

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, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright
- Absent** 1 - Stasha King

C. PUBLIC FORUM:**D. PUBLIC HEARINGS:**

1. Remove PZC #23-1-1 from the March 15th, 2023 PZC Agenda as the case has been withdrawn due to the variance no longer being required.

PZC 23-1-1 was removed from the agenda.

2. Conduct the public hearing for Riverwalk Place located at 415 Jackson Avenue - PZC 22-1-094

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

Vince Rosanova, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner.

Commissioner Robbins voiced support for the project design and Chairman Losurdo stated the development is a needed addition to the downtown.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Wright to adopt the findings of fact as presented by the petitioner and approved PZC 22-1-094, granting approval of rezoning to the B5 zoning district and a variance to the front yard setback for 415 Jackson Avenue (Riverwalk Place).

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

Absent: 1 - King

3. Conduct the public hearing for the vacant property located at the southwest corner of Diehl Road and Mill Street (Orion/Prosperita) - PZC 22-1-097

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Russ Whitaker, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner and Selvei Rajkumar spoke as the petitioner.

Public Testimony:

Miguel Rivera spoke about traffic concerns from the school and residential dwellings.

Ronda Grigalunas spoke in support of the proposal.

Rob Koss raised concern about increase in traffic from this development.

Mike Briggs spoke in favor of the proposal but is not in favor of the entrance raising concern with cut through traffic.

Dale Simonson stated it is a great development but is concerned about traffic.

Chairman Losurdo asked Mr. Whitaker to discuss the alignment of the roadway.

Commissioner Robbins noted when there is an accident in this area, the lanes are closed and noted concern for how traffic is rerouted as a result.

Commissioner McDaniel asked about the drop-off times for this school and adjacent schools and mentioned installation of a gate.

Commissioner Athanikar asked about the level of service acceptable for the roadway. Matt Calpin, City of Naperville Project Engineer, stated level