



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540  
<http://www.naperville.il.us/>

## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, February 19, 2025

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** 6 - Carl Richelia, Whitney Robbins, Oriana Van Someren, Mark S. Wright, Meghna Bansal, and Michele Clemen
- Absent** 3 - Tom Castagnoli, Stasha King, and Derek McDaniel

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

1. Conduct the public hearing for 1151 E. Warrenville Road (Northwoods of Naperville) - PZC 24-1-130

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

Caitlin Csuk, Attorney for Petitioner presented the case.

Craig Stanton provided comments expressing concerns with the proposal regarding stormwater and aesthetics/privacy.

Dan Rigby provided comments expressing concerns regarding stormwater, setbacks, and landscaping.

Jay Schrimpl provided comments expressing concerns regarding privacy and security, noise, and setbacks.

Henry Szpyrk provided comments expressing concerns regarding landscaping and suggested that a building be removed and a playground

be constructed in its place.

Joanne Dybas, principal of the neighboring DuPage Montessori school, expressed concerns with traffic regarding the proposal.

William Scotti provided comments expressing concerns with development in the area and asked how he could view a copy of the City's master plan.

Chris Stowick expressed concerns with the proposal regarding stormwater and setbacks.

Chair Van Someren asked Kopinski about the proposed OCI zoning and asked to confirm where master plan could be found. Kopinski stated that the OCI district was chosen as it is intended as a buffer between residential uses and more intensive uses. Kopinski stated that the City's master plan is available on the City's website.

Commissioner Robbins stated that the project seems well thought out and is in line with the master plan. Commissioner Robbins asked the petitioner about stormwater concerns, the location of a school bus stop, park space, and the possibility of moving several buildings to the south.

Csuk stated that the project is designed to be in compliance with the DuPage County stormwater approval process. Csuk also stated that they have been in contact with the school district and confirmed that the district does not have concerns with the development and will be able to provide bus access to the development. Csuk stated that the Naperville Park District requested a cash donation rather than a land donation for park space. Csuk confirmed that they have not looked into the possibility of moving any buildings.

Commissioner Wright asked the petitioner to confirm that the traffic study suggests that traffic volume would decrease with the proposal from the current use. Csuk confirmed that the proposed townhomes would significantly improve traffic conditions compared to the existing office building.

Chair Van Someren stated that the DuPage County stormwater process is thorough and that the petitioners hire professional engineers to design the stormwater systems to meet all requirements.

Commissioner Wright thanked the neighbors for sharing their concerns and thanked the petitioner for the effort put into the design and requested that

the petitioner continue to work with the neighbors to address any concerns.

Commissioner Bansal thanked the residents for sharing their concerns and voiced her support for the proposal.

Csuk provided closing remarks.

Chair Van Someren stated that she appreciated the landscaping being provided and encouraged the petitioner to incorporate a year round landscaping buffer between it and the neighboring properties.

The PZC closed the public hearing.

**Commissioner Clemen made a motion, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-130, rezoning the subject property from RD to OCl and a conditional use for single-family attached dwelling units in the OCl zoning district (Northwoods of Naperville).**

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

**Absent:** 3 - Castagnoli, King, and McDaniel

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

1. Approve the minutes of the February 5, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

Adjourned at 8:16 PM