



Meeting Minutes

Planning and Zoning Commission

Wednesday, June 2, 2021

7:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, we are holding the June 2, 2021 Planning and Zoning Commission meeting remotely.

The commissioners and staff participating in the meeting are all in different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the “join from your browser” link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the Planning Services Team, (630) 420-6694, before 5 p.m. on June 2, 2021. If a staff member is unavailable, please leave a voicemail.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

1. Register by 5 p.m. on Wednesday, June 2, 2021 at: www.naperville.il.us/pzcspeaker. After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the Planning Services Team via email at planning@naperville.il.us; or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Wednesday, June 2, 2021 to receive a dial-in phone number by calling (630)-420-6694. If a staff member is unavailable, please leave a voicemail.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. Submit a written comment 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.)
 - Written comments received by 5 p.m. on May 26, 2021 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. on May 26, 2021 through 5 p.m. June 1, 2021 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 June 1, 2021 will be added to the case file.
2. If you register to speak on one of these cases and would like to share a presentation, please contact Planning at planning@naperville.il.us by 10 p.m. on the Friday before the meeting. 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.

NOTE: All submissions should be sent by the dates and times indicated above to:
planning@naperville.il.us.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or napervilleclerks@naperville.il.us as soon as possible, but not later than by 5 p.m. on Wednesday, June 2.

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,** staff 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 and then 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:

Commissioner Losurdo served as Acting Chairman as designated by Chairman Hanson in his absence.

B. ROLL CALL:

- Present** 6 - Manas Athanikar, Brett Fessler, Bill Habel, Anthony Losurdo, Carl Richelia, and Whitney Robbins
- Absent** 2 - Bruce Hanson, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to the front yard setback and the permitted obstructions in required yards in order to construct a front porch at 24 South Columbia Street - PZC #21-1-059

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

The petitioner, Michael Moyer, remained available for questions.

Commissioner Robbins expressed support for the project.

Public Testimony: None

A motion was made by Commissioner Athanikar, seconded by Commissioner Robbins to close the public hearing.

Aye: Athanikar, Fessler, Habel, Losurdo, Richelia, Robbins

A motion was made by Commissioner Fessler, seconded by Commissioner Robbins to approve the findings of fact as presented by the petitioner and approve PZC 21-1-059, a variance to section 6-6C-7:1 and a variance to section 6-2-3:3.2 to permit a front porch to be located 17'-10" from the western property line for the property located at 24 South Columbia Street.

Aye: 6 - Athanikar, Fessler, Habel, Losurdo, Richelia, and Robbins

Absent: 2 - Hanson, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 20, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Robbins, seconded by Commissioner Habel to approve the minutes of the May 20, 2021 Planning and Zoning Commission meeting.

Aye: 6 - Athanikar, Fessler, Habel, Losurdo, Richelia, and Robbins

Absent: 2 - Hanson, and Van Someren

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue, and continue it to the June 16, 2021 PZC meeting per the Petitioner's request as outlined in the attached letter (ICN) - PZC 20-1-052

A motion was made by Commissioner Fessler, seconded by Commissioner Robbins to resume and continue the public hearing for PZC 20-1-052 to June 16, 2021 per the Petitioner's request as outlined in the letter included in the agenda packet

Aye: 6 - Athanikar, Fessler, Habel, Losurdo, Richelia, and Robbins

Absent: 2 - Hanson, and Van Someren

G. NEW BUSINESS:

H. ADJOURNMENT:

7:12 PM

A motion was made by Commissioner Robbins, seconded by Commissioner Athanikar to adjourn the meeting.

Aye: 6 - Athanikar, Fessler, Habel, Losurdo, Richelia, and Robbins

Absent: 2 - Hanson, and Van Someren