



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, April 16, 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 - Tom Castagnoli, Derek McDaniel, Carl Richelia, Whitney Robbins, Mark S. Wright, and Michele Clemen
- Absent** 3 - Stasha King, Oriana Van Someren, and Meghna Bansal

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

Conduct the public hearing to consider a fence variance pursuant to Section 6-2-12:1.7 to allow a fence to exceed the height limit on the properties located at 2909-3017 Saganashkee Ln - DEV-0015-2025

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

Nicole Abdallah, Petitioner presented the case.

Mark Jerkatis spoke in support of the request.

Commissioner Wright stated that the fence is aesthetically pleasing and reminded members of the public to ensure that they receive all required permit approvals prior to installing any fences.

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner Castagnoli, to adopt the findings of fact as presented by the petitioner and recommend

approval of DEV-0015-2025, a fence variance pursuant to Section 6-2-12:1.7 to allow a 10-foot fence for the properties located at 2909-3017 Saganashkee Lane.

Aye: 6 - Castagnoli, McDaniel, Richelia, Robbins, Wright, and Clemen

Absent: 3 - King, Van Someren, and Bansal

Conduct the public hearing for 1936 Springbrook Square Drive (Naperville Sweat Lodge) - DEV-0016-2025

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

Alex Loyfman, Petitioner, presented the case.

John Wryzca, provided comments in support of the request.

Commissioner Robbins stated that she likes the concept of the proposed business.

The PZC closed the public hearing.

Commissioner McDaniel Made Motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0016-2025, a major change to the Springbrook Square Planned Unit Development for the construction of a new health spa and restaurant establishment located at 1936 Springbrook Square Drive.

Aye: 6 - Castagnoli, McDaniel, Richelia, Robbins, Wright, and Clemen

Absent: 3 - King, Van Someren, and Bansal

Conduct the public hearing to consider a conditional use pursuant to Section 6-7C-3:2 to allow an existing non-conforming automobile service station to be expanded to accommodate U-Haul operations on the property located at 991 W Ogden Avenue - DEV-0026-2025

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

Henry Patel, Petitioner presented the case.

Ramona Kuna expressed concerns regarding the request.

Robert Jungel expressed concerns regarding the request.

Lacy Schnell expressed concerns relating to screening regarding the proposal and requested a taller fence be required on the property.

Dan Fanthorpe expressed concerns with the request regarding screening and property values.

Justin Putter expressed concerns with the request relating to lighting and landscaping.

Mirjana Nikolovski expressed concerns with the request regarding landscaping and screening.

Christine White provided comments expressing concerns with the request.

Mirjana Nikolovski stated that a fence of 10-12 feet should be installed on the property.

Dianna McClaurin thanked the commission and expressed concerns regarding the proposal.

Carl Christianson provided comments expressing concerns regarding the proposal.

Commissioner McDaniel noted that there have been businesses in the past that have gone before the commission to request approval to expand or operate and did not receive approval. Commissioner McDaniel stated that it is important to note that the gas station is existing non-conforming as it was in operation before 2016 when the Municipal code was updated. Commissioner McDaniel stated that the City has a goal to improve the Ogden Avenue corridor which has been successful. Commissioner McDaniel stated that the requested expansion of the gas station business would be a step backwards and would not help improve Ogden Avenue and noted that if it were to be approved by the City Council the height of the fence should be increased and the non-conforming lighting should be fixed.

Commissioner Clemen thanked the public for speaking on the item and asked Staff what the buffer between the shopping center across the street from the subject property was and if it could be replicated at the subject property. Iwicki stated that an evaluation of the landscaping of the property across the street had not been completed and was not able to speak on that item. Commissioner Clemen asked Staff what the required buffer is between other types of vehicle rental facilities and

neighboring residential properties. Iwicki responded that the Municipal Code requires a buffer between non-residential uses and residential land uses. Commissioner Clemen asked to confirm that a 6 foot tall fence is the requirement. Iwicki stated that a 6 foot tall fence is the minimum requirement between non-residential uses and residential properties. Commissioner Clemen asked if the business meets the required number of parking spaces given the multiple business uses at the property. Iwicki responded that the code required number of parking spaces are proposed to be provided with staff recommending a condition that requires those parking spaces remain free of rental trucks and available for customers.

Commissioner Wright thanked the public for speaking at the meeting and stated that he feels the commission does not have enough information to make an informed decision on the request. Commissioner Wright stated that he can see both the business owner's perspective and that of nearby residents. Commissioner Wright stated that the Commission typically gets numerous detailed plans that allow them to make an educated decision, however those types of plans are not available. Commissioner Wright asked staff if it would be better to table the case and continue the hearing to a future meeting to get additional information. Iwicki stated that the Commission could continue the case to a future meeting if that is the direction they would like to take and noted that the future date selected should provide time for the petitioner to supply the requested documents. Commissioner Wright recommended that the Commission table the item until the Commission is able to obtain additional information. Commissioner Clemen stated that she is in agreement with tabling the item as long as the lighting concerns that residents shared be addressed in the meantime.

Commissioner Robbins asked staff if the lighting concerns had been addressed with the petitioner previously. Iwicki stated that he was not aware of any previous conversations relating to lighting at the property prior to the hearing and noted that the lighting is a code enforcement issue and would be required to be resolved regardless of how the Commission decides to vote on the request. Commissioner Robbins stated that the lighting concerns should be forwarded to the City's Code Enforcement department, and that item should be tabled and continued to a future meeting.

Commissioner Robbins made a motion to continue the request to a

future meeting date subject to the Commission receiving additional information. Iwicki requested that the Commission include the specific additional information they are looking for in their motion. Iwicki noted if a future meeting date is not selected for the continuance additional public notice would be required to be issued.

Commissioner McDaniel asked staff how long the petitioner has to provide the requested information and what the recourse would be if the petitioner does not provide the requested information or only provides a portion of the information. Iwicki stated that if the case were to be continued the requested information would need to be submitted to staff with enough time for review prior to the publishing of the agenda of the future meeting. Commissioner McDaniel confirmed that any future meeting date would be pushed until the requested information was provided.

Commissioner Castagnoli asked staff what the property could be used for if the existing business were to close. Iwicki stated the property is zoned B3- General Commercial District and the uses included under that Section of the Municipal Code would be permitted. Commissioner Castagnoli asked staff for examples of permitted uses and stated that his concern is that the property is a non-conforming use and that the request would worsen that non-conformity. Commissioner Castagnoli asked if the property is zoned for office use and asked staff to list the permitted uses in the district. Beaver stated that there is a wide variety of permitted uses in the B3 district. Commissioner Castagnoli asked to confirm that it wouldn't be a gas station with U-Haul trucks. Beaver stated that any new gas station would be a conditional use, similar to the request under consideration. Commissioner Castagnoli stated the he feels the current use is a bad use of the property.

Commissioner McDaniel asked staff how long a non-conforming business is permitted to operate. Iwicki stated that the business in question was allowed to operate as it has continuously been in operation in the time since it was deemed non-conforming. Commissioner McDaniel asked staff if the U-Haul rental portion of the business is considered non-conforming as well. Iwicki stated according to the Petitioner's responses to standards, the U-Haul rental portion of the business was in operation in 2019 when the petitioner purchased the property.

Dan Fanthorpe provided comments on the history of the subject property.

Commissioner Robbins stated that the public forum on the case has been closed and stated that additional public comment is not accepted during the Commission's deliberations.

Commissioner Wright stated that it seems that there is not support for the request from the Commission and asked staff if it would be better for them to vote to deny the request or to continue the case pending the receipt of additional information. Iwicki thanked Commissioner Wright for the question and stated that the Commission must decide how it would like to proceed, and that staff is available to assist if they decide to continue the case.

Patel provided closing remarks.

The PZC closed the public hearing.

Commissioner Wright made motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0026-2025, a conditional use pursuant to Section 6-7C-3:2 to allow an existing non-conforming automobile service station to be expanded to accommodate U-Haul operations, subject to the conditions noted in the staff report and additional conditions discussed at this meeting, for the property at 991 W Ogden Avenue

Nay: 6 - Castagnoli, McDaniel, Richelia, Robbins, Wright, and Clemen

Absent: 3 - King, Van Someren, and Bansal

E. REPORTS AND RECOMMENDATIONS:

Approve the minutes of the March 19, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 8:31 PM.