

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests, finding that the project is the type of development that the Ogden Avenue Corridor Plan contemplates. The Commissioners found the project to be a great addition to the Ogden Corridor.

- 7. Consider a conditional use in the B3 District to permit an automobile service station for the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 2 of 3)

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-111, a conditional use in the B3 District to permit an automobile service station at the property located at 1519 N. Naper Boulevard, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

- 8. Consider variances to: allow a parking ratio of 13 spaces per 1,000 square feet for Culver's; eliminate the bypass lane for the Circle K carwash; reduce the front yard parking setback along a major arterial; permit off-premises monument signage on Lot 3; and, permit monument signage within 40' of an interior setback line on Lots 1 and 2 for the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 3 of 3)

A motion was made by Hanson and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-111, variances to reduce the required amount of off-street parking, eliminate the bypass lane for the carwash, reduce the front yard parking setback along a major arterial, permit an off-premises monument sign, and permit monument signage within 40' of an interior setback for the property located at 1519 N. Naper Boulevard, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

- 9. Conduct the public hearing to consider a conditional use for an amusement establishment and a variance to reduce the amount of required off-street parking for the subject property located at 1931-1955 Glacier Park Avenue (Urban Air Adventure Park) - PZC 18-1-125.

Erin Venard, Planning Services Team, gave an overview of the request.

Len Monson, attorney with Kuhn, Heap & Monson, spoke on behalf of the petitioner.

Public Testimony:

Mike Havala, CEO of Loaves and Fishes, owns the property north of the subject property (the former Keywester). Loaves and Fishes purchased this property to

use for additional parking. A reciprocal easement agreement allows shared parking among the Loaves and Fishes property and Urban Air. Mr. Havala has concerns regarding overflow parking. The PZC inquired about the number of spaces on the Loaves and Fishes site and peak times. Havala responded there are 162 spaces and they are usually full.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests, finding it to be a great project for Naperville. The Commission requested that the petitioner continue to work with Loaves and Fishes regarding the parking concerns but noted that this project is a standalone request with a parking study.

A motion was made by Vice Chair Hansen and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-125, a conditional use for an amusement establishment and a variance to reduce the required amount of off-street parking at the subject property located at 1931 to 1935 Glacier Park Avenue, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

10. Conduct the public hearing regarding the property located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 1 of 3)

The Planning and Zoning Commission took a 10 minute recess.

Vice Chair Hansen recused herself from the dais.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Russ Whitaker, attorney with Rosanova & Whitaker, spoke on behalf of petitioner.

The PZC also inquired about the Park District and School District review of the project. Whitaker responded that they talked to both District 204 and the Park District in the Spring. 204 is neutral on the project. The petitioner will be contributing to improvements on the Frontier Park site for the Park District.

Public Testimony:

Jack Watson is a resident of Crestview Knolls and raised concerned with the proposed OCI zoning. Mr. Watson also discussed traffic.

Kevin Patti is a resident of Crestview Knolls. Mr. Patti discussed flooding and asked the City to collaborate with developer for additional flood prevention. The PZC asked staff about the flooding. Lu responded that the Crestview Knolls subdivision was designed to carry the overland flow through the street. Whitaker reviewed the drainage map for the current property and the proposed subdivision. Whitaker noted that they are significantly reducing the water runoff