



**CITY OF NAPERVILLE
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**DRAFT MEETING MINUTES
May 3, 2017**

Unofficial prior to PZC approval. Approved by the PZC on X/XX/17.

A. CALL TO ORDER:

The PZC meeting was called to order at 7:00 p.m.

B. ROLL CALL:

Present: Bansal, Crawford, Fessler, Hajek, Hansen, Martinez, Williams

Absent: Hastings, Peterson

Student Members: None

Staff Members: Kelly Dunne, Kasey Evans, Sara Kopinski, Erin Venard

C. PUBLIC FORUM:

Art Swanson lives on North Webster and has concerns regarding the management of rainwater. During the last storm, garbage was strewn across the street. Mr. Swanson questioned if the City is sizing storm sewers correctly.

D. PUBLIC HEARINGS:

1. [PZC #16-1-173 \(Camarena Subdivision\)](#)

Petitioner: Sylvia Kanney

Subject Property: 535 N. Webster

Request: A preliminary/final plat of subdivision, a variance to reduce the rear yard setback on Lot 1, and a variance to reduce the front yard setback on Lot 2 for the subject property located at 535 N. Webster, Naperville, PZC 16-1-173.

Kasey Evans, Planning Services Team, gave an overview of the request.

- The PZC inquired about the purpose of the front yard setback requirement. Evans responded that the purpose is to ensure a consistent setback along the block.

Sylvia Kanney, owner and Jerry Pokorny, builder, spoke on behalf of the petitioner.

- The PZC inquired about the size of lot 1 and the size of the proposed garage. Evans responded that lot 1 is approximately 11,000 square feet in size and the garage is approximately 25' wide.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission found the setback variance requests to be reasonable and were in support of the project.

A motion was made by Fessler and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-173, a preliminary/final plat of subdivision, a variance to reduce the rear yard setback on Lot 1, and a variance to reduce the front yard setback on Lot 2 for the subject property located at 535 N. Webster, Naperville.

Ayes: Bansal, Crawford, Fessler, Hajek, Hansen, Martinez, Williams

Nays: None

Absent: Hastings, Peterson

Motion approved (7-0).

H. ADJOURNMENT: 8:06 p.m.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at info@naperville.il.us. Every effort will be made to allow for meeting participation.