4, 5, & 6 Resubdivision).**

**Aye:** 7 - Athanikar, Bansal, Castagnoli, King, McDaniel, Robbins, and Van Someren

**Excused:** 1 - Wright

**Absent:** 1 - Richelia

2. Conduct 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

The Commission concurred with the Petitioner's request to continue this item to the June 5, 2024 meeting.

**This Public Hearing was continued.**

3. Concur with the petitioner and open the public hearing for PZC 23-1-111 and continue the case to the May 15, 2024 PZC meeting

The Commission concurred with the Petitioner's request to continue this item to the May 15, 2024 meeting.

**This Public Hearing was continued.**

4. Conduct the public hearing for 424 Fort Hill Drive Unit 142 -PZC 24-1-028

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

Erin Gallagher, representative for the petitioner, presented the case.

Commissioner McDaniel stated he is in support of the project and asked staff how many body art establishments are located in the City. Adam Beaver from staff responded that he did not have a number at this time. Gallagher stated that she believes the proposed establishment will be the first.

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 24-1-028, a conditional use for a body art establishment as a principal use for the property located at 424 Fort Hill Drive Unit 142.

**Aye:** 7 - Athanikar, Bansal, Castagnoli, King, McDaniel, Robbins, and Van Someren

**Excused:** 1 - Wright

**Absent:** 1 - Richelia

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

1. Approve the minutes of the April 17, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes of the April 17, 2024 meeting.

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

Adjourned at 7:34 PM.