



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 7, 2022

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, 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.

ARTICIPATION 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:

- Present** 6 - Manas Athanikar, Tom Castagnoli, Anthony Losurdo, Derek McDaniel, Whitney Robbins, and Oriana Van Someren
- Absent** 2 - Stasha King, and Carl Richelia

B. ROLL CALL:

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-6A-7 for the property located at 620 N Sleight Street - PZC 22-1-068

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

Caitlin Csuk, Rosanova and Whitaker, Ltd., petitioner’s attorney, provided details on the request.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-068, a variance to Section 6-6A-7 (R1A/Yard Requirements) to reduce the required interior side yard setback for the property located at 620 N. Sleight Street.

Aye: 6 - Athanikar, Castagnoli, Losurdo, McDaniel, Robbins, and Van Someren

Absent: 2 - King, and Richelia

2. Conduct the public hearing to consider a variance to allow seven signs at 2132 City Gate Lane - PZC 22-1-077

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

Eric Prechtel, Rosanova and Whitaker, Ltd., petitioner’s attorney, provided details on the request.

Commissioner Athanikar inquired about the application of the sign code. Staff responded that the residential sign code is applicable based upon the residential use of the property.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-077, a variance to Section 6-16-4:2 to permit seven signs to be installed on the residential property located 2132 City Gate Lane.

Aye: 6 - Athanikar, Castagnoli, Losurdo, McDaniel, Robbins, and Van Someren

Absent: 2 - King, and Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Consider the Petitioner’s appeal to the portions of the Downtown Design Standards (2011) that prohibit use of bright hues in the downtown setting and covering more than 25% of the façade with an accent color at the subject property located at 214 S. Main Street, Naperville

Sara Kopinski, Planning Services Team, gave an overview of the request.

Susan Finck, property owner, provided additional information.

Chairman Losurdo asked staff to clarify the process. Staff clarified that the PZC reviews appeals to the Downtown Design Standards and PZC determinations are considered final, unless the petitioner appeals the PZC’s decision to the City Council.

Commissioner Athaninkar inquired about the reasoning for the color

change. Ms. Finck responded it was an update to the corporate branding. Commissioner McDaniel asked about the prior color of the storefront. Ms. Finck responded it was previously yellow. Chairman Losurdo asked about how the prior yellow color was permitted. Staff responded that the prior yellow color was preexisting nonconforming and may have predated the Design Standards.

Commissioner Van Someren stated that the language of the Design Standards includes flexibility depending upon the architectural style and context of the building and noted the amount of siding for this tenant space is minimal. Commissioner Robbins stated the accent color percentage as written in the Design Standards is based on the building face and not the tenant space. Commissioner Robbins noted the Downtown has started to embrace more color and that there needs to be reconsideration of what is acceptable for building colors/accent colors. Chairman Losurdo concurred with Commissioner Robbins and stated a lot of buildings in the Downtown have begun using more color and does not have an issue with the color today.

Commissioner Athanikar and Commissioner Castagnoli voiced support for Benefit Cosmetics maintaining the existing color. The Commission found the percentage should be calculated based on the entire building and not the tenant space.

A motion was made by Commissioner Robbins, seconded by Commissioner Van Someren to concur with the petitioner to overturn the Zoning Administrators decision with respect to the façade at 214 S. Main Street and maintain Benefit Cosmetics pink storefront.

Aye: 6 - Athanikar, Castagnoli, Losurdo, McDaniel, Robbins, and Van Someren

Absent: 2 - King, and Richelia

- 2. Approve the July 20, 2022 Planning and Zoning Commission meeting minutes

The PZC approved the minutes of the July 20, 2022 meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:38 PM