

Absent: 1 - Athanikar

2. Conduct the public hearing to consider a conditional use in the B3 district for an automobile service station and car wash facility at 1780 North Aurora Road (Delta Sonic) - PZC 21-1-071

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner’s request. Given the property’s location along the Route 59 corridor and the adjacent commercially zoned properties, staff finds the car wash to be compatible with the surrounding area and is in support of the conditional use request.

The petitioner, James Boglioli, provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Castagnoli, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-071, approving a conditional use for an automobile service station and car wash facility for the property located at 1780 N Aurora Road.

Aye: 8 - Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Athanikar

3. Conduct the public hearing for 419-423 S. Washington Street and 400 S. Main Street (JC Licht/Walgreens) - PZC 21-1-105

Sara Kopinski, Planning Services Team, provided an overview of the petitioner’s request. Staff is in support of the sign variance request finding it provides adequate site identification. Staff is also in support of the rezoning request finding it to be an appropriate designation given the existing land uses and recommendations of the Downtown 2030 Plan.

Patti Bernhard, Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Fessler, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-105, a variance to section 6-16-3 to allow for the relocation of an existing nonconforming ground sign and rezoning to the B4 (Downtown Core District) for the property located at 419-423 S. Washington Street and 400 S. Main