City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Planning and Zoning Commission

Wednesday, October 7, 2020 | **7:00 PM** | **Held on Zoom due to COVID-19**

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:
Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, the October 7th Planning and Zoning Commission meeting will be held remotely.

The commissioners and staff participating this meeting will all be different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. The public has been provided notice of alternative means of access to the meeting so they are able to contemporaneously hear all discussion, testimony and votes. All votes shall be taken by roll call. 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, October 7th.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:
1. Register by 5 p.m. on Wednesday, October 7 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, October 7 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, October 7 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, October 7 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, October 2nd 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, October 5th.

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, October 7.

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

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a setback variance to Section 6-7D-7 for the property located at 110 S. Washington Street (Central Park Place) - PZC 20-1-083

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

Paul Mitchell, attorney for Great Central Properties III, LLC, presented on behalf of the petitioner.

Public Testimony: None

Chairman Hanson expressed support for the variance finding it to be an improvement since it will draw attention to the Old Nichols Library and help future tenants.

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

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

Commissioner Robbins made a motion, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-083, a variance to Section 6-7D-7 to allow for the building to be setback greater than 6' from the property line for the property located at 110 S. Washington Street (Central Park Place).

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 16, 2020 Planning and Zoning Commission meeting

A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to approve the minutes of the September 16, 2020 Planning and Zoning Commission meeting.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:18 PM

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

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia