



Meeting Minutes

Planning and Zoning Commission

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Wednesday, January 19, 2022

7:00 PM

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,** 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** 8 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, and Oriana Van Someren
- Absent** 1 - Whitney Robbins

**C. PUBLIC FORUM:**

Kathleen Benson stated it is a double standard that members of the public are required to wear masks, but members of the Commission are not wearing masks.

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider revisions to permitted and conditional use provisions in the ORI Zoning District - PZC 21-1-144

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the proposed text amendment.

Public Testimony:

Scott Day, Day & Robert P.C., representing INEOS Naperville Campus spoke in opposition to the proposed text amendment.

The Commission asked staff to clarify if data centers would require a conditional use. Ms. Kopinski responded data centers would still be a permitted use. The Commission asked Mr. Day to clarify the opposition to

the proposed text amendment. Mr. Day found the proposed changes to the code to require a conditional use deters the potential sale of the property and creates a restriction in terms of marketability.

Christine Jeffries, Naperville Development Partnership, spoke in support of the proposed text amendment.

Kathleen Benson spoke in support of the proposed text amendment.

The PZC closed the public hearing.

**A motion was made by Commissioner Castagnoli, seconded by Commissioner Fessler to approved 21-1-144 revisions to permitted and conditional use provisions in the ORI zoning district.**

**Aye:** 8 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, and Van Someren

**Absent:** 1 - Robbins

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the meeting minutes of the January 5, 2022 PZC meeting

**The Commission approved the minutes of the January 5, 2022 Planning and Zoning Commission meeting.**

2. Provide feedback on the Downtown Design Standards (2011)

Gabrielle Mattingly, City of Naperville Planning Services Team, provided a presentation on the Downtown Design Standards.

The Commission found design features when not affiliated with the brand should be deterred and noted that if they are affiliated with the brand, they should be counted towards the permitted signage.

Public Testimony:

Marilyn Schweitzer requested the city website be revised to better locate the design standards and other important documents.

Christine Jeffries found the current design standards work well and emphasized the need to use accent colors as a way to highlight architectural features and still be tasteful.

The Commission agreed that additional guidance should be provided to encourage use of colors to emphasize features of the building instead of

promoting business branding. The Commission discussed creating additional guidance within the standards relating to design and requiring PZC review of a proposal which includes an accent colors that is decorative or includes creative design within the Downtown.

**The Commission made a motion to direct staff to create an additional design guideline in the Design Standards.**

**F. OLD BUSINESS:**

- 1. Resume the public hearing to consider the Land Use Master Plan - PZC 19-1-134

Amy Emery and Sara Kopinski provided a presentation on the proposed land use master plan.

The Commission discussed sustainability and inquired about the level of approval for ADUs noting the allowances should be very specific. Ms. Kopinski responded that if the plan is approved a future text amendment would be brought before the PZC allowing review of those details.

Public Testimony:

Marilyn Schweitzer proposed clarifications to the plan for consideration including inconsistencies with mentions of the historic district, the Riverwalk, and parks and open space.

Kathleen Benson raised concern regarding the recommendations in the plan for spring avenue, the north downtown planning area, and raised questions about ADUs.

The Commission inquired about the housing recommendations provided by the plan. Allison Laff, TED Deputy Director noted the plan opens the discussion on new housing ideas.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to approve PZC 19-1-134, City of Naperville Land Use Master Plan.**

**Aye:** 8 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, and Van Someren

**Absent:** 1 - Robbins

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 9:08 PM.