



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 6, 2023

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

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearings to consider rezoning the following properties from ORI (Office, Research, Light Industrial District) to I (Industrial District):
 - 2012 Corporate Lane - PZC 23-1-072
 - 2019 and 2043 Corporate Lane - PZC 23-1-071
 - 2235 Corporate Lane - PZC 23-1-065

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

Rachel Robert of Day and Robert PC, representing Petitioners TIAA and TGA Prairie Point LLC at 2019 and 2043 Corporate Lane, presented the case.

Public Testimony:

Chris Landis, Vice President at Calamos Real estate spoke against the request.

Howard Goldblatt, representative of 2012 Corporate, Ln spoke in support

of the request.

Emily Becker, DLA Piper, representing 2235 Corporate Ln, PZC 23-1-065, spoke in support of the request.

Jim Donovan owner 2180 Corporate Ln, spoke in support of the request.

Commissioner McDaniel asked staff if the lots were already developed and have tenants or if they were vacant and if rezoning to the I district would allow other uses. Sara Kopinski from staff confirmed that they are not vacant and do have current tenants, and that if a future use proposal met all code requirements under the I zoning district it could be administratively approved.

The PZC closed the public hearing.

A motion was made by Commissioner VanSomeren, seconded by Commissioner Wright, to adopt the findings of fact as presented by the petitioner and approve the rezoning of 2012 Corporate Lane (PZC 23-1-072), 2019 and 2043 Corporate Lane (PZC 23-1-071), and 2235 Corporate Lane (PZC 23-1-065) from the ORI district to the I district in the City of Naperville.

Aye: 7 - Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, and Wright

Absent: 2 - Athanikar, and Losurdo

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the August 16, 2023 Planning and Zoning Commission meeting.

The PZC approved the minutes of the August 16, 2023 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:17pm.