



Meeting Minutes

Planning and Zoning Commission

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Wednesday, July 21, 2021

7:00 PM

City Council Chambers

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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](mailto: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](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). 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,** 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. 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, Brett Fessler, Bill Habel, 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 variance from Section 6-2-10:5 to permit a carport at the subject property located at 203 Center Street - PZC 21-1-036

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

Patrick Rubald, owner of the property, provided additional details on the request.

The PZC discussed work without permit approval and inquired about the status of construction of the carport. Ms. Russell noted the status is not taken into consideration, the variance request is weighed against the variance standards. The Commission asked if inspections were conducted. Ms. Russell responded that Code Enforcement issued a stop work order on the structure, but no inspections were conducted.

Public testimony: None

PZC closed the public hearing.

**A motion was made by Commissioner Hanson, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-036, a variance to Section 6-2-10:5 to permit a carport and the existing detached garage to occupy approximately 798 square feet of the required yard for the property located at 203 Center Street.**

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

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

1. Approve the minutes of the July 7, 2021 Planning and Zoning Commission meeting

**A motion was made by Commissioner Robbins, seconded by Commissioner Losurdo to approve the meeting minutes of the July 7, 2021 Planning and Zoning Commission meeting.**

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

2. Provide feedback on staff's interpretation of Municipal Code Section 6-16-5 pertaining to commercial wall signage

Gabrielle Mattingly, Planning Services Team, provided a presentation requesting feedback from the PZC on staff's interpretation of Municipal Code Section 6-16-5 pertaining to commercial wall signage. Ms. Mattingly explained that staff is looking for a consensus amongst the Commission as to whether painted facades or accent materials applied to facades which are representative of a commercial business should continue to be included in the calculation of wall signage allowances.

The Commission discussed staff's interpretation and the applicability of the Design guidelines. The Commission raised concern that a change to the interpretation may lead to a myriad of bright colors throughout the City, particularly within the Downtown, and requested bright colors continue to be limited in application. The Commission further explained that façade updates of individual tenants within shopping centers should be cohesive in terms of style and color with the entire center. Ms. Mattingly responded that the Downtown Design Standards and Citywide Design Guidelines will continue to be enforced and noted these guidelines limit the use of bright colors as accents and require neutral colors to be used as the primary base color. The Commission unanimously agreed that staff's interpretation of the code can be broadened.

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

## **H. ADJOURNMENT:**

The PZC adjourned the meeting at 7:36 PM