

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to allow an addition to encroach into the front yard setback at 1541 Fender Road - PZC 21-1-001

Gabrielle Mattingly, City of Naperville Planning Services Team, provided an overview of the request.

Ralph Lambka, owner and petitioner, remained available for any questions.

Commissioner Bansal inquired about feedback from neighboring property owners. Lambka responded that in addition to the public notice provided, he reached out to surrounding neighbors who had no issues with the proposal.

Public Testimony: None

A motion was made by Commissioner Robbins, seconded by Commissioner Bansal to close the public hearing.

Aye: Athanikar, Bansal, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Chairman Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-001 a variance to section 6-6A-7:1 in order to approve an addition which encroaches into the front yard setback for the property located at 1541 Fender Road.

Aye: 7 - Athanikar, Bansal, Hanson, Losurdo, Habel, Robbins, and Richelia

Absent: 2 - Fessler, and Van Someren

2. Conduct the public hearing to consider a major change to the Kroehler Center PUD to permit a parking deviation on the subject property located at 200-300 E. 5th Avenue (5th Avenue Station) - PZC 20-1-120

Erin Venard, City of Naperville Development Review Team Project Manager, provided an overview of the request.

Vince Rosanova, Rosanova and Whitaker Ltd, spoke on behalf of the petitioner and provided a presentation on the request.

Commissioner Robbins found the parking study to be accurate. Commissioner Athanikar inquired about the 10% administrative approval allowance proposed by staff. Venard replied the threshold originally started at 5% but found it was reasonable to increase to 10% based on discussions with the petitioner and data received in the parking study. Commissioner Bansal asked if any neighborhood input was received. Rosanova responded clarifying no negative comments in response to the public notice were received.