

terms of public safety, outweighed the visual impact of the cellular tower.

Commissioners Hastings, Margulies, and Williams did not support the request, stating that the visual impact, the effect on migratory birds, and the potential safety hazards to pilots at Aero Estates did not outweigh the need for the tower.

A motion was made by B. Hanson and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-070, a conditional use for a cell tower in excess of 60' in height in accordance with Section 6-13-6:1.1 (Conditional Use) of the Naperville Municipal Code for the subject property located at 2220 W. 83rd Street (Springbrook Golf Course Cell Tower), Naperville.

Aye: 4 - Hansen, Hanson, Losurdo, and Chairperson Martinez

Nay: 3 - Vice Chair Hastings, Margulies, and Williams

Absent: 2 - Bansal, and Fessler

3. Conduct the public hearing to consider an amendment pertaining to the OCI (Office Commercial and Institutional) district, to permit self-storage facilities, subject to conditions (PZC 17-1-090).

Kasey Evans, Planning Services Team, gave an overview of the request.

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The PZC was in support of the request.

A motion was made by Hastings and seconded by Losurdo to approve PZC 17-1-090, a text amendment pertaining to OCI (Office, Commercial and Institutional) District, to permit self-storage facilities, subject to conditions.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

4. Conduct the public hearing for Naperville Self Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 1 of 3).

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about lighting requirements on the east side of the property. Evans responded that there will be lighting on the east side and it will be in compliance with the City's performance standards.

Vince Rosanova, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony: None

The Planning and Zoning Commission was in support of the project, finding that the proposed use was perfect for the property.

PZC closed the public hearing.

- 5. Consider rezoning of the property located at 2708 Forgue Drive (Naperville Self-Storage, PZC 17-1-073) from B2 (Community Shopping Center District) to OCI (Office Commercial and Institutional District) (Item 2 of 3).

A motion was made by Hastings and seconded by B. Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-073, rezoning of the property located at 2708 Forgue Drive from B2 (Community Shopping Center District) to OCI (Office, Commercial and Institutional District).

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

- 6. Consider a major change to the Cantore Place PUD to approve the Final PUD for Lot 2 - Cantore Place Lot 1 Resubdivision, and deviations to reduce the parking and loading requirements for Naperville Self-Storage (PZC 17-1-073) located at 2708 Forgue Drive (Item 3 of 3).

A motion was made by Hasting and seconded by B. Hanson to approve PZC 17-1-073, a major change to the Cantore Place PUD to approve the Final PUD for Lot 2 – Cantore Place Lot 1 Resubdivision, and deviations to reduce the parking and loading requirements for the subject property located at 2708 Forgue Drive, Naperville.

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

E. REPORTS AND RECOMMENDATIONS:

- 1. Approve the minutes of the August 16, 2017 Planning and Zoning Commission meeting.

A motion was made by Vice Chair Hastings, seconded by Losurdo, that this agenda item be accept. The motion carried by the following vote:

Aye: 7 - Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

Absent: 2 - Bansal, and Fessler

F. OLD BUSINESS: