



Meeting Agenda
Planning and Zoning Commission

Wednesday, October 21, 2020

7:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the Covid-19 pandemic. Accordingly, the Planning and Zoning Commission meeting scheduled for October 21, 2020 will be conducted remotely. 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 City Clerk's Office, (630) 305-5300, by 5 p.m. on Wednesday, October 21st.

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

1. Register by 5 p.m. on Wednesday, October 21 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 City Clerk's Office by calling (630) 305-5300; or
2. Participate by telephone. Register with the City Clerk's office by 5 p.m. on Wednesday, October 21 to receive a dial-in phone number by calling (630)-305-5300.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a written comment by 5 p.m. on Wednesday, October 21 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or

2. Use the speaker sign-up form at www.naperville.il.us/pzcspeaker to submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item by 5 p.m. on Wednesday, October 21 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to planning@naperville.il.us by 10 p.m. Friday, October 16th which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, October 19th.

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, October 21.

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:

B. ROLL CALL:

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. [20-1235](#) Conduct the public hearing to consider a variance to reduce the fencing requirement along the subject property's west property line (Costco Fence)
- PZC 20-1-087

2. [20-1249](#) Conduct the public hearing to consider a variance to permit a 6' tall solid fence in the required corner side yard at the subject property located at 616 Caraway Court, Naperville - PZC 19-1-095
3. [20-1245](#) Conduct the public hearing to consider a variance to allow a sunroom to encroach into the rear yard setback at 2843 Fairhauser Ct. - PZC #20-1-091
4. [20-1250](#) Conduct the public hearing to consider a variance to Section 6-6A-6 for the subject property located at 610 N. Sleight Street (Waldron Resubdivision) - PZC 20-1-067
5. [20-1220](#) Conduct the public hearing regarding amendments proposed to various chapters of Title 5 (Building Regulations), Title 6 (Zoning Regulations) and Title 7 (Subdivision Regulations) of the Naperville Municipal Code regarding developments including duplexes, single-family attached dwellings, multiple family dwellings or any combination thereof (PZC 20-1-089)
6. [20-1246](#) Conduct the public hearing regarding the properties located at 252 4th Avenue, 262 4th Avenue, 329 N. Loomis Street, and 333 N. Loomis Street - PZC #20-1-075 (Item 1 of 2)
7. [20-1253](#) Consider a conditional use in the R2 district to permit townhomes and variances to (i) exceed the number of stories and height; (ii) reduce the R2 rear yard setback; (iii) reduce the R2 front yard setback; and (iv) reduce the area requirement for single-family attached dwellings in the R2 district for the properties located at 252 4th Avenue, 262 4th Avenue, 329 N. Loomis Street, and 333 N. Loomis Street - PZC #20-1-075 (Item 2 of 2)

E. REPORTS AND RECOMMENDATIONS:

1. [20-1259](#) Approve the minutes of the October 7, 2020 Planning and Zoning Commission meeting

F. OLD BUSINESS:

G. NEW BUSINESS:

1. [20-1237](#) Initiate a text amendment to Section 6-7E-3 to allow daycare centers, preschools, and primary schools as a conditional use in the B5 (Secondary Downtown) zoning district

H. ADJOURNMENT: