

commercial development on 95th Street.

Public Testimony:

Richard Lubtin discussed traffic and the high accident rate at Route 59 and 95th Street.

Mark Risin discussed concerns with the school district and potential school funding.

Audrey Clair stated that the property is suitable for medical or office uses. Ms. Clair also expressed concern with adding more students to District 204.

Ari Rosenthal requested the PZC deny the rezoning until a site plan has been provided.

The petitioner responded to the public testimony.

PZC closed the public hearing.

PZC was supportive of the request for rezoning, finding that the property was underperforming while commercially zoned.

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-103, a major change to the Naperville Crossings PUD in order to rezone Lots 9 and 21 from B2 to R3 for the subject property located north of Anna Marie Lane and west of Showplace Drive, Naperville.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Margulies, Chairperson Martinez, and Morin

**Absent:** 1 - Losurdo

5. Conduct the public hearing for Leigh Subdivision located at 5S275 and 5s311 Naperville/Wheaton Road, to consider rezoning to R3A upon annexation in accordance with Section 6-3-7 (PZC 18-1-114)

Gabrielle Mattingly, Planning Services Team, gave an overview of the request.

Matt Goodman, attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony:

Ken Struchil stated that the proposed 50' wide lots did not fit in with the character of the subdivision and raised concern regarding water and sewer. The PZC inquired about the zoning of the surrounding property. Goodman responded that the residential properties to the south are zoned R3 in DuPage County. Jim Caneff with Roake & Associates reviewed the proposed water and sewer alignment.

PZC closed the public hearing.

PZC supported the request, finding R3A zoning to be consistent with the Comprehensive Plan.

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-114, rezoning the subject property located at 5S275 and 5S311 Naperville/Wheaton Road to R3A upon annexation.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Margulies, Chairperson Martinez, and Morin

**Absent:** 1 - Losurdo

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the December 5, 2018 Planning and Zoning Commission meeting.

**A motion was made by Bansal, seconded by Fessler to approve the minutes of the December 5, 2018 Planning and Zoning Commission meeting.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Vice Chair Hansen, Hanson, Margulies, Chairperson Martinez, and Morin

**Absent:** 1 - Losurdo

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

Secretary Bruce Hanson wished everyone Happy Holidays and Happy New Year.

**H. ADJOURNMENT:**

9:24PM