



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, March 19, 2025

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 - Stasha King, Derek McDaniel, Carl Richelia, Mark S. Wright, Meghna Bansal, and Michele Clemen

Absent 3 - Tom Castagnoli, Whitney Robbins, and Oriana Van Someren

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

1. Conduct the public hearing to consider a conditional use and a variance from Section 6-13-10:5.3.1 to allow for a new telecommunications tower on the property located at 1301 Clyde Dr. - PZC 24-1-124

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

Ray Shinkle, Petitioner presented the case.

Deborah Hansen asked the petitioner to confirm what the number of transmitters on the proposed tower. Shinkle confirmed that T-Mobile and other carriers would have transmitters on the tower. Hanson asked if the entire tower would be painted white. Shinkle stated that the tower would be painted white. Hanson stated that she does not support the location of the tower in the residential neighborhood.

Jasmine Cordilla provided comments expressing concerns relating to the proposal.

Santino Cordilla provided comments expressing concerns relating to the proposal.

Lauren Neil provided comments supporting the proposal.

Evelyn Sanguinetti provided comments supporting the proposal.

Commissioner King stated that the tower provides an important service for the community and will be supporting the request.

Commissioner Bansal spoke to residents opposed to the proposal and stated that she works at an IT company and acknowledged how important wireless connectivity is and therefore is supportive of the request.

Commissioner McDaniel confirmed that the existing communications facilities would be moving from the water tower to the new proposed tower nearby and that there are not new equipment being introduced. Shinkle confirmed that was correct. McDaniel asked Shinkle if there would be a significant increase in traffic to the site. Shinkle stated that T-Mobile does not anticipate an increase in traffic to the site. Shinkle stated that any visits by T-Mobile or other carriers would be brief in nature and would often be confined to the equipment housed in the building on site.

Commissioner Wright stated that the proposal provides important infrastructure and if the tower were to located somewhere else it would be placed in a different neighborhood with the same concerns. Wright stated that because the tower has been in operation at the current location for 25 years he is supportive of the proposal.

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-124, a conditional use and a variance from Section 6-13-10:5.3.1 to allow for a new telecommunications tower on the property located at 1301 Clyde Dr.

Aye: 6 - King, McDaniel, Richelia, Wright, Bansal, and Clemen

Absent: 3 - Castagnoli, Robbins, and Van Someren

2. Conduct the public hearing for 1103 Aurora Avenue (Charleston Place) -DEV-0022-2025

Commissioner McDaniel recused himself from this case.

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

Vince Rosanova, Attorney for Petitioner, presented the case.

Amanda Arnold provided concerns relating to density and stormwater concerns.

Philip Buchanan provided comments regarding public transit access.

Sheldon Keith asked the petitioner to provide additional information on the stormwater impact on existing neighbors.

Commissioner Bansal asked the petitioner if the proposed development is for seniors. Rosanova stated that it is an age targeted community. Commissioner Bansal asked the petitioner if the traffic generated from the proposed development would conflict with the All Saints school or the Meson Sabika restaurant. Rosanova responded that the traffic study completed for the project does not predict any traffic conflicts with the surrounding properties. Commissioner Bansal asked the petitioner to confirm if the proposed structures will be multiple stories. Rosanova confirmed that the proposed homes will be two to two and a half stories.

Commissioner Wright asked the petitioner to speak about their storm water plans.

Jim Caneff, engineer for petitioner, provided additional information on the stormwater management for the proposed project.

Susanne Harris provided concerns relating to the density and traffic of the proposed project.

Michelle Deneve provided comments expressing concerns relating to stormwater.

Dianne Carroll provided comments expressing concerns relating to traffic.

Commissioner Clemen asked the petitioner if street parking is possible in the development. Rosanova confirmed that the street will be the standard width and that street parking is possible. Clemen stated that she feels that single family homes are appropriate for the site.

Commissioner Wright stated that he feels that the proposal is appropriate for the location and noted that if the number of homes were to be decreased, the price for each home would increase as well.

Commissioner Bansal stated that she is supportive of the proposal due to the development's considerations for for aging in place.

The PZC closed the public hearing.

Commissioner Clemen Made Motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and approve DEV-0022-2025 rezoning the property located at 1103 Aurora Avenue from the R1A district to the TU (Transitional Use) district.

Aye: 5 - King, Richelia, Wright, Bansal, and Clemen

Absent: 3 - Castagnoli, Robbins, and Van Someren

Recused: 1 - McDaniel

3. Conduct the public hearing regarding amendments to various sections of Title 6 (Zoning Ordinance) pertaining to banks and financial institutions in the B4 (Downtown Core) zoning district

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

No commissioners had comments or questions.

Commissioner King made motion, seconded by Commissioner Bansal, to approve the proposed amendments to the Zoning Ordinance pertaining to banks and financial institutions in the B4 Downtown Core district.

Aye: 6 - King, McDaniel, Richelia, Wright, Bansal, and Clemen

Absent: 3 - Castagnoli, Robbins, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

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

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 8:37 PM.

NAPERVILLE BOARD AND COMMISSION
DISCLOSURE OF INTEREST IN CONTRACT, BUSINESS, OR TRANSACTION

1-13-6: BOARDS AND COMMISSIONS: It shall be lawful for members of the various boards and commissions of the City, established from time to time by the ordinances of the City and the statutes of the state, to have an ownership, employment, or family interest in any contract, business, or transaction with the City, provided that said member shall file with the City Manager and with the chairman or vice chairman of the member's board or commission, the following disclosure:

Agenda Date & Item Number: 3/19 :: 25-0365

Name: Derek McDaniel

Position with City: Planning & Zoning Commissioner

Name of entity contracting with City: Charleston Investments

Proposed contract, business, or transaction: To rezone & develop lot with residential properties

I have an ☐ Ownership ☐ Employment ☐ Family ☒ Appearance of Impropriety ☐ Other
interest in the proposed contract, business, or transaction as follows: I received a campaign contribution from the
developer

Dated: 3/15

Signature: 

1. Said disclosure shall be filed before any board or commission (including the member's own) or the City Council considers approval of the proposed contract, business, or transaction.
2. In the event the member's own board or commission is to review or recommend upon such contract, business, or transaction, the member shall leave the chamber where deliberations take place during the discussion and vote on the interested matter and such member shall have no vote upon the matter.
3. The disclosure form filed by said member shall be attached to and made a part of the minutes of the meeting of said board or commission and shall be attached to and made a part of the report or recommendation made by said board or commission to the City Council, the City Manager, or any other board or commission of the City to whom such report or recommendation is rendered. Such disclosure shall be included with the agenda when the matter is proposed for approval by the City Council.
4. Any member of a board or commission who knowingly fails to file a disclosure required by this Section shall be subject to immediate removal from such board or commission by the City Council.

1-13-1: - DEFINITIONS: The following definitions shall apply to this Chapter:

BUSINESS OR TRANSACTION:	Licenses, permits, approvals, and benefits granted, given, or entered into by the City. Business or transaction restrictions shall not apply to those applicants exempted under Section 1-12-5 of this Title, unless specifically hereinafter provided.
CONTRACT:	Any agreement between the City of Naperville and any person, firm, corporation, or entity for the purchase of materials, goods, or services or real estate from the entity. Contract shall also mean any agreement whereby real estate, materials, goods, or services are sold by the City to the entity. Contract shall also mean a deposit of monies, loans, or other financial services provided to the City by banks and other thrift institutions. Contract shall include employment by the City.
EMPLOYMENT INTEREST:	An employment interest exists where a person is an employee or agent of the entity contracting or having any business or transaction with the City, and: 1. The person is compensated in a manner so that he would receive a commission, bonus, or profit sharing distribution based in whole, or in part, on the contract, business, or transaction with the City, or 2. The total of all contracts, business, or transactions between the City and the entity, in any calendar year, amount to more than twenty-five thousand dollars (\$25,000.00). An employment interest shall not include employment by another unit of government.
FAMILY INTEREST:	A family interest exists where a person has a wife, husband, son, daughter, father, mother, brother, or sister who has an ownership or employment interest in a contract, business, or transaction with the City.
OWNERSHIP INTEREST:	An ownership interest exists where a person is the sole proprietor, owner, partner, stockholder, or joint venturer of the entity contracting, or having any business or transaction with the City.

1-12-5: - EXEMPTIONS:

1. Disclosures in accordance with the provisions of this Chapter shall not be required of applicants for the following described contracts, permits, licenses, approvals or benefits:
 - 1.1. Vehicle Stickers.
 - 1.2. Parking Permits.
 - 1.3. Bicycles licenses.
 - 1.4. Dog licenses.
 - 1.5. Electrical contractor's licenses.
 - 1.6. Plumbing contractor's licenses.
 - 1.7. Sidewalk contractor's licenses.
 - 1.8. Alarm permits.
 - 1.9. Amplifier permits.
 - 1.10. Taxicab, liver, limousine and carriage licenses.
 - 1.11. Block party permits.
 - 1.12. Going out of business permits.
 - 1.13. House moving permits.
 - 1.14. Parade permits.
 - 1.15. Peddlers' and solicitors' permits.
 - 1.16. Raffle permits.
 - 1.17. Purchase orders or contracts involving amounts less than ten thousand dollars (\$10,000.00).
 - 1.18. Sign permits (if no variation is requested).
 - 1.19. Applications for historic preservation district designation.
 - 1.20. Applications for landmark designation.
 - 1.21. Applications for utility service.
2. Disclosures in accordance with the provisions of this Chapter shall not be required to be under oath for building permits for the following structures:
 - 2.1 Decks.
 - 2.2. Patios.
 - 2.3. Room Additions.
 - 2.4. Garages.
 - 2.5. Temporary electric service changes.
 - 2.6. Swim pools.
 - 2.7. Lawn sprinklers.
 - 2.8. Construction trailers.
 - 2.9. Gazebos.
 - 2.10. Sheds.

1-13-8: - NO DISCLOSURE REQUIRED: Notwithstanding any other provision of this Chapter, no disclosure is required under Sections 1-13-6 and 1-13-7 of this Chapter where the only interest is five percent (5%) or less ownership of shares of a publicly held corporation traded on a stock exchange.