

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** 8 - Manas Athanikar, Tom Castagnoli, Bruce Hanson, Anthony Losurdo, Derek McDaniel, Carl Richelia, Whitney Robbins, and Oriana Van Someren
- Absent** 1 - Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the property located at 2244 Corporate Lane - PZC 21-1-131

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the request subject to the conditions noted in the staff report which require the property owner to submit certain parking data collected over the next 6 months.

The PZC discussed the code enforcement involvement and the lack of a formalized shared parking agreement. Staff clarified that code enforcement involvement was triggered for work without a permit and noted staff is recommending a condition of approval which may require the property owner to formalize the shared parking agreement.

Thomas Burgess, property owner, provided details on the request.

Public testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Richelia, seconded by Commissioner Van Someren to adopt the findings of fact as presented by the petitioner and approve

PZC 21-1-131, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the amount of required off-street parking to permit fitness facilities, subject to the conditions noted in the staff report, for the property located at 2244 Corporate Lane.

Aye: 8 - Athanikar, Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Fessler

2. Conduct the public hearing to consider a variance to allow a ground sign at 3032 English Rows - PZC 21-1-138

Gabrielle Mattingly, Planning Services, provided an overview of the petitioner's request. Staff is in support of the request given the lack of identification for the business on the existing sign.

The Commission asked for clarification on the distance between the proposed sign and the existing sign. Staff responded the proposed sign is less than 200' from the existing sign.

The petitioner, Karen Dodge, spoke on behalf of the owner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-138, a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code to permit a monument sign at the property located at 3032 English Rows.

Aye: 8 - Athanikar, Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Fessler

3. Conduct the public hearing to consider a variance to allow a detached garage to exceed the height requirements at 132 South Loomis Street - PZC 21-1-141

Kathleen Russell, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the request as the proposed height increase is not substantial and preserves the open nature of the required yard.

The petitioner, Joel Kristianson, provided details on the request.

Public testimony: none

PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-141, a variance to Section 6-2-10:3 to permit a 20.5 foot tall, detached garage at 132 South Loomis Street.