

1. Consider the Petitioner’s appeal to the portions of the Downtown Design Standards (2011) that prohibit painting of the existing masonry surface and covering more than 25% of the façade with an accent color at the subject property located at 8 West Jefferson Avenue, Naperville

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

Rocky Aiyash spoke on behalf of the owner of Kerwell.

The Commission noted that regular maintenance is needed for exterior façade painting as it tends to chip over time and suggested the exterior be stained as an alternative option. The Petitioner stated a concern with sandblasting the exterior as it may ruin the façade, the Commission recommended pressure washing instead. Staff noted if the Petitioner is unsuccessful in returning the exterior façade back to its natural masonry condition, the exterior color is required to be neutral per the design guidelines.

A motion was made by Chairman Hanson, seconded by Commissioner Fessler to uphold the Zoning Administrator’s decision with respect to the Downtown Design Standards and deny the petitioner’s request to keep the masonry painted green for the building at 8 West Jefferson Avenue, Naperville.

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

2. Approve the minutes of the August 18, 2021 Planning and Zoning Commission meeting

Staff proposed an amendment to the minutes for inclusion of expert witness Jamshid Jahedi’s CV.

A motion was made by Chairman Hanson, seconded by Commissioner Athanikar to approve the minutes of the August 18, 2021 Planning and Zoning Commission meeting with an amendment to the minutes to include the CV.

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052

The PZC reconvened the public hearing for PZC 20-1-052.

Len Monson, Kuhn, Heap & Monson, provided statements clarifying no concurrent uses between the school and worship hall.

Dan Shapiro cross examined Sara Kopinski, City of Naperville Planning Services Team.

Dan Shapiro cross examined Ray Fano, City of Naperville Project Engineer.