

6. Conduct the public hearing regarding the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 1 of 3)

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

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the requests, finding that the project is the type of development that the Ogden Avenue Corridor Plan contemplates. The Commissioners found the project to be a great addition to the Ogden Corridor.

- 7. Consider a conditional use in the B3 District to permit an automobile service station for the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 2 of 3)

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-111, a conditional use in the B3 District to permit an automobile service station at the property located at 1519 N. Naper Boulevard, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

- 8. Consider variances to: allow a parking ratio of 13 spaces per 1,000 square feet for Culver's; eliminate the bypass lane for the Circle K carwash; reduce the front yard parking setback along a major arterial; permit off-premises monument signage on Lot 3; and, permit monument signage within 40' of an interior setback line on Lots 1 and 2 for the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 3 of 3)

A motion was made by Hanson and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-111, variances to reduce the required amount of off-street parking, eliminate the bypass lane for the carwash, reduce the front yard parking setback along a major arterial, permit an off-premises monument sign, and permit monument signage within 40' of an interior setback for the property located at 1519 N. Naper Boulevard, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies