



Meeting Agenda
Planning and Zoning Commission

Wednesday, July 17, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. [19-714](#) Conduct the public hearing to consider a variance to Section 6-6B-7:1 and Section 6-2-3:3.2 to permit an enclosed porch and an attached patio to encroach into the required rear setback at the subject property located at 1322 N. Eagle Street- PZC 19-1-066.
2. [19-718](#) Conduct the public hearing regarding the property located at 1001 S. Washington (Tartan Highlands Subdivision) - PZC 19-1-049. (Item 1 of 3)
3. [19-719](#) Consider a Rezoning from OCI (Office Commercial and Institutional District) to B-1 (Neighborhood Convenience Shopping Center District) for the property located at 1001 S. Washington (Tartan Highlands Subdivision) - PZC 19-1-049 (Item 2 of 3);
4. [19-720](#) Consider variances to: allow a FAR of 0.724 on Lot 3; eliminate the loading berth for Building C; eliminate the bypass lane for the coffee shop drive-through; reduce the front yard parking setback for Lot 4; permit off-premises monument signage on Lot 1 and 4; and, permit monument signage within 40' of an interior setback line on Lot 1 for the property located at 1001 S. Washington (Tartan Highlands Subdivision) - PZC 19-1-1049 (Item 3 of 3).
5. [19-708](#) Conduct the public hearing for Lincoln at CityGate Centre located at the northeast corner of CityGate Lane and Westings Avenue, Naperville, PZC 19-1-020 (Item 1 of 3)
6. [19-709](#) Consider a major change to the CityGate Centre Planned Unit Development and approval of a revised PUD plat with deviations to increase the permitted height, to reduce the required number of parking spaces, and to reduce the required lot area at the subject property located at the northeast corner of CityGate Lane and Westings Avenue - PZC 19-1-020 (Item 2 of 3)

7. [19-710](#) Consider a conditional use for multi-family dwelling units for the property located at the northeast corner of CityGate Lane and Westings Avenue - PZC 19-1-020 (Item 3 of 3)
8. [19-712](#) Conduct the public hearing regarding amendments to Chapter 1 (Zoning Title, Purpose, Definitions) and Chapter 7 (Business Districts) of Title 6 (Zoning Ordinance) pertaining to body art establishments - PZC 19-1-071

E. REPORTS AND RECOMMENDATIONS:

1. [19-711](#) Approve the minutes of the June 19, 2019 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at info@naperville.il.us. Every effort will be made to allow for meeting participation.