

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 8 - Manas Athanikar, Tom Castagnoli, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

C. PUBLIC FORUM:**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance for the property located at 430 S. Washington Street - PZC 22-1-047

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

Kathleen West, Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd., Attorney for the Petitioner, provided additional details on the request. Jim Godo, North Central College representative, remained available for questions.

The PZC inquired about the timing of the variance request. Ms. West noted that the timing of this request provides necessary confirmation for the College that the feature can be incorporated into the park plans at the property.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Robbins, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-047, a request for a variance to Section 6-16-6:3 to allow signage on an accessory structure and a variance to Section 6-3-6:4.1 to extend the effective period of the variance for the property located at 430 S. Washington.

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

2. Conduct the public hearing to consider rezoning from R2 to CU for the property located at 5 S. Loomis - PZC 22-1-048

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

Kathleen West, Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd., Attorney for the Petitioner, provided additional details on the request. Jim Godo, North Central College representative, remained available for questions.

Public Testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-048, a request for rezoning to College/University District for the property located at 5 S. Loomis Street.

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

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 15, 2022 Planning and Zoning Commission meeting

The PZC approved the minutes of the June 15, 2022 meeting

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

F. OLD BUSINESS:

1. Reopen and conduct the public hearing to consider an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code to add an Affordable Housing Incentive Program - PZC 22-1-017

The PZC resumed the public hearing for PZC 22-1-017.

Fran Lefor Rood, SB Friedman and Kirk Bishop, Duncan Associates provided a presentation on the proposed Affordable Housing Incentive