

Mattingly stated the properties located to the north and south are zoned B2, the proposed zoning district is consistent with surrounding zoning.

Commissioner Castagnoli asked about another Jet Brite location in Bollingbrook and recommended the City to reach out to Bollingbrook.

Commissioner Robbins asked where the disconnect was between the City and the Petitioner in regards to staff's level of support. Mattingly noted the City has expressed concerns with the development as early as April 2022.

Commissioner Losurdo recommended looking into the hours of operation, installing a higher fence, and eliminating music. Petitioner stated they are agreeable to those recommendations.

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to adopt the findings of fact and approve PZC 22-1-110, a request for rezoning to B2 upon annexation, a conditional use for a preliminary PUD plat, and a PUD use deviation to permit a car wash facility known as Jet Brite for the property located at the northeast corner of 83rd Street and Route 59 subject to the condition of the installation of a 10' fence, consider one hour early close of operations, and no music along the residential side of the property.

Aye: 3 - Losurdo, Richelia, and Robbins

Nay: 5 - Athanikar, Castagnoli, McDaniel, Van Someren, and Wright

Absent: 1 - King

- 5. Conduct the public hearing for Naperville Wheaton Townhomes (Pearl Subdivision) located at 5S275 and 5s311 Naperville/Wheaton Road - PZC 23-1-002

The Commission took a 5 minute break.

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

Vince Rosanova, Rosanova & Whitaker, Ltd., provided details on the proposal.

Public Testimony:

Ellie Stevens noted she had reached about buying the property and constructing a single family home, does not believe the area is medium density, and noted the attorney and engineer are part owners in the property.

Greg Stevens raised concern about the density and raised concerns with the number of parking spaces proposed.

Jon Dunlap spoke in opposition stating the proposal is for apartments and not townhomes, raised integrity concerns with the project and concerns with flooding increasing in the area.

Ken Struchk spoke about flooding concerns.

Kevin Madden spoke about traffic concerns.

Commissioner McDaniel asked about masonry requirements and if requirement should be modified. Mattingly noted staff will be looking into that potential amendment as part of the Land Use Master Plan recommendations.

The Commissioner discussed concerns with snow storage and garbage.

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 23-1-002, a variance to increase the allowable density to permit 19 single family attached units, a variance to reduce the front yard setback, a variance to waive the masonry requirement to allow 0% masonry, a variance to reduce the required guest parking spaces, and a variance to waive the garage parking requirement and allow parking within the front yard setback for the Naperville Wheaton Townhomes located at 5S275 and 5S311 Naperville-Wheaton Road.

Aye: 7 - Athanikar, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

Nay: 1 - Castagnoli

Absent: 1 - King

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the February 15, 2023 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned: 10:57 PM