

required drive through setback adjacent to residential, and a variance to Section 6-2-10:1 to reduce the required setback for an accessory structure for the property located at 1019 E Ogden Avenue (Taco Bell) with the conditions noted in the staff report.

Aye: 7 - Athanikar, Bansal, Castagnoli, McDaniel, Richelia, Van Someren, and Wright

Absent: 2 - King, and Robbins

2. Conduct the public hearing to consider a variance to Section 6-2-3:3.2 (Yard Requirements) for a covered front porch to encroach the required front yard by more than five feet at 19 N. Main St - PZC 23-1-127

John Scopelliti, City of Naperville Planning Services Team, provided an overview of the request.

Jared Heglin, Petitioner, presented the case.

Commissioner Athanikar stated that the improvement is consistent with the neighborhood.

Commissioner Bansal stated that she visited the property and met with the owner and thinks that the proposal is appropriate.

Public Testimony: none.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Wright to make a motion to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-127, a variance request pursuant to Section 6-2-3:3.2 to allow a covered front porch to encroach approximately 14.5 feet into the front yard setback for the property located at 19 N. Main St.

Aye: 7 - Athanikar, Bansal, Castagnoli, McDaniel, Richelia, Van Someren, and Wright

Absent: 2 - King, and Robbins

3. Conduct the public hearing for 231 & 241 N. West Street (West St. Executive Homes) - PZC 23-1-132

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

Vince Rosanova, attorney for petitioner, presented the case.

Public Testimony:

William Colvin, a nearby resident, stated that the existing fence along the rear property line is from 2006 and that he has concerns regarding the maintenance of the fence. Colvin asked for confirmation on the

subdivision and asked if the duplexes are on one lot or two. Rosanova clarified lot 1 of the subdivision will have the two proposed duplexes and lot 2 has an existing home that will remain. Colvin stated that he was under the impression that the lots were being combined, Rosanova clarified that a portion of lot 2 is being subdivided to be part of lot 1 and they will remain two separate lots. Mike Jones, property owner stated that the original lot 1 was shaped like a trapezoid and they modified the lot lines to straighten them out. Jones stated that he can work together with the owner of the fence on potential issues.

Commissioner Van Someren asked about garbage pickup and if the bins would be taken to the street. Rosanova confirmed that each tenant will bring their trash bins to the street.

Commissioner Bansal asked if there were other neighbor concerns. Rosanova stated that they held a neighborhood meeting that did include a few concerns about the detached garage location, however moving the location of the garage is not feasible due to existing utilities.

Commissioner Athanikar stated that he initially had concerns about the lot coverage however after discussing with staff and hearing the petitioner's presentation he acknowledges that the coverage is the driveway and not a larger type of structure and no longer has concerns.

Commissioner McDaniel stated that he is supportive of the proposal. Commissioner McDaniel also stated that in the future he would like the Commission to be aware of neighboring resident's concerns when lots with single family homes on them are redeveloped with multi-family dwellings.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Richelia to make a motion to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-132, variances to eliminate the required fence along the rear property line and permit a rear yard lot coverage of approximately 64% for the property located at 231 & 241 N. West Street (West Street Executive Homes).

Aye: 7 - Athanikar, Bansal, Castagnoli, McDaniel, Richelia, Van Someren, and Wright

Absent: 2 - King, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 3, 2024 Planning and Zoning Commission meeting

The PZC approved the minutes of the April 3, 2024 Planning and Zoning Commission meeting.