



Meeting Minutes

Planning and Zoning Commission

Wednesday, July 6, 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 8 - Manas Athanikar, Tom Castagnoli, 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 for the property located at 430 S. Washington Street - PZC 22-1-047

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Kathleen West, Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd., Attorney for the Petitioner, provided additional details on the request. Jim Godo, North Central College representative, remained available for questions.

The PZC inquired about the timing of the variance request. Ms. West noted that the timing of this request provides necessary confirmation for the College that the feature can be incorporated into the park plans at the property.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Robbins, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-047, a request for a variance to Section 6-16-6:3 to allow signage on an accessory structure and a variance to Section 6-3-6:4.1 to extend the effective period of the variance for the property located at 430 S. Washington.

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

2. Conduct the public hearing to consider rezoning from R2 to CU for the property located at 5 S. Loomis - PZC 22-1-048

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Kathleen West, Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd., Attorney for the Petitioner, provided additional details on the request. Jim Godo, North Central College representative, remained available for questions.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-048, a request for rezoning to College/University District for the property located at 5 S. Loomis Street.

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

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 15, 2022 Planning and Zoning Commission meeting

The PZC approved the minutes of the June 15, 2022 meeting

A motion was made approved. The motion carried by a unanimous vote.

F. OLD BUSINESS:

1. Reopen and conduct the public hearing to consider an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code to add an Affordable Housing Incentive Program - PZC 22-1-017

The PZC resumed the public hearing for PZC 22-1-017.

Fran Lefor Rood, SB Friedman and Kirk Bishop, Duncan Associates provided a presentation on the proposed Affordable Housing Incentive

Program.

Public Testimony:

Mary Hamill, member of the Naperville Accessible Community Task Force, spoke in support of creating an affordable housing program as it will increase housing options for persons with disabilities.

Becky Goodaff, raised concerns about the allowable density presented in the program and asked how the homes could be prevented from being resold in the future.

Commissioner Castagnoli has a concern with the proposed density bonus as it will result in a limited number of affordable units.

Commissioner Richelia does not find the proposed program is fair to the tax payers of Naperville.

Commissioner Athanikar asked for additional information on how the list of financial incentives was developed. Rood noted that the list presented was based on review of other communities' incentives, data from approved Naperville developments, and feedback from the City Council.

Commissioner Losurdo asked if a map of where this ordinance will apply in Naperville could be provided and asked what percentage of housing in Naperville is affordable currently. Allison Laff, Deputy Director of TED, confirmed that a map could not be produced as residentially zoned properties, or zoning that would permit residential units, which can accommodate a minimum of 5 residential units would be eligible. Laff also confirmed that per IHDA, 7.5% of Naperville's housing stock is affordable and 10% is the minimum.

Commissioner McDaniel asked for more details on the IHDA data, the procedural process, and the economics of the local for sale level. Laff responded the IHDA data is based on income of Chicago MSA and housing data from DuPage and Will County. Laff stated that if a property was able to provide 5 residential units by right, it would be eligible to build up to the maximum density increase proposed and incentives provided in the program by right. Laff noted the subdivision plat would require approval by the City Council. Laff stated the ordinance proposes a 30 year restriction which would be restricted as a covenant running with the land.

Commissioner Van Someren asked if the rent data presented is current. Rood confirmed the income limits are from 2021 IHDA data and the 2019 American Community Survey (ACS). The ACS data is the most recently

available information.

Commissioner Robbins believes the City of Naperville is the largest recipient of Section 8 Housing and has a concern with the density proposed in the program.

Chairman Hanson mentioned the written comments he submitted. Hanson believes the efforts to provide affordable housing should be placed near public transportation such as near the 5th Avenue station. Hanson finds the program provides all the right to the developers over the right of existing property owners. Hanson noted the PZC regularly hears the following concerns from property owners with each case: setbacks, density, lot coverage, parking, building height, traffic, property values, public green space, parks and is therefore concerned with the approval process presented. Hanson finds the properties created in this program will create out of place development as the 30-year affordability term will result in disinvestment into the property because there is no financial incentive to upkeep the property.

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo to approve PZC 22-1-017, an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code to add an Affordable Housing Incentive Program.

Nay: 8 - Athanikar, Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

G. NEW BUSINESS:

H. ADJOURNMENT:

8:22 PM