

adopt the findings of fact as presented by the petitioner and approve PZC 23-1-111, a request to rezone to OCI (Office, Commercial & Institutional District) and grant a conditional use for general retail for the property located at the southeast corner of E Chicago Avenue and Pembroke Road with a proposed address of 1244 E Chicago Avenue.

Aye: 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

Absent: 2 - King, and Van Someren

3. Conduct the public hearing to consider a major change to the Heritage Hill Unit Two PUD and associated deviation for the property located at 701 Royal St. George Drive PZC 23-1-113

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Mehran Farahmandpour, architect for petitioner, presented the case.

Public Testimony:

Karen, a resident, expressed the desire for the petitioner to include a playground in their plans.

Commissioner McDaniel asked what percentage of residents have children. The petitioner was unaware of the percentage.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-113, a request for a major change to the Heritage Hill Unit Two PUD, a deviation to Section 6-6E-7 of the Naperville Municipal Code, and a Preliminary/Final PUD plat for the property located at 701 Royal St. George Drive.

Aye: 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

Absent: 2 - King, and Van Someren

4. Conduct the public hearing to consider variances to permit a detached garage at 526 E Chicago Avenue - PZC 24-1-029

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Courtney Naumes, petitioner, presented the case.

Public Testimony: None.

Commissioner Bansal thanked the neighbors who wrote letters of support

for the petitioner's request.

The PZC closed the public hearing.

Commissioner Bansal made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-029, variances pursuant to Section 6-2-10 of the Naperville Municipal Code to allow a detached garage to exceed the maximum permitted lot coverage in the required rear yard and encroach into the required setback for detached accessory structures for the property located at 526 E Chicago Avenue.

Aye: 6 - Bansal, Castagnoli, McDaniel, Richelia, Robbins, and Wright

Absent: 2 - King, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 15, 2024 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

1. Receive the staff report and direct staff to prepare an amendment to the Naperville Municipal Code to add vocational schools as a conditional use in the I (Industrial) District

The Commission voted to direct staff to prepare an amendment to the Naperville Municipal Code to add vocational schools as a conditional use in the I (Industrial) district.

H. ADJOURNMENT:

Adjourned at 8:14pm.