



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 4, 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, Tom Castagnoli, Stasha King, Derek McDaniel, Oriana Van Someren, and Mark S. Wright
- Excused** 1 - Whitney Robbins
- Absent** 1 - Carl Richelia

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 1601 Bond Street Suite 305 (Phlebotomy Training Specialists) -PZC 24-1-075

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

Monica Sanborn, Petitioner presented the case.

Public Testimony: None.

Commissioner Wright asked the petitioner to provide information about the phlebotomy school's enrollment, size, and hours of operation. Sanborn provided the hours of operation of the school, which would operate Monday through Thursday with morning and evening classes, with some classes on Saturday. The maximum class size is 12 students.

Commissioner Castagnoli asked for clarification on what would be taught at the school and Sanborn confirmed that instruction would be for

phlebotomy, which is the drawing of blood.

Commissioner Bansal provided positive comments about the proposal and welcomed the petitioner.

Commissioner McDaniel asked the petitioner how long the business’s other Illinois phlebotomy schools have been open. Sanborn stated their Chicago location has been open since 2019 and have since opened other school locations in Illinois, including their main campus in Palos Heights.

Commissioner McDaniel asked if the school has applied for an accreditation process and if the school is pursuing accreditation. The petitioner responded that they are not pursuing accreditation due to maintaining low-cost tuition for an entry level profession.

Commissioner Bansal inquired into the prerequisites for school admission. Sanborn responded that a minimum age of 18 and a high school diploma or GED are the prerequisites for the school program.

Sanborn provided closing remarks.

The PZC closed the public hearing.

Commissioner Castagnoli made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-075, a conditional use pursuant to Section 6-8C-3 of the Naperville Municipal Code for a vocational or trade school which does not qualify as a public assembly use per Section 6-2-29 of the Naperville Municipal Code for the property located at 1601 Bond Street Suite 305.

Aye: 6 - Bansal, Castagnoli, King, McDaniel, Van Someren, and Wright

Excused: 1 - Robbins

Absent: 1 - Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the August 21, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:12 PM