

The meeting started at 6:12 p.m.

Approximately 70 people were present. Attendees included both residents of Naperville and nearby unincorporated areas included within the City's planning boundary.

Devin Lavigne of Houseal-Lavigne Associates led the presentation, with assistance from his associate, Paul Finn. City Staff were represented by Allison Laff, Amy Emery, Sara Kopinski and Scott Williams.

At the onset of the meeting, Mr. Lavigne provided an overview of the planning process and a high-level review of the revised plan document contents, specifically reviewing the plan's:

- Vision statement, which is written as a retrospective from 2040
- Five (5) Guiding Principles
- Six (6) Place Types
- Ten (10) Places Types in Action

Before concluding the formal presentation, Mr. Lavigne offered some remarks about the primary change from the previous document – consolidating the “Residential Neighborhood” and “Mixed Residential” Place Types into a single category. He noted this change was made:

- In response to demographic trends documented in the plan (e.g. growing diversity and senior populations)
- To address desires expressed by residents through the community survey, stakeholder interviews and comments made at the board and commission workshop for more housing choices, including multigenerational housing (e.g. mother-in-law flats)
- To expand the supply of affordable housing across the City

This single topic dominated the question and answer portion of the workshop. It was the primary concern expressed by the majority of attendees. Questions were raised about why affordable housing should be required at all. Some suggested affordability is a direct result of taxation rates rather than housing unit values and flatly disagreed with the need to provide more affordable units. Most attendees expressed strong concerns that a single residential neighborhood place type will result in more density and unwelcome addition of housing types (e.g. duplexes, townhomes, accessory dwelling units, etc.) within established single-family neighborhoods.

During the question and answer portion of the meeting following the opening presentation, attendees shared:

- Concerns about the notification effort. Several attendees requested a mailed postcard be sent to every resident in the City and planning area and/or use of Naper Notify
- A desire to see the plan recommendations refined to specifically address congestion, safety and overdevelopment concerns, and delineate areas as additional open space and parkland based on suggestions made by residents at the kick-off meeting held at 95<sup>th</sup> Street Public Library
- Belief that plan will negatively impact property values and provide developers an easier path to convert single-family homes into higher density uses
- Sentiment that the plan is for developers, ignoring the desires of residents

Some attendees offered specific suggestions and edits to the draft document. These changes have been noted by City staff and will be provided in a summary listing of changes made to the Land Use Master Plan Draft to be provided with the March 4, 2020, Planning and Zoning Commission agenda item.

After all questions were answered, the meeting adjourned at 8:13 p.m.