

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Athanikar to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-010, granting approval of a variance to Section 6-9-3 to decrease the number of required parking spaces from 11 spaces to 10 spaces, a variance to Section 6-16-5:2.2.5 to decrease the required ground sign setback from 10 feet to 7 feet along a major arterial roadway, and a variance to Section 6-9-2:4.6 to allow off-street parking areas to encroach up to 15 ft. into the required 20 ft. major arterial setback for the property located at 1671 N Route 59 (Dunkin Go).**

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, Richelia, Van Someren, and Wright

**Absent:** 2 - McDaniel, and Robbins

2. Conduct the public hearing to consider a variance to Section 6-7D-4 to allow a general service use below the second floor for the property located at 133 S. Washington Street (Skinovatio) - PZC 23-1-025

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

Saad Zuberi, Petitioner, and Kumail Hussain, provided details on the request. Aleksandra Waibel and Katarzyna Sallam owners and creators of Skinovatio provided details on the business.

Public testimony:

Dalia Matariyeh, on behalf of the property owner Claremont One Holdings, spoke in support of the request.

Tim Messer, sat on the commission during the creation of the 2023 downtown plan and concurs with the Naperville Development Partnership, the Downtown Naperville Alliance, and staff and recommends the PZC deny the variance.

Commissioner Wright noted the business would do well in Naperville, but the Commission is voting on the use being located on the first floor in the Downtown and in fairness to other businesses which are similar to this use and are located on the second floor tenant spaces, will be voting no on the request.

Commissioner Castagnoli asked for a rough estimate of the amount of retail sale. Mr. Zuberi noted it is about 25-35% of retail sales. Commissioner Castagnoli asked if the Petitioner was issued a demolition permit or a building permit. Mr. Zuberi confirmed they were issued a demolition permit. Commissioner Castagnoli asked staff for clarification on the concern. Mattingly noted the concern with use is the proposed health spa has a medical component.

Commissioner Van Someren asked if the Petitioner has access to the second floor through the lease. Mr. Zuberi confirmed they did not and noted the use is not a medical office. Commissioner King asked the Petitioner what credentials

the Skinovatio staff has. Mr. Zuberi noted they are nurse practitioners and estheticians.

Chairman Losurdo and Commissioner Athanikar spoke about the use of the space and noted they would not be in support of the request.

The PZC closed the public hearing.

**A motion was made by Commissioner Wright, seconded by Commissioner Castongoli to concur with staff and deny PZC 23-1-025 a variance to Section 6-7D-4 to allow a general service use known as Skinovatio Medical Spa to be located on the first floor of the property located at 133 S. Washington Street for the reasons noted in the staff report.**

**Aye:** 7 - Athanikar, Castagnoli, King, Losurdo, Richelia, Van Someren, and Wright

**Absent:** 2 - McDaniel, and Robbins

**3. Conduct the public hearing to consider variances to Section 6-6C-7:1 (Yard Requirements) for the property located at 715 Center Street - PZC 23-1-026**

Commissioner Van Someren recused herself from PZC 23-1-026.

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

Jay Nebor, property owner, provided details on the request.

Chairman Losurdo asked if the homes in the surrounding area have built to the pre-1989 setbacks. Mr. Nebor confirmed yes.

Public testimony:

Jeffrey Havel, neighboring property owner, spoke in opposition to the variance request noting there is no hardship and recommending the home be designed in compliance with the requirements.

The PZC closed the public hearing.

**A motion was made by Commissioner Richelia, seconded by Commissioner King to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-026, a variance to Section 6-6C-7:1 (R2/Yard Requirements) to reduce the required interior side yard setbacks for a new single-family home for the property located at 715 Center Street.**

**Aye:** 6 - Athanikar, Castagnoli, King, Losurdo, Richelia, and Wright

**Absent:** 2 - McDaniel, and Robbins

**Recused:** 1 - Van Someren

## **E. REPORTS AND RECOMMENDATIONS:**