City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Planning and Zoning Commission

Wednesday, January 6, 2021 | **7:00 PM** | **Held on Zoom due to COVID-19**

A. CALL TO ORDER:

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 Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the January 6, 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 Wednesday, January 6. 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, January 6 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, January 6 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. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a written comment by 5 p.m. on Wednesday, January 6 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or
2. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a one-word statement of “SUPPORT” or “OPPOSITON” regarding a specific agenda item by 5 p.m. on Wednesday, January 6 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to planning@naperville.il.us by 8 a.m. Monday, January 4th which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, January 4th.

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, January 6.

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.

B. ROLL CALL:

Present 6 - Manas Athanikar, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia

Absent 3 - Krishna Bansal, Brett Fessler, and Bruce Hanson

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Remove PZC 20-1-081 from the January 6th, 2020 PZC agenda.

2. Conduct the public hearing to consider a variance to Section 6-16-3:7 to allow three ground signs to display off-premises signage at 1351 E. Ogden Avenue - PZC 20-1-015 (Item 1 of 1)

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

The petitioners, Ryan Menard and Brad Williams remained available for questions.

Public Testimony: none

Commissioner Losurdo made a motion, seconded by Commissioner Habel to close the public hearing.

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

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-015, a variance to Section 6-16-3:7 to permit three ground signs to display off-premise signage for the property located at 1351 E. Ogden Avenue.

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

Absent: 3 - Bansal, Fessler, and Hanson

3. Conduct the public hearing to consider a conditional use in the B3 District for an automobile service station located at 780 and 850 E. Ogden Avenue (Jet Brite) - PZC 20-1-102

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

The petitioner, Dave Dalesandro provided details regarding the request.

Public Testimony: none

Commissioner Losurdo made a motion, seconded by Commissioner Van Someren to close the public hearing.

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

Commissioner Van Someren expressed support for the request.

A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-102, a conditional use in the B3 Zoning District for an automobile service

station located at 780 E. Ogden Avenue and 850 E. Ogden Avenue (Jet Brite).

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

Absent: 3 - Bansal, Fessler, and Hanson

4. Conduct the public hearing regarding an amendment to Section 6-7F-3 of the Municipal Code to allow eating establishments, when located within a planned unit development, as a conditional use in the OCI (Office, Commercial and Institutional) zoning district (PZC 20-1-124)

Sara Kopinski, Planning Services Team, provided an overview of the proposed text amendment.

Public Testimony: none

Commissioner Athanikar expressed support finding the amendment to be logical. Commissioner Robbins concurred.

Commissioner Losurdo made a motion, seconded by Commissioner Richelia to close the public hearing.

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

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to approve PZC 20-1-124, a text amendment to Section 6-7F-3 of Title 6 (Zoning Regulations) to allow eating establishments, when located within a planned unit development, as a conditional use in the OCI (Office, Commercial and Institutional) zoning district.

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

Absent: 3 - Bansal, Fessler, and Hanson

5. Conduct the public hearing regarding a proposed amendment to Chapter 2 (General Zoning Provisions) of Title 6 (Zoning Ordinance) in regards to Bed and Breakfast Establishments - PZC 20-1-123

Allison Laff, Deputy Director TED, provided an overview of the proposed text amendment.

Public Testimony: none

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

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

A motion was made by Commissioner Richelia, seconded by Commissioner

Robbins to approve PZC 20-1-123, a text amendment to Chapter 2 (General Zoning Provisions) of Title 6 (Zoning Regulations) in regards to Bed and Breakfast establishments.

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

Absent: 3 - Bansal, Fessler, and Hanson

6. Conduct the public hearing regarding an amendment proposed to Chapter 3 (Administration and Enforcement) and Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Regulations) related use deviations within PUDs, PUD revocations, and final action by City Council - PZC 20-1-122

Allison Laff, Deputy Director TED, provided an overview of the proposed text amendment.

Public Testimony:

Staff read written comments received into the record.

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

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

Commissioner Robbins stated opposition to the text amendment finding a storage facility use does not fit within a commercial shopping center.

A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to approve PZC 20-1-122, a text amendment to Chapter 3 (Administration and Enforcement) and Chapter 4 (Planned Unit Developments) of Title 6 (Zoning Regulations) related use deviations within PUDs, PUD revocations, and final action by City Council.

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

Absent: 3 - Bansal, Fessler, and Hanson

7. Conduct the public hearing to consider a variance to Section 6-2-10:6 for the property located at 1516 Mya Court - PZC 20-1-112

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

Caitlin Paloian, spoke on behalf of the petitioner providing details on the request.

Public Testimony: none

A motion was made by Commissioner Losurdo, seconded by Commissioner Richelia to close the pubic hearing.

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

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-112, a variance to Section 6-2-10:6 for the property located at 1516 Mya Court.

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

Absent: 3 - Bansal, Fessler, and Hanson

8. Conduct the public hearing to consider major change to the Naper Settlement PUD for approval of deviations for the property located at the southwest corner of Aurora Avenue and Webster Street (Naper Settlement) - PZC 20-1-078

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

Leanne Meyer-Smith, Shawn Benson, Macarena Tamayo-Calabrese spoke as the petitioners providing details on the request.

Public Testimony:

Mary Lou Wehrli provided comments raising concerns with the location of the agricultural interpretive center requesting it be placed in the original location identified and requested revisions to the landscaping.

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

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

Commissioner Van Someren and Commissioner Habel expressed support for the request.

A motion was made by Commissioner Athanikar, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-078, a major change to the Naper Settlement PUD for approval of deviations to Section 5-10-3:4.2.1, Section 6-2-12:1, and Section 6-6A-7, for the property located at the southwest corner of Aurora Avenue and Webster Street (Naper Settlement).

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

Absent: 3 - Bansal, Fessler, and Hanson

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 16, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to approve the meeting minutes of the December 16, 2020 Planning and Zoning Commission meeting.

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

Absent: 3 - Bansal, Fessler, and Hanson

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

8:23 PM

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to adjourn the meeting.

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

Absent: 3 - Bansal, Fessler, and Hanson