



Meeting Minutes

Planning and Zoning Commission

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Wednesday, September 18, 2024

7:00 PM

Council Chambers

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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](mailto: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** 8 - Meghna Bansal, Tom Castagnoli, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider rezoning to R1B (Medium Density Single-Family Residence District) upon annexation for the property located at 720 Parkside Road - PZC 24-1-074

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

Caitlin Csuk, Attorney for Petitioner presented the case.

Public Testimony: None.

The PZC closed the public hearing.

**Commissioner Bansal made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-074, a request to rezone the property located at 720 Parkside Road to R1B (Medium Density Single-Family Residence District) upon annexation into the City of Naperville.**

**Aye:** 8 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, and Wright

2. Conduct the public hearing to consider variances to permit a detached garage at 1141 Basswood Drive- PZC 24-1-085

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

Matt Crary, Petitioner, presented the case.

Public Testimony: None

Commissioner Castagnoli asked the petitioner to confirm if they are doubling the size of the existing garage. Crary confirmed that the proposed garage is roughly double in size. Commissioner Castagnoli asked the petitioner if the existing garage is the original garage, Crary stated he believes so. Commissioner Castagnoli asked the petitioner what the use is for the additional space in garage, Crary stated it is for personal use for working on cars and storage. Commissioner Castagnoli asked the petitioner if changes could be made to the plans to eliminate some of the requested variances. Crary stated that they prefer to move forward with the plans as proposed as they do not want to encroach further into the backyard and for ease of entry and access into garage. Crary stated the requested height is required to have car lift in garage and for storage. Commissioner Castagnoli asked if they could reduce the proposed height to 18 feet, Crary stated height requested is due to grading and use.

Commissioner McDaniel stated he visited the property and that he understands storage concerns with home. Commissioner McDaniel expressed that neighbors seem supportive of the proposal and no one is present at the meeting to speak against the request.

Commissioner King stated she visited the property and asked staff how the height of the electric lines affect with height. Iwicki stated that he could follow up with the Department of Public Utilities Electric to see if they have concerns with the proposal. Commissioner King asked staff if there is a variance that would be most important to eliminate. Iwicki stated that if the five foot accessory structure setback was complied with, two variances would be eliminated. Commissioner King confirmed with petitioner that existing garage is 3 feet from the property line and does not meet the setback requirement.

Commissioner Wright stated that he understands the request, and doesn't have concerns about any of the variances individually but has concerns about the number of variances requested as a whole. Commissioner Wright stated that he has concerns about setting a precedent with

approving this structure.

Commissioner Van Someren stated that the City's regulations exist for a reason, which is why a hardship must be provided. Commissioner Van Someren asked the petitioner if they would be attempting to store their 4 vehicles in the garage and work on them as well, Crary confirmed that is the case. Commissioner Van Someren asked if the proposed garage has a loft or if the storage area would be open air. Crary confirmed that it would not be lofted and would be open air. Commissioner Van Someren stated that she understands where the petitioner is coming from and also understands where staff is coming from and hopes that there is a way for the petitioner to modify their plans to come to a compromise to reduce the variances requested.

Commissioner Wright asked the petitioner if he is able to compromise and eliminate one or more of the variances. Crary stated that he has 4 cars and would like to work on them and have a work area and reducing the size of the garage would impede on the space that they are looking for. Crary stated that he feels that the proposal is what is best for them. Commissioner Wright asked the petitioner if there is a way to reduce the additional work space to reduce the size of the garage, Crary stated that reducing the size would take away from the desired space inside the garage. Crary stated that while the size could be reduced, he isn't interested in reducing the size enough to eliminate a variance.

Commissioner Van Someren asked staff what the width of the lot is. Iwicki confirmed that the lot is 80 feet wide. Commissioner Van Someren asked the petitioner if they could modify the plans. Crary stated that it is difficult to get in and out of existing garage and moving the garage further into the yard would complicate vehicle movements further. Commissioner Van Someren asked if they will have 2 garage doors, Crary stated that they are proposing 1 door.

Crary provided closing remarks.

The PZC closed the public hearing.

**Commissioner Robbins made a motion Seconded by Commissioner Bansal to concur with staff and deny PZC 24-1-085, variances requested to permit a detached garage at 1141 Basswood Drive for the reasons noted in the staff report.**

**Aye:** 5 - Bansal, Castagnoli, Richelia, Van Someren, and Wright

**Nay:** 3 - King, McDaniel, and Robbins

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the September 4, 2024 Planning and Zoning Commission meeting

The PZC approved the meeting minutes

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 7:32PM