



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 21, 2024

7:00 PM

Council Chambers

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

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance from Section 6-9-2:12.1 to allow a new driveway design to be constructed at the property located at 557 W Gartner Rd - PZC 24-1-083

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

Nick Hinz, Petitioner presented the case.

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 24-1-069, a variance from Section 6-2-10:5 of the Naperville Municipal Code to permit a pergola to remain in the rear yard, allowing approximately 30.5% of the required rear yard to be occupied at 247 Claremont Dr.

Aye: 6 - Bansal, King, Richelia, Robbins, Van Someren, and Wright

Excused: 1 - Castagnoli

Absent: 1 - McDaniel

- 2. Conduct the public hearing to consider a variance from Section 6-2-10:5 to permit a pergola to remain in the rear yard at the property located at 247 Claremont Dr. - PZC 24-1-069

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

John Krummen, Petitioner, presented the case.

Public Testimony: None

Chairwoman Van Someren stated she agrees with the petitioner's hardship.

The PZC closed the public hearing.

Commissioner Richelia made a motion Seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-083, a variance to Section 6-9-2:12.1 of the Naperville Municipal Code to permit expansion of the existing driveway into the front and corner side yard that exceeds the width of the garage opening and does not taper in accordance with Municipal Code requirements.

Aye: 6 - Bansal, King, Richelia, Robbins, Van Someren, and Wright

Excused: 1 - Castagnoli

Absent: 1 - McDaniel

- 3. Conduct the public hearing to consider an amendment to Section 6-8C-3 of the Naperville Municipal Code regarding vocational and trade schools in the I (Industrial) zoning district (PZC 24-1-094)

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

Public Testimony: None

The PZC closed the public hearing.

Commissioner Robbins made a motion Seconded by Commissioner Richelia to approve PZC 24-1-094, an amendment to Section 6-8C-3 of the Naperville Municipal Code to include vocational and trade schools which do not qualify as a

public assembly use per Section 6-2-29 of the Naperville Municipal Code as a conditional use in the I (Industrial) district.

Aye: 6 - Bansal, King, Richelia, Robbins, Van Someren, and Wright

Excused: 1 - Castagnoli

Absent: 1 - McDaniel

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the August 7, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:24 PM.