



Meeting Minutes

Planning and Zoning Commission

Wednesday, May 18, 2022

7:00 PM

Council Chambers

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 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 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:**

Present 7 - Manas Athanikar, Brett Fessler, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren

Absent 2 - Tom Castagnoli, and Bruce Hanson

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

1. Conduct the public hearing to consider rezoning to R1A upon annexation for the property located at 722 Woodlawn Avenue - PZC 21-1-028

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

Russ Whitaker, Rosanova and Whitaker Ltd., spoke on behalf of the petitioner.

Public testimony: None

The 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 21-1-028, a request for rezoning to the R1A zoning district upon annexation for the property located at 722 Woodlawn Avenue.

Aye: 7 - Athanikar, Fessler, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 2 - Castagnoli, and Hanson

2. Conduct the public hearing to consider a variance to Section 6-6A-7 for the property located at 410 E 8th Avenue - PZC 22-1-027

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

Russ Whitaker, Rosanova and Whitaker, Ltd spoke on behalf of the petitioner.

The Commissioners asked about the setbacks of the surrounding homes and the reasoning for the request. Commissioner Robbins and Commissioner Losurdo voiced support for the request.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-027, a variance to Section 6-6A-7 (R1A/Yard Requirements) to reduce the required corner side yard setback for the property located at 410 E. 8th Avenue.

Aye: 7 - Athanikar, Fessler, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 2 - Castagnoli, and Hanson

3. Conduct the public hearing to consider a variance to Section 6-6B-7 for the property located at 1103 N. Eagle Street - PZC 22-1-028

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

Russ Whitaker, Rosanova and Whitaker, Ltd spoke on behalf of the petitioner.

Commissioner Van Someren agrees that homes that are narrow do not resell as well and is therefore supportive of the request.

Public testimony: None

The PZC closed the public hearing.

A motion was made by Commissioner Fessler, seconded by Van Someren to

adopt the findings of fact as presented by the petitioner and approve PZC 22-1-028, a variance to Section 6-6B-7 (R1B/Yard Requirements) to reduce the required interior side yard setbacks for the property located at 1103 N. Eagle Street.

Aye: 7 - Athanikar, Fessler, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 2 - Castagnoli, and Hanson

4. Open and continue the public hearing to consider an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code to add an Affordable Housing Incentive Program to the July 6, 2022 PZC meeting - PZC 22-1-017

Gabrielle Mattingly, Planning Services Team, noted that the Human Rights and Fair Housing Commission has requested this item be brought back to them to allow for additional review and input.

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to open and continue the public hearing to consider an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code to add an Affordable Housing Incentive Program to the July 6, 2022 PZC meeting.

Aye: 7 - Athanikar, Fessler, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 2 - Castagnoli, and Hanson

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 4, 2022 Planning and Zoning Commission meeting

The Commission approved the minutes of the May 4, 2022 Planning and Zoning Commission meeting.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:38 PM