



Meeting Minutes

Planning and Zoning Commission

Wednesday, August 4, 2021

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, 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.

NOTE: Written materials which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports) should be sent electronically to planning@naperville.il.us by 10 p.m. on the Friday before the meeting.

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 - Manas Athanikar, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Whitney Robbins, and Oriana Van Someren
- Absent** 2 - Brett Fessler, and Carl Richelia

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

1. Conduct the public hearing to consider a variance from Section 6-2-12:1 to permit a six foot tall privacy-style fence within the required corner side yard at the subject property located at 2714 Gateshead Drive - PZC 21-1-075

Ashley Green, Planning Services Team, provided an overview of the request.

Jonathan A. Segura, petitioner and property owner, provided additional details on the request.

Chairman Hanson inquired about the potential for visibility issues with the proposed fence location. Ms. Green responded staff did conduct review of the potential for visibility issues and does not have a concern with the proposed location of the fence.

Public testimony: None

PZC closed the public hearing.

A motion was made by Commissioner Robbins, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-075, a variance to Section 6-2-12:1 to permit a six foot tall privacy-style

fence within the required corner side yard for the property located at 2714 Gateshead Drive.

Aye: 6 - Athanikar, Hanson, Losurdo, McDaniel, Robbins, and Van Someren

Absent: 2 - Fessler, and Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 21, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Van Someren, seconded by Commissioner McDaniel to approve the meeting minutes of the July 21, 2021 Planning and Zoning Commission meeting.

2. Concur with staff’s recommendation to remove speaker time limitations during the ICN public hearing

Sara Kopinski, Planning Services Team provided a brief overview.

A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo, to concur with staff’s recommendation to remove speaker time limitations during the ICN public hearing.

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue and continue it to August 18th at the conclusion of public testimony (ICN) - PZC 20-1-052

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to resume the public hearing for PZC 20-1-052.

Commissioner Mcdaniel noted he has watched all the testimony provided to date and reviewed all prior plans and staff reports and is prepared to participate in the hearing.

Sara Kopinski, Planning Services Team, provided a brief introduction.

Len Monson, Kuhn, Heap & Monson, provided an update on the negotiation efforts with the neighbors and presented the changes ICN has agreed to make.

The PZC discussed parking and schools at the existing facilities and the comparison of the capacity and size of existing facilities to the proposed facility.

Anees Rahman responded that security staff was hired to close off the parking lot at the existing facility when the parking lot is full.

Rafath Waheed spoke in support.

Chairman Hanson stated the Commission received a request from attorney

Daniel Shapiro asking the public hearing to be continued to August 18th since the Petitioner has submitted revised plans which Mr. Shapiro has advised he needs time to review with expert witnesses he plans to call. The Petitioner's attorney, Mr. Monson, advised staff that he has no objection to Mr. Shapiro's request.

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to continue the public hearing for PZC 20-1-052 to August 18, 2021.

G. NEW BUSINESS:

H. ADJOURNMENT:

The PZC adjourned the meeting at 7:52 PM