

- Present** 7 - Manas Athanikar, Brett Fessler, Bruce Hanson, Anthony Losurdo, Bill Habel, Whitney Robbins, and Carl Richelia
- Absent** 2 - Krishna Bansal, and Oriana Van Someren

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance to allow a sunroom to encroach into the rear yard setback at 1163 Timberlane Court - PZC #21-1-024

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

George Murphy, spoke as the petitioner on behalf of the applicant, providing additional details on the proposal.

Chairman Hanson asked if anything exists in the location of the proposed sunroom. Mr. Murphy stated a paver patio, which a portion of the sunroom will go over. Chairman Hanson asked if there is any conflict with the easements and if the petitioner had any issue with the condition proposed by staff. Ms. Russell stated the sunroom will not conflict with easements. Mr. Murphy stated his client did not have any issues with the condition proposed by staff.

Public Testimony: None

A motion was made by Commissioner Robbins, seconded by Commissioner Athanikar to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins

Commissioner Robbins stated support for the project.

**A motion was made by Chairman Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-024, a variance to Section 6-6A-7:1 to permit a sunroom to be setback 17' from the rear property line, subject to the condition noted in the staff report, for the property located at 1163 Timberlane Court.**

**Aye:** 7 - Athanikar, Fessler, Hanson, Losurdo, Habel, Robbins, and Richelia

**Absent:** 2 - Bansal, and Van Someren

2. Conduct the public hearing to consider a variance to allow a deck to encroach into the rear yard setback at 1126 Starlite Court - PZC 21-1-030

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

Anthony Amodeo, on behalf of the owner, remained available for questions only.

Chairman Hanson sees the hardship given the location of the home on the lot and asked if the deck would be located in any easements. Ms. Mattingly clarified the deck will be located 11' from the rear property, out of the 10' rear yard easement.

Public Testimony: None

A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins

**A motion was made by Commissioner Habel, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-030, a variance to Section 6-6C-7:1 and Section 6-2-3:3.2 to allow for construction of a deck which encroaches into the required rear yard setback for the property located at 1126 Starlite Court.**

**Aye:** 7 - Athanikar, Fessler, Hanson, Losurdo, Habel, Robbins, and Richelia

**Absent:** 2 - Bansal, and Van Someren

3. Conduct the public hearing to consider a major change to the Bradford Commons PUD to grant a conditional use to permit a daycare center and a final PUD plat with deviations for parking, stacking, and the setback for a monument sign for the subject property located at 2719 Beebe Drive (KLA School) - PZC 21-1-034

Erin Venard, City of Naperville Project Manager, provided an overview of the request.

Chairman Hanson inquired about future business model changes with the pickup/drop off. Ms. Venard responded the Commission can include that concern as a condition of approval, however, staff has noticed a policy change with more recent daycares that require kids to be escorted into the school.

Patti Bernhard, Rosanova & Whitaker Ltd, attorney for petitioner, and Selvei Rajkumar, petitioner, provided a presentation on the request.

Public Testimony: