



Meeting Minutes

Planning and Zoning Commission

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Wednesday, March 4, 2020

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

**Present** 7 - Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, and Whitney Robbins

**Absent** 2 - Manas Athanikar, and Andrew Margulies

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

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

Allison Laff, Sara Kopinski and Amy Emery, City of Naperville TED Department, provided a presentation on the proposed Land Use Master Plan Update.

The Commission made several inquiries to staff regarding the philosophy and purpose of the plan, demographic data and how it relates to land use patterns, and how the Housing Needs Assessment (currently being reviewed by the Housing Advisory Commission) will be addressed. Staff clarified the existing Comprehensive Plan does not provide direction on alternative housing types, the proposed plan provides flexibility and opens up discussion to allow for density, where appropriate, if a variety of housing stock is the end goal.

The Commission raised concern about the direction provided in the plan to increase density. Staff stated the existing zoning code is not altered by the proposed plan, the guidelines and future land use map included in the plan provide direction on future code amendments.

Public Testimony:

Mike Marek does not find the plan to be clear and has a concern about it

being too flexible in terms of housing.

Becky Simon speaking on behalf of Naperville Preservation requesting historic preservation be included in the plan.

Tom Higgins has a concern for the residential place type proposed in the plan.

Jay Mitchell is in support of the affordable housing guidelines provided by the plan.

Marybeth Nafai is in support of the emphasis of affordable housing provided in the plan.

Marsha Lightfoot, member of the DuPage Housing Alliance, is in support of the affordable housing initiatives provided in the plan.

Steven Paul has a concern for the flexible housing types affecting existing neighborhoods.

Marilyn Schweitzer requested initiatives be included in the plan that address sustainability, healthy environments, and the existing historic district.

Tim Messer representing ECHO, raised a concern about the designation of specific areas of the plan and the potential for higher density within the historic district.

Elizabeth Nielsen has a concern for the future land use of her existing single-family home to a commercial business use.

Randy Smith requests the green spaces around the historic district be protected.

Jennifer Taylor has a concern for the future of Spring Avenue identified in the plan and requests only townhomes be permitted in the area.

Jim Hill, Senior Task Force is in support of the plan finding the City needs a variety of housing types.

Jayne Koller is not in support of the guidelines for housing proposed in the plan and is concerned for the future of 5th avenue.

Jim Koller has a concern for the residential place types proposed in the plan and requests low density residential designations be proposed to

reflect existing housing.

Marybeth Box requests the historic district be included in the plan.

Jeff Oken requests the historic district be included in the plan, is not in favor of the housing place type designation identified in the plan, and would like recommendations to be made for mixed use.

Kathy Benson is concerned for Spring Avenue finding the plan does not reflect what currently exists and would like additional details on implementation of the plan.

Chairman Hanson requested staff respond to inquiries regarding the historic preservation, housing affordability and diversity, and environmental sustainability. Staff provided details on the housing designation options that were explored and clarified environmental sustainability is outside the scope of the plan. Staff will look into designating the historic district on the map.

PZC closed the public hearing.

Commissioner Bansal will not be in support of the proposed plan finding the housing place type designation approach to be too general for the City. Commissioner Bansal is also concerned the plan is not complete requesting additional details, such as the definition of a tiny home, be included.

Commissioner Van Someren and Commissioner Habel find a limited amount of input was provided from the community.

Commissioner Losurdo, Commissioner Robbins and Chairman Hanson are not in support of the plan raising concern for the proposed single residential designation.

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

**Nay:** 7 - Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, and Robbins

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

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

1. Approve the minutes of the February 19, 2020 Planning and Zoning Commission meeting

**A motion was made by Losurdo and seconded by Van Someren to approve the regular meeting minutes of February 19, 2020.**

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

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

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

9:09 PM