

[Julian Street, PZC #21-1-029 \(requires six positive votes\) \(Item 3 of 6\)](#)

Enactment No.: ORD 21-052

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance authorizing the execution of the Annexation Agreement (requires six positive votes) for 836 S. Julian Street, PZC #21-1-029. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzauer, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

4. [Pass the ordinance annexing 836 S. Julian Street, PZC #21-1-029 \(Item 4 of 6\)](#)

Enactment No.: ORD 21-053

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance annexing 836 S. Julian Street, PZC #21-1-029. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzauer, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

5. [Pass the ordinance rezoning 836 S. Julian Street to R1A upon annexation, PZC #21-1-029 \(Item 5 of 6\)](#)

Enactment No.: ORD 21-054

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance rezoning 836 S. Julian Street to R1A upon annexation, PZC #21-1-029. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzauer, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

6. [Pass the ordinance approving the preliminary/final plat of subdivision for the 836 South Julian Street \(Item 6 of 6\)](#)

Enactment No.: ORD 21-055

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving the preliminary/final plat of subdivision for the 836 South Julian Street. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzauer, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

1. [1. Concur with the petitioner and the Planning and Zoning Commission and pass the](#)

[ordinance approving variances to the height, setback and lot coverage regulations to permit modifications to an existing detached garage at 506 Spring Avenue; or](#)
[2. Concur with staff and pass the ordinance denying the proposed height variance and approving variances to the setback and lot coverage regulations to permit modifications to an existing detached garage at 506 Spring Avenue - PZC 21-1-031](#)

Enactment No.: ORD 21-056

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to (Option 1) concur with the petitioner and the Planning and Zoning Commission and pass the ordinance approving variances to the height, setback and lot coverage regulations to permit modifications to an existing detached garage at 506 Spring Avenue. The motion carried by the following vote:

Aye: 5 - Chirico, Gustin, Hinterlong, Kelly, and Leong

Nay: 4 - Bruzan Taylor, Holzhauer, Sullivan, and White

2. [Pass the ordinance rezoning the subject property from I District to OCI District for City Gate West and approving a Preliminary Plat of Subdivision; conditional use for a PUD and Preliminary PUD Plat; conditional uses for retail, restaurants, residential, and two hotels; and various deviations for City Gate West \(PZC 20-1-022\)](#)

IN-PERSON SPEAKERS

Geoffrey Roehll and Mike Roth (Petitioners) discussed the proposal and highlighted the newly added micro apartments, modifications to the full-service hotel on the enlarged Lot 11, that the hotel and hotel event venue (reused Odyssey Fun World building) on Lot 15 will be simultaneously constructed and operational, that no permits will be issued for vertical construction on Lot 4 until construction of another phase of the CGW has been completed, that the improvements to the Odyssey Fun World site identified will be completed within 18 months after approval of the CGW Preliminary PUD Ordinance, to have at least one restaurant within the PUD operational prior to the hotels on lots 11 or 15 becoming operational, and that the Petitioner will specify whether they will make a lump sum or per permit payment for land-cash payments due within the development as provided by the Municipal Code.

ZOOM SPEAKERS

Kenneth Witkowski (Calamos Real Estate) spoke against proposed development as presented.

Jay Mitchell (DuPage Housing Authority) spoke against proposed development as presented.

Council discussed micro apartments and asked for a guarantee that rent will meet the affordable rate as defined by the state of Illinois.

Roth explained that the micro apartments will be attainable, are marketed toward active older adults, and will not be age-restricted.

Council discussed affordable housing calculations, the affordable rate in Naperville, that rent amounts will provide assistance, the application of