

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Bret Bonnet, representative for the Petitioner, presented the case.

The Commission asked Mr. Bonnet about potential changes to the business model and future parking demand in relation to the requested parking variance. The Commission recommend using the "active accessible logo" for the ADA parking space on the property.

The Commission referenced written public comment received from a nearby resident and asked staff to confirm hourly parking restrictions on nearby streets. The Commission also asked staff about mechanisms in place to prevent future property owners from violating parking restrictions.

The Commission provided positive remarks about the petition due to the long vacant status of the property.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 8:03 p.m. to close the public hearing considering the entitlement requests for DEV-0170-2025. The motion carried by a voice vote.

**Commissioner Longenbaugh made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0170-2025, a variance to decrease the parking facility setback along the north property line and a variance to decrease the required minimum number of off-street parking spaces, subject to the recommended condition of approval, for a private gym and lacrosse facility for the property located at 655 N. Washington Street. The motion was carried by the following vote:**

**Aye:** 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

**Absent:** 3 - Bansal, Abubaker, and Castagnoli

**4. Conduct the public hearing to consider a variance to Section 6-6C-7:1 (R2: Yard Requirements) for the addition to the principal structure at 32 S Columbia St. - DEV-0001-2026**

Chair Robbins opened the public hearing at 8:04 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Kathleen C. West, Attorney for the Petitioner, presented the case.

The Commission asked staff if the proposed building addition would impact site lines for vehicles on adjacent streets.

The Commission provided positive remarks about the petition.

A motion was made by Commissioner Richelia, seconded by Commissioner

McDaniel, at 8:16 p.m. to close the public hearing considering the entitlement requests for DEV-0001-2026. The motion carried by a voice vote.

**Commissioner Wright made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0001-2026, a variance to the R2 yard requirements outlined in Section 6-6C-7:1 of the Municipal Code to allow an addition to the principal structure at 32 S. Columbia Street. The motion was carried by the following vote:**

**Aye:** 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

**Absent:** 3 - Bansal, Abubaker, and Castagnoli

## E. REPORTS AND RECOMMENDATIONS:

1. Approve the proposed amendments to the PZC bylaws to update meeting processes, procedures, and requirements, as well as a change to the PZC meeting start time from 7:00 p.m. to 6:00 p.m. if there is PZC consensus to do so.

Anna Franco, City of Naperville Planning Services Team, provided an overview of the proposed bylaw amendments.

Marilyn Schweitzer provided feedback on the proposed PZC meeting time change and PZC bylaw amendments.

The Commission responded to Ms. Schweitzer's comments about the proposed meeting time change and noted that the Commission has received mixed feedback on the proposed time change and that precedence exists for other City meetings to be held at 6:00 pm or other times of the day. The Commission also referenced written public comment that was received for this agenda item that provided statistics on average PZC meeting times, noting that meetings are usually under two hours.

The Commission provided background on the proposed meeting time change, stating that the topic became prevalent with the occurrence of recent PZC meetings that exceeded two hours. While long meetings are uncommon, the Commission received public feedback at these long meetings requesting an earlier meeting start time. Reasons for an earlier meeting time included difficulty attending the meeting due to childcare needs and nighttime driving safety. The Commission also communicated concerns with the safety of late night PZC meetings at the Municipal Center.

Positions on the proposed time change were mixed. Some on the Commission were neutral on the proposed meeting time change, while others leaned towards changing the meeting time to 6:00 or keeping the meeting time at 7:00 pm. The Commission reinforced their commitment to attending PZC meetings regardless of the decision on the meeting time change and to maximizing public attendance.

The Commission provided positive comments on the proposed gender-neutral changes and clarification of meeting procedures in the bylaws document. The Commission asked staff about potential limitations for cross examination as well as flexibility for electronic participation to better achieve quorum. Pat Lord,