

the proposed text amendment. Mr. Day found the proposed changes to the code to require a conditional use deters the potential of sale of the property and creates a restriction in terms of marketability.

Christine Jeffries, Naperville Development Partnership, spoke in support of the proposed text amendment.

Kathleen Benson spoke in support of the proposed text amendment.

The PZC closed the public hearing.

A motion was made by Commissioner Castagnoli, seconded by Commissioner Fessler to approved 21-1-144 revisions to permitted and conditional use provisions in the ORI zoning district.

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

Absent: 1 - Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the meeting minutes of the January 5, 2022 PZC meeting

The Commission approved the minutes of the January 5, 2022 Planning and Zoning Commission meeting.

2. Provide feedback on the Downtown Design Standards (2011)

Gabrielle Mattingly, City of Naperville Planning Services Team, provided a presentation on the Downtown Design Standards.

The Commission found design features when not affiliated with the brand should be deterred and noted that if they are affiliated with the brand, they should be counted towards the permitted signage.

Public Testimony:

Marilyn Schweitzer requested the city website be revised to better locate the design standards and other important documents.

Christine Jeffries found the current design standards work well and emphasized the need to use accent colors as a way to highlight architectural features and still be tasteful.

The Commission agreed that additional guidance should be provided to encourage use of colors to emphasize features of the building instead of

promoting business branding. The Commission discussed creating additional guidance within the standards relating to design and requiring PZC review of a proposal which includes an accent colors that is decorative or includes creative design within the Downtown.

The Commission made a motion to direct staff to create an additional design guideline in the Design Standards.

F. OLD BUSINESS:

- 1. Resume the public hearing to consider the Land Use Master Plan - PZC 19-1-134

Amy Emery and Sara Kopinski provided a presentation on the proposed land use master plan.

The Commission discussed sustainability and inquired about the level of approval for ADUs noting the allowances should be very specific. Ms. Kopinski responded that if the plan is approved a future text amendment would be brought before the PZC allowing review of those details.

Public Testimony:

Marilyn Schweitzer proposed clarifications to the plan for consideration including inconsistencies with mentions of the historic district, the Riverwalk, and parks and open space.

Kathleen Benson raised concern regarding the recommendations in the plan for spring avenue, the north downtown planning area, and raised questions about ADUs.

The Commission inquired about the housing recommendations provided by the plan. Allison Laff, TED Deputy Director noted the plan opens the discussion on new housing ideas.

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to approve PZC 19-1-134, City of Naperville Land Use Master Plan.

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

Absent: 1 - Robbins

G. NEW BUSINESS:

H. ADJOURNMENT: