

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

B. ROLL CALL:

Present 9 - Manas Athanikar, Tom Castagnoli, Stasha King, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, and Mark S. Wright

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a major change to a conditional use for an automobile service station located at 1290 S Route 59 (Casey's) - PZC 21-1-079
 - Gabrielle Mattingly, Planning Services Team, provided an overview of the request.
 - Eric Tracy, Kimley Horn, presented on behalf of the petitioner.
 - Public testimony: None
 - 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 21-1-079, a major change to the conditional use in the B2 district to allow an automobile service station for the property located at 1290 S Route 59 (Casey's).**
 - Aye:** 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright
2. Conduct the public hearing for 404 S. Route 59 and 2707 Aurora Avenue (Block 59) - PZC 22-1-038

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

The petitioner, Andrew Balzer, Brixmor, and representatives of the petitioner's team provided details on the request.

Chairman Losurdo asked if the parking study accounted for the potential loss of the 22 parking spaces if the bypass lane were provided around the restaurant. Mr. Balzer stated that the loss of 22 parking spaces may seem insignificant overall, but noted that these parking spaces are needed in this area to accommodate two drive-thru restaurants.

Public testimony: None

Chairman Losurdo and Commissioner McDaniel expressed concern for the lack of bypass lane.

Commissioner Athanikar inquired about the proposed parking condition and what would trigger the petitioner to comply with those conditions. Ms. Kopinski stated that it would be triggered by continuous complaints to the City from surrounding property owners about overflow parking.

Commissioner Wright discussed elimination of the 10 parking spaces to the north of Building L to provide a partial bypass lane and asked if staff would support that modification. Ms. Kopinski stated staff finds that modification would reduce the concern.

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-038, a conditional use for a PUD in the B2 zoning district, a deviation to reduce the required parking subject to the conditions noted in the staff report, a deviation to increase the height of light poles, and multiple sign deviations as outlined in the staff report; and, for the reasons noted in the staff report, deny the requested deviation to eliminate the bypass lane for building L for the property located for 404 S Route 59 and 2707 Aurora Avenue (Block 59) as presented to approve the partial bypass lane.

Aye: 9 - Athanikar, Castagnoli, King, Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

3. Conduct the public hearing to consider a major change to the Design Pointe PUD to permit deviations to allow for construction of a multi-tenant commercial building at 1336 N Route 59 - PZC 22-1-079

Gabrielle Mattingly, Planning Services Team, provided an overview of the