

Chairman Hanson requested a change to the order of the agenda items to vote on PZC 22-1-062 (IPSD 204 STEPS Program) second and PZC 22-1-034 (Charleston Row III) last on the agenda.

3. Conduct the public hearing for 387 Shuman Boulevard (IPSD 204 STEPS Program) - PZC 22-1-062

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

Dr. Adrian Talley, School District 204 Superintendent, remained available for questions.

Public testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-062, a request for a conditional use pursuant to Section 6-8B-3:15 for a public assembly use in the ORI district for the IPSD 204 STEPS Program for the property located at 387 Shuman Boulevard.

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

2. Conduct the public hearing for 445 Aurora Avenue (Charleston Row III) - PZC 22-1-034

Commissioner Van Someren recused herself from the case.

Kathleen Russell, Planning Services Team provided details on the request.

Vince Rosanova, Rosanova and Whitaker Ltd., attorney for petitioner, provided details on the request.

Commissioner Athanikar asked the petitioner how long the prior Charleston Row developments were vacant. A member of the petitioner's team noted they were vacant for approximately 18 to 20 months.

Commissioner McDaniel and Chairman Hanson expressed support for the proposal.

Public testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Athanikar to make a motion to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-034, a conditional use to allow for single family attached dwellings in the OCI District, an area variance to Section 6-7F-5:1, a landscaping variance to Section 5-10-3:5.2.1, a landscaping and screening variance to Section 5-10-3:5.2.4.1, and a setback variance to Section 6-9-2:4.3.1 for the subject property located at 445 Aurora Avenue, Charleston Row III.

Aye: 7 - Athanikar, Castagnoli, Hanson, Losurdo, McDaniel, Richelia, and Robbins

Recused: 1 - Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 6, 2022 Planning and Zoning Commission meeting

The PZC approved the minutes of the July 6, 2022 meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

Chairman Hanson announced this will be his final meeting on the Commission. The Commission celebrated Chairman Hanson for his service on the PZC.

H. ADJOURNMENT:

7:27 PM

NAPERVILLE BOARD AND COMMISSION
DISCLOSURE OF INTEREST IN CONTRACT, BUSINESS, OR TRANSACTION

1-13-6: BOARDS AND COMMISSIONS: It shall be lawful for members of the various boards and commissions of the City, established from time to time by the ordinances of the City and the statutes of the state, to have an ownership, employment, or family interest in any contract, business, or transaction with the City, provided that said member shall file with the City Manager and with the chairman or vice chairman of the member's board or commission, the following disclosure:

Agenda Date & Item Number: July 20th, 2022 PZC 22-1-034

Name: Oriana Van Someren

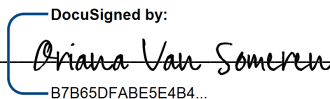
Position with City: Planning and Zoning Commissioner

Name of entity contracting with City: Chareeston Row, LLC.

Proposed contract, business, or transaction: 445 Aurora Ave Charleston Row III

I have an Ownership Employment Family Appearance of Impropriety Other interest in the proposed contract, business, or transaction as follows: _____

Dated: 07/26/2022

Signature: 

1. Said disclosure shall be filed before any board or commission (including the member's own) or the City Council considers approval of the proposed contract, business, or transaction.
2. In the event the member's own board or commission is to review or recommend upon such contract, business, or transaction, the member shall leave the chamber where deliberations take place during the discussion and vote on the interested matter and such member shall have no vote upon the matter.
3. The disclosure form filed by said member shall be attached to and made a part of the minutes of the meeting of said board or commission and shall be attached to and made a part of the report or recommendation made by said board or commission to the City Council, the City Manager, or any other board or commission of the City to whom such report or recommendation is rendered. Such disclosure shall be included with the agenda when the matter is proposed for approval by the City Council.
4. Any member of a board or commission who knowingly fails to file a disclosure required by this Section shall be subject to immediate removal from such board or commission by the City Council.

1-13-1: - DEFINITIONS: The following definitions shall apply to this Chapter:

BUSINESS OR TRANSACTION:	Licenses, permits, approvals, and benefits granted, given, or entered into by the City. Business or transaction restrictions shall not apply to those applicants exempted under Section 1-12-5 of this Title, unless specifically hereinafter provided.
CONTRACT:	Any agreement between the City of Naperville and any person, firm, corporation, or entity for the purchase of materials, goods, or services or real estate from the entity. Contract shall also mean any agreement whereby real estate, materials, goods, or services are sold by the City to the entity. Contract shall also mean a deposit of monies, loans, or other financial services provided to the City by banks and other thrift institutions. Contract shall include employment by the City.
EMPLOYMENT INTEREST:	An employment interest exists where a person is an employee or agent of the entity contracting or having any business or transaction with the City, and: 1. The person is compensated in a manner so that he would receive a commission, bonus, or profit sharing distribution based in whole, or in part, on the contract, business, or transaction with the City, or 2. The total of all contracts, business, or transactions between the City and the entity, in any calendar year, amount to more than twenty-five thousand dollars (\$25,000.00). An employment interest shall not include employment by another unit of government.
FAMILY INTEREST:	A family interest exists where a person has a wife, husband, son, daughter, father, mother, brother, or sister who has an ownership or employment interest in a contract, business, or transaction with the City.
OWNERSHIP INTEREST:	An ownership interest exists where a person is the sole proprietor, owner, partner, stockholder, or joint venturer of the entity contracting, or having any business or transaction with the City.

1-12-5: - EXEMPTIONS:

1. Disclosures in accordance with the provisions of this Chapter shall not be required of applicants for the following described contracts, permits, licenses, approvals or benefits:

<ol style="list-style-type: none"> 1.1. Vehicle Stickers. 1.2. Parking Permits. 1.3. Bicycles licenses. 1.4. Dog licenses. 1.5. Electrical contractor’s licenses. 1.6. Plumbing contractor’s licenses. 1.7. Sidewalk contractor’s licenses. 1.8. Alarm permits. 1.9. Amplifier permits. 1.10. Taxicab, liver, limousine and carriage licenses. 1.11. Block party permits. 	<ol style="list-style-type: none"> 1.12. Going out of business permits. 1.13. House moving permits. 1.14. Parade permits. 1.15. Peddlers' and solicitors' permits. 1.16. Raffle permits. 1.17. Purchase orders or contracts involving amounts less than ten thousand dollars (\$10,000.00). 1.18. Sign permits (if no variation is requested). 1.19. Applications for historic preservation district designation. 1.20. Applications for landmark designation. 1.21. Applications for utility service.
--	--

2. Disclosures in accordance with the provisions of this Chapter shall not be required to be under oath for building permits for the following structures:

<ol style="list-style-type: none"> 2.1 Decks. 2.2. Patios. 2.3. Room Additions. 2.4. Garages. 2.5. Temporary electric service changes. 	<ol style="list-style-type: none"> 2.6. Swim pools. 2.7. Lawn sprinklers. 2.8. Construction trailers. 2.9. Gazebos. 2.10. Sheds.
---	---

1-13-8: - NO DISCLOSURE REQUIRED: Notwithstanding any other provision of this Chapter, no disclosure is required under Sections 1-13-6 and 1-13-7 of this Chapter where the only interest is five percent (5%) or less ownership of shares of a publicly held corporation traded on a stock exchange.