



Meeting Minutes

Planning and Zoning Commission

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Wednesday, September 1, 2021

7:00 PM

City Council Chambers

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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](mailto: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](mailto: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:****C. PUBLIC FORUM:****D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance from Section 6-6B-7:1 to permit a sunroom that encroaches into the rear yard setback at 1905 Woodfield Court - PZC 21-1-090

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

Melissa Tomei, owner and petitioner, reminded available for questions.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-090, a variance to section 6-6B-7:1 to allow construction of a sunroom that encroaches into the required rear yard setback, subject to the condition noted in the staff report, for the property located at 1905 Woodfield Court.**

**E. REPORTS AND RECOMMENDATIONS:**

1. Consider the Petitioner's appeal to the portions of the Downtown Design Standards (2011) that prohibit painting of the existing masonry surface and covering more than 25% of the façade with an accent color at the subject property located at 8 West Jefferson Avenue, Naperville

Kathleen Russell, Planning Services Team, provided details on the request.

Rocky Aiyash spoke on behalf of the owner of Kerwell.

The Commission noted that regular maintenance is needed for exterior façade painting as it tends to chip over time and suggested the exterior be stained as an alternative option. The Petitioner stated a concern with sandblasting the exterior as it may ruin the façade, the Commission recommended pressure washing instead. Staff noted if the Petitioner is unsuccessful in returning the exterior façade back to its natural masonry condition, the exterior color is required to be neutral per the design guidelines.

**A motion was made by Chairman Hanson, seconded by Commissioner Fessler to uphold the Zoning Administrator’s decision with respect to the Downtown Design Standards and deny the petitioner’s request to keep the masonry painted green for the building at 8 West Jefferson Avenue, Naperville.**

**2. Approve the minutes of the August 18, 2021 Planning and Zoning Commission meeting**

Staff proposed an amendment to the minutes for inclusion of expert witness Jamshid Jahedi’s CV.

**A motion was made by Chairman Hanson, seconded by Commissioner Athanikar to approve the minutes of the August 18, 2021 Planning and Zoning Commission meeting with an amendment to the minutes to include the CV.**

**F. OLD BUSINESS:**

**1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052**

The PZC reconvened the public hearing for PZC 20-1-052.

Len Monson, Kuhn, Heap & Monson, provided statements clarifying no concurrent uses between the school and worship hall.

Dan Shapiro cross examined Sara Kopinski, City of Naperville Planning Services Team.

Dan Shapiro cross examined Ray Fano, City of Naperville Project Engineer.

Pat Lord, City of Naperville Senior Assistant City Attorney, asked Ray Fano questions.

Len Monson cross examined Ray Fano.

Public speaker #1 cross examined Sara Kopinski and Ray Fano.

Public Speaker #2 cross examined Sara Kopinski and Ray Fano.

Mary Linberger, Linberger & Company, LLC provided a presentation.

The Commission asked Mary Linberger questions.

Len Monson cross examined Mary Linberger.

The PZC took a 7 minute recess, return at 8:55 PM.

The Commission asked clarifying questions to Len Monson, Mary Linberger and Ray Fano.

Pat Lord asked Mary Linberger questions.

Christopher Heinen, Rolf Campbell Associates, provided a presentation.

The Commission asked clarifying questions to staff.

Len Monson cross examined Chris Heinen.

Dan Sharpiro requested a case continuation to October 6, 2021.

Mary Linberger made a point of clarification.

Public speaker #3 spoke in opposition.

A motion was made by Commissioner Robbins, seconded by Commissioner Losurdo continue the public hearing for PZC 20-1-052 to October 6, 2021.

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

The PZC adjourned the meeting at 9:47 pm.