

**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:**

**B. ROLL CALL:**

- Present** 6 - Manas Athanikar, Tom Castagnoli, Brett Fessler, Bruce Hanson, Derek McDaniel, and Oriana Van Someren
- Absent** 3 - Anthony Losurdo, Carl Richelia, and Whitney Robbins

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider rezoning upon annexation to the E2 zoning district and a variance to Section 7-4-4:2.2 for the property located at 8S201 College Road (Timec Resubdivision) - PZC 21-1-101

Kathleen Russell, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, Rosanova & Whitaker Ltd, presented on behalf of the owners.

The Commission asked for clarification on the location of the street and the access point to the property as shown on the site plan during the presentation.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-101, rezoning to E2 (Medium Density Estate District) upon annexation for**

the property located at 8S201 College Road.

**Aye:** 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

**Absent:** 3 - Losurdo, Richelia, and Robbins

**A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-101, a variance to Section 7-4-4:2.2 in order to subdivide resulting in two parcels without the required 40ft parcel width at the right-of-way for the property located at 8S201 College Road.**

**Aye:** 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

**Absent:** 3 - Losurdo, Richelia, and Robbins

**2. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1355 E. Ogden Ave - PZC 21-1-117**

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

Ryan Menard, Thompson Thrift, presented as the petitioner.

Chairman Hanson asked staff to clarify if the adjacent property has the required number of parking spaces. Ms. Mattingly responded yes and confirmed the adjacent property was not required to seek a parking variance.

The Commission asked the petitioner for confirmation that staff's proposed condition of approval was acceptable. Mr. Menard responded yes.

Public testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-117, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the amount of required off-street parking to permit a restaurant and two medical offices, subject to the condition noted in the staff report, for the property located at 1355 E. Ogden Avenue.**

**Aye:** 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren

**Absent:** 3 - Losurdo, Richelia, and Robbins

**3. Conduct the public hearing to consider the Land Use Master Plan - PZC 19-1-134**

**A motion was made by Chairman Hanson, seconded by Commissioner Van Someren to open and continue PZC 19-1-134 to January 19, 2022.**

**Aye:** 6 - Athanikar, Castagnoli, Fessler, Hanson, McDaniel, and Van Someren