



Meeting Minutes

Planning and Zoning Commission

Wednesday, September 2, 2020

7:00 PM

Held on Zoom due to COVID-19

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 2, 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 2nd.

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

1. Register by 5 p.m. on Wednesday, September 2nd at: 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 2nd 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 to submit a written comment by 5 p.m. on Wednesday, September 2nd 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 to submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item by 5 p.m. on Wednesday, September 2nd 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 by 10 p.m. Friday, August 28th 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, August 31st.

NOTE: All submissions should be sent by the dates and times indicated above to:
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 as soon as possible, but not later than by 5 p.m. on Wednesday, September 2nd.

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:**

Present 7 - Krishna Bansal, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia
Absent 2 - Manas Athanikar, and Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for approval of a variance to Section 6-2-26:4 for the property located at 204 N. Huffman Street - PZC 20-1-057

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

Caitlin Paloian, Rosanova & Whitaker, Ltd. spoke on behalf of the petitioner.

The PZC discussed the height of surrounding homes, the location of the duplex on the lot since it will not be centered and the visibility of the duplex from the park behind the property. Ms. Paloian responded the duplex will comply with the mean and peak heights required by code and that the location of the duplex on the lot is due to the grade and the design of the driveway.

Scott Williams, Planning Services Team, read submitted written comments into the record.

Public Testimony:

Amy Ditmars questioned the height of the other residences surrounding the proposed duplex and expressed concern that the duplex will look different than the surrounding neighbors given most of the residences are believed to be well below the peak height.

Commissioner Losurdo asked the petitioner to clarify what the height of the house to the north of the subject property. Dan Jurjovec, Lakewest Custom Homes, LTD., petitioner, was unable to speak to the heights of the surrounding properties, but responded to other comments received stating the building is not centered on the property given it must comply with the required corner side yard setbacks. Mr. Jurjovec also stated the duplex complements the newer construction found within the neighborhood and the R2 zoning district regulations which permit duplexes.

Commissioner Van Someren, Commissioner Losurdo Commissioner Robbins, Commissioner Bansal and Chairman Hanson stated support for the proposal finding a hardship given the slope of the lot.

A motion was made by Commissioner Bansal, seconded by Commissioner Van Someren to close the public hearing.

Aye: Bansal, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Commissioner Richelia, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-057 a variance to section 6-2-26:4 to permit a 3 story duplex for the property located at 204 N. Huffman Street.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the August 19, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to approve the meeting minutes of the August 19, 2020 Planning and Zoning Commission meeting.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:30 PM

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to adjourn the meeting.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler