

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing for the property located at 806 South Julian Street - (Julian Woods) - PZC #21-1-002

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

Caitlin Csuk, Rosanova & Whitaker, LTD., presented on behalf of the petitioner.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to close the public hearing.

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

A motion was made by Commissioner Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-002, rezoning to R1 (Low Density Single Family Residence District) upon annexation for the subject property located at 806 South Julian Street (Julian Woods).

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

2. Conduct the public hearing to consider a variance to Section 6-16-4:2 of the Naperville Municipal Code to permit a wall sign to be installed on a residential property located at 1350 E. Ogden Avenue - PZC 21-1-016

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Mike Hoffer, petitioner, remained available for questions only.

Public Testimony: None

A motion was made by Commissioner Losurdo, seconded by Commissioner Van Someren to close the public hearing.

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

Commissioner Losurdo has no concerns with the proposed sign, Chairman Hanson concurred.

A motion was made by Commissioner Fessler, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-016, a variance to Section 6-16-4:2 to permit a wall sign to be installed on a residential property the subject property located at 1350 E. Ogden Avenue.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

3. Conduct the public hearing to consider a variance to the number of stories requirement in order to construct a three-story single-family residence at 476 South Columbia Street - PZC #21-1-023

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

Kathleen West, Dommermuth Cobine West & Gensler, Ltd., presented on behalf of the petitioner.

Public Testimony:

Staff stated one name was submitted in support for the request through the online speaker signup form prior to the March 17, 2021 meeting.

Arden Howell is the owner of the adjacent property and is in support of the proposed variance. Howell discussed the plans with the property owners and understands the need to mitigate the impact of onsite flooding.

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

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

Commissioner Van Someren is familiar with the lot, concurs with the petitioner and is in support.

A motion was made by Commissioner Habel, seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-023, a variance to Section 6-6B-8 to permit construction of three story single family residence at 476 South Columbia Street.

Aye: 8 - Athanikar, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Robbins, seconded by Commissioner Van