



**Meeting Minutes**

**Planning and Zoning Commission**

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**Thursday, May 20, 2021**

**7:00 PM**

**Held on Zoom due to COVID-19**

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**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 20, 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 20, 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 Thursday, May 20, 2021 at: [www.naperville.il.us/pzcspeaker](http://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](mailto:planning@naperville.il.us); or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Thursday, May 20, 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](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.)
  - Written comments received by 5 p.m. on May 12, 2021 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. on May 12, 2021 before the meeting through 5 p.m. May 18, 2021 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 May 18, 2021 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](mailto: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](mailto: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](mailto: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](mailto:napervilleclerks@naperville.il.us) as soon as possible, but not later than by 5 p.m. on Thursday, May 20.

**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 - Krishna Bansal, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia

**Absent** 2 - Manas Athanikar, and Brett Fessler

### **C. PUBLIC FORUM:**

### **D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider approval of a major change to the Fox River Commons Resubdivision PUD to allow a conditional use to establish a daycare and after-hour activity center in the B2 zoning district on the subject property located at 776 S. Route 59, Suite 123 - PZC 21-1-020

Amy Emery, City of Naperville TED Operations Manager, provided an overview of the request.

Shilpa Purohit, petitioner, provided a presentation on the request. Hana Adas remained available for questions.

Chairman Hanson inquired about the installation of new mechanical equipment on the roof raising concern given the proximity of the neighboring residential properties. Ms. Purohit provided details on proposed fencing and existing landscaping.

Commissioner Bansal found the project to be a great addition and use of the facility. Chairman Hanson concurred.

Public Testimony: None

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

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

**A motion was made by Chairman Hanson, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-020, a major change to the Fox River Commons Resubdivision PUD to allow a conditional use to establish a daycare and after-hour activity center in the B2 zoning district subject to the conditions noted in the staff report for the property located at 776 S. Route 59, Suite 123 (Mall of India).**

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

**Absent:** 2 - Athanikar, and Fessler

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

1. Approve the minutes of the May 5, 2021 Planning and Zoning Commission meeting

**A motion was made by Commissioner Bansal, seconded by Commissioner Robbins to approve the minutes of the May 5, 2021 Planning and Zoning**

**Commission meeting.**

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

**Absent:** 2 - Athanikar, and Fessler

**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 Losurdo to resume the public hearing for PZC 20-1-052.

Aye: Bansal, Habel, Hanson, 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 20, 2021 meeting.

Nand Garg spoke in opposition.

Syed Wajahat Abedi spoke in support.

Ramya spoke in opposition.

Suresh Kumar Ramasamy spoke in opposition.

Saurabh Virmani spoke in opposition.

Sabiha Habeeb, Sami Khan, Muhammad Shahzad provided a group presentation in support.

Ashok Kumar spoke in opposition.

Tm Narasimhan spoke in opposition.

Smita Ramanathan spoke in opposition.

Mano Sivashanmugam spoke in opposition.

Sumaiya spoke in support.

**A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to continue PZC 20-1-052 to June 2, 2021.**

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

**Absent:** 2 - Athanikar, and Fessler

**G. NEW BUSINESS:**

The PZC celebrated Vice Chairman Commissioner Bansal on his 6 years of service as a Commissioner.

**H. ADJOURNMENT:**

8:50 PM.

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

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

**Absent:** 2 - Athanikar, and Fessler