



Meeting Minutes

Planning and Zoning Commission

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Thursday, April 6, 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** 7 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Whitney Robbins, and Mark S. Wright
- Absent** 2 - Carl Richelia, and Oriana Van Someren

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

1. Conduct the public hearing to consider variances to Section 6-6A-7:1 (Yard Requirements) and Section 6-9-2:12.1.1 (Residential Driveway Design) for the property located at 104 Triton Lane - PZC 22-1-125

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

Kathy West, Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd., spoke on behalf of the petitioner providing additional details on the request.

Public Testimony:

Charles Lehrer spoke in support of the request.

Charles H asked how the variance would impact the subdivision. Chairman Losurdo clarified that each request is considered on a case-by-case basis.

The PZC closed the public hearing.

**A motion was made by Commissioner Wright, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and**

approved PZC 22-1-125, granting approval of variances from Section 6-6A-7:1 to reduce the required rear yard and corner side yard setbacks and a variance from Section 6-9-2:12.1.1 to reduce the required driveway taper distance for 104 Triton Lane.

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Robbins, and Wright

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

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the March 15, 2023 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned: 7:17 PM