



Meeting Minutes

Planning and Zoning Commission

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Wednesday, January 20, 2021

7:00 PM

Held on Zoom due to COVID-19

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CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the January 20, 2021 Planning and Zoning Commission meeting remotely.

The commissioners and staff participating in the meeting are all in different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the "join from your browser" link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the Planning Services Team, (630) 420-6694, before 5 p.m. on Wednesday, January 20. If a staff member is unavailable, please leave a voicemail.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

1. Register by 5 p.m. on Wednesday, January 20 at: [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker). After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the Planning Services Team via email at [planning@naperville.il.us](mailto:planning@naperville.il.us); or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Wednesday, January 20 to receive a dial-in phone number by calling (630)-420-6694. If a staff member is unavailable, please leave a voicemail.

**TO SUBMIT WRITTEN COMMENTS OR MATERIALS:**

1. Use the speaker sign-up form at [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker) to submit a written comment by 5 p.m. on Wednesday, January 20 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or
2. Use the speaker sign-up form at [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker) to submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 5 p.m. on Wednesday, January 20 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to [planning@naperville.il.us](mailto:planning@naperville.il.us) by 8 a.m. Monday, January 18 which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, January 18.

NOTE: All submissions should be sent by the dates and times indicated above to:  
[planning@naperville.il.us](mailto:planning@naperville.il.us).

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or [napervilleclerks@naperville.il.us](mailto:napervilleclerks@naperville.il.us) as soon as possible, but not later than by 5 p.m. on Wednesday, January 20.

**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,** staff 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 and then 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 - Manas Athanikar, Krishna Bansal, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, and Carl Richelia

**Absent** 2 - Brett Fessler, and Whitney Robbins

**C. PUBLIC FORUM:**

**E. REPORTS AND RECOMMENDATIONS:**

Chairman Hanson requested a motion to modify the order of the agenda to take up items E1 and E2, to approve the meeting minutes and to approval the proposal to reschedule the April 7, 2021 Planning and Zoning Commission meeting to April 8, 2021.

A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo to modify the order of the agenda to take up items E1 and E2.

**Aye:** Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Van Someren

- 1. Approve the minutes of the January 6, 2021 Planning and Zoning Commission meeting

**A motion was made by Commissioner Van Someren, seconded by Commissioner Athanikar to approve the minutes of the January 6, 2021 Planning and Zoning Commission meeting.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

- 2. Reschedule the April 7, 2021 Planning and Zoning Commission meeting to April 8, 2021 due to the election

**A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to approve the proposed rescheduling of the April 7, 2021 Planning and Zoning Commission meeting to April 8th, 2021.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

**D. PUBLIC HEARINGS:**

- 1. Conduct the public hearing to consider a variance for an internally illuminated sign at 605 S. Washington Street - PZC #20-1-117

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

Len Monson, Kuhn, Heap and Monson, presented on behalf of the petitioner.

Chairman Hanson inquired about the signage on surrounding properties and Commissioner Bansal requested clarification on external versus internal lighting. Ms. Russell, clarified external illumination is lighting which could be installed on the ground versus internal is when the lighting is within the sign itself.

Commissioner Bansal inquired about a hardship, Mr. Monson responded the request is for emergency purposes and to show the business is open. Commissioner Losurdo, Commissioner Van Someren and Commissioner Athanikar expressed support for the request finding the sign to be well designed. Chairman Hanson concurred and found the variance to be warranted.

Public Testimony:

Staff presented names on the screen of submissions in support/opposition received through the online speaker sign up which did not identify the case.

A motion was made Commissioner Van Someren, seconded by Commissioner Losurdo to close the public hearing.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Van Someren

Commissioner Bansal expressed support for the case.

**A motion was made by Chairman Hanson, seconded by Commissioner Losurdo, to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-117, a variance request to Section 6-16-6:4 to permit an existing internally illuminated sign at 605 S. Washington Street.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

**2. Conduct the public hearing to consider a Major Change to the PUD and Final PUD Plat for the Market Meadows Shopping Center located at 1225-1309 S. Naper Blvd.- PZC 20-1-081**

Scott Williams, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, Rosanova & Whitaker, Ltd. and Rick Hielscher, THE LOCKUP Self Storage, presented on behalf of the petitioner.

Chairman Hanson and Commissioner Bansal expressed support for the proposal and overall building design finding the design fits in well with the shopping center. Commissioner Van Someren requested more details about the fence and the loading area. Mr. Rosanova clarified the petitioner is working closely with the HOA in regards to the fencing and the petitioner is willing to contribute funds to an improved fence if it is determined to be necessary. Commissioner Richelia expressed support for the concept. Mr. Hielscher responded to inquiries on the loading bay size stating the truck sizes are restricted in the lease.

Public Testimony:

Staff presented names on the screen of submissions in support/opposition received through the online speaker sign up which did not identify the case.

Staff read submitted written comments into the record.

Randolph Given spoke in opposition raising concerns with the use impacting property values, the lighting and the building height.

Cynthia Jones spoke in opposition raising concern with the location of use in the shopping center, safety, and hours of operation.

Commissioner Habel explained his background in the electrical field and described there is virtually no light near the fence line based on the photometric plan submitted by the petitioner.

Commissioner Bansal inquired about the height and lighting being dimmed. Mr. Williams responded the self-storage facility will not be taller than the existing building. Mr. Hielscher clarified the lighting will not be dimmed since it is security lighting. Mr. Hielscher provided details on the hours of operation and loading bay restrictions and location. Commissioner Athanikar expressed support.

A motion was made Commissioner Bansal, seconded by Commissioner Athanikar to close the public hearing.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Van Someren

**A motion was made by Commissioner Richelia, seconded Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-081, a Final PUD Plat and a major change to the Market Meadows PUD to permit the following deviations: a PUD use deviation to permit a self-storage facility, a deviation to permit a FAR of 1.9306 on lot 3, a deviation to reduce the parking requirement to 926 spaces with conditions, a deviation to the loading requirements to permit an internal 250' by 20' loading area, a deviation to permit off-premise signage on lot 1 and lot 4, a deviation to increase the maximum allowable sign area to 90 square feet for sign 1 and 180 square feet for sign 2, and a deviation to permit 2, 13' tall monument sign including 1' architectural features for both sign 1 and sign 2 for the property located at 1225-1309 S. Naper Blvd.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

**3. Conduct the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052**

The PZC went into a 5 minute recess.

The PZC reconvened.

Gabrielle Mattingly, City of Naperville Planning Services Team, stated the City received an unprecedented volume of public participation for the public hearing on the Islamic Center of Naperville. Due to the volume of written comments, staff does not believe that it is practical, even if the public hearing for this case is extended over several meetings, to read all written comments into the record. Staff recommends that instead of reading the written comments submitted for this case into the record, the PZC direct staff to:

1. Provide all of the written comments that have been submitted to the PZC for review prior to the next public hearing on this matter;
2. Post the same comments online for public review, and
3. Add those same comments to the case file.

A motion was made by Chairman Hanson, seconded by Commissioner Losurdo to concur with staff's approach.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Van Someren

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

Commissioner Bansal inquired about the uses included conditional use request, Ms. Kopinski clarified.

Len Monson, Kuhn, Heap and Monson, presented on behalf of the petitioner.

Chairman Hanson inquired about traffic concerns and requested details for the difference between major/minor arterial roadways. Ray Fano, City of Naperville Project Engineer, described the differences are speed limits and volume of traffic and provided details. Commissioner Bansal requested details be provided on the timeline for the ICN project and roadway widening. Mr. Fano explained the timeline for the roadway widening may be between 3-8 years, Mr. Monson explained phase 1 will begin in 2021 and the next phase would begin in 2030. Commissioner Athanikar inquired if the 248th roadway expansion was planned as a result of the ICN project, Mr. Fano clarified it was not planned as a result of the ICN project, it was always part of the plan. Michael Werthmann, KLOA, provided details regarding the traffic study.

A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to extend the meeting to 11:15 pm.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Van Someren

Public Testimony:

Staff presented names on the screen of submissions in support/opposition

received through the online speaker sign up.

**A motion was made by Chairman Hanson, seconded by Commissioner Bansal to continue the public hearing for PZC 20-1-052 to the February 3, 2021 PZC meeting.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

11:03 PM

**A motion was made by Chairman Hanson, seconded by Commissioner Losurdo to adjourn the meeting.**

**Aye:** 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, and Richelia

**Absent:** 2 - Fessler, and Robbins

**Comments Received Through Online Speaker Sign Up For PZC 20-1-081**

peter kramer	My wife, Paige Kramer, and I, Peter Kramer, wholeheartedly disapprove of the proposal to develop a public storage facility in the Market Meadows retail shopping mall that that Shorewood Development has put forth.
<hr/> LYNN BROWN	a Self Storage center does not belong in B-2 and a loop hole approval should not be granted
<hr/> C.Roger Brown	Market Meadows Variance Application-Strongly oppose, A Self Storage Unit does not belong in B-2 Shopping area-Lipstick on a Pig, still apig
<hr/> Moinuddin Ali	The petition by Shorewood Development Group to convert the Market Meadows B-2 Community Shopping Center District consisting of 18.892 acres to a fully enclosed self-storage facility. I strongly object to this facility being built. It is in the middle of a highly distinguished and desirable residential area whose value, appearance and demand will be permanently damaged by the existence of such a storage facility. This kind of facility should be built in a more industrial area where the residents living in the surrounding areas do not have to be subjected to the plain and cold look of a storage facility in proximity of their living space.

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