

Caitlin Paloian spoke on behalf of the petitioner. Dan Jurjovec remained available for questions only.

Public Testimony: None

A motion was made by Commissioner Van Someren, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-144, rezoning the property to R1B (Medium Density Single Family Residence District) upon annexation for the subject property located at 830 E. Hillside Road.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

3. Conduct the public hearing to consider variances to 6-16-3 (prohibited signs), 6-16-5:2.2.1 (ground signs: orientation) and 6-16-6:2.4.2 (development identification signage: area) of the Naperville Municipal Code to permit the replacement of an existing monument sign on the subject property located at 22 E. Chicago -PZC 20-1-004

Scott Williams, Planning Services Team, provided an overview of the request.

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Chairman Hanson asked for verification on the size of the sign. Paloian clarified the new sign is approximately half the size of the existing sign.

Public Testimony:

Marilyn Schweitzer spoke in opposition finding the sign does not identify the tenants located within the square and requests a pedestrian amenity be installed in replacement of the sign.

Commissioner Bansal voiced support of the sign given it is smaller than the existing sign.

A motion was made by Commissioner Fessler, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-004, variances to sections 6-16-3, 6-16-5:2.2.1, and 6-16-6:2.4.2 of the Naperville Municipal Code to permit the replacement of an existing monument sign on the subject property located at 22 E. Chicago.

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, Van Someren, and Robbins

4. Conduct the public hearing to consider a conditional use in the B4 (Downtown Core) District to establish the Main Street Promenade Phase III PUD, and approve a Preliminary/Final PUD Plat with deviations to the required setbacks along the west property line, the required amount of parking, and the location of the parking for the properties located at 1, 3, 13, 15 and 21 S. Main Street (Main Street Promenade Phase III) - PZC 20-1-016

Commissioner Losurdo recused himself from the case.