



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 4, 2022

7:00 PM

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 7 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Anthony Losurdo, Derek McDaniel, Whitney Robbins, and Oriana Van Someren

Absent 2 - Bruce Hanson, and Carl Richelia

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

1. Conduct the public hearing to consider a conditional use in the B3 District and variances for an automobile service station located at 1420 E. Ogden Avenue (Casey's) - PZC 21-1-130

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

Nick Halfhill, representative for Casey's, spoke on behalf of the petitioner and provided additional details on the request.

The Commission asked for additional details on the height and location of the proposed fencing along the southern property line.

Eric Tracy, Kimley Horn, noted the location of the proposed fence matches the existing conditions and the ground elevation is higher where the fence will be placed so the proposed fence will provide better screening.

Public Testimony:

Todd Hardine, neighboring property owner, raised concerns with the site

drainage, proposed lighting, and requested the fence height be increased to provide additional safety and security.

The Commission inquired about retention and stormwater runoff. Chris Nichols, City of Naperville Project Engineer, confirmed the proposal complies with the stormwater management requirements for DuPage County and noted the existing onsite detention will be regraded to increase the amount of water that can be retained onsite.

The Commission requested the fence height be increased to 8' and recommended the fence location be moved farther south to close the gap between the two existing fences.

Mr. Halfhill agreed to move the fence closer to the property line and to increase the fence height.

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-130, a petition for a conditional use for an automobile service station in the B3 zoning district, a variance to Section 6-7C-7:3 to reduce the required side yard setback along the Middle Road property line, a variance to Section 6-2-14-1 to reduce the major arterial setback along the west property line, a variance to Section 6-14-4:3.3.2 to exceed the permitted horizontal illuminance standards, approval of the condition noted in the staff report, and approval of a condition that the fence height be increased to 8' and the fence be installed closer to the southern property line to eliminate the existing access point from Naper Boulevard for the property located at 1420 E Ogden Avenue (Casey's).

Aye: 7 - Athanikar, Castagnoli, Fessler, Losurdo, McDaniel, Robbins, and Van Someren

Absent: 2 - Hanson, and Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 6, 2022 Planning and Zoning Commission meeting

The PZC approved the minutes of the April 6, 2022 meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

The PZC adjourned the meeting at 7:58 PM.

