



Meeting Minutes

Planning and Zoning Commission

Wednesday, November 3, 2021

7:00 PM

City 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 7 - Manas Athanikar, 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 Pure Barre to consider a variance to Section 6-7D-4 to allow a general service use below the second floor for the property located at 50 S. Main Street Suite 112 - PZC 21-1-103

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Kristy Gagovski, spoke as the petitioner.

The Commission asked staff to clarify how the minimum retail square footage was determined and how the request was evaluated in order for staff to provide a positive recommendation. Mattingly responded that the square footage was specific to the tenant space based upon the submitted floor plan and the request was evaluated both by the location of the tenant space within the downtown and the retail aspect provided at the front of the tenant space.

Public testimony: none

PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-103, a variance to Section 6-7D-4 to allow a general service use below the second-floor, subject to the conditions noted in the staff report, for the property located at 50 S. Main Street Suite 112.

Aye: 7 - Athanikar, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the 2022 regular meeting calendar for the Planning and Zoning Commission

The Commission approved the 2022 regular meeting calendar for the Planning and Zoning Commission.

A motion was made approved. The motion carried by a unanimous vote.

2. Approve the minutes of the October 6, 2021 Planning and Zoning Commission meeting

The Commission approved the meeting minutes of the October 6, 2021 Planning and Zoning Commission meeting.

A motion was made approved. The motion carried by a unanimous vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

The PZC welcomed student members Roman Kapur and Eshaan Qasim.

The PZC voiced opposition to the recent façade changes made at 5 Jackson Avenue (Jojos Shake Bar). Mattingly noted the changes made are in compliance with the Downtown Design Standards. The PZC requested staff bring an agenda item to a future meeting to discuss revisions to the allowable accents permitted in the Downtown. The PZC recommended the following changes: creation of a color palette, creation of a uniform shape for accents, and height restrictions for the location of the accent colors placed on building facades. The PZC recommended staff seek input from existing businesses on these concepts.

H. ADJOURNMENT:

The PZC adjourned the meeting at 7:41 PM.