



**CITY OF NAPERVILLE
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**MEETING MINUTES
April 19, 2017**

Unofficial prior to PZC approval. Approved by the PZC on 5/3/17.

1. [PZC # 17-1-021 \(Mulberry Hills Unit 2\)](#)

Petitioner: Siebert Builders, Inc.

Subject Property: 5S650 Tuthill Road, Naperville, IL

Request: Rezoning to R1A (Low Density Single-Family Residence District) upon annexation, a preliminary/final plat of subdivision, and a variance to reduce the required R1A minimum lot width for the subject property located at 5S650 Tuthill Road, Naperville.

Erin Venard, Planning Services Team, gave an overview of the request.

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

- The PZC inquired about written testimony received from a neighbor. Rosanova responded that the proposal will not change the rural nature of the neighborhood.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the request straight forward and complimentary of the character of the existing neighborhood.

A motion was made by Hastings and seconded by Peterson to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-021, rezoning to R1A (Low Density Single-Family Residence District) upon annexation, a preliminary/final plat of subdivision, and a variance to reduce the required R1A minimum lot width for the subject property located at 5S650 Tuthill Road, Naperville subject to the condition in the staff report.

Ayes: Bansal, Fessler, Hansen, Hastings, Martinez, Peterson,

Nays: None

Absent: Crawford, Hajek, Williams

Motion approved (6-0).