



Meeting Agenda  
Planning and Zoning Commission

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Wednesday, September 16, 2020

7:00 PM

Held on Zoom due to COVID-19

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CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the Covid-19 pandemic. Accordingly, the Planning and Zoning Commission meeting scheduled for September 16, 2020 will be conducted remotely. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the "join from your browser" link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the City Clerk's Office, (630) 305-5300, by 5 p.m. on Wednesday, September 16th.

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

1. Register by 5 p.m. on Wednesday, September 16 at: [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker). After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the City Clerk's Office by calling (630) 305-5300; or
2. Participate by telephone. Register with the City Clerk's office by 5 p.m. on Wednesday, September 16 to receive a dial-in phone number by calling (630)-305-5300.

**TO SUBMIT WRITTEN COMMENTS OR MATERIALS:**

1. Use the speaker sign-up form at [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker) to submit a written comment by 5 p.m. on Wednesday, September 16 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff; or
2. Use the speaker sign-up form at [www.naperville.il.us/pzcspeaker](http://www.naperville.il.us/pzcspeaker) to submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item by 5 p.m. on Wednesday, September 16 to be read into the public record during the Planning and Zoning Commission meeting by a member of staff.
3. Submit written materials to [planning@naperville.il.us](mailto:planning@naperville.il.us) by 10 p.m. Friday, September 11th which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports). Submitted materials will be posted online for public access on Monday, September 14th.

NOTE: All submissions should be sent by the dates and times indicated above to:  
[planning@naperville.il.us](mailto:planning@naperville.il.us).

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or [napervilleclerks@naperville.il.us](mailto:napervilleclerks@naperville.il.us) as soon as possible, but not later than by 5 p.m. on Wednesday, September 16.

**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,** staff 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 and then 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:****C. PUBLIC FORUM:****D. PUBLIC HEARINGS:**

1. [20-1070](#) Conduct the public hearing to consider variances to Section 6-13-10:3.3 and Section 6-13-10:5.2 to allow for roof mounted antennas on the building located at 35 S. Washington - PZC 20-1-076
2. [20-1074](#) Conduct the public hearing regarding requests for a conditional use and a corner side yard parking setback variance to permit an automotive service and repair facility in the B3 District at the subject property located at 1126 E. Ogden Avenue (Belle Tire) - PZC 20-1-050
3. [20-1071](#) Conduct the public hearing for The Now Massage to consider a variance to Section 6-7D-4 to allow a general service use below the second floor for the property located at 110 S. Washington Street - 20-1-069
4. [20-977B](#) Conduct the public hearing for 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 1 of 3)
5. [20-978B](#) Consider a conditional use to allow 45 single family attached townhomes on the property located at 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 2 of 3)
6. [20-979B](#) Consider variances to the lot area requirements, front yard setback requirements and a height variance for the property located at 140 and 126 North Wright Street (Heritage Place) - PZC 20-1-061 (Item 3 of 3)

#### **E. REPORTS AND RECOMMENDATIONS:**

1. [20-1073](#) Approve the minutes of the September 2, 2020 Planning and Zoning Commission meeting

#### **F. OLD BUSINESS:**

#### **G. NEW BUSINESS:**

1. [20-1069](#) Initiate a text amendment to various sections of Title 6 (Zoning Ordinance) and Title 7 (Subdivision Regulations) pertaining to mixed-use residential developments

#### **H. ADJOURNMENT:**