

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Vice Chair Athanikar was the acting Chairman for the meeting.

B. ROLL CALL:

- Present** 6 - Manas Athanikar, Tom Castagnoli, Stasha King, Derek McDaniel, Oriana Van Someren, and Mark S. Wright
- Absent** 3 - Anthony Losurdo, Carl Richelia, and Whitney Robbins

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance from Section 6-2-10:5 to permit an auxiliary parking space at the property located at 203 S Columbia Street - PZC 22-1-118

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

Francis Edward Simon Hunt and Reyna Trevino, Property Owners, provided details on their request.

Commissioner Van Someren asked what type of material would be used for the parking area. The Owners responded that they will be installing brick pavers.

Commissioner Mcdaniel asked why staff is only generally supportive of the request. Mattingly clarified the statement noting staff acknowledges the proposed lot coverage is well over the maximum permitted amount, but the proposed brick pavers will not add any perceived bulk to the rear yard.

Commissioner McDaniel asked if any homes within the neighborhood have improved the rear yard similar to what is proposed and if the project has already been completed. The Owners described several other homes in the area which have similar parking areas and confirmed the work is not completed and that they were badly informed by a landscaping company that a permit was not required.

Commissioner Mcdaniel asked staff if the City keeps track of times when owners are provided bad information or any similar scenarios. Mattingly responded no, not that she is aware of.

Commissioner Wright expressed support for the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Chairman Athanikar, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-118, a variance to Section 6-2-10:5 to permit the existing detached garage and an auxiliary parking space to occupy approximately 855 square feet of the required rear yard at 203 S. Columbia Street.

Aye: 5 - Athanikar, Castagnoli, King, Van Someren, and Wright

Nay: 1 - McDaniel

Absent: 3 - Losurdo, Richelia, and Robbins

2. Conduct the public hearing for 1701 Quincy Ave Suite 17 - 19 (Align Ministries) - PZC 22-1-121

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

Robert Carden, spoke on behalf of the petitioner, providing details on the request.

Public Testimony: none

Chairman Athanikar expressed support noting this request is consistent with the existing use and the hours of operations seem to be consistent with what is expected for the use.

The PZC closed the public hearing.