

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-039 a variance to Section 6-9-2:4.3.2 to permit parking facilities to be located less than 5 feet from the west property line and a variance to Section 6-9-3:6 to permit a reduction to the number of required parking spaces, subject to the condition noted in the staff report, for the property located at 1108 E Ogden Avenue, G&G Dentistry.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**2. Conduct the public hearing to consider a major change to the Bradford Commons PUD to grant a deviation to the parking requirements for 2703 Beebe Drive (Wu’s House) - PZC 22-1-073**

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

Commissioner Athanikar asked to clarify the proposed condition of approval.

Ms. Russell responded the condition of approval is something staff would monitor over time if complaints were received.

Marcia Owens, Honigman LLP, attorney for petitioner, presented details on the proposal.

Public testimony:

Jeff Gross inquired about the total number of seats available and the total number of parking spaces onsite.

Marcia Owens, Honigman LLP, responded that there will be approximately 400 seats.

Commissioner Van Someren appreciated that the petitioner submitted parking counts from an existing restaurant.

Chairman Losurdo inquired about the size of the restaurant and spoke in support of the proposal.

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-073 with the condition noted in the staff report, a major change to the Bradford Commons PUD to grant a deviation to the parking requirements for 2703**

**Beebe Drive, Wu’s House.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

- 3. Conduct the public hearing regarding amendments proposed to various chapters of Title 6 (Zoning Regulations) of the Naperville Municipal Code regarding the B4 yard requirements, solar requirements, and sign requirements - PZC 22-1-101

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

Public testimony:

Jeff Gross spoke in support of the proposed amendments.

The PZC closed the public hearing.

**A motion was made by Commissioner Athanikar, seconded by Commissioner Van Someren to approve PZC 22-1-101, a text amendment to Title 6 (Zoning Regulations) Chapter 7 Article D, Chapter 15, and Chapter 16 of the Naperville Municipal Code.**

**Aye:** 8 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

- 1. Approve the 2023 regular meeting calendar for the Planning and Zoning Commission

The PZC approved the 2023 meeting calendar.

- 2. Approve the minutes of the October 5, 2022 Planning and Zoning Commission meeting

The PZC approved the October 5, 2022, meeting minutes.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

7:37 PM