



Meeting Minutes

Planning and Zoning Commission

Wednesday, December 1, 2021

7:00 PM

City Council Chambers

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 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 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 9 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

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

1. Conduct the public hearing to consider a request for a conditional use for a massage establishment for the subject property located at 552 S. Washington Street (Soma Sage Health and Healing) - PZC 21-1-116

Ashley Green, Planning Services Team, provided an overview of the request.

The Commission inquired if the request is consistent with the future update to the City's comprehensive plan. Ms. Green responded it is consistent with the existing comprehensive plan as the comprehensive plan update has not been adopted.

The petitioner, Nikole Clay, provided details of the request.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Robbins, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-116, a conditional use per Section 6-7F-3 to allow a massage establishment to be located at 552 S. Washington Street (Soma Sage Health and Healing).

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

2. Conduct the public hearing to consider a variance to Section 6-2-12:1 to permit a 6-foot-tall fence in the corner side yard setback at 5 South River Road - PZC 21-1-123

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

The PZC asked if the variance request was to replace the existing fence in the same location. Ms. Russell confirmed yes.

The petitioner, Man Yee Wong, provided details of the request.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-123, a variance to Section 6-2-12:1 to permit a 6-foot-tall fence in the corner side yard setback at 5 South River Road.

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

3. Conduct the public hearing to consider a variance from Section 6-6A-7:1 to permit a three-season porch that encroaches into the rear yard setback at 720 Roanoake Court - PZC 21-1-124

Ashley Green, Planning Services Team, provided an overview of the request.

The PZC inquired if the three-season porch encroaches into the side yard setback. Ms. Green responded it only encroaches into the rear yard setback.

The petitioner, David Prochnow, provided details of the request.

The PZC inquired about the size of the three-season porch. Mr. Prochnow responded it will be 14' by 16'.

Public Testimony: None

The PZC closed the public hearing.

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 21-1-124, a variance to Section 6-6A-7:1 to permit a three-season porch to encroach 8' into the required 27' rear yard setback, subject to the condition noted in the staff report, for the property located at 720 Roanoake Court.

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the November 3, 2021 Planning and Zoning Commission meeting

The Commission approved the meeting minutes of the November 3, 2021 Planning and Zoning Commission meeting.

This Report was approved.

F. OLD BUSINESS:

G. NEW BUSINESS:

The PZC welcomed Commissioner Castagnoli and the PZC student members and noted the Commission is a land use board.

H. ADJOURNMENT:

The PZC adjourned the meeting at 7:20 PM.