

D. PUBLIC HEARINGS:

1. Conduct the public hearing for the southeast corner of IL Route 59 and 103rd Street (South 40 Lots 4, 5, & 6 Resub) (Life Time) - PZC 23-1-091

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Russ Whitaker, Attorney for the petitioner, presented the case.

Commissioner Athanikar stated that he had an initial question about potential impacts on the nearby neighborhood. Whitaker stated that the ambient noise of route 59 is expected to be at similar levels as the noise generated by proposed facility and residences are not likely to be affected. Whitaker stated that the nearest residences are located approximately 500 feet away from the facility and that the Naperville Park District uses 500 feet of distance as the general metric for locating their outdoor pickle ball courts.

Public Testimony: None.

The PZC closed the public hearing.

Commissioner Bansal made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-091, rezoning Lot 1 of the resubdivision from B2 to OCI and a variance to allow wall signage on the south façade of the proposed Life Time at the southeast corner of IL Route 59 and 103rd Street (South 40 Lots 4, 5, & 6 Resubdivision).

Aye: 7 - Athanikar, Bansal, Castagnoli, King, McDaniel, Robbins, and Van Someren

Excused: 1 - Wright

Absent: 1 - Richelia