

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to allow an addition to encroach into the front yard setback at 1541 Fender Road - PZC 21-1-001

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

Ralph Lambka, owner and petitioner, remained available for any questions.

Commissioner Bansal inquired about feedback from neighboring property owners. Lambka responded that in addition to the public notice provided, he reached out to surrounding neighbors who had no issues with the proposal.

Public Testimony: None

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

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

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 21-1-001 a variance to section 6-6A-7:1 in order to approve an addition which encroaches into the front yard setback for the property located at 1541 Fender Road.

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

Absent: 2 - Fessler, and Van Someren

2. Conduct the public hearing to consider a major change to the Kroehler Center PUD to permit a parking deviation on the subject property located at 200-300 E. 5th Avenue (5th Avenue Station) - PZC 20-1-120

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

Vince Rosanova, Rosanova and Whitaker Ltd, spoke on behalf of the petitioner and provided a presentation on the request.

Commissioner Robbins found the parking study to be accurate. Commissioner Athanikar inquired about the 10% administrative approval allowance proposed by staff. Venard replied the threshold originally started at 5% but found it was reasonable to increase to 10% based on discussions with the petitioner and data received in the parking study. Commissioner Bansal asked if any neighborhood input was received. Rosanova responded clarifying no negative comments in response to the public notice were received.

Public Testimony:

Staff read the written comments into the record and stated a total of 62 names were submitted in support for the request through the online speaker sign up prior to the February 17, 2021 meeting (attached).

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

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

A motion was made by Commissioner Bansal, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-120 a major change to the Kroehler Center PUD to permit a parking deviation reducing the off-street parking required per Section 6-9-3, subject to the conditions in the staff report, in order to construct an interior addition to the 5th Avenue Station building located at 200-300 E. 5th Avenue.

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

Absent: 2 - Fessler, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the February 3, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Bansal, seconded by Commissioner Athanikar to approve the February 3, 2021 Planning and Zoning Commission meeting minutes.

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

Absent: 2 - Fessler, and Van Someren

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052

A motion was made by Commissioner Robbins, seconded by Commissioner Richelia to resume the public hearing for PZC 20-1-052.

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

Given the volume of names received via the online speaker sign up form in support or opposition of the case, as well as the volume of public speakers waiting to provide their testimony in person, the names and written comments were not read into the record during the meeting. Sara Kopinski, City of Naperville Planning Services Team, provided a presentation showing the total number of names in support or opposition submitted which were submitted through the online speaker

Names in Support of 200 E. 5th (PZC 20-1-120)

Afshan Khurram	Mohammad Yosin	Nooraldeen Alharbi	Mira al-Sabbagh	Abrahamnasser
siddiq ahmed	Sara	Zeeshan	Hajrah Ahmad	Ali
Mohamed hag	Ibrahim ishak	Zahra	Silvan	s f
Zaid Hashmi	Mouaz Zabadneh	Sammy foley	Sully butt	Armin ali
TS	Masuma Baqui	Dede algh	Sandra	Kamraan Majeed
Nazma Vahora	muhammed abady	Eva black	Omar Abdala	Sakiba
Ather Ismail	salma elsaidy	Mike	Mohamed zameer	Alwaleed Saied Issa
Farooq	Mirza M. Baig	leith	Raheel ahmed	Sadis
Anes Sheremeti	Mohsin Safvi	Yusuf	Ahmad Yaqub	Yusuf Mahmoud
Saleh Mizyed	Ezzat Khalil	Tony	Kashif	Kirua Ekae
Nabeel Raza	Majid Inayat	Sidali	Zarina Hasan	Hamidou Anne
Yahya Moallim	Arwa	Mohamad	Fatima h	Mahmud Ghanem
			Niman	Nedal jaber

Written Comments for 200 E. 5th (PZC 20-1-120)

John may Comment Only .

Hamza Selaman Comment Only Please do this thank you