



## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, August 19, 2020

7:00 PM

Held on Zoom due to COVID-19

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#### A. CALL TO ORDER:

#### B. ROLL CALL:

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

Absent: 1 - Bansal

#### C. PUBLIC FORUM:

#### D. PUBLIC HEARINGS:

##### 1. Conduct the public hearing for CityGate West - PZC 20-1-022 (Item 1 of 4)

On August 19, 2020, the City received a request from the CityGate West petitioner to continue the case to the 2nd PZC meeting in November. The public hearing for PZC 20-1-022 was opened and continued to the November 18th, 2020 PZC meeting. The petitioner did not make a presentation and no public testimony was taken. The petitioner and any interested speakers may provide their testimony when the public hearing is re-opened on November 18th.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Fessler to continue PZC 20-1-022 to the November 18th PZC meeting.**

**Aye: 7 – Athanikar, Hanson, Losurdo, Habel, Van Someren, Robbins, Fessler  
Commissioner Richelia lost connection to the zoom meeting.**

##### 2. Consider rezoning the subject property from I District to OCI District for CityGate West - PZC 20-1-022 (Item 2 of 4)

##### 3. Initiate a text amendment to designate restaurants as a conditional use within PUDs in the OCI district (CityGate West) - PZC 20-1-022 (Item 3 of 4)

##### 4. Consider a conditional use to establish the CityGate West PUD and a preliminary PUD plat; a conditional use to allow multi-family residential on Lots 4 and 5; a conditional use to allow full service hotels on Lots 11 and 15; a conditional use to allow restaurants (subject to approval of Text Amendment) on Lots 1, 2, 6, 7, 8, 9, 12, 13, and 16; a conditional use to allow retail uses on Lots 4, 5, 12, and 13; and, multiple deviations to

the Naperville Municipal Code for CityGate West - PZC 20-1-022 (Item 4 of 4)

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

1. Approve the minutes of the August 5, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to approve the meeting minutes of the August 5, 2020 Planning and Zoning Commission meeting.

Aye: 7 - Athanikar, Hanson, Losurdo, Habel, Van Someren, Robbins, Fessler

## **F. OLD BUSINESS:**

## **G. NEW BUSINESS:**

Chairman Hanson recommended the November 4th PZC meeting be canceled due to the election and scheduling conflicts with the Council Chambers.

A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to direct staff to update the 2020 PZC calendar to cancel the November 4th, 2020 PZC meeting.

Aye: 7 – Athanikar, Hanson, Losurdo, Habel, Van Someren, Robbins, Fessler

## **H. ADJOURNMENT:**

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to adjourn the meeting at 7:06 pm.

Aye: 7 – Athanikar, Hanson, Losurdo, Habel, Van Someren, Robbins, Fessler