



**CITY OF NAPERVILLE
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER**

**DRAFT MEETING MINUTES
June 7, 2017**

Unofficial prior to PZC approval. Approved by the PZC on X/XX/17.

D. PUBLIC HEARINGS:

4. [PZC Case # 17-1-027 The Washington](#)

Petitioner: Washington Capital Management LLC

Subject Property: 720 N. Washington Street

Request: A conditional use in the OCI (Office Commercial and Institutional) District to allow retail and multi-family dwellings, a variance to reduce the number of required parking spaces, and a variance to reduce the major arterial setback, PZC 17-1-027.

Kasey Evans, Planning Services Team, gave an overview of the request.

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

- The PZC inquired about parking, as well as the major arterial setback. Mr. Rosanova responded that a sidewalk connects the front and rear parking lots and that the building will be 78' from the centerline of the Washington Street right-of-way.

Public Testimony:

Jeff Havel lives directly behind the proposed development and is generally supportive of the project. Mr. Havel expressed concern with traffic turning left from Washington Street, overflow parking, and BMPs.

Monika Oginski, owner of Tailoring by Monika, stated that she loves the project.

Matt Schweiger lives directly behind the project and is a new resident. Mr. Schweiger is generally in favor of the project and was hoping for developments of this nature when he moved to the area.

PZC closed the public hearing.

The Planning and Zoning Commission found the project would be an enhancement to Washington Street and expressed support for the request.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-027, a conditional use in the OCI (Office Commercial and Institutional) District to allow retail and multi-family dwellings, a variance to reduce the number of required parking spaces, and a variance to reduce the major arterial setback.

Ayes: Fessler, C. Hansen, B. Hanson, Hastings, Losurdo, Margulies, Martinez, Williams

Nays: None

Absent: Bansal

Motion approved (8-0).