



Meeting Minutes

Planning and Zoning Commission

Wednesday, February 17, 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 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 February 17, 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 February 17, 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, February 17 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, February 17 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, February 17 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, February 17 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, February 15 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, February 15.

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, February 17.

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:

B. ROLL CALL:

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

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to allow an addition to encroach into the front yard setback at 1541 Fender Road - PZC 21-1-001

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

Ralph Lambka, owner and petitioner, remained available for any questions.

Commissioner Bansal inquired about feedback from neighboring property owners. Lambka responded that in addition to the public notice provided, he reached out to surrounding neighbors who had no issues with the proposal.

Public Testimony: None

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

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

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 21-1-001 a variance to section 6-6A-7:1 in order to approve an addition which encroaches into the front yard setback for the property located at 1541 Fender Road.

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

Absent: 2 - Fessler, and Van Someren

2. Conduct the public hearing to consider a major change to the Kroehler Center PUD to permit a parking deviation on the subject property located at 200-300 E. 5th Avenue (5th Avenue Station) - PZC 20-1-120

Erin Venard, City of Naperville Development Review Team Project Manager, provided an overview of the request.

Vince Rosanova, Rosanova and Whitaker Ltd, spoke on behalf of the petitioner and provided a presentation on the request.

Commissioner Robbins found the parking study to be accurate. Commissioner Athanikar inquired about the 10% administrative approval allowance proposed by staff. Venard replied the threshold originally started at 5% but found it was reasonable to increase to 10% based on discussions with the petitioner and data received in the parking study. Commissioner Bansal asked if any neighborhood input was received. Rosanova responded clarifying no negative comments in response to the public notice were received.

Public Testimony:

Staff read the written comments into the record and stated a total of 62 names were submitted in support for the request through the online speaker sign up prior to the February 17, 2021 meeting (attached).

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

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-120 a major change to the Kroehler Center PUD to permit a parking deviation reducing the off-street parking required per Section 6-9-3, subject to the conditions in the staff report, in order to construct an interior addition to the 5th Avenue Station building located at 200-300 E. 5th Avenue.

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

Absent: 2 - Fessler, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Bansal, seconded by Commissioner Athanikar to approve the February 3, 2021 Planning and Zoning Commission meeting minutes.

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

Absent: 2 - Fessler, and Van Someren

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 Robbins, seconded by Commissioner Richelia to resume the public hearing for PZC 20-1-052.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

Given the volume of names received via the online speaker sign up form in support or opposition of the case, as well as the volume of public speakers waiting to provide their testimony in person, the names and written comments were not read into the record during the meeting. Sara Kopinski, City of Naperville Planning Services Team, provided a presentation showing the total number of names in support or opposition submitted which were submitted through the online speaker

sign up prior to the February 3, 2021 and February 17, 2021 meetings. The names and comments are attached to these minutes (attached).

Public Testimony:

Anees Rahman spoke in favor of the project.

Kashif Fakhruddin spoke in favor of the project.

Mark Winters spoke in favor of the project.

Mir Rizwan Ali spoke in favor of the project.

Saily Joshi spoke in favor of the project.

Les Pierce spoke in favor of the project.

Zakiya Ahmed spoke in favor of the project.

Shoaib Khadri spoke in favor of the project.

Regina Brent spoke in favor of the project.

Alzena Saleem spoke in favor of the project.

Tom Cordaro spoke in favor of the project.

Aiman Beg spoke in favor of the project.

Muniba Ali spoke in favor of the project.

Patricia Shanower spoke in favor of the project.

Sameena Sultan spoke in favor of the project.

Shafeek Abubaker spoke in favor of the project.

Bernie Newman spoke in favor of the project.

Ashfaq Syed spoke in favor of the project.

Amaan Patel spoke in favor of the project.

The PZC took a 5 minute recess.

The PZC resumed.

Arif Saleem spoke in favor of the project.

Subash George spoke in favor of the project.

Yasmeen Hamarshah spoke in favor of the project.

Paul Martis spoke in favor of the project.

Brian Covert spoke in favor of the project.

Dr. Ginger Grant-Del Valle spoke in favor of the project.

Aggie Krolczynski spoke in favor of the project.

Sara Khasawneh spoke in favor of the project.

Sami Khan spoke in favor of the project.

Raj Narayanan spoke in favor of the project.

Fazeetha Rahman spoke in favor of the project.

Tall Grass HOA members provided a presentation in opposition of the project. Dilip Kikla, Keyur Shah, Gopinath Kartheesan, Steve Lohman, Jeremy Sentman, Tara McDonald, Dave Prokop, Minal Ashar, Meg Swartz, Molly Evans, Nicole Abdallah, and Matt Krambeck were among the presenters.

A motion was made by Commissioner Losurdo, seconded by Commissioner Bansal to extend the meeting to 11:10 pm.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to extend the meeting to 11:15 pm.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to continue PZC 20-1-052 to March 3, 2021.

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

Absent: 2 - Fessler, and Van Someren

G. NEW BUSINESS:

H. ADJOURNMENT:

11:14 PM

A motion was made by Commissioner Bansal seconded by Commissioner Athanikar to adjourn the meeting.

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

Absent: 2 - Fessler, and Van Someren