



Meeting Minutes

Planning and Zoning Commission

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Wednesday, June 15, 2022

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-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](mailto: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](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** 7 - Manas Athanikar, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

**Absent** 1 - Tom Castagnoli

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

1. Conduct the public hearing for 24254 111th Street, Naperville (The Belvedere) - PZC 22-1-023

Sara Kopinski, Planning Services Team, presented an overview of the request.

Patti Bernhard, Rosanova and Whitaker Ltd., attorney for the petitioner, provided details on the request.

The PZC discussed the building design concern raised by staff. Rob Costello, Torch Architecture confirmed they are willing to work with staff to resolve the concern.

Public testimony:

Jim Box raised concerns regarding the future traffic generated from the project and the proposed number of parking spaces.

Nadia Khalil raised concerns about the generated noise, lack of privacy, and traffic.

Christian Medenadus spoke about the submitted traffic study finding it does not represent the existing traffic in the area.

Martin Samojedny raised concern about potential flooding created by this development and concerns for the safety and protection of the neighboring golf course.

Aria Mews spoke about concerns with privacy, density, and traffic congestion in the area.

Adam Mews request details of all the recent developments in the area raising concerns about the overall density.

Commissioner Van Someren voiced support for the proposed building design.

The PZC discussed the traffic concerns raised and the concept of providing a fence to protect the neighboring golf course. Members of the petitioner's team provided details about the submitted traffic study and stormwater report.

The PZC closed the public hearing.

The PZC concluded they would not include the condition proposed by staff to require the petitioner enhance the building elevations.

**A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-023, a request for rezoning to OCI upon annexation, a conditional use for a 212-unit multi-family residential development, and a conditional use for a Preliminary PUD for the property located at 24254 111th Street (The Belvedere).**

**Aye:** 7 - Athanikar, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Castagnoli

## **E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the June 1, 2022 Planning and Zoning Commission meeting

The PZC approved the meeting minutes of June 1, 2022 meeting.

## **F. OLD BUSINESS:**

1. Resume the public hearing for 1199-1299 E. Ogden Avenue (Eastgate Outlot) - PZC

21-1-126

The PZC resumed the public hearing.

Sara Kopinski, Planning Services Team, presented an overview of the request.

Sean Devine, spoke on behalf of the petitioner and provided details on the request.

The PZC discussed the drive-through variances and the concerns raised by staff. The PZC concluded they would approve the requested variances specific to the tenant Kura Sushi.

Public testimony: None

The PZC closed the public hearing.

**A motion was made by Chairman Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-126, a variance to allow an increase in sign area, a variance to allow an increase in sign height, a variance to allow ground signage within the Eastgate Crossing shopping center to display off-premise signage, a variance to eliminate the required bypass lane for a drive-through, and a variance to reduce the number of required stacking spaces for a drive-through for the property located at 1199-1299 E. Ogden Avenue (Eastgate Outlot) specific to the tenant Kura Sushi.**

**Aye:** 7 - Athanikar, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**Absent:** 1 - Castagnoli

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

8:40 PM