



Meeting Minutes

Planning and Zoning Commission

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Wednesday, April 19, 2023

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** 8 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Mark S. Wright

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

1. Remove PZC 22-1-010 (Dunkin' Go) from the April 19, 2023 PZC agenda  
PZC 22-1-010 was removed from the agenda.
2. Conduct the public hearing for 25W462 75th Street, Naperville (Forest Meadows) - PZC 23-1-007  

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

Michael Van Poucke, Rosanova and Whitaker Ltd., attorney for the petitioner, gave a presentation on the proposal.

Chairman Losurdo asked the petitioner how they will address the concerns raised in the letter submitted by the Forest Preserve District of DuPage County.

Greg Sagen, Signature Design Group, Inc., stated that they will not be

planting invasive species. Sagen further described the proposed landscaping, the tree preservation plan, and noted that they will be selecting light fixtures which do not have a lot of light spillage. Van Poucke also noted that they have met with the Forest Preserve District and will work with them to address their concerns.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Castagnoli to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-007, a request for rezoning to OCl upon annexation, a conditional use to allow for 38 multi-family residential dwelling units, a variance to Section 6-7F-8 to increase the maximum permitted height from 43 feet to 47 feet and a variance to the density requirements per Section 6-7F-5 for the property located at 25W462 75th Street (Forest Meadows).**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

3. Conduct the public hearing to consider a variance related to the proposed ground signs at 1507 W Ogden Avenue (Cadillac of Naperville) - PZC 23-1-018

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

Guy Dragisic, Olympic Signs, provided details on the request.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-018, granting approval of a variance from Section 6-16-5:2.2 to allow for the installation of two 20 foot tall ground signs each with an area of approximately 101 square feet for the property located at 1507 W Ogden Avenue (Cadillac of Naperville).**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Wright

## E. REPORTS AND RECOMMENDATIONS:

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

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

1. Initiate a text amendment to Section 6-7F-3:14 (OCI: Conditional Uses) of the Municipal Code related to eating establishments within a PUD - PZC 23-1-031

Gabrielle Mattingly, City of Naperville Planning Services Team, provided a summary of the text amendment initiation request.

Commissioner McDaniel asked for clarification on the initiation. Mattingly gave an overview of the text amendment process.

**The PZC directed staff to initiate the text amendment.**

**H. ADJOURNMENT:**

Adjourned: 7:34 PM