

screened in porch to encroach into the rear yard setback at 1224 Stonebriar Court, Naperville.

Aye: 1 - Chairperson Martinez

Nay: 4 - Fessler, Vice Chair Hansen, Hanson, and Losurdo

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

2. Conduct the public hearing to consider a variance to permit a 6' tall solid fence in the required corner side yard and front yard at the subject property located at 2703 Wolf River Court, Naperville - PZC 18-1-084

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

Jeffrey and Rachel Stacey spoke as the petitioners.

The PZC inquired about the material of the fence. Mr. Stacey responded the fence is cedar.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission recommended approval of the variance request, finding the request met the standards for granting a variance.

A motion was made by Fessler, seconded by Vice Chair Hansen to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-084, a variance to permit a 6' tall solid fence in the required corner side yard and front yard at the subject property located at 2703 Wolf River Court, Naperville.

Aye: 5 - Fessler, Vice Chair Hansen, Hanson, Losurdo, and Chairperson Martinez

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

3. Conduct the public hearing to consider a major change to the Main Street Promenade PUD to permit a deviation to allow for a roof mounted antenna at the subject property located at 55 S. Main Street, Naperville, IL (Main Street Promenade) - PZC 18-1-106

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

Ray Shinkle, representing Verizon Wireless, spoke on behalf of petitioner.

The PZC inquired about the style of the antenna. Shinkle provided photo simulations showing the proposed antenna. The PZC also inquired about exclusivity. Shinkle stated that the agreement is exclusive to Verizon.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the antenna to have minimal impact on the downtown streetscape and recommend approval of the request.

A motion was made by Hanson, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-106, a major change to the Main Street Promenade PUD to permit a deviation to allow for a roof mounted antenna at the subject property located at 55 S. Main Street, Naperville (Main Street Promenade).

Aye: 5 - Fessler, Vice Chair Hansen, Hanson, Losurdo, and Chairperson Martinez

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the October 3, 2018 Planning and Zoning Commission Meeting.

A motion was made by Hanson, seconded by Losurdo to approve the minutes of the October 3, 2018 Planning and Zoning Commission meeting.

Aye: 5 - Fessler, Vice Chair Hansen, Hanson, Losurdo, and Chairperson Martinez

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

F. OLD BUSINESS:

G. NEW BUSINESS:

1. Approve the 2019 Planning and Zoning Commission regular meeting calendar.

A motion was made by Hanson, seconded by Fessler to approve the 2019 Planning and Zoning Commission regular meeting calendar.

Aye: 5 - Fessler, Vice Chair Hansen, Hanson, Losurdo, and Chairperson Martinez

Absent: 4 - Athanikar, Bansal, Margulies, and Morin

Secretary Hanson discussed an issue with witness testimony and potential inaccurate statements made by witnesses under oath.

H. ADJOURNMENT:

7:46PM