



Meeting Minutes

Planning and Zoning Commission

Wednesday, March 16, 2022

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

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

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

NOTE: 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.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments 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). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting 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. the Wednesday before the meeting through 5 p.m. the day 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 day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

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, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 406 S. Julian Street (Plummer Variance) - PZC 21-1-145

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner’s request. Staff is in support of the corner side yard setback variance request but is not in support of the variance request for the wraparound porch noting the proposed home constitutes a new development built from the ground up and does not believe there is a hardship which would justify the need for a larger wraparound porch on the property.

Len Monson, Kuhn, Heap & Monson, spoke on behalf of the petitioner providing additional details on the request.

The Commission discussed the future roadway and sidewalk improvements. The Commission voiced support for the requested variances noting the hardship of the shape of the lot and that the design for the roadway is not finalized justifying the variance.

Public Testimony:

Will Anderson raised concern with the trend of gentrification of old homes in Naperville, specifically on Julian Street, occurring over the past few years. Mr. Anderson requests initiation of a gradual reintegration of low-cost housing options within the neighborhoods, particularly around schools and near the downtown area.

The PZC closed the public hearing.

A motion was made by Chairman Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-145, a variance to Section 6-6A-7 (R1A/Yard Requirements) to reduce the required corner side yard setback and a variance to Section 6-2-3:3.2 to allow a porch to extend more than five feet into the required corner side yard for the property located at 406 S. Julian Street.

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

Absent: 1 - Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 2, 2022 Planning and Zoning Commission meeting

The Commission approved the minutes of the March 2, 2022 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:31 PM.