

Tom Kleigle owns Yogurt Beach and echoes everything that has been said by the petitioner and Ms. Gatlin. The proposed sign will provide marketability.

Robert Langley is a chiropractor and is concerned with customers ability to find the building.

The Planning and Zoning Commission did not have concerns with the variance to allow the sign, but expressed concern with the variance to the major arterial setback. Commissioners recommended the petitioner work with staff to adjust the site plan.

**A motion was made by Bansal and seconded by Hanson to continue PZC 17-1-080, a variance to Section 6-16-5:2.2.1 (Permitted Monument Signs) and Section 6-16-5:2.2.51 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows, to the September 6, 2017 Planning and Zoning Commission meeting.**

**Aye:** 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

**Absent:** 3 - Hansen, Margulies, and Chairperson Martinez

4. Conduct the public hearing regarding property located at the southwest corner of Bauer Road and East Avenue (PZC 17-1-067) to consider rezoning of Bauer Place Phase 3 from B3 (General Commercial) District to R3 (Medium Density Multiple-family Residence) District.

Kasey Evans, Planning Services Team, gave an overview of the request. The PZC inquired about the requested entitlement. Evans responded that the only zoning entitlement required is the rezoning. The proposed townhomes comply with the R3 zoning requirements.

Len Monson, Attorney with Kuhn, Heap, & Monson, spoke on behalf of the petitioner.

The PZC inquired about the use of the subject property. Monson responded that the property has been vacant and on the market for several years.

Public Testimony:

David Shang stated that Bauer Road is not built for this level of density and traffic. PZC unanimously rejected the original plan. Mr. Shang stated that commercial facilities would not bring traffic to Bauer Road. The PZC inquired about the traffic patterns as related to commercial traffic. Staff responded that commercial uses generally generate more traffic than residential uses.

Petitioner responded to testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the rezoning to be a good use of the property.

**A motion was made by Williams and seconded by Bansal to adopt the findings of**

fact as presented by the petitioner and approve PZC 17-1-067, rezoning of Bauer Place Phase 3 from B3 (General Commercial) District to R3 (Medium Density Multiple-family Residence) District.

**Aye:** 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

**Absent:** 3 - Hansen, Margulies, and Chairperson Martinez

**E. REPORTS AND RECOMMENDATIONS:**

1. Direct staff to initiate an amendment pertaining to the OCI (Office Commercial and Institutional) district, to permit self-storage facilities as a conditional use.

**A motion was made by Williams and seconded by Losurdo to direct staff to initiate an amendment pertaining to the OCI (Office, Commercial and Institutional) District, to permit self-storage facilities as a conditional use (PZC 17-1-090).**

**Aye:** 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

**Absent:** 3 - Hansen, Margulies, and Chairperson Martinez

2. Approve the minutes of the August 2, 2017 Planning and Zoning Commission meeting.

**A motion was made by Fessler, seconded by Williams, that this agenda item be accept. The motion carried by the following vote:**

**Aye:** 6 - Bansal, Fessler, Hanson, Vice Chair Hastings, Losurdo, and Williams

**Absent:** 3 - Hansen, Margulies, and Chairperson Martinez

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

**9:01PM**