



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 5, 2021

7:00 PM

Held on Zoom due to COVID-19

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 a determination that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the May 5, 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 May 5, 2021. 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, May 5, 2021 at: 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; or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Wednesday, May 5, 2021 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. Submit a written comment 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.)
 - 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.
2. If you register to speak on one of these cases and would like to share a presentation, please contact Planning at planning@naperville.il.us by 10 p.m. on the Friday before the meeting. 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.

NOTE: All submissions should be sent by the dates and times indicated above to:
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 as soon as possible, but not later than by 5 p.m. on Wednesday, May 5th.

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:

Vice Chairman Krishna Bansal conducted the meeting as Chairman in Chairman Bruce Hanson's absence.

B. ROLL CALL:

Present 7 - Manas Athanikar, Krishna Bansal, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia
Absent 2 - Brett Fessler, and Bruce Hanson

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

1. Conduct the public hearing for the property located at 836 South Julian Street - PZC #21-1-029

Kathleen Russell, Planning Services Team, provided an overview of the case.

Caitlin Csuk, Rosanova and Whitaker Ltd., attorney for petitioner, remained available for questions.

Public Testimony: None

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

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

A motion was made by Commissioner Richelia, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-029, rezoning to R1A (Low Density Single Family Residence District) upon annexation for the property located at 836 South Julian Street.

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

Absent: 2 - Fessler, and Hanson

2. Conduct the public hearing to consider variances to permit modifications to an existing detached garage at 506 Spring Avenue - PZC 21-1-031

Gabrielle Mattingly, Planning Services Team, provided an overview of the case.

Mark Jahnke, petitioner, provided additional details on the request.

The Commission discussed staff's concern with the height variance and asked the petitioner to clarify the proposed height. The Commission discussed the possibility of redesigning the garage to reduce the proposed height and the petitioner noted the garage would no longer longer mimic the

architectural style of the home. The Commission discussed other attached garages within the neighborhood and concern that the proposal would appear to be a second principal structure on the lot. Commissioner Robbins and Commissioner Bansal expressed concern with the requested height variance.

Public Testimony: None

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

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

A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-031, a variance to Section 6-2-10:2 and Section 6-6C-7:1 to permit an addition to an existing detached garage which encroaches into the 15' corner side yard setback, a variance to Section 6-2-10:5 to permit a detached garage which exceeds the maximum 25% lot coverage permitted for detached accessory structures in the required rear yard setback; and a variance to Section 6-2-10:3 to permit a detached garage which exceeds the maximum permitted height of 18' for detached accessory structures for the property located at 506 Spring Avenue.

Note: Commissioner Athanikar lost connection to the zoom meeting during roll call of the motion.

Aye: 6 - Bansal, Losurdo, Habel, Van Someren, Robbins, and Richelia

Excused: 1 - Athanikar

Absent: 2 - Fessler, and Hanson

3. Conduct the public hearing to consider a major change to the Iron Gate Motor Condos PUD and associated deviations for the property located at 2228 Ferry Road, Naperville (Iron Gate) - PZC 20-1-065

Sara Kopinski, Planning Services Team, provided an overview of the case.

Tom Burgess, provided a presentation on the request on behalf of the petitioner.

Commissioner Bansal asked for clarification on the brick masonry deviation request. Commissioner Losurdo asked if the school district had concern and expressed support for the project. Commissioner Athanikar and Commissioner Robbins expressed support.

Public Testimony: None

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

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

A motion was made by Commissioner Bansal, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-065, a major change to the Iron Gate Motor Condos PUD in order to grant approval of a land use deviation to allow single family attached residential units and live/work units in an industrially zoned PUD per Section 6-4-3:12.2 and a deviation to Section 5-2C-3 to allow less than 50% of the building materials on single family attached dwelling units to be comprised of masonry for the property located at 2228 Ferry Road (Iron Gate).

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

Absent: 2 - Fessler, and Hanson

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Robbins, seconded by Commissioner Losurdo to approve the minutes of the April 21, 2021 Planning and Zoning Commission meeting.

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

Absent: 2 - Fessler, and Hanson

F. OLD BUSINESS:

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

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

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

Sara Kopinski, City of Naperville Planning Services Team, announced that no names in support or opposition were received through the online speaker signup for this case prior to the May 5, 2021 meeting.

Ashish Parulekar spoke in opposition.

Kevin O'hara spoke in opposition.

Ravo Kesavarapu spoke in opposition.

Christian Evans spoke in opposition.

Kalyani Parepalli spoke in opposition.

Yagnesh Lokesh spoke in opposition.

Sathya Damaraju spoke in opposition.

Roberta Bartik spoke in opposition.

Amrit Raj Thirthamattur spoke in opposition.

Srinidhi Parepalli spoke out of order from speaker sign up list and spoke in opposition.

Karthikeyan Ramaseshan spoke in opposition.

Khurram Khan, Affan Farid, Aminah Beg provided a group presentation in support.

The Commission took a recess. 9:15 PM.

The Commission reconvened. 9:20 PM.

Chairman Hanson joined the meeting at 9:19 PM.

Paul Starks spoke in opposition.

Sathvika Shetty spoke in opposition.

Shreyas Suresh spoke in opposition.

Shreya Matt spoke in opposition.

Tim Messer spoke in support.

Asma Jarad spoke in support.

Nauman Bakhrani spoke in support.

Sangeeta Agarwal spoke in opposition.

Dinesh Agarwal spoke in opposition.

Suja spoke out of order from speaker signup list and spoke in opposition.

Doug Haddad spoke in opposition.

Salar Baloch spoke out of order from speaker signup list and spoke on behalf of a group in support.

Dan R spoke in opposition.

Bhargavi Medicharla spoke in opposition.

Sugumaran Harikrishnan spoke in opposition.

A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to continue the public hearing for PZC 20-1-052 to May 20, 2021.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler

G. NEW BUSINESS:

H. ADJOURNMENT:

10:56 PM

A motion was made by Commissioner Robbins, seconded by Commissioner Richelia to adjourn the meeting.

Aye: 8 - Athanikar, Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Fessler